APPENDIX K

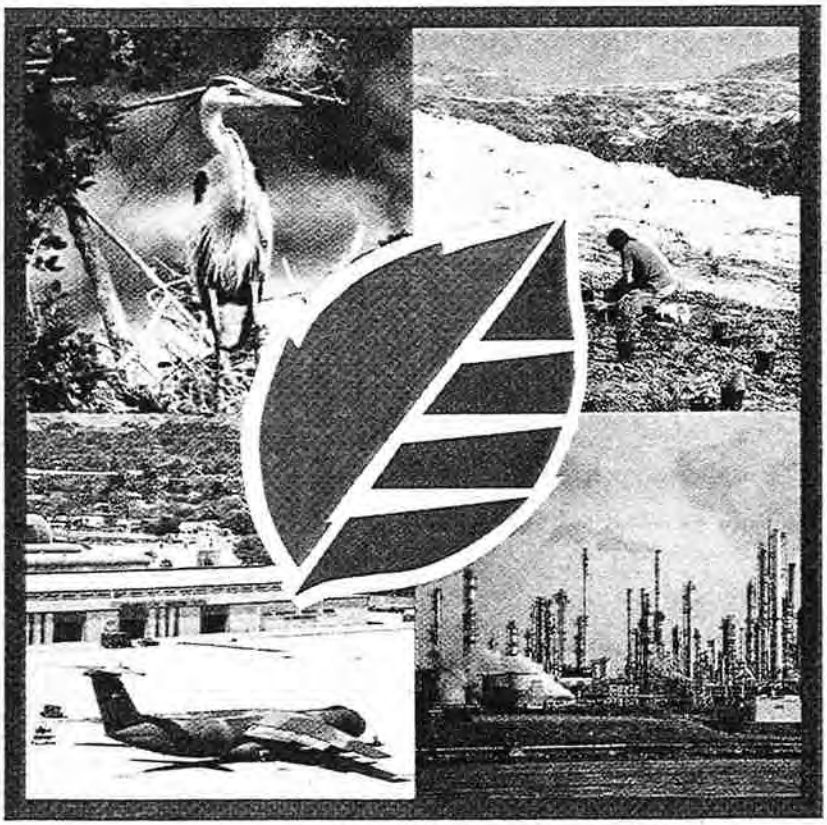
APPENDIX K-1

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OTAY RANCH VILLAGES

P&D Environmental Services

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

OTAY RANCH VILLAGES
CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA



A Division of **P&D Consultants, Inc.**

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

OTAY RANCH VILLAGES
CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA

PROJECT NUMBER 74117

Prepared for:

McMillin Companies
2727 Hoover Avenue
National City, California 91950

Prepared by:

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1100 Town & Country Road, Suite 300
Orange, California 92668
(714) 835-4447

January 10, 1996

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Phase I Environmental Site Assessment
Otay Ranch Villages
Telegraph Canyon Road/Otay Lakes Road
Chula Vista/San Diego County, California
P&D Project Number: 74117

EXECUTIVE SUMMARY

P&D Environmental Services, a division of P&D Consultants, Inc., performed an environmental site assessment of the subject site on December 30, 1996.

The site consists of two parts totalling approximately 1,031 acres. There are no structures or indications of previous structures on the site. The site is currently used for cattle grazing and dry farming of wheat and barley.

Based upon information obtained from our research sources and visual observations made during our site visit, we have reached the following conclusions:

- No NPL, RCRA-CORRACTS and/or AWP sites were identified within a one (1) mile radius of the subject site. There was no evidence found in the files or observed on site indicating that activities on the subject site had contributed to groundwater pollution or that the property owner had been identified as a potentially responsible party (PRP).

- Two sites within one half (0.5) mile of the subject site appear on one or more of the lists provided by various government agencies. No evidence was found during the course of our assessment which indicated that the subject site has been adversely impacted by any of these sites nor that they represent a threat to the subject site.

- The proper application of 2,4 D and/or sludge to the site should not pose a risk to present or future occupants of the site.

- Our review of historical information sources did not indicate that the site had been subjected to past activities that would represent a potential environmental threat or impact to the subject site.

- We have performed a Phase I Environmental Site Assessment of the property at Otay Ranch Villages in conformance with the scope and limitations of ASTM Standard Practice E1527-96. Any exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

1.0 INTRODUCTION AND PURPOSE

P&D Environmental Services performed a Phase I - Environmental Site Assessment of the Otay Ranch Villages property located on the Otay Ranch, south of Telegraph Canyon Road and Otay Lakes Road at junction of Telegraph Canyon Road and Otay Lakes Road in San Diego County.

This assessment was performed under contract with McMillin Companies, at the direction of James Hunter. Our services were authorized by Mr. Hunter on December 27, 1996.

The assessment of this property was performed at the direction of McMillin Companies in conjunction with its efforts to exercise due diligence in evaluating this site with regard to environmental issues associated with past and/or present operations at the site or neighboring properties which may pose liability for the owners or lenders and to bring McMillin Companies within the "safe harbor" from Superfund liability (42 U.S.C. Section 9601 (35)).

This report has been prepared on behalf of, and for the exclusive use of McMillin Companies and any related entities, partnerships and lenders for this project. The contents of this report may not be relied upon by any party other than the aforementioned, without the express written consent of P&D Consultants, Inc.

1.1 Report Limitations

The conclusions and recommendations presented in this report are based upon reasonable visual inspection of the site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our effort and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

P&D Consultants, Inc. is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

1.2 Exceptions to ASTM Standard Practice E1527-96

Information concerning environmental liens on the subject property or a copy of the chain of title search were not provided.

2.0 SITE DESCRIPTION AND OVERVIEW

Name/Address: Otay Ranch Villages

County: San Diego

Legal Description: See Appendix F

Current Owner: West Coast Land Fund, L.P., a Delaware Corporation doing business in California as WCLF, L.P.

Lot Size: Approximately 1,031 acres

Site Improvements: None

Current Use: Cattle grazing and dry farming

Past Uses: Cattle Grazing and farming

Current Zoning: The site is not zoned in the traditional sense. Rather it has been designated for "Villages" defined as an urban core with civic and community purpose facilities; village square or green; elementary school; commercial and office use, transit stop or station; parking areas or facilities; all surrounded by residential developments.

Adjoining Properties: The present land usage of adjoining properties was also observed to determine their potential to adversely impact the subject property. These observations were made "off-site" and in most cases did not involve entering the site. The results of these observations are presented below:

North - The property adjoining the subject site to the north, across Telegraph Canyon Road and Otay Lakes Road is occupied by residential tracts and small light industrial commercial areas. Visual observations of this area did not identify any indications that current activities on this adjacent area had adversely affected the subject site nor did they reveal any current activities that appear to represent an environmental threat to the subject property.

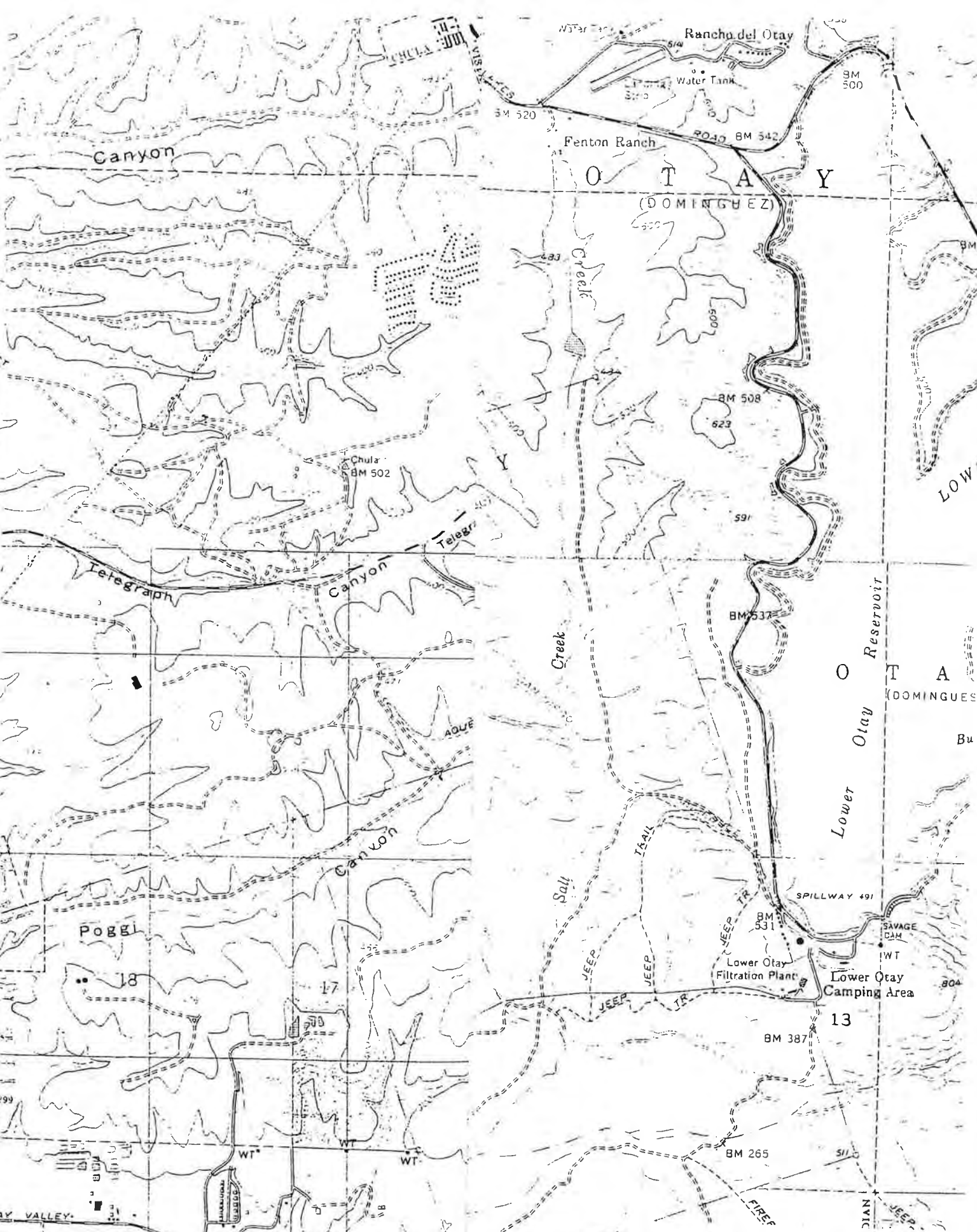
East - The property adjoining the subject site to the east is occupied by other portions of Otay Ranch which are used for cattle grazing and dry farming. Visual observations of this property did not identify any indications that current activities on this adjacent property had adversely affected the subject site nor did they reveal any current activities that appear to represent an environmental threat to the subject property.

South - The property adjoining the subject site to the south is occupied by other portions of Otay Ranch which are used for cattle grazing and dry farming. Visual observations of this property did not identify any indications that current activities on this adjacent property had adversely affected the subject site nor did they reveal any current activities that appear to represent an environmental threat to the subject property.

West - The property adjoining the subject site to the west is occupied by other portions of Otay Ranch which are used for cattle grazing and dry farming. Visual observations of this property did not identify any indications that current activities on this adjacent property had adversely affected the subject site nor did they reveal any current activities that appear to represent an environmental threat to the subject property.

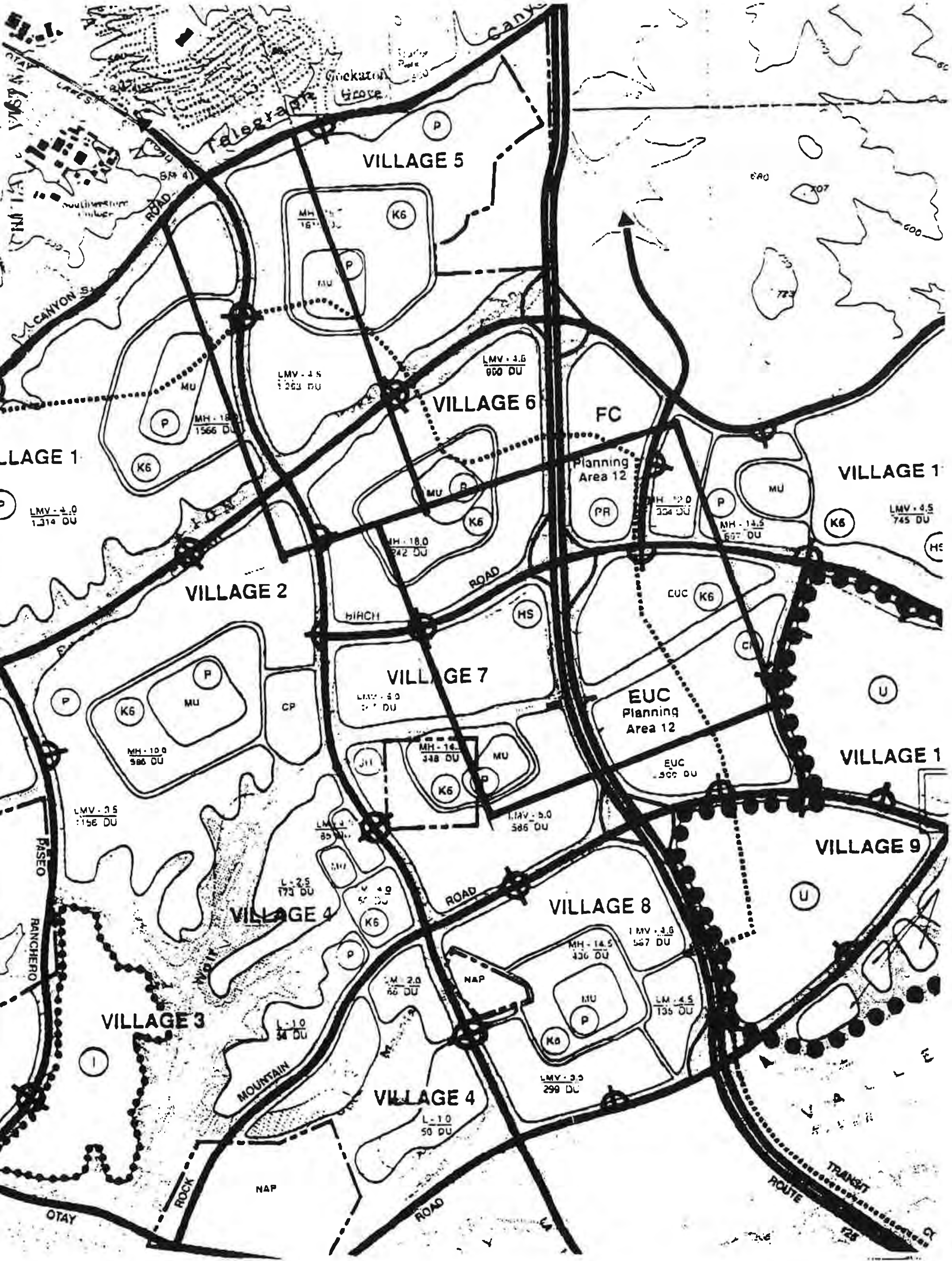
Area Reconnaissance: A vehicular reconnaissance of the surrounding area in the immediate vicinity of the subject site was conducted to determine, in very general terms, the current land use of the properties in the area and to determine if this use poses an environmental threat to the subject site. Property usage in the general vicinity of the subject site includes residential, commercial/retail, limited light industrial and undeveloped land. None of these uses appeared to pose an environmental threat to the site.

The Site Location Map (Figure 1) depicts the geographic location and topographic characteristics of the subject site. The Site Plan (Figure 2) depicts the general configuration the planned usage of the subject site as well as pertinent site observations which are discussed further in section 4.0 of this report.



McMillin/Otay Ranch Villages
Topographic Map

National City
Jamul Mounts


VILLAGE 5
VILLAGE 6
VILLAGE 1
VILLAGE 2
VILLAGE 7
VILLAGE 8
VILLAGE 9
VILLAGE 4
VILLAGE 3
FC
Planning Area 12
EUC
Planning Area 12
LMV - 4.5
1263 DU
LMV - 4.6
900 DU
MH - 18.0
1566 DU
LMV - 4.0
1314 DU
MH - 18.0
242 DU
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Telegraph
Canyon
ROAD
BIRCH
ROAD
PASEO
RANCHERO
MOUNTAIN
ROCK
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NAP
TRANSIT
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125
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3.0 REVIEW OF ENVIRONMENTAL RECORDS

P&D Environmental Services conducted a review of available environmental records published by local, state, and federal regulatory agencies to determine if the subject site or nearby properties are identified as having a past or present record of actual or potential environmental impairment, or is under investigation by one or more of the agencies. The complete listing is located in Appendix B. Our review of these lists or records indicated the following:

3.1 Federal Agency Information

National Priorities List (NPL)

The National Priorities List (NPL), maintained by the Environmental Protection Agency under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), is a database of the more serious uncontrolled and/or abandoned hazardous waste sites which have been identified and designated for priority remedial actions. These sites, which are obtained from the CERCLA List, have been rated by the EPA using the Hazard Ranking System (HRS), and have been determined to pose the greatest potential threat to human health and the environment. Only those sites listed on the CERCLA List which present the greatest threat are added to the NPL. Only NPL sites can receive funding under the Superfund amendment of CERCLA.

The subject site was not listed and there were no listed sites identified within a one (1) mile radius of the subject site.

RCRA Corrective Action Sites (CORRACTS)

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility boundary and can be required regardless of when the release occurred, even if it predates RCRA.

The subject site was not listed and there were no listed sites identified within a one (1) mile radius of the subject site.

Resource Conservation and Recovery Act (RCRA):
Treatment, Storage and Disposal Facilities (TSDFs)

The regulations issued pursuant to RCRA govern hazardous waste from "cradle to grave". Generators of hazardous waste are required to register and those facilities

that treat, store or dispose of hazardous waste are required to go through an extensive permitting process. EPA or designated surrogates conducts frequent inspections of these facilities. EPA publishes an inventory of these sites.

The subject site was not listed and there were no listed sites identified within a one-half (½) mile radius of the subject site.

Comprehensive Environmental Response, Compensation and Liability Information System List (CERCLIS)

The CERCLIS was developed by the EPA pursuant to CERCLA (1980), and is maintained as an inventory of sites where releases of hazardous substances, contaminated property, or suspected environmental impacts to a property are known. The EPA discovers these sites from citizen reports, routine inspections of hazardous waste generator sites, treatment, storage or disposal sites, and reporting requirements. The EPA performs assessments on these CERCLIS properties to determine if they are to be included on the NPL/Superfund Sites List.

The subject site was not listed and there were no listed sites identified within a one-half (½) mile radius of the subject site.

Facility Index System (FINDS) Database

The Facility Index System (FINDS) is a compilation of any property or site which the EPA has investigated, reviewed, or has been made aware of in association with its various regulatory programs. Each record denotes the EPA identification number, and the EPA office or branch responsible for maintaining pertinent information on each site.

The subject site was not listed.

Resource Conservation and Recovery Act (RCRA) Generators List

The EPA maintains a list of those facilities which generate hazardous waste or materials. The RCRA List, compiled under the Resource Conservation and Recovery Act, identifies and tracks hazardous waste from the point of origin to the point of disposal. Facilities which generate hazardous waste are required to have an EPA ID number.

The subject site was not listed. Pacific Bell, which is located on Apache Drive across Telegraph Canyon Road, was listed as a large quantity generator.

Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation.

The subject site was not listed.

The Resource Conservation and Recovery Act Administrative Action Tracking System (RAATS)

The Resource Conservation and Recovery Act Administrative Action Tracking System (RAATS) tracks and records RCRA Section 3008 Compliance Orders and Orders on Consent for the Office of Waste Programs Enforcement, U.S. Environmental Protection Agency.

The subject site was not listed.

Federal Superfund Liens

The US EPA can file liens against real property to recover costs incurred under the Superfund program.

The subject site was not listed.

3.2 State Agency Information

Annual Work Plan (AWP)

The Expenditure Plan for the Hazardous Substance Clean-up Bond Act of 1984 (State Bond Expenditure Plan) is a list and description of identified waste sites, located in the State of California that may require remediation. The AWP (previously known as the Bond Expenditure Plan, BEP) List is compiled by the California Environmental Protection Agency (CalEPA), and is a five (5) year plan for site clean-up expenditures, and is updated annually to reflect new information and changing priorities pertaining to hazardous waste sites. This list is also known as the State Superfund List.

The subject site was not listed and there were no listed sites identified within a one (1) mile radius of the subject site.

CALSITES

Calsites, formerly the Abandoned Sites Program Information System (ASPIS), is a list providing known and potential hazardous waste sites (abandoned and active). The ASPIS is compiled by the CalEPA Department of Toxic Substances Control (DTSC) and is considered comparable to the Federal CERCLIS list. Reasons for listing may include information from DTSC, other state or local agencies or historical land use data.

The subject site was not listed and there were no listed sites identified within a one-half (½) mile radius of the subject site.

Leaking Underground Storage Tank (LUST)

The California Water Resources Control Board, in cooperation with the Office of Emergency Services, compiles lists of all leaks of hazardous substances from underground storage tanks in the State of California pursuant to Section 25295 (b) of the Health and Safety Code. The nine regional water quality control boards maintain information on all reported leak cases within their jurisdiction, both for those where the regional board and where other local agencies take the lead in overseeing investigations and remedial actions.

The subject site was not listed and no adjoining sites were listed. Chevron at 903 Otay Lakes Road, 0.4 miles northwest of the site, was listed as having a release affecting soil only. with preliminary assessment underway. Southwestern Community College, 0.4 miles northwest of the site, was listed as having two releases: waste oil affecting ground water (no remediation required, case closed) and gasoline affecting soil only (no remediation required, case closed).

Hazardous Waste and Substances Site List

The Hazardous Waste and Substances Site List, also known as the Cortese List, is compiled by the California State Office of Planning and Research, and provides information concerning identified potential and confirmed hazardous waste and substance sites in California. This list contains sites being considered for listing on the AWP, sites with leaking underground storage tanks, closed landfills, contaminated drinking water wells and abandoned hazardous waste sites. (California is not updating this list.)

The subject site was not listed and no adjoining sites were identified. The Chevron at 904 Otay Lakes Road was listed (discussed above).

Hazardous Waste Information System (HWIS)

The CalEPA DTSC has developed and maintained a list of hazardous waste generators and hazardous waste treatment storage and disposal facilities in the State of California, pursuant to the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.), and the Hazardous Waste Management Act of 1976 (Health and Safety Code Section 25179.1 et.seq). In addition, this law requires all counties to prepare and submit hazardous waste management plans. To assist the counties, the DTSC maintains lists based upon manifest reports containing generation and disposal data within each county.

The subject site was not listed and none of the properties adjoining the subject site were listed.

Solid Waste Information System (SWIS)

The California Integrated Waste Management Board (CIWMB) maintains an inventory list of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies. Since 1977, the SWIS system has grown to track approximately 1000 solid waste disposal facilities and transfer stations in the State of California.

The subject site was not listed and there were no listed sites identified within a one-half (½) mile radius of the subject site.

Hazardous Substances Storage Container Information List

The State Water Resources Control Board (SWRCB) Hazardous Substance Storage Container Information List identifies underground containers (e.g., underground storage tanks, USTs) by owner. The list provides information on container type, capacity, installation date(s), piping, leak detection, and the type of product stored.

The subject site was not listed and none of the properties adjoining the subject site were listed.

Proposition 65 List

California Proposition 65, the California Safe Drinking Water and Toxic Enforcement Act, prohibits the contamination of drinking water with chemicals known to cause

cancer or reproductive toxicity. The Act also requires public notice or warning of any exposure, or unauthorized releases or discharges of such chemicals into potential sources of public drinking water. The California State Water Resources Control Board maintains a database of Proposition 65 records of known discharges and releases of chemicals that are known to cause cancer and reproductive toxicity.

The subject site was not listed and there were no listed sites identified within a one-half (½) mile radius of the subject site.

National Pollutant Discharge Elimination System (NPDES) Permit Program

The California State Water Resources Control Board administers provisions of the Federal Water Pollution Control Act including its National Pollutant Discharge Elimination System (NPDES) Permit Program. The Board maintains an inventory of NPDES Permittees known as the Waste Discharger System. The database contains information regarding facility address and NPDES number, whether the facility has been distinguished as a major or minor discharger by the U.S. EPA, the nature of the waste, prior to treatment or disposal, that is treated, stored or disposed of at a facility, and the design and baseline flows for a facility.

The subject site was not listed.

3.3 Regional, County and Local Agency Information

Each county in California has an environmental agency responsible for enforcement and monitoring of various environmental programs. Records of the San Diego Hazardous Materials Management Division (HMMD) were reviewed to provide any information that it had on the subject site. The agency had no information on file.

The HMMD also tracks and lists site for which it has been delegated authority to be the lead oversight agency. All of the sites involving releases that are listed by the agency also appear in the state lists above.

The Chula Vista Fire Department (Fire Station 4) was contacted concerning records of any hazardous materials incidents (such as chemical spills, releases, etc.) at or in the vicinity of the subject site. The Station stated that its records did not indicate any incidents involving environmental emergencies nor incidents involving emergency response crews in the area, other than routine responses to fires, automobile accidents, etc.

3.4 Physical Setting

The site is located on the National City, Jamul Mountains, Imperial Beach and Otay Mesa Quadrangle 7.5 minute USGS Topographic Maps, which were reviewed for surface hydrologic and topographic characteristics. Shallow and potable groundwater information was obtained using Department of Water Resources hydrologic map series report number 12.

3.4.1 Topographical Characteristics

The topography of the subject site is generally hilly with the regional topographic gradient trending to the south. Site elevation ranges from 400 to 600 feet. Poggi Canyon intersects the northern portion. Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Surface drainage in the subject area is anticipated to flow to the west to Poggi Canyon Creek (which ultimately flows into the Otay River or south into the Otay River, located approximately one mile to the south of the southern portion.

San Diego County Flood Map Department reported that flood plain zoning for the subject site is generally Zone C (although maps of the area have not been prepared), an area of minimal flooding.

3.4.2 Geological Characteristics

Geologic materials which underlie the site consist of surficial deposits of alluvium. Underlying the surface materials is an older rock unit, the Otay Formation, which consists primarily of silty, fine, light gray sandstones that are moderately to poorly cemented. Also interbedded with the sandstones are occasional siltstone beds and bentonite clay deposits.

The closest known active faults are the Elsinore and San Miguel Faults located approximately 35 miles to the northeast and southeast, respectively. These faults are considered to be the most likely source of seismic shaking to the site. The La Nacion Fault Zone lies approximately 2.25 miles west of the site. This fault and associated faults are considered potentially active, but no movement has been recorded during the Holocene Epoch (11,000 years ago to present).

Radon

Of 30 sites tested in zip code 91910 (adjoining the site), no results were above the EPA recommended action level of 4 pCi/L. The average reading was 0.677 pCi/L.

3.4.3 Soil Characteristics

Soils are expected to be of the Diablo series, consisting of well drained, moderately deep to deep clays derived from soft, calcareous sandstone and shale. These soils are on uplands and have slopes of 2 to 50 percent. The elevation of Diablo soils ranges from 100 to 600 feet. The mean annual precipitation is between 12 and 14 inches. The vegetation is chiefly annual grasses with scattered shrubs in eroded areas.

In a representative profile the surface layer is dark gray, neutral and mildly alkaline clay about 27 inches thick. The next layer is light gray, mildly alkaline, calcareous heavy sandy loam about 5 inches thick. The substratum is soft, calcareous decomposed sandstone.

Diablo soils are used mainly for range, tomatoes and housing developments. A few small areas are in dry farmed barley.

3.4.4 Hydrogeological Characteristics

Depth to ground water in this area is very irregular. According to the current leaseholder, Jerry Adams, water on Otay Ranch has come in at 30 feet but in other areas dry wells to 500 feet were found. There are no ground water contour maps for the area but ground water flow in this area would be expected to flow to the south or southwest toward the Otay River.

3.5 Historical Use Information

A search of selected and readily available historical records was performed and interviews conducted with people having knowledge of the property's history, in an effort to determine if past use of the property or activities conducted on, or in the vicinity of the property could have adversely impacted the subject property. The historical records used in this investigation, along with our findings, are presented below:

3.5.1 Aerial Photograph Review

Aerial photographs for the years 1928, 1958, 1960, 1970, 1978, 1984-85, 1989 and 1994 were reviewed at the San Diego County Cartography Department.

1928 - The site is undeveloped. There is one area that has either been disked or has a low row crop planted. There are several buildings visible at the Ranch, to the west of the site. No environmental concerns were noted.

1958 - No change observed on site or nearby. A different area is disked.

1960 - No change observed on site or nearby. Part of the northern portion is disked.

1970 - No change on site. There is a small reservoir visible just east of the northern portion of the site. Two areas of row crops are visible, west and south of the reservoir.

1978 - No change on the site or nearby.

1984-85 - No change on site or nearby. Some development is visible north of Telegraph Canyon/Otay Lakes Road.

1989 - No change on site. Eastlake Greens to the east is being graded and there is more development north of the site. The reservoir near the site appears to be dry. There is another reservoir further east of the site (Otay Mesa Water Company).

1994 - No change on site. Eastlake Greens is developed and there is a shopping center at the corner of Otay Lakes Road and Eastlake Parkway. There is more development to the north, both residential and light industrial/commercial.

3.5.2 Review of Building Permits and Zoning

The County of San Diego had no permits on file for the parcel numbers that comprise the site. The site was zoned agricultural but is now planned for "villages".

3.5.3 Review of County Assessor Records

County Assessor records list the site owner as West Coast Land Fund LP, 1999 Avenue of the Stars, Los Angeles, California 90067.

3.5.4 Review of 50 Year Chain of Title

A fifty year title was not in the scope of work for this project.

3.5.5 Review of Fire Insurance and Historical Maps

Because of the rural nature of the area, fire insurance maps for the area were not found. Historical topographic maps at P&D's office have no additional information beyond that discussed under aerials.

3.5.6 Review of Street/Cross Directories

Because of the rural nature of the area, street directories for the area were not found.

3.5.7 Interviews

P&D interviewed Mr. Jerry Adams, who is farming the site. He stated that other than cattle grazing, the only crops grown on site have been dry wheat and barley. The only pesticide used would have be 2,4 D. The reservoir, which was used for irrigation, is not in use. He has been spreading sludge from a local publicly owned treatment works (POTW). However, not more that two spreadings have occurred on the site. none recently. He has not had a problem with dumping on site and knew of no hazardous materials on site.

3.5.8 Other Reports

An excerpt from the Otay Ranch General Development Plan is included in Appendix G. Other than information or different crops that may have been grown on the ranch, there is no new information.

4.0 ON-SITE INSPECTION

On December 30, 1996, Thomas J. McKerr of P&D Environmental Services conducted an environmental assessment of the property to determine if current usage or activities on the subject site have created, or have the potential to create, an environmental impairment to the site. The results of this assessment are presented below.

Site Improvements:

Buildings: No buildings were noted on the site.

Roads: A few dirt roads traverse the site.

Landscaped Areas: None.

Water Retention Areas: An irrigation reservoir adjoining the north portion of the site is no longer used.

Utilities:

Electric power - None
Gas - None
Potable Water - None
Sewage - None
Trash Collection - None
Hazardous Material Disposal - None

Current Occupants and Use: The property is currently occupied by Jerry Adams engaged in farming and ranching.

Stored Hazardous Materials/Wastes: None observed.

Vegetation: Visual observations were made of the vegetation noted on the property in an effort to determine if it had sustained damage that could be related to the presence of localized soil or water contamination. Vegetation on the subject site consisted of grass.

None of the vegetation observed appeared to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Stained Soil or Surfaces: Visual observations were made of soil and other surfaces to identify any discolorations or surface staining which could be indicative of contaminant discharge.

No soil stains were observed on the subject site.

Surface Anomalies/Depression: Visual observations were also made to determine the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

No surface anomalies or depressions were observed during our site visit.

Site Surface Drainage: Based upon site surface and improvement characteristics observed during our on-site inspection of the property, surface drainage at north end of the subject site would flow to the north (to Telegraph Canyon Road), in the middle of the property toward Poggi Canyon and in the southern portion toward the south toward the Otay River. At the time of the inspection it did not appear that any of the subject site would be subject to wetlands restrictions.

Surface Drainage Obstructions: During our site it was observed that the subject site is protected from surface run-off from adjacent properties by topography.

Storm Drains - There were no storm water drains noted on the subject property.

Under/Aboveground Storage Tanks: There were no underground or above ground storage tanks observed on the subject site. There was a large propane tank located west of the southern portion of the site.

Transformers: There were no transformers observed on the subject site.

General Condition of the Site: The site was observed to be well maintained.

Current On-Site Activities That Represent A Potential Environmental Hazard: None of the on-site activities observed during our assessment of the subject property appeared to represent an environmental hazard to the property.

Dried composted sludge from various publically owned treatment plants has been applied to land on the property. The spreading of sludge on farm land is a practice recommended by EPA and accepted by the state so long as the crops grown do not go directly from field to the consumer.

The only pesticiide reportedly used on site would be 2,4 D. 2,4 D is the most widely used herbicide in the world. 2,4 D is relatively nonpersistent since it readily undergoes biological and nonbiological degradation. 2,4 D is not listed by the State of California under Proposition 65 as a substance known to cause cancer, reproductive or developmental harm.

5.0 ON-SITE TESTS AND SAMPLING RESULTS

No on site sampling was conducted.

6.0 FINDINGS AND CONCLUSIONS

Based upon our review of the information obtained during the course of our environmental assessment of this property and herein presented, we have formed the following opinions:

- No NPL, RCRA-CORRACTS and/or AWP sites were identified within a one (1) mile radius of the subject site. There was no evidence found in the files or observed on site indicating that activities on the subject site had contributed to groundwater pollution or that the property owner had been identified as a potentially responsible party (PRP).

- Two sites within one half (0.5) mile of the subject site appear on one or more of the lists provided by various government agencies. No evidence was obtained during the course of our assessment which indicated that the subject site has been adversely impacted by any of these sites nor that they represent an imminent threat to the subject site.

- The proper application of 2,4 D and/or sludge to the site should not pose a risk to present or future occupants of the site.

- Our review of historical information sources did not indicate that the site had been subjected to past activities that would represent a potential environmental threat or impact to the subject site.

- We have performed a Phase I Environmental Site Assessment of the property at Otay Ranch Villages in conformance with the scope and limitations of ASTM Standard Practice E1527-96. Any exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Submitted:

P&D Consultants, Inc.

Thomas J. Mekerc
Registered Environmental Assessor 00404

REGISTERED ENVIRONMENTAL ASSESSOR
No. 00404
Expires: 6/97
STATE OF CALIFORNIA

Reviewed:

P&D Consultants, Inc.

John N. Richards
Vice President

APPENDIX A

The EDR-Radius Map
with GeoCheck™

McMillin Property
Telegraph Cyn Rd+Otay Lakes
Chula Vista, CA 91910

Inquiry Number: 0152795.1r

January 02, 1997

Environmental Data Resources, Inc.

Creators of Toxicheck/®

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

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

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-94, or custom distances requested by the user.

The address of the subject property for which the search was intended is:

TELEGRAPH CYN RD+OTAY LAKES
CHULA VISTA, CA 91910

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-94 search radius around the subject property for the following Databases:

NPL:	National Priority List
Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
AWP:	Annual Workplan
Cal-Sites:	Calsites
Delisted Cal-Sites:	Not reported
Notify 65:	Proposition 65
Toxic Pits:	Toxic Pits
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
SWF/LF (SWIS):	Solid Waste Information System
CA FID:	Facility Inventory Database
AST:	Aboveground Petroleum Storage Tank Facilities
RAATS:	RCRA Administrative Action Tracking System
WMUDS/SWAT:	Waste Management Unit Database
HMIRS:	Hazardous Materials Information Reporting System
PADS:	PCB Activity Database System
ERNS:	Emergency Response Notification System
TRIS:	Toxic Chemical Release Inventory System
TSCA:	Toxic Substances Control Act
MLTS:	Material Licensing Tracking System
RODS:	Records Of Decision
CONSENT:	Superfund (CERCLA) Consent Decrees
NPL Liens:	Federal Superfund Liens
Site Mitigation:	Not reported
Industrial Sites:	List of Industrial Site Cleanups
DEHS Permit:	DEHS Permit System Print-Out By Location
SLIC Region:	CA SLIC regions.
CA Bond Exp. Plan:	Bond Expenditure Plan
CA BWT:	Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
HMS:	Street Number List
CA SB2:	South Bay Site Management System
Business Inventory:	Not reported
Site List:	Not reported
CA MS:	Master List of Facilities
CA ML:	Regulatory Compliance Master List
Waste Discharge System:	Waste Discharge System
Coal Gas:	Former Manufactured gas (Coal Gas) Sites.

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

EXECUTIVE SUMMARY

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

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

EXECUTIVE SUMMARY

Surrounding Properties:

Elevations have been determined from the USGS 1 degree 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. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). 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.

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/1994 has revealed that there is 1 CHMIRS site within approximately 2 Miles of the subject property.

Equal/Higher Elevation	Address	TP Dist	Map ID	Page
Not reported	2300 BOSWELL ROAD	1 - 2	16	40

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, and dated 12/31/1994 has revealed that there is 1 Cortese site within approximately 2.5 Miles of the subject property.

Lower Elevation	Address	TP Dist	Map ID	Page
CHEVRON	OTAY LAKES RD (903)	1 - 2	C6	12

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

A review of the LUST list, as provided by EDR, and dated 09/30/1996 has revealed that there are 3 LUST sites within approximately 2 Miles of the subject property.

Lower Elevation	Address	TP Dist	Map ID	Page
CHEVRON	903 OTAY LAKES RD	1 - 2	C7	12
SOUTHWESTERN COLLEGE	***900 OTAY LAKES RD***	***1 - 2***	***C11***	***19***
CHULA VISTA FIRE STATION #4	861 OTAY LAKES RD	1 - 2	D12	35

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 comes 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 10/15/1990 has revealed that there are 4 UST sites within approximately 2 Miles of the subject property.

Equal/Higher Elevation	Address	TP Dist	Map ID	Page
WESTERN SALT COMPANY FARM	2706 OTAY LAKES ROAD	1 - 2	17	40

Lower Elevation	Address	TP Dist	Map ID	Page
PACIFIC BELL	*1090 APACHE DRIVE*	*1 - 2*	*B2*	*9*
SOUTHWESTERN COMMUNITY COLLEGE	*900 OTAY LAKES RD*	*1 - 2*	*C5*	*11*
FIRE STATION #4	*861 OTAY LAKES RD.*	*1 - 2*	*D13*	*36*

HWIS: The Hazardous Waste Information System database identifies hazardous waste generators and hazardous waste treatment, storage, and disposal facilities in the state of California. The source is the California Environmental Protection Agency.

A review of the HWIS list, as provided by EDR, and dated 12/31/1993 has revealed that there are 2 HWIS sites within approximately 2 Miles of the subject property.

Lower Elevation	Address	TP Dist	Map ID	Page
BONITA VISTA CHEVRON	903 OTAY LAKES ROAD	1 - 2	C8	13
SOUTHWESTERN COMMUNITY COLLEGE	900 OTAY LAKES RD	1 - 2	C10	19

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 07/01/1996 has revealed that there are 2 RCRIS-SQG sites within approximately 2 Miles of the subject property.

Equal/Higher Elevation	Address	TP Dist	Map ID	Page
NELLCOR	*2391 FENTON ST*	*1 - 2*	*14*	*37*

Lower Elevation	Address	TP Dist	Map ID	Page
ARYA CLEANERS	*1459 E H ST*	*1 - 2*	*15*	*38*

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 07/01/1996 has revealed that there are 2 RCRIS-LQG sites within approximately 2 Miles of the subject property.

Lower Elevation	Address	TP Dist	Map ID	Page
PACIFIC BELL	*1090 APACHE DRIVE*	*1 - 2*	*B2*	*9*
SOUTHWESTERN COMMUNITY COLLEGE	*900 OTAY LAKES RD*	*1 - 2*	*C5*	*11*

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 09/30/1995 has revealed that there are 2

FINDS sites within approximately 1.5 Miles of the subject property.

Lower Elevation	Address	TP Dist	Map ID	Page
PACIFIC BELL	***1090 APACHE DRIVE***	***1 - 2***	***B2***	***9***
SOUTHWESTERN COMMUNITY COLLEGE	***900 OTAY LAKES RD***	***1 - 2***	***C5***	***11***

Hazardous Materials Management Division Database: The Hazardous Materials Management Division Database comes from the Hazardous Materials Management Division.

A review of the HMMD list, as provided by EDR, and dated 09/02/1996 has revealed that there are 6 HMMD sites within approximately 1.5 Miles of the subject property.

Lower Elevation	Address	TP Dist	Map ID	Page
ERIC B BARAJAS DDS	945 OTAY LAKES RD H	1/2 - 1	A1	9
PACIFIC BELL CHVSCA12/D3236	1090 APACHE DR	1 - 2	B3	9
AMBAR POOL/SPA SUPPLIES	935 OTAY LAKES RD	1 - 2	A4	11
CHEVRON #93599	903 OTAY LAKES RD	1 - 2	C9	13
SOUTHWESTERN COLLEGE	***900 OTAY LAKES RD***	***1 - 2***	***C11***	***19***
FIRE STATION #4	***861 OTAY LAKES RD.***	***1 - 2***	***D13***	***36***

EXECUTIVE SUMMARY

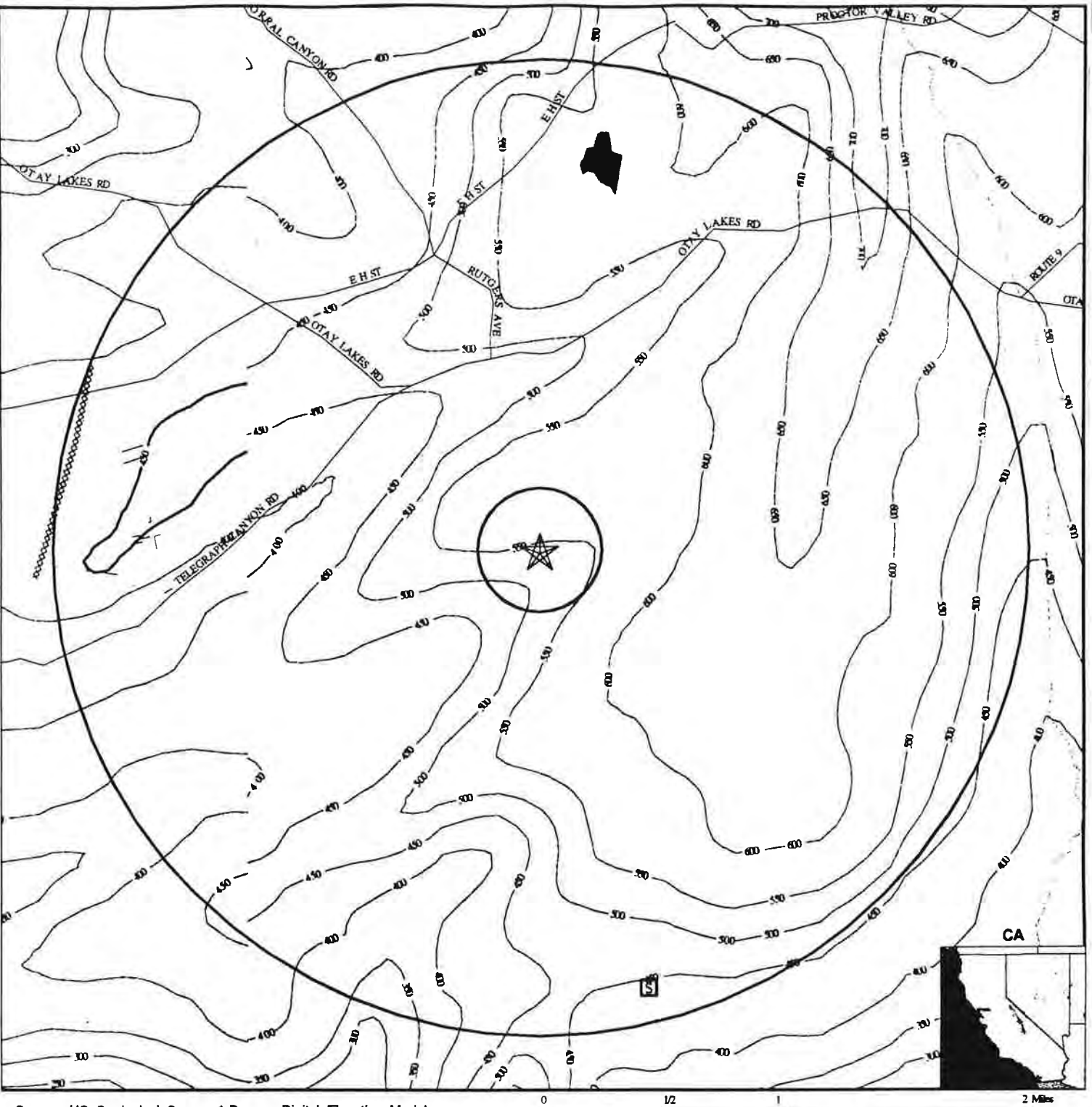
Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
VINCENT DAVIES PROPERTY	Cal-Sites
ROHR INDUSTRIES, INC	Cortese,LUST
GUNPOWDER POINT	SWF/LF (SWIS)
SHINOHARA II PROPERTY BURNSITE	SWF/LF (SWIS)
SHINOHARA I PROPERTY BURNSITE	SWF/LF (SWIS)
ROHR INC.	AST
OTAY CLASS 1 LANDFILL	WMUDS/SWAT,Waste Discharge Systen
OTAY ANNEX SANITARY LANDFILL	WMUDS/SWAT,Waste Discharge Systen
NELSON & SLOAN	HWIS
ROHR COGENERATION PLANT	HWIS
ROHR INDUSTRIES INC	HWIS
SHELL OIL CO	HWIS
BONITA POINT UNOCAL	RCRIS-SQG,FINDS,HMMD
QUICK PORTRAIT AND COLOR LAB	RCRIS-SQG,FINDS
EASTLAKE COUNTRY CLUB	RCRIS-SQG,FINDS
PHOENIX SYSTEMS AND TECHNOLOGIES	RCRIS-SQG
VONS NO 71	RCRIS-SQG
CHEVRON STATION 93599	RCRIS-SQG,FINDS
WEST HEALTHCARE HOME	HMMD
SAGE L WHITE D D S	HMMD
SWEETWATER AUTHORITY STN 36	HMMD
U S WEST NEWVECTOR	HMMD
PACTEL CELLULAR	HMMD
STEVEN H FERRIOT DDS	HMMD
AMERIMEX INTERNATIONAL MEDIA	HMMD
WILLIG FREIGHT LINES	HMMD
FAIRLANE CLEANERS INC	HMMD
ROBERT D ROMERS DDS	HMMD
KIEWIT PACIFIC CO	HMMD
GTE MOBILNET	HMMD
OTAY WD EASTLAKE PUMP STATION	HMMD
MCMILLIN COMMUNITY INC	HMMD
OTAY WD 22-3 PUMP STATION	HMMD
SAN DIEGO SWISS MACHINING	HMMD
EASTLAKE COUNTRY CLUB	HMMD
EAST LAKE COMMUNITY ASSOC	HMMD
KAISER EASTLAKE MEDICAL OFFICE	HMMD
SAN DIEGO SWISS MACHINING	HMMD
PULAU ELECTRONICS	HMMD
THRIFTY-PAYLESS 1 HR PHOTO	HMMD
VON'S #71 1 HR PHOTO	HMMD
EAST LAKE VILLAGE DENTAL CTR.	HMMD
AIRTOUCH CELLULAR	HMMD
RANCHO DEL REY PARTNERSHIP	HMMD
VETSMART/PETSMART	HMMD
ROHR F ST PROPERTY	HMMD
ROHR INDUSTRIES INC	HMMD
UNIVERSITY COGENERATION INC	HMMD
GADDIEL CASTANON V,D.DS	HMMD
NICHOLAS M GISTARO DMD	HMMD
VERNON C SANNA DDS	HMMD
GUY C LICHTY II DDS APC	HMMD
GILDARDO TURULLOLS, MD	HMMD
DR ROBIN SMITH	HMMD
ROBIN SMITH MD	HMMD
PHYSICAL THERAPY	HMMD
PHILLIP MILGRAM, M.D.	HMMD
ARCO OIL REFINING CORP	HMMD
RANCHO DEL REY EMPLOYMENT PARK	HMMD

EXECUTIVE SUMMARY

ERNESTO E. UNDERWOOD, DDS	HMMD
RANCHO DEL REY, SPA I	SLIC Region
US FISH AND WILDLIFE SVC	SLIC Region
OTAY RIO BUSINESS PARK	SLIC Region

TOPOGRAPHIC [illegible] - 0152795.1r - P & D Consultants



Source: US Geological Survey 1-Degree Digital Elevation Model
Compiled 09/15/92

0 1/2 1 2 Miles

N

- Major Roads
- Contour lines (25 foot interval unless otherwise shown)
- Waterways
- Earthquake fault lines

- Earthquake epicenter, Richter 5 or greater.
- (F)(S) - Closest well according to (F)ederal or (S)tate database in quadrant.
- (P) - Closest public water supply well.
- (HD) - Closest Hydrogeological Data.

TARGET PROPERTY:	McMillin Property	CUSTOMER:	P & D Consultants
ADDRESS:	Telegraph Cyn Rd+Otay Lakes	CONTACT:	Mr. Tom McKerr
CITY/STATE/ZIP:	Chula Vista CA 91910	INQUIRY #:	0152795.1r
LAT/LONG:	32.6303 / 116.9793	DATE:	January 02, 1997 8:53 am

GEOCHECK VERSION 2.1
SUMMARY

GEOLOGIC AGE IDENTIFICATION†

Geologic Code:	Tp
Era:	Cenozoic
System:	Tertiary
Series:	Pliocene

ROCK STRATIGRAPHIC UNIT†

Category:	Stratified Sequence

GROUNDWATER FLOW INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡

General Topographic Gradient: General South
General Hydrogeologic Gradient: No hydrogeologic data available.
Site-Specific Hydrogeological Data*:

Search Radius:	2.0 miles
Status:	Not found

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property:	2432116-F8 JAMUL MOUNTAINS, CA

FEDERAL DATABASE WELL INFORMATION

WELL QUADRANT	DISTANCE FROM TP	LITHOLOGY	DEPTH TO WATER TABLE

NO WELLS FOUND

STATE DATABASE WELL INFORMATION

WELL QUADRANT	DISTANCE FROM TP
Eastern	>2 Miles
Southern	1 - 2 Miles
Western	>2 Miles

PUBLIC WATER SUPPLY SYSTEM INFORMATION (EPA-FRDS)

Searched by Nearest Well.
NOTE: PWS System location is not always the same as well location.

PWS Name:	SUNRISE ESTATES SUNRISE ESTATES DEERHORN VALLEY RD JAMUL, CA 92035
Location Relative to TP:	>2 Miles West
Well currently has or has had major violation(s):	Yes

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994)
‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination. Office of Research and development EPA/625/6-90/016a,Chapter 4, page 78. September 1990.

GEOCHECK VERSION 2.1
SUMMARY

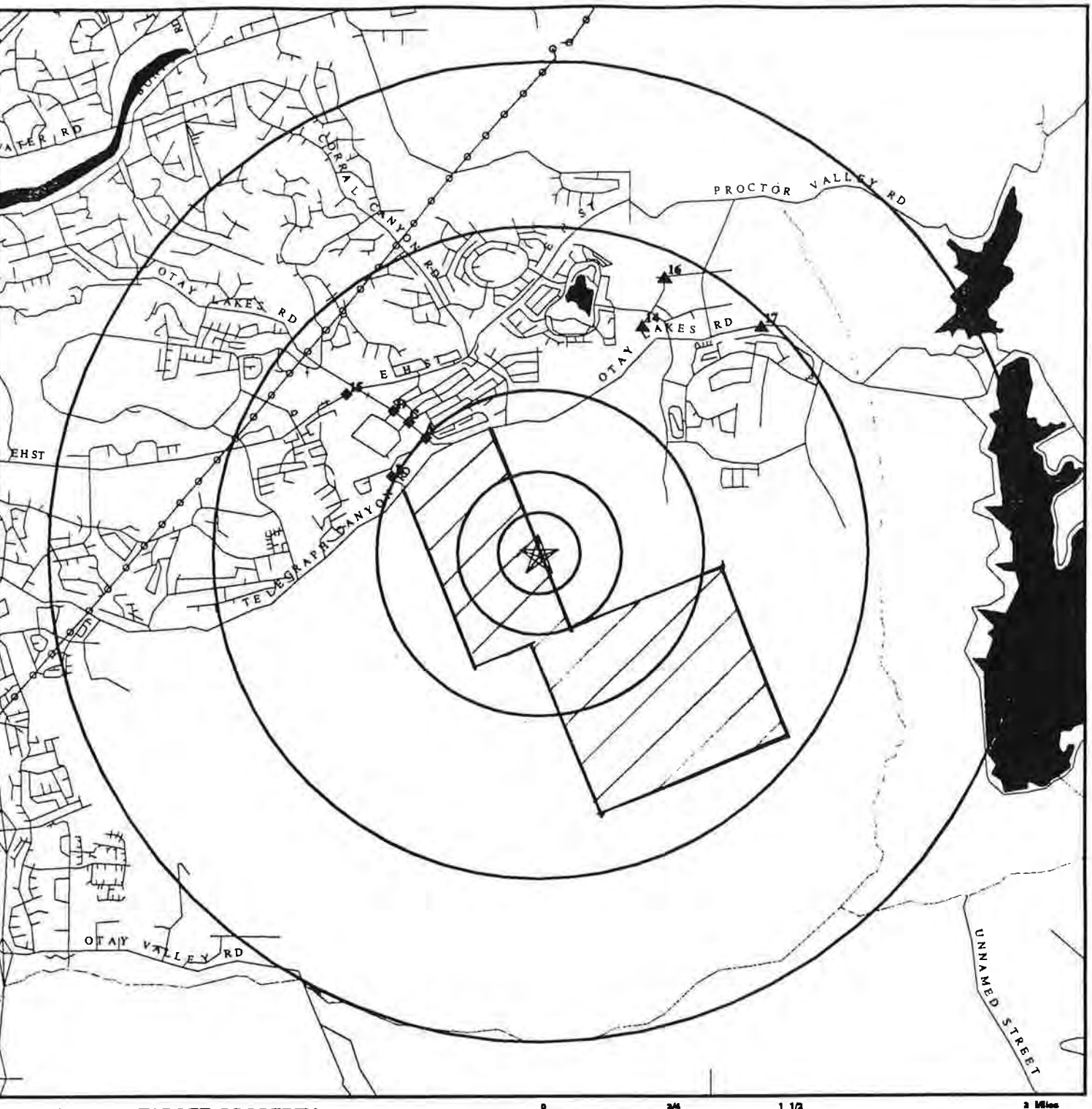
AREA RADON INFORMATION

SAN DIEGO COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.677 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.400 pCi/L	100%	0%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

OVERVIEW MAP - 0152795.1r - P & D Consultants



★ - Indicates TARGET PROPERTY.

▲ - Indicates sites at elevations higher than or equal to the target property.

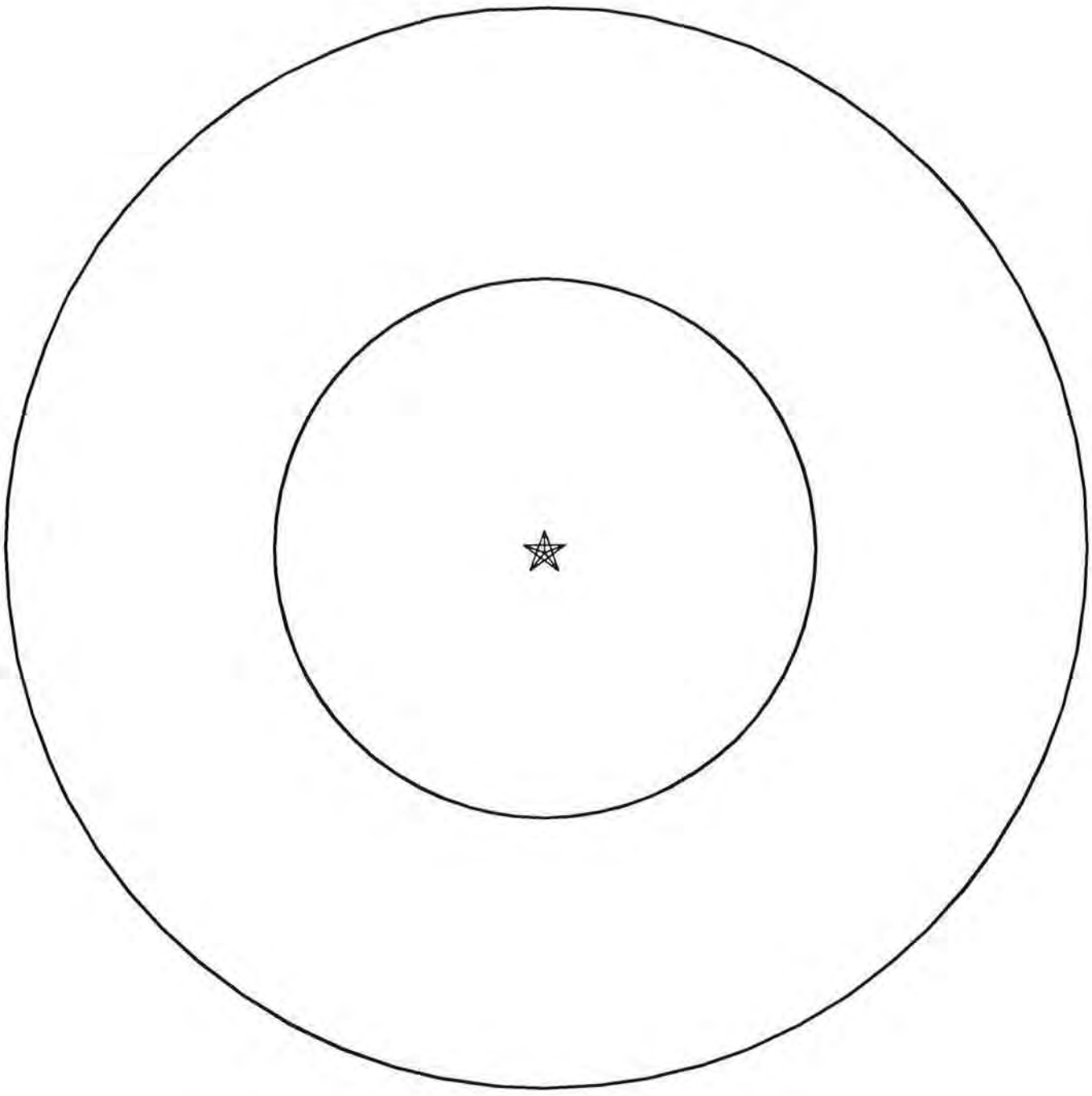
◆ - Indicates sites at elevations lower than the target property.

- Coal Gasification Sites (If requested)
- National Priority List Sites
- Landfill Sites

- Power transmission lines (USGS DLG, 1993)
- Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY:	McMillin Property	CUSTOMER:	P & D Consultants
ADDRESS:	Telegraph Cyn Rd+Otay Lakes	CONTACT:	Mr. Tom McKerr
CITY/STATE/ZIP:	Chula Vista CA 91910	INQUIRY #:	0152795.1r
LAT/LONG:	32.6303 / 116.9793	DATE:	January 02, 1997 8:52 am

DETAIL MAP - 0152795.1r - P & D Consultants



★ - Indicates TARGET PROPERTY.

▲ - Indicates sites at elevations higher than or equal to the target property.

◆ - Indicates sites at elevations lower than the target property.

- Coal Gasification Sites (If requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

0 1/16 1/8 1/4 Miles

- Power transmission lines (USGS DLG, 1993)
- Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY:	McMillin Property	CUSTOMER:	P & D Consultants
ADDRESS:	Telegraph Cyn Rd+Otay Lakes	CONTACT:	Mr. Tom McKerr
CITY/STATE/ZIP:	Chula Vista CA 91910	INQUIRY #:	0152795.1r
LAT/LONG:	32.6303 / 116.9793	DATE:	January 02, 1997 8:53 am

MAP FINDINGS SUMMARY SHOWING ALL SITES

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		2.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
RCRIS-TSD		2.500	0	0	0	0	0	0
AWP		2.500	0	0	0	0	0	0
Cal-Sites		2.500	0	0	0	0	0	0
Delisted Cal-Sites		TP	NR	NR	NR	NR	NR	0
Notify 65		2.000	0	0	0	0	0	0
CHMIRS		2.000	0	0	0	0	1	1
Cortese		2.500	0	0	0	0	1	1
Toxic Pits		2.500	0	0	0	0	0	0
CERCLIS		2.000	0	0	0	0	0	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		2.500	0	0	0	0	0	0
St. Landfill (SWIS)		2.500	0	0	0	0	0	0
LUST		2.000	0	0	0	0	4	4
UST		2.000	0	0	0	0	4	4
CA FID		2.000	0	0	0	0	0	0
AST		0.125	0	NR	NR	NR	NR	0
RAATS		1.500	0	0	0	0	0	0
WMUDS/SWAT		2.000	0	0	0	0	0	0
HWIS		2.000	0	0	0	0	2	2
RCRIS Sm. Quan. Gen.		2.000	0	0	0	0	2	2
RCRIS Lg. Quan. Gen.		2.000	0	0	0	0	2	2
HMIRS		1.500	0	0	0	0	0	0
PADS		1.500	0	0	0	0	0	0
ERNS		1.500	0	0	0	0	0	0
FINDS		1.500	0	0	0	0	4	4
TRIS		1.500	0	0	0	0	0	0
TSCA		1.500	0	0	0	0	0	0
MLTS		1.500	0	0	0	0	0	0
NPL Liens		1.500	0	0	0	0	0	0
Site Mitigation		1.500	0	0	0	0	0	0
Industrial Site		1.500	0	0	0	0	0	0
HMMD		1.500	0	0	0	1	6	7
DEHS Permit		TP	NR	NR	NR	NR	NR	0
CA SLIC		1.500	0	0	0	0	0	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		2.500	0	0	0	0	0	0
CONSENT		1.000	0	0	0	0	NR	0
CA BWT		TP	NR	NR	NR	NR	NR	0
CA WDS		1.500	0	0	0	0	0	0
HMS		TP	NR	NR	NR	NR	NR	0
Business Inventory		TP	NR	NR	NR	NR	NR	0
Site List		TP	NR	NR	NR	NR	NR	0
South Bay Region 2		TP	NR	NR	NR	NR	NR	0
CA MS		TP	NR	NR	NR	NR	NR	0
CA ML		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS SUMMARY SHOWING
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		2.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
RCRIS-TSD		2.500	0	0	0	0	0	0
AWP		2.500	0	0	0	0	0	0
Cal-Sites		2.500	0	0	0	0	0	0
Delisted Cal-Sites		TP	NR	NR	NR	NR	NR	0
Notify 65		2.000	0	0	0	0	0	0
CHMIRS		2.000	0	0	0	0	1	1
Cortese		2.500	0	0	0	0	0	0
Toxic Pits		2.500	0	0	0	0	0	0
CERCLIS		2.000	0	0	0	0	0	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		2.500	0	0	0	0	0	0
St. Landfill (SWIS)		2.500	0	0	0	0	0	0
LUST		2.000	0	0	0	0	0	0
UST		2.000	0	0	0	0	1	1
CA FID		2.000	0	0	0	0	0	0
AST		0.125	0	NR	NR	NR	NR	0
RAATS		1.500	0	0	0	0	0	0
WMUDS/SWAT		2.000	0	0	0	0	0	0
HWIS		2.000	0	0	0	0	0	0
RCRIS Sm. Quan. Gen.		2.000	0	0	0	0	1	1
RCRIS Lg. Quan. Gen.		2.000	0	0	0	0	0	0
HMIRS		1.500	0	0	0	0	0	0
PADS		1.500	0	0	0	0	0	0
ERNS		1.500	0	0	0	0	0	0
FINDS		1.500	0	0	0	0	1	1
TRIS		1.500	0	0	0	0	0	0
TSCA		1.500	0	0	0	0	0	0
MLTS		1.500	0	0	0	0	0	0
NPL Liens		1.500	0	0	0	0	0	0
Site Mitigation		1.500	0	0	0	0	0	0
Industrial Site		1.500	0	0	0	0	0	0
HMMD		1.500	0	0	0	0	0	0
DEHS Permit		TP	NR	NR	NR	NR	NR	0
CA SLIC		1.500	0	0	0	0	0	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		2.500	0	0	0	0	0	0
CONSENT		1.000	0	0	0	0	NR	0
CA BWT		TP	NR	NR	NR	NR	NR	0
CA WDS		1.500	0	0	0	0	0	0
HMS		TP	NR	NR	NR	NR	NR	0
Business Inventory		TP	NR	NR	NR	NR	NR	0
Site List		TP	NR	NR	NR	NR	NR	0
South Bay Region 2		TP	NR	NR	NR	NR	NR	0
CA MS		TP	NR	NR	NR	NR	NR	0
CA ML		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1
NW
1/2-1
Lower

ERIC B BARAJAS DDS
945 OTAY LAKES RD H
CHULA VISTA, CA 91913

HMMD **S100737875**
N/A

CA HMMD:

Facility ID:	H50294	Facility Tel:	482-7367
Facility Status:	Not reported		
Owner:	ERIC B BARAJAS DDS	Owner Tel:	(619) 482-7367
Inspection Date:	Not reported	Mgmt Base Fee:	95.00
Inactive Indicator:	Active	Business Code:	Biomedical Waste
Standard Ind Code:	5411	Permit Exp Date:	11/30
Map code/Business Plan on File:		No	
Corp Code:	03		
Fire Dept Dist:	Chula Vista	Census Tract Num:	13406
EPA ID:	Not reported	Gas Station:	Not reported
Reinspection Date:	Not reported	Facility Contact:	ERIC BARAJAS DDS
Inspector Name:	Not reported	Viol Notice issued:	Not reported
Last Update:	Not reported		

B2
WNW
> 1
Lower

PACIFIC BELL
1090 APACHE DRIVE
CHULA VISTA, CA 92010

FINDS **1000250462**
RCRIS-LQG **CAT080029986**
UST

RCRIS:
Owner: THE PACIFIC TELEPHONE AND TELEGRAPH CO
(415) 555-1212

Contact: ENVIRONMENTAL MANAGER
(714) 238-2710

Waste	Quantity	Info Source	Waste	Quantity	Info Source
D000	.00000 (N)	Notification	D002	.00000 (N)	Notification
D004	.00000 (N)	Notification			

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

UST:

Facility ID:	57455		
Tank Num:	1	Container Num:	1
Tank Capacity:	8000	Year Installed:	1976
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	Not reported
Leak Detection:	None		
Contact Name:	E.J. KOEHLER	Telephone:	(415) 542-6758
Total Tanks:	1	Region:	Not reported
Facility Type:	2	Other Type:	SIC 4800

B3
WNW
> 1
Lower

PACIFIC BELL CHVSCA12/D3236
1090 APACHE DR
CHULA VISTA, CA 91910

HMMD **S102017570**
N/A

PACIFIC BELL CHVSCA12/D3236 (Continued) **S102017570**

CA HMMD:

Facility ID:	H20093	Facility Tel:	800-7576
Facility Status:	Not reported		
Owner:	PACIFIC BELL	Owner Tel:	Not reported
Inspection Date:	08/31/1995	Mgmt Base Fee:	160.00
Inactive Indicator:	Active	Business Code:	Inventory and Tanks
Standard Ind Code:	4811	Permit Exp Date:	06/30
Map code/Business Plan on File:		No	
Corp Code:	03		
Fire Dept Dist:	Chula Vista	Census Tract Num:	13403
EPA ID:	Not reported	Gas Station:	Not reported
Reinspection Date:	08/96	Facility Contact:	SUE WALTERS
Inspector Name:	COOK	Viol Notice issued:	Not reported
Last Update:	07/13/1996		

CA HMMD (Disclosure Data):

Item Number:	D001		
Chemical Name:	BATTERY ELECTROLYTE- 47 PER CENT SULFURIC ACID		
Disclosure Chemical Abstract Service Num:		7664-93-9	
Disclosure Qty Stored at one Time:		1312	
Disc. Annual Qty:	1312	Measurmnt Units:	GAL
Disclosure Carcinogen Indicator:		Not reported	
Disclosure Confidential Info Indicator:		Not reported	
Disclosure Storage Method:		PROCESSING EQUIPMENT	
Disclosure Material Safety Data Sheet:		Not reported	
1st Haz Categ:	IMMED HEALTH HAZRD	2nd Haz Categ:	XTREMLY HAZRDS-CFR

Item Number:	D002		
Chemical Name:	BETZ-ENTEE 942		
Disclosure Chemical Abstract Service Num:		1310-58-3	
Disclosure Qty Stored at one Time:		55	
Disc. Annual Qty:	625	Measurmnt Units:	GAL
Disclosure Carcinogen Indicator:		Not reported	
Disclosure Confidential Info Indicator:		Not reported	
Disclosure Storage Method:		METAL DRUMS,55 GALLONS	
Disclosure Material Safety Data Sheet:		Not reported	
1st Haz Categ:	IMMED HEALTH HAZRD	2nd Haz Categ:	Not reported

CA HMMD (Tank Data):

Tank Number:	T001	Tank Type:	DOUBLE WALL
Tank Size:	5155	Fuel Type:	DIESEL
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	CLOSED BY REMOVAL		
Tank ID:	D-76-8K	Pipe Type:	SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor:	Double Wall Tanks With Double Wall Piping: Continuous Leak Detection		
Tank Test Status:	TANK SYSTEM TIGHT	Tank Status Date:	04/27/93
Tank Insp. Status:	INSPECTION DEFERRED	Year Installed:	1976

Tank Number:	T002	Tank Type:	DOUBLE WALL
Tank Size:	5000	Fuel Type:	DIESEL
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	PERMIT TO OPERATE		
Tank ID:	2	Pipe Type:	SINGLE WALL W/ SECNDRY CNTMNT
Tank Alt. Monitor:	Double Wall Tanks With Double Wall Piping: Continuous Leak Detection		
Tank Test Status:	TANK SYSTEM TIGHT	Tank Status Date:	06/29/94
Tank Insp. Status:	INVALID CODE	Year Installed:	1994

PACIFIC BELL CHVSCA12/D3236 (Continued) **S102017570**

CA HMMD (Violation Data):
Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 08/09/1994
Violation Def: PERSONNEL TRAINING RECORDS NOT AVAILABLE TO SHOW THAT PERSONNEL HAVE RECEIVED INITIAL AND ANNUAL REFRESHER TRAINING. CCR 2732(B)

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 08/31/1995
Violation Def: CONTINUOUS AUDIBLE/VISUAL INTERSTITIAL SPACE MONITORING SYSTEM IS NOT FUNCTIONAL. CCR 2632(C)(2)(B), 2634(B)(1)(A)

A4 **AMBAR POOL/SPA SUPPLIES** **HMMD** **S100735273**
NW **935 OTAY LAKES RD** **N/A**
> 1 **CHULA VISTA, CA 91913**
Lower

CA HMMD:
Facility ID: H29902 Facility Tel: 482-2330
Facility Status: Not reported
Owner: ROD RODRIGUEZ Owner Tel: (619) 585-9934
Inspection Date: 07/23/1990 Mgmt Base Fee: 160.00
Inactive Indicator: Inactive Business Code: Inventory Only
Standard Ind Code: Not reported Permit Exp Date: 09/30
Map code/Business Plan on File: No
Corp Code: 03
Fire Dept Dist: Chula Vista Census Tract Num: 13406
EPA ID: Not reported Gas Station: Not reported
Reinspection Date: 07/91 Facility Contact: ADOLFO RODRIGUEZ
Inspector Name: JACKSON Viol Notice issued: Not reported
Last Update: 08/29/1992

C5 **SOUTHWESTERN COMMUNITY COLLEGE** **FINDS** **1000411011**
NW **900 OTAY LAKES RD** **RCRIS-LQG** **CAD078752888**
> 1 **CHULA VISTA, CA 92010** **UST**
Lower

RCRIS:
Owner: SOUTHWESTERN COMMUNITY COLLEGE
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(619) 421-6700

Waste	Quantity	Info Source	Waste	Quantity	Info Source
F001	.00000 (N)	Notification	F003	.00000 (N)	Notification
F005	.00000 (N)	Notification	P005	.00000 (N)	Notification
P006	.00000 (N)	Notification	P015	.00000 (N)	Notification
P022	.00000 (N)	Notification	P023	.00000 (N)	Notification
P028	.00000 (N)	Notification	P030	.00000 (N)	Notification
P039	.00000 (N)	Notification	P041	.00000 (N)	Notification
P075	.00000 (N)	Notification	P092	.00000 (N)	Notification
P098	.00000 (N)	Notification	P106	.00000 (N)	Notification

SOUTHWESTERN COMMUNITY COLLEGE (Continued) **1000411011**

P113 .00000 (N) Notification P120 .00000 (N) Notification

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

UST:

Facility ID:	43536		
Tank Num:	1	Container Num:	1
Tank Capacity:	978	Year Installed:	1978
Tank Used for:	PRODUCT		
Type of Fuel:	UNLEADED	Tank Constrctn:	Not reported
Leak Detection:	None		
Contact Name:	JEANNE L. SPARKS	Telephone:	(619) 421-6700
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	COLLEGE

Facility ID:	43536		
Tank Num:	2	Container Num:	2
Tank Capacity:	978	Year Installed:	1978
Tank Used for:	PRODUCT		
Type of Fuel:	PREMIUM	Tank Constrctn:	Not reported
Leak Detection:	None		
Contact Name:	JEANNE L. SPARKS	Telephone:	(619) 421-6700
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	COLLEGE

Facility ID:	43536		
Tank Num:	3	Container Num:	3
Tank Capacity:	500	Year Installed:	1980
Tank Used for:	PRODUCT		
Type of Fuel:	UNLEADED	Tank Constrctn:	Not reported
Leak Detection:	None		
Contact Name:	JEANNE L. SPARKS	Telephone:	(619) 421-6700
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	COLLEGE

Facility ID:	43536		
Tank Num:	4	Container Num:	4
Tank Capacity:	280	Year Installed:	1977
Tank Used for:	WASTE		
Type of Fuel:	WASTE OIL	Tank Constrctn:	12 gauge
Leak Detection:	None		
Contact Name:	JEANNE L. SPARKS	Telephone:	(619) 421-6700
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	COLLEGE

C6 **CHEVRON** **Cortese** **S101301478**
NW **OTAY LAKES RD (903)** **N/A**
> 1 **CHULA VISTA, CA 92010**
Lower

CORTESE:
Facility ID: 37-009828 Data Source: LTNKA

C7 **CHEVRON** **LUST** **S101337629**
NW **903 OTAY LAKES RD** **N/A**
> 1 **CHULA VISTA, CA 91913**
Lower

CHEVRON (Continued) **S101337629**

LUST:

Case Number:	9UT2613	Cross Street:	Not reported
Reg Board:	San Diego Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Preliminary site assessment underway		
Review Date:	01/22/1996	Confirm Leak:	12/06/1993
Workplan:	Not reported	Prelim Assess:	12/21/1993
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	12/22/1993

LUST Region 9:

Case Number:	9UT2613	Release Date:	19931222
Cross Street:	Not reported	Local Agency:	37000
Substance:	GASOLINE	Qty Leaked:	Not reported
Date Found:	19931130	How Found:	Tank Closure
Date Stopped:	19931130	How Stopped:	Close Tank
Source:	U	Cause:	Unknown
Lead Agency:	L		
Status:	Preliminary site assessment underway		
Case Type:	Soil only		
Confirm Date:	19931206	Submit Workplan:	Not reported
Prelim Assess:	19931221	Desc Pollution:	Not reported
Remed Plan:	Not reported	Remed Action:	Not reported
Began Monitor:	Not reported	Closed Date:	0
Enforce Type:	Not reported		
Enforce Date:	Not reported		
Pilot Program:	Y	Local Case:	H05716-001
Basin Number:	910.31	Gwater Depth:	>15'
File Dispn:	File discarded, case closed		

C8
NW
> 1
Lower

BONITA VISTA CHEVRON **HWIS** **S100930969**
903 OTAY LAKES ROAD **N/A**
CHULA VISTA, CA 91913

C9
NW
> 1
Lower

CHEVRON #93599 **HMMD** **S100727118**
903 OTAY LAKES RD **N/A**
CHULA VISTA, CA 91913

CA HMMD:

Facility ID:	H05716	Facility Tel:	421-1378
Facility Status:	Active SA/M case, not previous status 30		
Owner:	CHEVRON USA INC	Owner Tel:	Not reported
Inspection Date:	12/07/1995	Mgmt Base Fee:	160.00
Inactive Indicator:	Active	Business Code:	Waste, Inventory and Tanks
Standard Ind Code:	5541	Permit Exp Date:	06/30
Map code/Business Plan on File:		No	
Corp Code:	03		
Fire Dept Dist:	Chula Vista	Census Tract Num:	13406
EPA ID:	CAL000096542	Gas Station:	Not reported
Reinspection Date:	12/96	Facility Contact:	LARRY HAGEMAN
Inspector Name:	FUENTECILL	Viol Notice issued:	Not reported
Last Update:	Not reported		

CHEVRON #93599 (Continued) **S100727118**

CA HMMD (Disclosure Data):
Item Number: D001
Chemical Name: OIL, LUBRICATING :
Disclosure Chemical Abstract Service Num: 8002-05-9
Disclosure Qty Stored at one Time: 150
Disc. Annual Qty: 1000 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: PLASTIC DRUMS 0-5 GALLONS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: FIRE HAZARD 2nd Haz Categ: DELAYD HLTH HAZARD

CA HMMD (Tank Data):
Tank Number: T001 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 10000 Fuel Type: UNLEADED
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 1 Pipe Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor: Double Wall Tanks With Single Wall Piping: Daily Inventory Reconciliation, Continuous Leak Detection, Annual Hydrostatic Product Line Testing
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 15/02/93
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1970

Tank Number: T002 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 10000 Fuel Type: UNLEADED
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 2 Pipe Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor: Double Wall Tanks With Single Wall Piping: Daily Inventory Reconciliation, Continuous Leak Detection, Annual Hydrostatic Product Line Testing
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 15/02/93
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1970

Tank Number: T003 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 5000 Fuel Type: REGULAR LEADED
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 3 Pipe Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor: Double Wall Tanks With Single Wall Piping: Daily Inventory Reconciliation, Continuous Leak Detection, Annual Hydrostatic Product Line Testing
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 15/02/93
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1970

Tank Number: T004 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 1000 Fuel Type: WASTE OIL
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 4 Pipe Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor: Tanks Less Than 2000 Gallons: Weekly Tank Gauging, Annual Integrity Tank Testing
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 04/21/92
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1970

CHEVRON #93599 (Continued) **S100727118**

Tank Number:	T005	Tank Type:	DOUBLE WALL
Tank Size:	1000	Fuel Type:	WASTE OIL
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	PERMIT TO OPERATE		
Tank ID:	5	Pipe Type:	SINGLE WALL W/ SECNDRY CNTMNT
Tank Alt. Monitor:	Double Wall Tanks With Double Wall Piping: Continuous Leak Detection		
Tank Test Status:	TANK SYSTEM TIGHT	Tank Status Date:	01/06/94
Tank Insp. Status:	INVALID CODE	Year Installed:	1994

Tank Number:	T006	Tank Type:	DOUBLE WALL
Tank Size:	12000	Fuel Type:	PREMIUM LEADED
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	PERMIT TO OPERATE		
Tank ID:	6	Pipe Type:	SINGLE WALL W/ SECNDRY CNTMNT
Tank Alt. Monitor:	Double Wall Tanks With Double Wall Piping: Continuous Leak Detection		
Tank Test Status:	TANK SYSTEM TIGHT	Tank Status Date:	01/06/94
Tank Insp. Status:	INVALID CODE	Year Installed:	1994

Tank Number:	T007	Tank Type:	DOUBLE WALL
Tank Size:	12000	Fuel Type:	PREMIUM LEADED
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	PERMIT TO OPERATE		
Tank ID:	7	Pipe Type:	SINGLE WALL W/ SECNDRY CNTMNT
Tank Alt. Monitor:	Double Wall Tanks With Double Wall Piping: Continuous Leak Detection		
Tank Test Status:	TANK SYSTEM TIGHT	Tank Status Date:	01/06/94
Tank Insp. Status:	INVALID CODE	Year Installed:	1994

Tank Number:	T008	Tank Type:	DOUBLE WALL
Tank Size:	12000	Fuel Type:	UNLEADED
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	PERMIT TO OPERATE		
Tank ID:	8	Pipe Type:	SINGLE WALL W/ SECNDRY CNTMNT
Tank Alt. Monitor:	Double Wall Tanks With Double Wall Piping: Continuous Leak Detection		
Tank Test Status:	TANK SYSTEM TIGHT	Tank Status Date:	01/06/94
Tank Insp. Status:	INVALID CODE	Year Installed:	1994

CA HMMD (Waste Data):

ID Number:	W001		
Inspection Date:	12/07/1995		
Waste Name:	WASTE OIL & MIXED OIL	Insp. Waste Qty:	1000
Annual Waste Qty:	2000	Waste Meas. Unit:	GAL
Waste Treatment:	RECYCLE		
Waste Storage:	UNDGR TNK,UNSPECIFIED		
Haz. Waste Hauler:	ASBURY OIL CO		
Waste Desc:	WASTE OIL		
Waste Carcinogen Indicator:		Not reported	
Waste Confidential Indicator:		Not reported	

CHEVRON #93599 (Continued) **S100727118**

ID Number: W002
Inspection Date: 12/07/1995
Waste Name: HYDROCARBON SOLVENTS Insp. Waste Qty: 20
Annual Waste Qty: 160 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: SAFETY-KLEEN
Waste Desc: SAFETY KLEEN UNIT
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W003
Inspection Date: 12/07/1995
Waste Name: USED OIL FILTERS Insp. Waste Qty: 250
Annual Waste Qty: 1000 Waste Meas. Unit: LBS
Waste Treatment: FILTERS/METAL RECLAI
Waste Storage: METAL DRUMS,55 GALLONS
Haz. Waste Hauler: ASBURY OIL CO
Waste Desc: USED OIL FILTERS
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W004
Inspection Date: 12/07/1995
Waste Name: UNSPEC ORGANIC LIQUID MIXTURE Insp. Waste Qty: 55
Annual Waste Qty: 165 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: METAL DRUMS,55 GALLONS
Haz. Waste Hauler: ASBURY OIL CO
Waste Desc: ANTIFREEZE
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W005
Inspection Date: 12/07/1995
Waste Name: USED BATTERIES Insp. Waste Qty: 525
Annual Waste Qty: 6300 Waste Meas. Unit: LBS
Waste Treatment: BATTERIES RECYCLED
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: UNREGISTERED HAZ WST HAUL
Waste Desc: S.D. BATTERY
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

CA HMMD (Violation Data):
Violation ID: V001
Violation Type: UNSPEC ORGANIC LIQUID MIXTURE Num of Occurs: 01
Inspect Date: 06/24/1993
Violation Def: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

Violation ID: V002
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 06/24/1993
Violation Def: OPERATOR OF THE UNDERGROUND STORAGE TANK HAS NOT ENTERED INTO A WRITTEN CONTRACT WITH TANK OWNER AND NOTIFIED THE HMMD HSC 25293(B)

CHEVRON #93599 (Continued) **S100727118**

Violation ID: V003
Violation Type: INVALID CODE Num of Occurs: 01
Inspect Date: 06/24/1993
Violation Def: TANK OWNER HAS FAILED TO CONDUCT AN ANNUAL INTEGRITY TEST AS REQUIRED. HSC 25292, CCR 2643,2645

Violation ID: V004
Violation Type: INVALID CODE Num of Occurs: 01
Inspect Date: 06/24/1993
Violation Def: MANUAL TANK GAUGING METHOD HAS NOT BEEN PROPERLY IMPLEMENTED. CCR 2645

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 06/28/1994
Violation Def: WRITTEN ROUTINE MONITORING PROCEDURE FOR THE UNDERGROUND STORAGE TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED. CCR2632(E)(1),2634(B)(2)

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 12/07/1995
Violation Def: GENERATOR OF HAZARDOUS WASTE HAS NOT SENT THE APPROPRIATE COPY OF THE MANIFEST TO THE CAL-EPA. CCR 66262.23(A)(4)

CHEVRON #93599 (Continued) **S100727118**

CA HMMD (Release Data):

Release Number:	001	Case Number:	T02757
Rel. Fund Source:	Federal	Rel. Hist. Name:	CHEVRON #9-3599
Release Date:	11/30/1993	Cleanup/Abtmnt:	No
Release Wells:	No	Lead Agency Date:	12/21/1993
Specialist:	MGP	Lead Agency:	HMMD
Release Permits:	Not reported		
Regulatory Effrt:	LOP/MODERATE - POTENTIAL HEALTH/SAFETY/ENVIRONMENTAL IMPACT		
Rel. Case Type:	TANK/CONTAMINATED SOIL (LOP) - tank case, soil contamination only, in LOP.		
Rel. Case Status:	Preliminary Assessment (initial investigation)		
Rel. Case Status:	12/21/1993	Approx. Substs:	01
Substance Code:	Gasoline Unknown		
Subst Concern:	Gasoline		
Rel. Report Date:	12/06/1993	Rel. Confirm Date:	12/06/1993
Rel. Stop Date:	11/30/1993	Resp. Party Srch:	12/21/1993
Completed Search:	12/21/1993	Prelim Assess Dt:	12/22/1993
Completed Prelim:	Not reported	Prelim. Assess:	Not reported
Cleanup Start Dt:	Not reported	Feas. Study Start:	Not reported
Feas Study Compl:	Not reported	Inv. Feas. Study:	Not reported
Rem. Plan Began:	Not reported	Remed Plan Comp:	Not reported
Rem Plan Request:	No	Rem Pl. Approv Dt:	Not reported
Remed Start Dt:	Not reported	Remed Comp Date:	Not reported
Remed. Action:	Not reported	Post Rem Mon Dt:	Not reported
Completed Mon:	Not reported	Post Remed Mon:	Not reported
Enforcement Act:	Yes	Enf. Act. Date:	12/22/1993
Enf. Act. Type:	Notice of Reimbursement/Local		
Rem. Act. Type:	Not reported		
Remed Cost:	0	Fed Exempt Tank:	No
Release LOP Requirement Category:		Not reported	
Petroleum Release:		Yes	
Excav Start Date:	Not reported	Thoms Bros:	Not reported
Rel Consultant:	Not reported	Consultant Tel:	Not reported
Consultant Contact:	Not reported		
Investig Start Dt:	Not reported	Release Impact:	Soil/Gr Water/Bldg Contam.
Release Referral:	Not reported	Cost Recovery:	Not reported

CHEVRON #93599 (Continued) **S100727118**

Release Number:	002	Case Number:	Not reported
Rel. Fund Source:	Not reported	Rel. Hist. Name:	CHEVRON T75
Release Date:	Not reported	Cleanup/Abtmnt:	Not reported
Release Wells:	Not reported	Lead Agency Date:	11/23/1993
Specialist:	MGP	Lead Agency:	HMMD
Release Permits:	Not reported		
Regulatory Effrt:	Not reported		
Rel. Case Type:	NON-TANK/PERMITTED SITE - problem is not tank-related (an underground tank may be on site), establishment on site has or had a permit from HMMD.		
Rel. Case Status:	Case Closed		
Rel. Case Status:	12/05/1994	Approx. Substs:	Not reported
Substance Code:	Not reported		
Subst Concern:	Not reported		
Rel. Report Date:	Not reported	Rel. Confirm Date:	Not reported
Rel. Stop Date:	Not reported	Resp. Party Srch:	Not reported
Completed Search:	Not reported	Prelim Assess Dt:	Not reported
Completed Prelim:	Not reported	Prelim. Assess:	Not reported
Cleanup Start Dt:	Not reported	Feas. Study Start:	Not reported
Feas Study Compl:	Not reported	Inv. Feas. Study:	Not reported
Rem. Plan Began:	Not reported	Remed Plan Comp:	Not reported
Rem Plan Request:	Not reported	Rem Pl. Approv Dt:	Not reported
Remed Start Dt:	Not reported	Remed Comp Date:	Not reported
Remed. Action:	Not reported	Post Rem Mon Dt:	Not reported
Completed Mon:	Not reported	Post Remed Mon:	Not reported
Enforcement Act:	Not reported	Enf. Act. Date:	Not reported
Enf. Act. Type:	Not reported		
Rem. Act. Type:	Not reported		
Remed Cost:	0	Fed Exempt Tank:	Not reported
Release LOP Requirement Category:		Not reported	
Petroleum Release:		Not reported	
Excav Start Date:	Not reported	Thoms Bros:	Not reported
Rel Consultant:	Not reported	Consultant Tel:	Not reported
Consultant Contact:	Not reported		
Investig Start Dt:	Not reported	Release Impact:	Soil/Gr Water/Bldg Contam.
Release Referral:	Not reported	Cost Recovery:	Not reported

C10 **SOUTHWESTERN COMMUNITY COLLEGE** **HWIS** **S100273913**
NW **900 OTAY LAKES RD** **N/A**
> 1 **CHULA VISTA, CA 91910**
Lower

HAZNET:

Waste Category:	Other inorganic solid waste	
Tons:	0000000001	Handling method: Recycler
Waste Category:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)	
Tons:	0000000009	Handling method: Transfer Station
Waste Category:	Oil/water separation sludge	
Tons:	0000001292	Handling method: Recycler
Waste Category:	Tank bottom waste	
Tons:	0000000083	Handling method: Recycler

C11 **SOUTHWESTERN COLLEGE** **LUST** **S100726485**
NW **900 OTAY LAKES RD** **HMMD** **N/A**
> 1 **CHULA VISTA, CA 92010** **LUST**
Lower

SOUTHWESTERN COLLEGE (Continued) **S100726485**

LUST:

Case Number:	9UT2044	Cross Street:	Not reported
Reg Board:	San Diego Region	Qty Leaked:	Not reported
Chemical:	Waste Oil		
Lead Agency:	Local Agency		
Case Type:	Aquifer affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	01/22/1996	Confirm Leak:	08/28/1991
Workplan:	08/28/1991	Prelim Assess:	03/10/1992
Pollution Char:	02/01/1993	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/14/1993	Release Date:	07/11/1991

Case Number:	9UT2318	Cross Street:	Not reported
Reg Board:	San Diego Region	Qty Leaked:	Not reported
Chemical:	Unleaded Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Signed off, remedial action completed or deemed unnecessary		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	06/21/1993	Confirm Leak:	10/23/1992
Workplan:	11/13/1992	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/14/1993	Release Date:	11/12/1992

LUST Region 9:

Case Number:	9UT2044	Release Date:	19910711
Cross Street:	Not reported	Local Agency:	37000
Substance:	WASTE OIL	Qty Leaked:	Not reported
Date Found:	19910711	How Found:	Tank Closure
Date Stopped:	19910711	How Stopped:	Close Tank
Source:	U	Cause:	Unknown
Lead Agency:	L		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Aquifer affected		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Confirm Date:	19910828	Submit Workplan:	19910828
Prelim Assess:	19920310	Desc Pollution:	19930201
Remed Plan:	Not reported	Remed Action:	Not reported
Began Monitor:	Not reported	Closed Date:	0
Enforce Type:	Not reported		
Enforce Date:	19931014		
Pilot Program:	Y	Local Case:	H03978-001
Basin Number:	909.11	Gwater Depth:	>10'
File Dispn:	Not reported		

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Case Number:	9UT2318	Release Date:	19921112
Cross Street:	Not reported	Local Agency:	37000
Substance:	UNLEAD GASOL	Qty Leaked:	Not reported
Date Found:	19921112	How Found:	Tank Closure
Date Stopped:	19921112	How Stopped:	Close Tank
Source:	U	Cause:	Unknown
Lead Agency:	L		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Soil only		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Confirm Date:	19921023	Submit Workplan:	19921113
Prelim Assess:	Not reported	Desc Pollution:	Not reported
Remed Plan:	Not reported	Remed Action:	Not reported
Began Monitor:	Not reported	Closed Date:	0
Enforce Type:	Not reported		
Enforce Date:	19931014		
Pilot Program:	Y	Local Case:	H03978-002
Basin Number:	910.20	Gwater Depth:	Not reported
File Dispn:	File discarded, case closed		

CA HMMD:

Facility ID:	H03978	Facility Tel:	482-6380
Facility Status:	Resolved SA/M case, not previous status 30		
Owner:	Not reported	Owner Tel:	Not reported
Inspection Date:	07/28/1995	Mgmt Base Fee:	160.00
Inactive Indicator:	Active	Business Code:	Waste, Inventory and Tanks
Standard Ind Code:	9400	Permit Exp Date:	06/30
Map code/Business Plan on File:		Yes	
Corp Code:	03		
Fire Dept Dist:	Chula Vista	Census Tract Num:	13403
EPA ID:	CAD078752888	Gas Station:	Not reported
Reinspection Date:	07/96	Facility Contact:	BILL ELYEA
Inspector Name:	TRAINOR	Viol Notice issued:	Not reported
Last Update:	07/28/1996		

CA HMMD (Disclosure Data):

Item Number:	D002		
Chemical Name:	HELIUM AND ARGON GAS		
Disclosure Chemical Abstract Service Num:		7740-59-7	
Disclosure Qty Stored at one Time:		900	
Disc. Annual Qty:	1700	Measurmnt Units:	CFT
Disclosure Carcinogen Indicator:		Not reported	
Disclosure Confidential Info Indicator:		Not reported	
Disclosure Storage Method:		CYLINDERS	
Disclosure Material Safety Data Sheet:		Not reported	
1st Haz Categ:	SUDDN RLSE OF PRES	2nd Haz Categ:	Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Item Number: D003
Chemical Name: HYDROGEN, GAS
Disclosure Chemical Abstract Service Num: 1333-74-0
Disclosure Qty Stored at one Time: 250
Disc. Annual Qty: 100 Measurmnt Units: CFT
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: CYLINDERS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: FIRE HAZARD 2nd Haz Categ: SUDDN RLSE OF PRES

Item Number: D004
Chemical Name: CHLORODIFLUOROMETHANE, FREON R-22
Disclosure Chemical Abstract Service Num: 75-45-6
Disclosure Qty Stored at one Time: 750
Disc. Annual Qty: 4000 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: CYLINDERS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: SUDDN RLSE OF PRES 2nd Haz Categ: Not reported

Item Number: D008
Chemical Name: OXYGEN, GAS
Disclosure Chemical Abstract Service Num: 7782-44-7
Disclosure Qty Stored at one Time: 3000
Disc. Annual Qty: 4600 Measurmnt Units: CFT
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: CYLINDERS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: SUDDN RLSE OF PRES 2nd Haz Categ: Not reported

Item Number: D009
Chemical Name: ACETYLENE, GAS
Disclosure Chemical Abstract Service Num: 74-86-2
Disclosure Qty Stored at one Time: 1400
Disc. Annual Qty: 2380 Measurmnt Units: CFT
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: CYLINDERS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: FIRE HAZARD 2nd Haz Categ: SUDDN RLSE OF PRES

Item Number: D018
Chemical Name: THINNER, PAINT & LACQUER
Disclosure Chemical Abstract Service Num: 647424-74-8
Disclosure Qty Stored at one Time: 110
Disc. Annual Qty: 220 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: METAL DRUMS,55 GALLONS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: FIRE HAZARD 2nd Haz Categ: IMMED HEALTH HAZRD

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Item Number: D019
Chemical Name: CLEANERS, DEGREASERS, DISINFECTANTS & DETERGENT SOLUTIONS
Disclosure Chemical Abstract Service Num: MIXTURE
Disclosure Qty Stored at one Time: 800
Disc. Annual Qty: 800 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: PLASTIC DRUMS 0-5 GALLONS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: OTHER 2nd Haz Categ: Not reported

Item Number: D020
Chemical Name: AMMONIUM HYDROXIDE SOLUTIONM: MISSION AMMONIA #2
Disclosure Chemical Abstract Service Num: 1335-21-6
Disclosure Qty Stored at one Time: 96
Disc. Annual Qty: 96 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: PLASTIC DRUMS 0-5 GALLONS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: IMMED HEALTH HAZRD 2nd Haz Categ: Not reported

Item Number: D021
Chemical Name: OIL, LUBRICATING: MOTOR, HYDRAULIC & TRANSMISSION
Disclosure Chemical Abstract Service Num: 8002-05-9
Disclosure Qty Stored at one Time: 165
Disc. Annual Qty: 500 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: METAL DRUMS,55 GALLONS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D022
Chemical Name: SODIUM HYPOCHLORITE, 5%: BLEACH & POOL CHLORINE
Disclosure Chemical Abstract Service Num: 7681-52-9
Disclosure Qty Stored at one Time: 500
Disc. Annual Qty: 6000 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: ABVGR TNK,NOT STL 10-1000 G
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: IMMED HEALTH HAZRD 2nd Haz Categ: Not reported

Item Number: D023
Chemical Name: HYDROCHLORIC ACID, 31%; MURIATIC ACID; POOL ACID
Disclosure Chemical Abstract Service Num: 7647-01-0
Disclosure Qty Stored at one Time: 100
Disc. Annual Qty: 300 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: PLASTIC DRUMS 6-110 GALLONS
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: IMMED HEALTH HAZRD 2nd Haz Categ: Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Item Number: D024
Chemical Name: SODIUM BICARBONATE; POOL CHEMICAL
Disclosure Chemical Abstract Service Num: 144-55-8
Disclosure Qty Stored at one Time: 2000
Disc. Annual Qty: 10000 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D025
Chemical Name: POTASSIUM NITRATE FERTILIZER: 14% NITROGEN & 44% POTASSIUM
Disclosure Chemical Abstract Service Num: 7757-79-1
Disclosure Qty Stored at one Time: 2
Disc. Annual Qty: 2 Measurmnt Units: TON
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: SUDDN RLSE OF PRES 2nd Haz Categ: Not reported

Item Number: D026
Chemical Name: BENZIDINE, BENZIDINE BASE
Disclosure Chemical Abstract Service Num: 92-87-5
Disclosure Qty Stored at one Time: 25000
Disc. Annual Qty: 1 Measurmnt Units: MG
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D027
Chemical Name: CADMIUM AND CADMIUM COMPOUNDS
Disclosure Chemical Abstract Service Num: 7440-43-9
Disclosure Qty Stored at one Time: 5
Disc. Annual Qty: 0 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D028
Chemical Name: CHLORINATED BENZENES
Disclosure Chemical Abstract Service Num: 108-90-7
Disclosure Qty Stored at one Time: 25
Disc. Annual Qty: 1 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Item Number: D029
Chemical Name: LEAD AND LEAD COMPOUNDS
Disclosure Chemical Abstract Service Num: 7439-92-1
Disclosure Qty Stored at one Time: 27
Disc. Annual Qty: 1 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D030
Chemical Name: ARSENIC AND ARSENIC COMPOUNDS
Disclosure Chemical Abstract Service Num: 1327-53-3
Disclosure Qty Stored at one Time: 2
Disc. Annual Qty: 0 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D031
Chemical Name: CHROMIUM AND CHROMIUM COMPOUNDS
Disclosure Chemical Abstract Service Num: 7440-47-3
Disclosure Qty Stored at one Time: 26
Disc. Annual Qty: 3 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D032
Chemical Name: DIOXANE
Disclosure Chemical Abstract Service Num: 123-91-1
Disclosure Qty Stored at one Time: 500
Disc. Annual Qty: 25 Measurmnt Units: ML
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: FIRE HAZARD

Item Number: D033
Chemical Name: BENZENE, BENZOL
Disclosure Chemical Abstract Service Num: 71-43-2
Disclosure Qty Stored at one Time: 20000
Disc. Annual Qty: 1000 Measurmnt Units: ML
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: FIRE HAZARD

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Item Number: D034
Chemical Name: FORMALDEHYDE, FORMALIN
Disclosure Chemical Abstract Service Num: 50-00-0
Disclosure Qty Stored at one Time: 5000
Disc. Annual Qty: 1000 Measurmnt Units: ML
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D035
Chemical Name: CARBON TETRACHLORIDE, TETRACLOROMETHANE
Disclosure Chemical Abstract Service Num: 56-23-5
Disclosure Qty Stored at one Time: 8000
Disc. Annual Qty: 40 Measurmnt Units: ML
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D036
Chemical Name: CHLOROFORM, TRICHLOROMETHANE, METHANE TRICHLORIDE
Disclosure Chemical Abstract Service Num: 67-66-3
Disclosure Qty Stored at one Time: 10
Disc. Annual Qty: 1 Measurmnt Units: GAL
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D037
Chemical Name: NICKEL METAL & SOLUBLE NICKEL COMPOUNDS
Disclosure Chemical Abstract Service Num: 7440-02-0
Disclosure Qty Stored at one Time: 19
Disc. Annual Qty: 3 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

Item Number: D038
Chemical Name: THIOACETAMIDE, THANETHIOAMIDE
Disclosure Chemical Abstract Service Num: 62-55-5
Disclosure Qty Stored at one Time: 3
Disc. Annual Qty: 1 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Item Number: D039
Chemical Name: THIOUREA, THIOCARBAMIDE
Disclosure Chemical Abstract Service Num: 62-56-6
Disclosure Qty Stored at one Time: 6
Disc. Annual Qty: 1 Measurmnt Units: LBS
Disclosure Carcinogen Indicator: Not reported
Disclosure Confidential Info Indicator: Not reported
Disclosure Storage Method: GLASS BOTTLES
Disclosure Material Safety Data Sheet: Not reported
1st Haz Categ: DELAYD HLTH HAZARD 2nd Haz Categ: Not reported

CA HMMD (Tank Data):

Tank Number: T001 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 1000 Fuel Type: UNLEADED
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: AM001 Pipe Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor: 08
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 08/11/89
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1978

Tank Number: T002 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 1000 Fuel Type: UNLEADED
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: AM002 Pipe Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Alt. Monitor: 08
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 08/11/89
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1978

Tank Number: T003 Tank Type: DOUBLE WALL
Tank Size: 500 Fuel Type: WASTE OIL
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: SU003 Pipe Type: DOUBLE WALL
Tank Alt. Monitor: Double Wall Tanks With Double Wall Piping: Continuous Leak Detection
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 01/29/90
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1985

Tank Number: T004 Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Tank Size: 280 Fuel Type: WASTE OIL
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 4 Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Alt. Monitor: Not reported
Tank Test Status: TANK TEST NOT APPLICABLE Tank Status Date: 08/11/86
Tank Insp. Status: INSPECTION NOT APPLICABLE Year Installed: 1977

Tank Number: T005 Tank Type: DOUBLE WALL
Tank Size: 550 Fuel Type: DIESEL
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 5 Pipe Type: SINGLE WALL W/ SECNDRY CNTMNT
Tank Alt. Monitor: Double Wall Tanks With Double Wall Piping: Continuous Leak Detection
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 01/29/90
Tank Insp. Status: INSPECTION DEFERRED Year Installed: 1988

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Tank Number: T006
Tank Size: 280
Tank Haz. Cat. 1: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 6
Tank Alt. Monitor: 90
Tank Test Status: TANK SYSTEM TIGHT
Tank Insp. Status: INVALID CODE
Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Fuel Type: WASTE OIL
Tank Haz. Cat. 2: Not reported
Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Status Date: 08/11/89
Year Installed: Not reported

Tank Number: T007
Tank Size: 280
Tank Haz. Cat. 1: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 1
Tank Alt. Monitor: 90
Tank Test Status: INVALID CODE
Tank Insp. Status: INVALID CODE
Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Fuel Type: WASTE OIL
Tank Haz. Cat. 2: Not reported
Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Status Date: Not reported
Year Installed: Not reported

Tank Number: T008
Tank Size: 280
Tank Haz. Cat. 1: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 1
Tank Alt. Monitor: 90
Tank Test Status: INVALID CODE
Tank Insp. Status: INVALID CODE
Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Fuel Type: WASTE OIL
Tank Haz. Cat. 2: Not reported
Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Status Date: Not reported
Year Installed: Not reported

Tank Number: T009
Tank Size: 550
Tank Haz. Cat. 1: Not reported
Tank Reg. Status: CLOSED BY REMOVAL
Tank ID: 1
Tank Alt. Monitor: 90
Tank Test Status: TANK SYSTEM TIGHT
Tank Insp. Status: INVALID CODE
Tank Type: SINGLE WALL W/O SECNDRY CNTMNT
Fuel Type: WASTE OIL
Tank Haz. Cat. 2: Not reported
Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Status Date: 01/29/90
Year Installed: Not reported

Tank Number: T010
Tank Size: 550
Tank Haz. Cat. 1: Not reported
Tank Reg. Status: PERMIT TO OPERATE
Tank ID: NT1682
Tank Alt. Monitor: Double Wall Tanks With Double Wall Piping: Continuous Leak Detection
Tank Test Status: TANK SYSTEM TIGHT
Tank Insp. Status: INVALID CODE
Tank Type: DOUBLE WALL
Fuel Type: DIESEL
Tank Haz. Cat. 2: Not reported
Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Status Date: 04/09/93
Year Installed: 1993

Tank Number: T011
Tank Size: 1000
Tank Haz. Cat. 1: Not reported
Tank Reg. Status: PERMIT TO OPERATE
Tank ID: NT1657
Tank Alt. Monitor: Double Wall Tanks With Double Wall Piping: Continuous Leak Detection
Tank Test Status: TANK SYSTEM TIGHT
Tank Insp. Status: INVALID CODE
Tank Type: DOUBLE WALL
Fuel Type: UNLEADED
Tank Haz. Cat. 2: Not reported
Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Status Date: 04/09/93
Year Installed: 1993

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Tank Number: T012 Tank Type: DOUBLE WALL
Tank Size: 1000 Fuel Type: UNLEADED
Tank Haz. Cat. 1: Not reported Tank Haz. Cat. 2: Not reported
Tank Reg. Status: PERMIT TO OPERATE
Tank ID: NT1657 Pipe Type: PIPE TYPE NOT AVAILABLE
Tank Alt. Monitor: Double Wall Tanks With Double Wall Piping: Continuous Leak Detection
Tank Test Status: TANK SYSTEM TIGHT Tank Status Date: 04/09/93
Tank Insp. Status: INVALID CODE Year Installed: 1993

CA HMMD (Waste Data):

ID Number: W001
Inspection Date: 07/28/1995
Waste Name: OFF-SPEC,AGED,SURPLUS ORGANICS Insp. Waste Qty: 55
Annual Waste Qty: 55 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: METAL DRUMS,55 GALLONS
Haz. Waste Hauler: DISPOSAL CONTROL SERVICE,
Waste Desc: OLD GAS/SMALL ENGINE
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W002
Inspection Date: 07/28/1995
Waste Name: UNSPECIFIED AQUEOUS SOL'N Insp. Waste Qty: 55
Annual Waste Qty: 55 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: METAL DRUMS,55 GALLONS
Haz. Waste Hauler: DISPOSAL CONTROL SERVICE,
Waste Desc: WASTE ANTIFREEZE
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W003
Inspection Date: 07/28/1995
Waste Name: USED BATTERIES Insp. Waste Qty: 300
Annual Waste Qty: 3000 Waste Meas. Unit: LBS
Waste Treatment: BATTERIES RECYCLED
Waste Storage: FIBER/PLSTIC BOXES,CRTNS,CASES
Haz. Waste Hauler: UNREGISTERED HAZ WST HAUL
Waste Desc: TO BRODINGS BATTERY
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W004
Inspection Date: 07/28/1995
Waste Name: UNSPEC SOLVENT MIXTURE Insp. Waste Qty: 35
Annual Waste Qty: 200 Waste Meas. Unit: LBS
Waste Treatment: RECYCLE
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: SAFETY-KLEEN
Waste Desc: SPRAY GUN CLEANER
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

ID Number: W005
Inspection Date: 07/28/1995
Waste Name: INFECTIOUS WASTE, GENERAL Insp. Waste Qty: 20
Annual Waste Qty: 500 Waste Meas. Unit: LBS
Waste Treatment: AUTOCLAVE
Waste Storage: BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Haz. Waste Hauler: NO HAULER
Waste Desc: BIOLOGY & STUDENT HEALTH
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W008
Inspection Date: 07/28/1995
Waste Name: WASTE OIL & MIXED OIL Insp. Waste Qty: 500
Annual Waste Qty: 1300 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: ABVGR TNK,STEEL 10-1000 G
Haz. Waste Hauler: ASBURY OIL CO
Waste Desc: 3 ABOVE GROUND TANKS
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W010
Inspection Date: 07/28/1995
Waste Name: HYDROCARBON SOLVENTS Insp. Waste Qty: 100
Annual Waste Qty: 500 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: SAFETY-KLEEN
Waste Desc: EIGHT UNITS
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W011
Inspection Date: 07/28/1995
Waste Name: PAINT SLUDGE Insp. Waste Qty: 200
Annual Waste Qty: 400 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: METAL DRUMS,55 GALLONS
Haz. Waste Hauler: SAFETY-KLEEN
Waste Desc: MAINTENANCE
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W013
Inspection Date: 07/28/1995
Waste Name: METAL DUST & MACHINING WASTE Insp. Waste Qty: 350
Annual Waste Qty: 350 Waste Meas. Unit: LBS
Waste Treatment: UNKNOWN
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: DISPOSAL CONTROL SERVICE,
Waste Desc: BEAD BLAST/ABSORBENT
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

ID Number: W022
Inspection Date: 07/28/1995
Waste Name: LABORATORY WASTE CHEMICALS Insp. Waste Qty: 200
Annual Waste Qty: 200 Waste Meas. Unit: LBS
Waste Treatment: UNKNOWN
Waste Storage: FIBRBRD/PLASTIC DRMS,BRLS,KEGS
Haz. Waste Hauler: DISPOSAL CONTROL SERVICE,
Waste Desc: MISC CHEMICALS
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W024
Inspection Date: 07/28/1995
Waste Name: USED OIL FILTERS Insp. Waste Qty: 500
Annual Waste Qty: 300 Waste Meas. Unit: LBS
Waste Treatment: FILTERS/METAL RECLAI
Waste Storage: METAL DRUMS,55 GALLONS
Haz. Waste Hauler: ASBURY OIL CO
Waste Desc: Not reported
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W025
Inspection Date: 07/28/1995
Waste Name: INORGANIC SOLID WASTE (OTHER) Insp. Waste Qty: 5
Annual Waste Qty: 240 Waste Meas. Unit: GAL
Waste Treatment: TREATED,THEN SEWER
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: POWERS AND HUNT CO.
Waste Desc: PHOTO FIXER/TREATMENT
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W028
Inspection Date: 07/28/1995
Waste Name: UNSPEC OIL CONTAINING WASTE Insp. Waste Qty: 4000
Annual Waste Qty: 6400 Waste Meas. Unit: GAL
Waste Treatment: RECYCLE
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: UNITED PUMPING SERVICE
Waste Desc: SUMP OIL/WATER
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

CA HMMD (Violation Data):
Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 05/07/1992
Violation Def: TANK OWNER HAS FAILED TO CONDUCT AN ANNUAL INTEGRITY TEST AS REQUIRED. HSC 25292, CCR 2643,2645

Violation ID: V002
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 05/07/1992
Violation Def: INVENTORY RECONCILIATION METHOD IS NOT PROPERLY IMPLEMENTED. CCR 2646

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Violation ID: V003
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 05/07/1992
Violation Def: PUMP DISPENSER METER NOT CALIBRATED ANNUALLY AS REQUIRED. CCR 2646(F), 2641(I)

Violation ID: V001
Violation Type: WASTE OIL & MIXED OIL Num of Occurs: 01
Inspect Date: 06/30/1993
Violation Def: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

Violation ID: V002
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 06/30/1993
Violation Def: DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5

Violation ID: V003
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 06/30/1993
Violation Def: HAZARDOUS MATERIALS HANDLER HAS NOT ESTABLISHED/IMPLEMENTED A BUSINESS PLAN HSC 25503.5

Violation ID: V004
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 06/30/1993
Violation Def: WRITTEN ROUTINE MONITORING PROCEDURE FOR THE UNDERGROUND STORAGE TANK SYSTEM HAS NOT BEEN PREPARED AND IMPLEMENTED. CCR2632(E)(1),2634(B)(2)

Violation ID: V005
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 06/30/1993
Violation Def: A MEDICAL WASTE MANAGEMENT PLAN IS NOT MAINTAINED AND/OR UPDATED ANNUALLY AS REQUIRED. SDCC 68.1201(H), 1206, HSC 25042; 52

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 07/28/1995
Violation Def: HAZARDOUS WASTE IS STORED IN EXCESS OF ALLOWABLE TIME PERIOD WITHOUT A STATE PERMIT OR WRITTEN VARIANCE CCR 66262.34

Violation ID: V002
Violation Type: GENERAL VIOLATION Num of Occurs: 02
Inspect Date: 07/28/1995
Violation Def: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

Violation ID: V003
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 07/28/1995
Violation Def: HAZARDOUS WASTE CONTAINERS ARE NOT KEPT CLOSED WHILE IN STORAGE CCR 66265.173

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Violation ID: V004
Violation Type: WASTE OIL & MIXED OIL Num of Occurs: 02
Inspect Date: 07/28/1995
Violation Def: DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5

Violation ID: V005
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 07/28/1995
Violation Def: PERSONNEL TRAINING IS NOT ADEQUATE TO ENSURE COMPLIANCE WITH HAZARDOUS WASTES/MATERIALS REGULATIONS CCR 66265.16

Violation ID: V006
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 07/28/1995
Violation Def: UNDERGROUND STORAGE TANK MONITORING/MAINTENANCE/CALIBRATION RECORDS ARE NOT MAINTAINED ON SITE. HSC 25293; CCR 2712(B), 2641(I)

Violation ID: V007
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 07/28/1995
Violation Def: RED BIOHAZARD BAGS ARE BEING USED FOR ACTIVITIES OTHER THAN BIOHAZARDOUS WASTE DISPOSAL. SDCC 68.1205(F)

Violation ID: V008
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 07/28/1995
Violation Def: GENERATOR HAS NOT MAINTAINED QUALITY CONTROL DOCUMENTATION FOR ON-SITE TREATMENT OF BIOHAZARDOUS WASTE. SDCC 68.1203,1204,HSC 25045;55;90(C)(5)

SOUTHWESTERN COLLEGE (Continued) **S100726485**

CA HMMD (Release Data):

Release Number:	001	Case Number:	T02107
Rel. Fund Source:	Federal	Rel. Hist. Name:	SOUTHWESTERN COLLEGE
Release Date:	07/11/1991	Cleanup/Abtmnt:	No
Release Wells:	No	Lead Agency Date:	08/28/1991
Specialist:	ELS	Lead Agency:	HMMD
Release Permits:	Not reported		
Regulatory Effrt:	LOW / SOIL CONTAMINATION		
Rel. Case Type:	TANK/CONTAMINATED SOIL (LOP) - tank case, soil contamination only, in LOP.		
Rel. Case Status:	Case Closed		
Rel. Case Status:	10/14/1993	Approx. Substs:	01
Substance Code:	Waste Oil		
Subst Concern:	Waste Oil		
Rel. Report Date:	07/11/1991	Rel. Confirm Date:	08/28/1991
Rel. Stop Date:	07/11/1991	Resp. Party Srch:	08/28/1991
Completed Search:	09/17/1991	Prelim Assess Dt:	08/28/1991
Completed Prelim:	09/29/1993	Prelim. Assess:	Not reported
Cleanup Start Dt:	Not reported	Feas. Study Start:	Not reported
Feas Study Compl:	Not reported	Inv. Feas. Study:	Not reported
Rem. Plan Began:	Not reported	Remed Plan Comp:	Not reported
Rem Plan Request:	Not reported	Rem Pl. Approv Dt:	Not reported
Remed Start Dt:	Not reported	Remed Comp Date:	Not reported
Remed. Action:	Not reported	Post Rem Mon Dt:	Not reported
Completed Mon:	Not reported	Post Remed Mon:	Not reported
Enforcement Act:	Yes	Enf. Act. Date:	08/28/1991
Enf. Act. Type:	Notice of Reimbursement/Local		
Rem. Act. Type:	Excavate and Dispose		
Remed Cost:	0	Fed Exempt Tank:	No
Release LOP Requirement Category:		R	
Petroleum Release:		Yes	
Excav Start Date:	Not reported	Thoms Bros:	Not reported
Rel Consultant:	Not reported	Consultant Tel:	Not reported
Consultant Contact:	Not reported		
Investig Start Dt:	Not reported	Release Impact:	Soil/Gr Water/Bldg Contam.
Release Referral:	Not reported	Cost Recovery:	Not reported

SOUTHWESTERN COLLEGE (Continued) **S100726485**

Release Number:	002	Case Number:	T02440
Rel. Fund Source:	Federal	Rel. Hist. Name:	SOUTHWESTERN COLLEGE
Release Date:	10/23/1992	Cleanup/Abtmnt:	Not reported
Release Wells:	No	Lead Agency Date:	11/10/1992
Specialist:	ELS	Lead Agency:	HMMD
Release Permits:	Not reported		
Regulatory Effrt:	LOW / SOIL CONTAMINATION		
Rel. Case Type:	TANK/CONTAMINATED SOIL (LOP) - tank case, soil contamination only, in LOP.		
Rel. Case Status:	Case Closed		
Rel. Case Status:	10/14/1993	Approx. Substs:	01
Substance Code:	Unleaded Gasoline		
Subst Concern:	Unleaded Gasoline		
Rel. Report Date:	10/23/1992	Rel. Confirm Date:	10/23/1992
Rel. Stop Date:	10/23/1992	Resp. Party Srch:	11/12/1992
Completed Search:	11/12/1992	Prelim Assess Dt:	11/12/1992
Completed Prelim:	09/20/1993	Prelim. Assess:	Not reported
Cleanup Start Dt:	Not reported	Feas. Study Start:	Not reported
Feas Study Compl:	Not reported	Inv. Feas. Study:	Not reported
Rem. Plan Began:	Not reported	Remed Plan Comp:	Not reported
Rem Plan Request:	Not reported	Rem Pl. Approv Dt:	Not reported
Remed Start Dt:	Not reported	Remed Comp Date:	Not reported
Remed. Action:	Not reported	Post Rem Mon Dt:	Not reported
Completed Mon:	Not reported	Post Remed Mon:	Not reported
Enforcement Act:	Yes	Enf. Act. Date:	11/12/1992
Enf. Act. Type:	Notice of Reimbursement/Local		
Rem. Act. Type:	Excavate and Dispose		
Remed Cost:	0	Fed Exempt Tank:	No
Release LOP Requirement Category:		Not reported	
Petroleum Release:		Yes	
Excav Start Date:	Not reported	Thoms Bros:	Not reported
Rel Consultant:	Not reported	Consultant Tel:	Not reported
Consultant Contact:	Not reported		
Investig Start Dt:	Not reported	Release Impact:	Soil/Gr Water/Bldg Contam.
Release Referral:	Not reported	Cost Recovery:	Not reported

D12 **CHULA VISTA FIRE STATION #4** **LUST** **S101335515**
NW **861 OTAY LAKES RD** **N/A**
> 1 **CHULA VISTA, CA 92010**
Lower

LUST:

Case Number:	9UT119	Cross Street:	Not reported
Reg Board:	San Diego Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Signed off, remedial action completed or deemed unnecessary		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	06/21/1993	Confirm Leak:	04/08/1986
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	09/16/1987	Monitoring:	Not reported
Close Date:	05/15/1989	Release Date:	02/14/1986

CHULA VISTA FIRE STATION #4 (Continued) **S101335515**

LUST Region 9:

Case Number:	9UT119	Release Date:	19860214
Cross Street:	Not reported	Local Agency:	37000
Substance:	GASOLINE	Qty Leaked:	Not reported
Date Found:	19860214	How Found:	Other Means
Date Stopped:	19860408	How Stopped:	Close Tank
Source:	T	Cause:	Corrosion
Lead Agency:	L		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Soil only		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Confirm Date:	19860408	Submit Workplan:	Not reported
Prelim Assess:	Not reported	Desc Pollution:	Not reported
Remed Plan:	Not reported	Remed Action:	19870916
Began Monitor:	Not reported	Closed Date:	Not reported
Enforce Type:	Not reported		
Enforce Date:	19890515		
Pilot Program:	Y	Local Case:	H04470-001
Basin Number:	909.12	Gwater Depth:	20ft
File Dispn:	File discarded, case closed		

D13 **FIRE STATION #4** **UST** **U001571027**
NW **861 OTAY LAKES RD.** **HMMD** **N/A**
> 1 **CHULA VISTA, CA 92010**
Lower

CA HMMD:

Facility ID:	H04470	Facility Tel:	691-5055
Facility Status:	Resolved SA/M case, not previous status 30		
Owner:	CITY OF CHULA VISTA - FIRE DEP	Owner Tel:	Not reported
Inspection Date:	Not reported	Mgmt Base Fee:	0.00
Inactive Indicator:	Active	Business Code:	Obsolete
Standard Ind Code:	Not reported	Permit Exp Date:	00/00
Map code/Business Plan on File:		No	
Corp Code:	03		
Fire Dept Dist:	Chula Vista	Census Tract Num:	13406
EPA ID:	Not reported	Gas Station:	Not reported
Reinspection Date:	08/88	Facility Contact:	Not reported
Inspector Name:	Not reported	Viol Notice issued:	Not reported
Last Update:	Not reported		

CA HMMD (Tank Data):

Tank Number:	T001	Tank Type:	SINGLE WALL W/O SECNDRY CNTMNT
Tank Size:	550	Fuel Type:	DIESEL
Tank Haz. Cat. 1:	Not reported	Tank Haz. Cat. 2:	Not reported
Tank Reg. Status:	CLOSED BY REMOVAL		
Tank ID:	#2	Pipe Type:	PIPE TYPE NOT AVAILABLE
Tank Alt. Monitor:	Not reported		
Tank Test Status:	TANK TEST NOT APPLICABLE	Tank Status Date:	08/11/86
Tank Insp. Status:	INSPECTION NOT APPLICABLE	Year Installed:	1964

FIRE STATION #4 (Continued) **U001571027**

CA HMMD (Release Data):

Release Number:	001	Case Number:	T00061
Rel. Fund Source:	Federal	Rel. Hist. Name:	FIRE STATION #4
Release Date:	04/08/1986	Cleanup/Abtmnt:	No
Release Wells:	No	Lead Agency Date:	04/08/1986
Specialist:	KMH	Lead Agency:	HMMD
Release Permits:	Not reported		
Regulatory Effrt:	LOW / SOIL CONTAMINATION		
Rel. Case Type:	TANK/CONTAMINATED SOIL (LOP) - tank case, soil contamination only, in LOP.		
Rel. Case Status:	Case Closed		
Rel. Case Status:	05/12/1989	Approx. Substs:	01
Substance Code:	Gasoline Unknown		
Subst Concern:	Gasoline		
Rel. Report Date:	04/08/1986	Rel. Confirm Date:	04/08/1986
Rel. Stop Date:	04/08/1986	Resp. Party Srch:	04/08/1986
Completed Search:	04/08/1986	Prelim Assess Dt:	04/08/1986
Completed Prelim:	05/12/1989	Prelim. Assess:	Not reported
Cleanup Start Dt:	Not reported	Feas. Study Start:	Not reported
Feas Study Compl:	Not reported	Inv. Feas. Study:	Not reported
Rem. Plan Began:	Not reported	Remed Plan Comp:	Not reported
Rem Plan Request:	Not reported	Rem Pl. Approv Dt:	Not reported
Remed Start Dt:	Not reported	Remed Comp Date:	Not reported
Remed. Action:	Not reported	Post Rem Mon Dt:	Not reported
Completed Mon:	Not reported	Post Remed Mon:	Not reported
Enforcement Act:	Not reported	Enf. Act. Date:	Not reported
Enf. Act. Type:	Not reported		
Rem. Act. Type:	Excavate and Dispose		
Remed Cost:	0	Fed Exempt Tank:	No
Release LOP Requirement Category:		R	
Petroleum Release:		Yes	
Excav Start Date:	09/12/1986	Thoms Bros:	Not reported
Rel Consultant:	Not reported	Consultant Tel:	Not reported
Consultant Contact:	Not reported		
Investig Start Dt:	Not reported	Release Impact:	Not reported
Release Referral:	Not reported	Cost Recovery:	Not reported

UST:

Facility ID:	33292		
Tank Num:	1	Container Num:	#2
Tank Capacity:	550	Year Installed:	1964
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	.093 inches
Leak Detection:	Stock Inventor		
Contact Name:	Not reported	Telephone:	(619) 691-5055
Total Tanks:	1	Region:	Not reported
Facility Type:	2	Other Type:	MUNICIPAL GOVERNMENT

14
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NELLCOR
2391 FENTON ST
CHULA VISTA, CA 91914

RCRIS-SQG **1000818881**
FINDS **CAD983648155**

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	NELLCOR (Continued)		**1000818881**

RCRIS:
Owner: NELLCOR INC
(510) 887-5858

Contact: AL BLAKE
(619) 482-5026

Waste	Quantity	Info Source	Waste	Quantity	Info Source
D001	.00000 (N)	Notification	F001	.00000 (N)	Notification
F002	.00000 (N)	Notification	F003	.00000 (N)	Notification

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

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15	**ARYA CLEANERS**	**RCRIS-SQG**	**1000594854**
NW	**1459 E H ST**	**FINDS**	**CAD983587387**
> 1	**CHULA VISTA, CA 91910**	**HMMD**	
Lower			

RCRIS:
Owner: SASSAM RAHIMZADEH
(415) 555-1212

Contact: SASSAN RAHIMZADEH
(619) 482-3010

Waste	Quantity	Info Source
F002	.00000 (N)	Notification

(P) = Pounds , (K) = Kilograms , (M) = Metric Tons , (T) = Tons , (N) = Not Reported

CA HMMD:

Facility ID:	H29456	Facility Tel:	482-3010
Facility Status:	Not reported		
Owner:	SAEED RAHIMZADEH	Owner Tel:	Not reported
Inspection Date:	01/26/1996	Mgmt Base Fee:	160.00
Inactive Indicator:	Active	Business Code:	Waste and Inventory
Standard Ind Code:	Not reported	Permit Exp Date:	09/30
Map code/Business Plan on File:		No	
Corp Code:	Not reported		
Fire Dept Dist:	Chula Vista	Census Tract Num:	Not reported
EPA ID:	CAD983587387	Gas Station:	2
Reinspection Date:	01/97	Facility Contact:	SASSAN RAHIMZADEH
Inspector Name:	COOK	Viol Notice issued:	1
Last Update:	Not reported		

CA HMMD (Disclosure Data):

Item Number:	D001		
Chemical Name:	PERCHLOROETHYLENE		
Disclosure Chemical Abstract Service Num:		127-18-4	
Disclosure Qty Stored at one Time:		100	
Disc. Annual Qty:	180	Measurmnt Units:	GAL
Disclosure Carcinogen Indicator:		Not reported	
Disclosure Confidential Info Indicator:		Not reported	
Disclosure Storage Method:		PROCESSING EQUIPMENT	
Disclosure Material Safety Data Sheet:		Not reported	
1st Haz Categ:	IMMED HEALTH HAZRD	2nd Haz Categ:	DELAYD HLTH HAZARD

ARYA CLEANERS (Continued) **1000594854**

CA HMMD (Waste Data):

ID Number: W002
Inspection Date: 01/26/1996
Waste Name: ORGANIC SOLIDS WITH HALOGENS Insp. Waste Qty: 120
Annual Waste Qty: 600 Waste Meas. Unit: LBS
Waste Treatment: RECYCLE
Waste Storage: PROCESSING EQUIPMENT
Haz. Waste Hauler: AAD DISPOSAL OF SD
Waste Desc: PERCHLOROETHYLENE FILTERS
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

ID Number: W003
Inspection Date: 01/26/1996
Waste Name: LIQ W HALOG ORG >OR= 1000MG/L Insp. Waste Qty: 195
Annual Waste Qty: 1400 Waste Meas. Unit: LBS
Waste Treatment: INCINERATION
Waste Storage: METAL DRUMS,30 GALLONS
Haz. Waste Hauler: SAFETY-KLEEN
Waste Desc: TETRACHLORETHYLENE/PERCH
Waste Carcinogen Indicator: Not reported
Waste Confidential Indicator: Not reported

CA HMMD (Violation Data):

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 02
Inspect Date: 06/30/1993
Violation Def: HAZARDOUS MATERIALS HANDLER HAS NOT ESTABLISHED/IMPLEMENTED A BUSINESS PLAN HSC 25503.5

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/23/1995
Violation Def: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

Violation ID: V002
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/23/1995
Violation Def: PERSONNEL TRAINING IS NOT ADEQUATE TO ENSURE COMPLIANCE WITH HAZARDOUS WASTES/MATERIALS REGULATIONS CCR 66265.16

Violation ID: V003
Violation Type: GENERAL VIOLATION Num of Occurs: 03
Inspect Date: 01/23/1995
Violation Def: HAZARDOUS MATERIALS HANDLER HAS NOT ESTABLISHED/IMPLEMENTED A BUSINESS PLAN HSC 25503.5

Violation ID: V004
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/23/1995
Violation Def: BUSINESS PLAN DOES NOT INCLUDE AN ADEQUATE EMPLOYEE TRAINING PROGRAM WITH EMERGENCY NOTIFICATION,MITIGATION&EVACUATION PROCEDURES.HSC25504(C)

ARYA CLEANERS (Continued) **1000594854**

Violation ID: V001
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/26/1996
Violation Def: HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A VALID SAN DIEGO COUNTY HEALTH PERMIT SDCC 68.905

Violation ID: V002
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/26/1996
Violation Def: GENERATOR OF HAZARDOUS WASTE HAS NOT SENT THE APPROPRIATE COPY OF THE MANIFEST TO THE CAL-EPA. CCR 66262.23(A)(4)

Violation ID: V003
Violation Type: GENERAL VIOLATION Num of Occurs: 02
Inspect Date: 01/26/1996
Violation Def: HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

Violation ID: V004
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/26/1996
Violation Def: HAZARDOUS WASTE CONTAINERS ARE NOT KEPT CLOSED WHILE IN STORAGE CCR 66265.173

Violation ID: V005
Violation Type: GENERAL VIOLATION Num of Occurs: 02
Inspect Date: 01/26/1996
Violation Def: PERSONNEL TRAINING IS NOT ADEQUATE TO ENSURE COMPLIANCE WITH HAZARDOUS WASTES/MATERIALS REGULATIONS CCR 66265.16

Violation ID: V006
Violation Type: GENERAL VIOLATION Num of Occurs: 01
Inspect Date: 01/26/1996
Violation Def: HAZARDOUS MATERIALS HANDLER HAS NOT OBTAINED A VALID SAN DIEGO COUNTY HEALTH PERMIT. SDCC 68.1105

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NNE
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Higher

2300 BOSWELL ROAD
CHULA VISTA, CA 91913

CHMIRS **S100276658**
N/A

CHMIRS:
OES Control Number: 9100232 DOT ID: 1201
DOT Hazard Class: Flammable liquid
Chemical Name: DIESEL FUEL
Extent of Release: Release Beyond Property Use of Origin
CAS Number: Not reported Quantity Released: 60
Environmental Contamination: Other Property Use: Industrial, Utility
Incident Date: 20-MAR-91 Date Completed: 20-MAR-91

17
NE
> 1
Higher

WESTERN SALT COMPANY FARM
2706 OTAY LAKES ROAD
CHULA VISTA, CA 92010

UST **U001571076**
N/A

WESTERN SALT COMPANY FARM (Continued) **U001571076**

UST:

Facility ID:	40930		
Tank Num:	1	Container Num:	RG1
Tank Capacity:	550	Year Installed:	1973
Tank Used for:	PRODUCT		
Type of Fuel:	UNLEADED	Tank Constrctn:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	M. GUZMAN	Telephone:	(619) 298-8821
Total Tanks:	2	Region:	Not reported
Facility Type:	2	Other Type:	FARM

Facility ID:	40930		
Tank Num:	2	Container Num:	RD1
Tank Capacity:	1000	Year Installed:	1959
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	M. GUZMAN	Telephone:	(619) 298-8821
Total Tanks:	2	Region:	Not reported
Facility Type:	2	Other Type:	FARM

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
BONITA	S100739612	WEST HEALTHCARE HOME	180-#100 OTAY LAKES RD	91902	HMMD	
BONITA	S100740051	SAGE L WHITE D D S	180-#206 OTAY LAKES RD	91902	HMMD	
BONITA	S100735067	SWEETWATER AUTHORITY STN 36	4750 PASEO DE LA VISTA	91902	HMMD	
BONITA	S100736288	U S WEST NEWVECTOR	PASEO DE LA VISTA	91902	HMMD	
BONITA	S100736908	PACTEL CELLULAR	4570 PASEO DE LA VISTA	91902	HMMD	
BONITA	S100737771	STEVEN H FERRIOT DDS	145 WILLOW ST 101	91902	HMMD	
CHULA VISTA	S102066291	GUNPOWDER POINT	TB 69-B3 TIDELANDS AVE		SWIS	
CHULA VISTA	S102066303	SHINOHARA II PROPERTY BURNSITE	APN 644-040-13		SWIS	
CHULA VISTA	S102066302	SHINOHARA I PROPERTY BURNSITE	APN 644-040-14		SWIS	
CHULA VISTA	S101541410	RANCHO DEL REY, SPA I	AVILA / TIERRA DEL REY		CA SLIC	
CHULA VISTA	S101403410	AMERIMEX INTERNATIONAL MEDIA	660 BAY BL 201	91910	HMMD	
CHULA VISTA	S100732532	WILLIG FREIGHT LINES	2420 BOSWELL RD	91914	HMMD	
CHULA VISTA	S100730842	FAIRLANE CLEANERS INC	386 E EAST H ST #215	91910	HMMD	
CHULA VISTA	S100738710	ROBERT D ROMERS DDS	374 E EAST H STREET 1710	91910	HMMD	
CHULA VISTA	S100737007	KIEWIT PACIFIC CO	1270 EASTLAKE PY	91915	HMMD	
CHULA VISTA	S102270721	GTE MOBILNET	1120 EASTLAKE PY #A	91915	HMMD	
CHULA VISTA	S100736011	OTAY WD EASTLAKE PUMP STATION	EASTLAKE PY	91914	HMMD	
CHULA VISTA	S100940669	NELSON & SLOAN	E END OTAY VALLEY RD		HWIS	
CHULA VISTA	A100039109	ROHR INC.	FOOT OF 'H' STREET	91910	AST	
CHULA VISTA	S100943735	ROHR COGENERATION PLANT	FOOT OF H ST GATE 66		HWIS	
CHULA VISTA	S100943738	ROHR INDUSTRIES INC	FOOT OF H ST		HWIS	
CHULA VISTA	S100732800	MCMILLIN COMMUNITY INC	609-613 FORESTER LN	91902	HMMD	
CHULA VISTA	S100736743	OTAY WD 22-3 PUMP STATION	210 GOTHAM ST	91913	HMMD	
CHULA VISTA	S101541412	US FISH AND WILDLIFE SVC	GUNPOWDER POINT		CA SLIC	
CHULA VISTA	1000595549	BONITA POINT UNOCAL	1495 E H ST	91910	RCRIS-SQG, FINDS, HMMD	
CHULA VISTA	1000818238	QUICK PORTRAIT AND COLOR LAB	358 W H ST STE 601 AND 602	91910	RCRIS-SQG, FINDS	
CHULA VISTA	S100734887	SAN DIEGO SWISS MACHINING	925 HALE PL	91913	HMMD	
CHULA VISTA	1000595591	EASTLAKE COUNTRY CLUB	1180 HUNTE PKY	91915	RCRIS-SQG, FINDS	
CHULA VISTA	S100732389	EASTLAKE COUNTRY CLUB	1180 HUNTE PY	91915	HMMD	
CHULA VISTA	S100736227	EAST LAKE COMMUNITY ASSOC	2050 LAKESHORE DR	91913	HMMD	
CHULA VISTA	1000857518	PHOENIX SYSTEMS AND TECHNOLOGIES	990 LANE AVE STE 110	91914	RCRIS-SQG	
CHULA VISTA	S100739528	KAISER EASTLAKE MEDICAL OFFICE	990 LANE AV	91914	HMMD	
CHULA VISTA	S100832989	SAN DIEGO SWISS MACHINING	990 LANE AV #120	91914	HMMD	
CHULA VISTA	S101403397	PULAU ELECTRONICS	990 LANE AV	91914	HMMD	
CHULA VISTA	S101482000	VINCENT DAVIES PROPERTY	4501 OTAY VALLEY RD	91911	Cal-Sites	
CHULA VISTA	1001085755	VONS NO 71	2250 OTAY LAKE RD	91915	RCRIS-SQG	
CHULA VISTA	S102270659	THRIFTY-PAYLESS 1 HR PHOTO	2230 OTAY LAKES RD	91915	HMMD	
CHULA VISTA	S102270660	VON'S #71 1 HR PHOTO	2250 OTAY LAKES RD	91915	HMMD	
CHULA VISTA	S102270774	EAST LAKE VILLAGE DENTAL CTR.	2260 OTAY LAKES RD #110	91915	HMMD	
CHULA VISTA	1000905399	CHEVRON STATION 93599	903 OTAY LAKE RD	91913	RCRIS-SQG, FINDS	
CHULA VISTA	S101854752	AIRTOUCH CELLULAR	10389 OTAY LAKES RD	91913	HMMD	
CHULA VISTA	S101310272	OTAY CLASS 1 LANDFILL	OTAY VALLEY RD 2 MI EAST 805	91910	WMUDS/SWAT, Ca. WDS	
CHULA VISTA	S101612637	OTAY ANNEX SANITARY LANDFILL	OTAY VALLEY RD,2MI EAST OF 805	91910	WMUDS/SWAT, Ca. WDS	

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
CHULA VISTA	S101541402	OTAY RIO BUSINESS PARK	1094 OTAY VALLEY RD		CA SLIC	
CHULA VISTA	S100736468	RANCHO DEL REY PARTNERSHIP	1227 PASEO RANCHERO	91910	HMMD	
CHULA VISTA	S101670002	VETSMART/PETSMART	820 PASEO DEL REY	91910	HMMD	
CHULA VISTA	S100735731	ROHR F ST PROPERTY	F ST	91910	HMMD	
CHULA VISTA	S100725914	ROHR INDUSTRIES INC	H ST (FOOT OF)	91910	HMMD	
CHULA VISTA	S100730706	UNIVERSITY COGENERATION INC	H ST (FOOT OF)	91910	HMMD	
CHULA VISTA	S100738421	GADDIEL CASTANON V,D.DS	401 H ST 4	91910	HMMD	
CHULA VISTA	S100738552	NICHOLAS M GISTARO DMD	549 H ST A	91910	HMMD	
CHULA VISTA	S100738555	VERNON C SANNA DDS	401 H ST 9	91910	HMMD	
CHULA VISTA	S100738618	GUY C LICHTY II DDS APC	353 H ST B	91910	HMMD	
CHULA VISTA	S100738853	GILDARDO TURULLOLS, MD	401 H ST 3	91910	HMMD	
CHULA VISTA	S100738857	DR ROBIN SMITH	353 H ST B	91910	HMMD	
CHULA VISTA	S100738900	ROBIN SMITH MD	353 H ST G	91910	HMMD	
CHULA VISTA	S100738986	PHYSICAL THERAPY	527-A H ST	91910	HMMD	
CHULA VISTA	S101854810	PHILLIP MILGRAM, M.D.	344 H ST 1402	91910	HMMD	
CHULA VISTA	S101301467	ROHR INDUSTRIES, INC	H ST (NO STREET NBR)	91910	Cortese, LUST	
CHULA VISTA	S100728697	ARCO OIL REFINING CORP	495 TELEGRAPH CANYON RD # 6138	91910	HMMD	
CHULA VISTA	S100944916	SHELL OIL CO	501 TELEGRAPH/ HALECREST		HWIS	
CHULA VISTA	S100735240	RANCHO DEL REY EMPLOYMENT PARK	TIERRA DEL REY	91910	HMMD	
CHULA VISTA	S102270773	ERNESTO E. UNDERWOOD, DDS	1040 TIERRA DEL REY #201	91910	HMMD	

GEOCHECK VERSION 2.1 ADDENDUM
STATE DATABASE WELL INFORMATION

Water Wells:

Well Within >2 Miles of Target Property (Eastern Quadrant)

Water System Information:

Prime Station Code:	14	User ID:	WAT
FRDS Number Number:	3710020018	County:	San Diego
District Number:	14	User ID:	WAT
Water Type:	Surface Water	Well Status:	Active Raw
Source Lat/Long:	323700.0 1165500.0	Precision:	1 Mile (One Minute)
Source Name:	OTAY LAKE - RAW		
Station Type:	LAKE/AMBNT		
System Number:	3710020	System Name:	CITY OF SAN DIEGO
Owner Type:	Not Reported		
Organization That Operates System:	5540 KIOWA DRIVE LA MESA 92041-2372		
Pop Served:	1200000	Connections:	234244
Area Served:	SAN DIEGO		

Well Within 1 - 2 Miles of Target Property (Southern Quadrant)

Water System Information:

Prime Station Code:	14	User ID:	WAT
FRDS Number Number:	3710020014	County:	San Diego
District Number:	14	User ID:	WAT
Water Type:	Surface Water	Well Status:	Active Treated
Source Lat/Long:	323615.6 1165818.0	Precision:	100 Feet (one Second)
Source Name:	SOUTH SAN DIEGO CLEARWELL EFFLUENT - TRT		
Station Type:	RESERVR/AMBNT/MUN/INTAKE		
System Number:	3710020	System Name:	CITY OF SAN DIEGO
Owner Type:	Not Reported		
Organization That Operates System:	5540 KIOWA DRIVE LA MESA 92041-2372		
Pop Served:	1200000	Connections:	234244
Area Served:	SAN DIEGO		

Well Within >2 Miles of Target Property (Western Quadrant)

Water System Information:

Prime Station Code:	14	User ID:	WAT
FRDS Number Number:	3710020009	County:	San Diego
District Number:	14	User ID:	WAT
Water Type:	Surface Water	Well Status:	Active Raw
Source Lat/Long:	323554.0 1170159.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	OTAY PLANT INFLUENT - RAW		
Station Type:	RESVR/AMBNT		
System Number:	3710020	System Name:	CITY OF SAN DIEGO
Owner Type:	Not Reported		
Organization That Operates System:	5540 KIOWA DRIVE LA MESA 92041-2372		
Pop Served:	1200000	Connections:	234244
Area Served:	SAN DIEGO		

GEOCHECK VERSION 2.1
PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest Well.

PWS SUMMARY:

PWS ID:	CA3700277	PWS Status:	Active	Distance from TP:	>2 Miles
Date Initiated:	June / 1977	Date Deactivated:	Not Reported	Dir relative to TP:	West
PWS Name:	SUNRISE ESTATES SUNRISE ESTATES DEERHORN VALLEY RD JAMUL, CA 92035				
Addressee / Facility Type:	System Owner/Responsible Party				
Facility Name:	SUNRISE ESTATES P O BOX 3 BONITA, CA 92002				
Facility Latitude:	32 39 28		Facility Longitude:	117 01 45	
City Served:	Not Reported:				
Treatment Class:	Untreated		Population Served:	Under 101 Persons	

Well currently has or has had major violation(s): Yes

VIOLATIONS INFORMATION:

Violation ID:	9300002	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	08/01/93	Vio. end Date:	08/31/93	Vio. Period:	1 Month
Num of required Samples:	Not Reported	Number of Samples Taken:		Not Reported	
Analysis Result:	Not Reported	Maximum Contaminant Level:		Not Reported	
Analysis Method:	Not Reported				
Violation Type:	Monitoring, Routine Major (TCR)				
Contaminant:	COLIFORM (TCR)				
Vio. Awareness Date:	093093				

Violation ID:	9300003	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	05/01/93	Vio. end Date:	06/30/93	Vio. Period:	2 Months
Num of required Samples:	Not Reported	Number of Samples Taken:		Not Reported	
Analysis Result:	Not Reported	Maximum Contaminant Level:		Not Reported	
Analysis Method:	Not Reported				
Violation Type:	Max Contaminant Level, Acute (TCR)				
Contaminant:	COLIFORM (TCR)				
Vio. Awareness Date:	073093				

ENFORCEMENT INFORMATION:

Enforcement ID	Enforcement Action Date	Enforcement Follow-up Action
9200001	04/15/91	State Public Notif Requested
9200002	04/30/92	State Tech Assistance Visit
9200003	03/01/92	State Public Notif Requested
9300002	10/10/93	State Public Notif Received
9300003	08/09/93	State Public Notif Requested

EPA Waste Codes Addendum

Code	Description
D000	NOT DEFINED
D001	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.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D004	ARSENIC
F001	THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F003	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F005	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004;

EPA Waste Codes Addendum

Code	Description
	AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
P005	ALLYL ALCOHOL
P005	2-PROPEN-1-OL
P006	ALUMINUM PHOSPHIDE (R,T)
P015	BERYLLIUM
P022	CARBON DISULFIDE
P023	ACETALDEHYDE, CHLORO-
P023	CHLOROACETALDEHYDE
P028	BENZENE, (CHLOROMETHYL)-
P028	BENZYL CHLORIDE
P030	CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED
P039	DISULFOTON
P039	PHOSPHORODITHIOIC ACID, O,O-DIETHYL S-[2-(ETHYLTHIO)ETHYL] ESTER
P041	DIETHYL-P-NITROPHENYL PHOSPHATE
P041	PHOSPHORIC ACID, DIETHYL 4-NITROPHENYL ESTER
P075	NICOTINE, & SALTS
P075	PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-, (S)-, & SALTS
P092	MERCURY, (ACETATO-O)PHENYL-
P092	PHENYLMERCURY ACETATE
P098	POTASSIUM CYANIDE
P098	POTASSIUM CYANIDE K(CN)
P106	SODIUM CYANIDE
P106	SODIUM CYANIDE NA(CN)
P113	THALLIC OXIDE
P113	THALLIUM OXIDE TL2O3
P120	VANADIUM OXIDE V2O5
P120	VANADIUM PENTOXIDE

EPA Waste Codes Addendum

Code	Description

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA/NTIS
Telephone: 703-603-8904
CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/31/96
Date Made Active at EDR: 06/03/96
Database Release Frequency: Monthly
Date of Data Arrival at EDR: 04/23/96
Elapsed ASTM days: 41
Date of Last EDR Contact: 11/04/96

ERNS: Emergency Response Notification System
Source: EPA/NTIS
Telephone: 202-260-2342
ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/30/96
Date Made Active at EDR: 11/05/96
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 08/19/96
Elapsed ASTM days: 78
Date of Last EDR Contact: 11/27/96

NPL: National Priority List
Source: EPA
Telephone: 703-603-8852
NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 06/01/96
Date Made Active at EDR: 07/17/96
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 06/25/96
Elapsed ASTM days: 22
Date of Last EDR Contact: 09/30/96

RCRIS: Resource Conservation and Recovery Information System
Source: EPA/NTIS
Telephone: 703-308-7907
RCRIS: Resource Conservation and Recovery Information System. RCRIS 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).

Date of Government Version: 07/01/96
Date Made Active at EDR: 10/09/96
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 08/07/96
Elapsed ASTM days: 63
Date of Last EDR Contact: 06/05/96

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDERAL NON-ASTM RECORDS:

CONSENT: Superfund (CERCLA) Consent Decrees
Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies
Database Release Frequency: Varies

Date of Last EDR Contact: Varies
Date of Next Scheduled EDR Contact: 09/01/95

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 703-308-7907
CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/95
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/27/96
Date of Next Scheduled EDR Contact: 12/16/96

FINDS: Facility Index System
Source: EPA/NTIS
Telephone: 703-908-2493
FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 09/30/95
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/96
Date of Next Scheduled EDR Contact: 01/06/97

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/95
Database Release Frequency: Annually

Date of Last EDR Contact: 10/28/96
Date of Next Scheduled EDR Contact: 01/27/97

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 02/13/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/15/96
Date of Next Scheduled EDR Contact: 01/13/97

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 205-564-4267
NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/96
Date of Next Scheduled EDR Contact: 02/24/97

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-260-3992
PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/94
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 08/21/96
Date of Next Scheduled EDR Contact: 02/17/97

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/95
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

ROD: Records Of Decision
Source: NTIS
Telephone: 703-416-0703
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 12/02/96
Date of Next Scheduled EDR Contact: 03/03/97

TRIS: Toxic Chemical Release Inventory System
Source: EPA/NTIS
Telephone: 202-260-2320
TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92
Database Release Frequency: Annually
Date of Last EDR Contact: 09/11/96
Date of Next Scheduled EDR Contact: 12/30/96

TSCA: Toxic Substances Control Act
Source: EPA/NTIS
Telephone: 202-260-1444
TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 01/31/95
Database Release Frequency: Annually
Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM RECORDS:

BEP: Bond Expenditure Plan
Source: Department of Health Services
Telephone: 916-255-2118
BEP: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CAL-SITES (AWP): Annual Workplan
Source: California Environmental Protection Agency
Telephone: 916-323-3400
CAL-SITES (AWP): Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 06/30/95
Date Made Active at EDR: 03/06/96
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/02/96
Elapsed ASTM days: 33
Date of Last EDR Contact: 11/25/96

CAL-SITES (ASPIS): Calsites
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
CAL-SITES (ASPIS): Known and Potential Hazardous Waste Sites. CAL-SITES, formerly ASPIS, contains both known and potential hazardous substance sites.

Date of Government Version: 04/12/96
Date Made Active at EDR: 06/06/96
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/06/96
Elapsed ASTM days: 31
Date of Last EDR Contact: 10/09/96

CHMIRS: California Hazardous Material Incident Report System
Source: Office of Emergency Services
Telephone: 916-464-3277
CHMIRS: California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94
Date Made Active at EDR: 04/24/95
Database Release Frequency: Annually

Date of Data Arrival at EDR: 03/13/95
Elapsed ASTM days: 42
Date of Last EDR Contact: 09/03/96

CORTESE: Cortese
Source: CAL EPA/Office of Emergency Information
Telephone: 916-327-1848
CORTESE: Identified Hazardous Waste and Substance Sites. The database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration.

Date of Government Version: 12/31/94
Date Made Active at EDR: 04/04/95
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/23/95
Elapsed ASTM days: 71
Date of Last EDR Contact: 11/05/96

LUST: Leaking Underground Storage Tank Information System
Source: State Water Resources Control Board
Telephone: 916-445-6532
LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/96
Date Made Active at EDR: 11/27/96
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/23/96
Elapsed ASTM days: 35
Date of Last EDR Contact: 10/18/96

NOTIFY 65: Proposition 65
Source: State Water Resources Control Board
Telephone: 916-657-0696
NOTIFY 65: Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/28/96

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-255-2248
SWF/LF (SWIS): Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/04/96
Date Made Active at EDR: 10/24/96
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 09/09/96
Elapsed ASTM days: 45
Date of Last EDR Contact: 11/04/96

TOXIC PITS: Toxic Pits
Source: State Water Resources Control Board
Telephone: 916-227-4364
TOXIC PITS: Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/12/96

CA UST:

UST: Hazardous Substance Storage Container Database
Source: State Water Resources Control Board
Telephone: 916-227-4319
UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/28/96

FID: Facility Inventory Database
Source: California Environmental Protection Agency
Telephone: 916-445-6532
The Facility Inventory Database (FID) contains active and inactive underground storage tank locations from the State Water Resource Control Board.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 10/04/96

WMUDS/SWAT: Waste Management Unit Database
Source: State Water Resources Control Board
Telephone: 916-892-0323
WMUDS/SWAT: Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 09/06/96
Date Made Active at EDR: 10/24/96
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 09/09/96
Elapsed ASTM days: 45
Date of Last EDR Contact: 09/06/96

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA NON-ASTM RECORDS:

AST: Aboveground Petroleum Storage Tank Facilities
Source: State Water Resources Control Board
Telephone: 916-227-4364
AST: Registered Aboveground Storage Tanks.

Date of Government Version: 08/29/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/12/96
Date of Next Scheduled EDR Contact: 02/10/97

HAZNET: Hazardous Waste Information System
Source: California Environmental Protection Agency
Telephone: 916-324-0659
HAZNET: Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data from non-California manifests and continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/93
Database Release Frequency: Annually

Date of Last EDR Contact: 10/10/96
Date of Next Scheduled EDR Contact: 01/20/97

SOUTH BAY: South Bay Site Management System
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-576-2220
SOUTH BAY: Groundwater pollution cases in the Santa Clara Valley where the regulatory lead is the San Francisco Bay Regional Water Quality Control Board.

Date of Government Version: 05/31/95
Database Release Frequency: Annually

Date of Last EDR Contact: 08/28/96
Date of Next Scheduled EDR Contact: 11/25/96

WDS: Waste Discharge System
Source: State Water Resources Control Board
Telephone: 916-657-1701
WDS: Sites which have been issued waste discharge requirements.

Date of Government Version: 08/01/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/25/96
Date of Next Scheduled EDR Contact: 02/24/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CALIFORNIA COUNTY RECORDS

CONTRA COSTA COUNTY:

Site List
Source: Contra Costa Health Services Department
Telephone: 510-646-2286

Date of Government Version: 08/01/96
Database Release Frequency: N/A

Date of Last EDR Contact: 11/13/96
Date of Next Scheduled EDR Contact: 02/10/97

KERN COUNTY:

Sites & Tanks Listing
Source: Kern County Environment Health Services Department
Telephone: 805-862-8700
Kern County Sites & Tanks Listing.

Date of Government Version: 06/10/94
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/15/96
Date of Next Scheduled EDR Contact: 01/13/97

LOS ANGELES COUNTY:

Street Number List
Source: Department of Public Works
Telephone: 818-458-3517
HMS: Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 06/27/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/96
Date of Next Scheduled EDR Contact: 12/23/96

List of Solid Waste Facilities
Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 06/28/94
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/96
Date of Next Scheduled EDR Contact: 02/24/97

Site Mitigation Complaint Control Log
Source: Community Health Services
Telephone: 213-890-7806
Los Angeles County Site Mitigation Log.

Date of Government Version: 08/21/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/25/96
Date of Next Scheduled EDR Contact: 02/24/97

MARIN COUNTY:

UST - Currently Permitted
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 07/01/96
Database Release Frequency: N/A

Date of Last EDR Contact: 11/12/96
Date of Next Scheduled EDR Contact: 02/10/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NAPA COUNTY:

Sites With Reported Contamination
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 08/22/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/27/96
Date of Next Scheduled EDR Contact: 12/23/96

Closed and Operating Underground Storage Tank Sites
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 10/09/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/27/96
Date of Next Scheduled EDR Contact: 12/23/96

ORANGE COUNTY:

List of Industrial Site Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Industrial Site Cleanups.

Date of Government Version: 07/11/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

List of Underground Storage Tank Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/29/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

List of Underground Storage Tank Facilities
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/31/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

PLACER COUNTY:

Master List of Facilities
Source: Placer County Health & Human Services
Telephone: 916-889-7335
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/08/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/30/96
Date of Next Scheduled EDR Contact: 12/30/96

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/17/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 01/27/97

Tank List
Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 10/16/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 01/27/97

SACRAMENTO COUNTY:

Toxisite Cleanup Program - Site Specific Report
Source: Sacramento County Environmental Management
Telephone: 916-386-7681

Date of Government Version: 07/15/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/17/96
Date of Next Scheduled EDR Contact: 12/16/96

Regulatory Compliance Master List
Source: Sacramento County Environmental Management
Telephone: 916-386-7681
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 10/04/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/17/96
Date of Next Scheduled EDR Contact: 12/16/96

SAN BERNARDINO COUNTY:

DEHS Permit System Print-Out By Location
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/23/96
Database Release Frequency: Monthly

Date of Last EDR Contact: 09/17/96
Date of Next Scheduled EDR Contact: 12/16/96

SAN DIEGO COUNTY:

Solid Waste Facilities
Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 11/08/95
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/04/96
Date of Next Scheduled EDR Contact: 12/02/96

Hazardous Materials Management Division Database
Source: Hazardous Materials Management Division
Telephone: 619-338-2268
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment "H" permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/02/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/18/96
Date of Next Scheduled EDR Contact: 02/17/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN FRANCISCO COUNTY:

Local Oversite Facilities
Source: Department Of Public Health San Francisco County
Telephone: 415-554-3441

Date of Government Version: 07/18/96
Database Release Frequency: N/A

Date of Last EDR Contact: 11/18/96
Date of Next Scheduled EDR Contact: 02/17/97

Active Underground Report City and County of San Francisco
Source: Department of Public Health
Telephone: 415-554-3441

Date of Government Version: 09/13/96
Database Release Frequency: N/A

Date of Last EDR Contact: 11/18/96
Date of Next Scheduled EDR Contact: 02/17/97

SAN MATEO COUNTY:

Business Inventory
Source: San Mateo County Environmental Health Services Division
Telephone: 415-363-1921

Date of Government Version: 01/15/96
Database Release Frequency: N/A

Date of Last EDR Contact: 11/18/96
Date of Next Scheduled EDR Contact: 02/17/97

Fuel Leak List
Source: San Mateo County Environmental Health Services Division
Telephone: 415-363-1921

Date of Government Version: 07/15/96
Database Release Frequency: N/A

Date of Last EDR Contact: 11/18/96
Date of Next Scheduled EDR Contact: 02/17/97

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report
Source: Santa Clara Valley Water District
Telephone: 408-927-0710

Date of Government Version: 10/01/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/96
Date of Next Scheduled EDR Contact: 01/06/97

SOLANO COUNTY:

Leaking Undergroung Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 09/05/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 07/02/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/16/96
Date of Next Scheduled EDR Contact: 12/16/96

SONOMA COUNTY:

LUST Sites
Source: Sonoma County Public Health Department
Telephone: 707-525-6565

Date of Government Version: 05/10/96
Database Release Frequency: N/A

Date of Last EDR Contact: 09/26/96
Date of Next Scheduled EDR Contact: 12/23/96

SUTTER COUNTY:

Underground Storage Tanks
Source: Sutter County Department of Agriculture
Telephone: 916-741-7504

Date of Government Version: 08/15/96
Database Release Frequency: N/A

Date of Last EDR Contact: 10/15/96
Date of Next Scheduled EDR Contact: 01/13/97

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
BWT: The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/05/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/96
Date of Next Scheduled EDR Contact: 12/23/96

Listing of Underground Tank Cleanup Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/01/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/96
Date of Next Scheduled EDR Contact: 12/23/96

List of Operating UGT Sites & Underground Tank Closed Sites List
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/01/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/96
Date of Next Scheduled EDR Contact: 12/23/96

Inventory of Illegal Abandoned and Inactive Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 03/31/96
Database Release Frequency: Annually

Date of Last EDR Contact: 09/03/96
Date of Next Scheduled EDR Contact: 12/02/96

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST Region 1: Active Toxic Site Investigation
Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 08/01/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/03/96
Date of Next Scheduled EDR Contact: 12/02/96

LUST Region 2: Fuel Leak List
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-1269

Date of Government Version: 08/27/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/96
Date of Next Scheduled EDR Contact: 12/23/96

LUST Region 3: LUSTIS Database
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 08/20/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/25/96
Date of Next Scheduled EDR Contact: 02/24/97

LUST Region 4: Underground Storage Tank Leak List
Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-7500

Date of Government Version: 10/17/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/96
Date of Next Scheduled EDR Contact: 01/06/97

LUST Region 5: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3000

Date of Government Version: 08/04/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/26/96
Date of Next Scheduled EDR Contact: 01/13/97

LUST Region 6L: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-544-3481

Date of Government Version: 04/01/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/12/96
Date of Next Scheduled EDR Contact: 12/16/96

LUST Region 6V: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 619-241-6583

Date of Government Version: 07/10/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/15/96
Date of Next Scheduled EDR Contact: 01/13/97

LUST Region 7: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 619-346-7491

Date of Government Version: 04/08/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/02/96
Date of Next Scheduled EDR Contact: 03/03/97

LUST Region 8: (LUSTIS) Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4130

Date of Government Version: 10/01/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/15/96
Date of Next Scheduled EDR Contact: 01/13/97

LUST Region 9: Leaking Underground Storage Tank Report
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2952

Date of Government Version: 02/29/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/96
Date of Next Scheduled EDR Contact: 12/09/96

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC Region 1: Active Toxic Site Investigations
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 08/01/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/03/96
Date of Next Scheduled EDR Contact: 12/02/96

SLIC Region 2: North and South Bay Slic Report
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-1255

Date of Government Version: 10/16/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/96
Date of Next Scheduled EDR Contact: 12/23/96

SLIC Region 3: Active Slic Cases
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 08/20/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/25/96
Date of Next Scheduled EDR Contact: 02/24/97

SLIC Region 4: SLIC Sites
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-7544

Date of Government Version: 07/01/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/96
Date of Next Scheduled EDR Contact: 01/06/97

SLIC Region 5: SLIC List
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 08/01/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/29/96
Date of Next Scheduled EDR Contact: 02/27/97

SLIC Region 8: SLIC List
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4130

Date of Government Version: 02/28/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/17/96
Date of Next Scheduled EDR Contact: 01/13/97

SLIC Region 9: Nurds/Nugtank
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2980

Date of Government Version: 07/05/95
Database Release Frequency: Annually

Date of Last EDR Contact: 09/10/96
Date of Next Scheduled EDR Contact: 12/09/96

Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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DELISTED NPL: Delisted NPL Sites
Source: EPA
Telephone: 703-603-8769
DELISTED NPL: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

NFRAP: No Further Remedial Action Planned
Source: EPA/NTIS
Telephone: 703-416-0702
NFRAP: As of February 1995, CERCLIS sites designated "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.

FRDS: Federal Reporting Data System
Source: EPA/Office of Drinking Water
Telephone: 202-260-2805
FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels (MCL's), and other requirements of the Safe Drinking Water Act of 1986.

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals who, due to their fragile immune systems, are deemed to be especially sensitive to environmental discharges. These typically include the elderly, the sick, and children. While the exact location of these sensitive receptors cannot be determined, EDR indicates those facilities, such as schools, hospitals, day care centers, and nursing homes, where sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Water Dams: National Inventory of Dams
Source: Federal Emergency Management Agency
Telephone: 202-646-2801
WATER DAMS: National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

Earthquake Fault Lines in California: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

APPENDIX B

Looking Southeast Down Otay Lakes Road Toward Northern Portion of Site

Northern Portion of Site, looking Northeast Toward Eastlake

Northern Portion of Site, Disked for Planting

Southern Portion of Site, Looking Southwest

APPENDIX C

REFERENCES

Documents

Environmental Protection Agency:
- National Priorities List
- CORRACTS List
- RCRA TSDF List
- CERCLIS List
- RCRA Notifiers List
- Federal Superfund Liens
- Facility Index System List
- Emergency Response Notification System (ERNS)

California Department of Toxic Substance Control:
- Annual Work Plan (AWP) Sites
- Calsites
- Hazardous Waste Information System (HWIS)
- Proposition 65 Sites List

California State Office of Planning and Research:
- Hazardous Waste and Substances Sites List (Cortese)

California Integrated Waste Management Board:
- Solid Waste Information System (SWIS)

State Water Resources Control Board:
- Hazardous Substance Storage Container Information List
- NPDES Permit List

Regional Water Quality Control Board (San Diego Region):
- Fuel Leaks List

County of San Diego Engineering Department
- Flood Information

County of San Diego Zoning Department
- Current Zoning Map
- Historical Zoning Map

County of San Diego Cartography Department
- Aerial Photographs

San Diego County Assessor's Office
Current Property Ownership Records
Historical Property Ownership Records

Environmental Data Resources
Regulatory Lists

Soil Survey of San Diego County, California

National City, Jamul Mountains, Imperial Beach and Otay Mesa 7.5 minute USGS Topographic Maps

Geology of California, 2nd Edition, Robert M. Norris, Robert W. Webb; John Wiley & Sons, New York, 1990

Geology of Southern California, Bulletin 170, California Division of Mines and Geology

Geology and Mineral Wealth of the California Transverse Ranges, Donald L. Fife and John A. Minch, editors, South Coast Geological Society, Santa Ana, 1982

Geology Underfoot in Southern California, Robert P. Sharp and Allen F. Glazner, Mountain Press, Missoula, MT, 1993

Fault-Rupture Hazard Zones in California, Earl Hart, California Division of Mines and Geology, rev. 1994

The Merck Index, Susan Budavari, Editor, Merck & Company, Rahway, NJ 1989

Toxics, John Harte, et al, University of California Press, Berkeley, CA 1991

Information Sources

Governmental

County of San Diego

California Code of Regulations, Title 22, Section 12000

On-Site

Telephone Interviews

Jerry Adams

APPENDIX D

P&D Environmental Services
A Division of P&D Consultants, Inc.
1100 Town & Country Road
Suite 300
Orange, CA 92668
FAX (714) 953-6989
(714) 835-4447

A Consoer Townsend Envirodyne Engineers Company

December 31, 1996

Bob Pletcher
McMillin Companies
2727 Hooover Avenue
National City, California 91950

Subject: **Proposal to Perform Phase I Environmental Site Assessment**
Village Properties
Otay Ranch
Chula Vista/San Diego County, California 91910

Dear Mr. Pletcher:

P&D Environmental Services is pleased to submit this proposal to conduct Phase I environmental site assessment at the subject property. We understand that the site consists of approximately 1,030 acres of undeveloped land.

The general purpose of the assessment will be to determine what environmental impairments may be present on the property, whether the result of current or past activities on or near the site. We endeavor to meet the criteria for "due diligence" as described in the Federal Superfund law and to meet the criteria of the American Society for Testing and Materials Standard Practice E1527-96.

Specifically, the scope of services will include:

Identification of the property location and the city and county which have jurisdiction over the property;

Identification of current ownership of the property;

Development of an environmental history of the property including any agricultural, industrial, manufacturing or other operations which may have involved the presence of petroleum or hazardous substances on the property. Sources of information may include title searches (if authorized), plat plans, building records, tenant lists, city and crisscross directories, fire insurance maps, aerial photograph review, interviews with persons knowledgeable of the

site, and interviews with hazardous materials response personnel concerning on site spills or releases of petroleum or hazardous substances;

Review and evaluate topographic, geologic and hydrogeologic literature to establish surface and subsurface conditions, including groundwater depth and water quality, if available;

Conduct a detailed visual site inspection to document the present condition of the site with respect to the current or past use of petroleum or hazardous substances on the site, including the presence of above or below ground tanks, electrical equipment that may contain polychlorinated biphenyl (PCB) oil, drainage patterns onto and leaving the site, septic systems, impoundments, sumps and other conditions that may create the risk of environmental liability or impairment;

If petroleum or hazardous substances are or have been used on site, review management practices for the materials, including generation, use, storage, treatment, recycling and disposal; inventory all acutely hazardous materials and other hazardous materials in containers larger than five gallons; review Materials Safety Data Sheets (MSDS's) and disposal (RCRA) permits;

Identify adjoining property usage and evaluate their potential for adversely affecting the subject site, including the review of aerial photographs of adjacent and nearby properties;

Review records from federal, state, regional and local agencies to determine if current or previous land uses or property improvements could have generated hazardous substances or petroleum, determine the current regulatory status and determine if nearby properties may be hazardous sites with the potential to affect subject site. Where there are duplicative federal and state lists we will review the most updated.

The following data bases will examined for listed sites within a one mile radius of subject site:

National Priority List (NPL)

RCRA Corrective Action Sites (CORRACTS)

State "Superfund" list

The following data bases will be examined for listed sites within a one half mile radius of subject site:

Facilities permitted under the Resource Conservation and Recovery Act (RCRA) for Treatment, Storage or Disposal of hazardous wastes (TSDF)

Sites investigated under the Comprehensive Environmental Response, Cleanup and Liability Act Program (CERCLIS) and state equivalents;

Leaking Underground Storage Tanks (LUST)

County Leaking Tank, Landfills and Waste Disposal Facilities (where available)

The following data bases will be examined for listed sites for the subject site and adjoining sites:

Registered Underground Storage Tanks (UST)

Hazardous Waste Generators (RCRA)

Emergency Response Notification System (ERNS)

Prepare three copies of a report documenting the findings of the environmental assessment including an executive summary and our conclusions as to whether the property is or is not environmentally impaired or whether additional information needs to be obtained. The report will also include:

A statement of the scope of the assessment;

A legal and geological description of the property;

Location maps and site maps;

A description of the site history;

The results of the records reviews;

The results of the site and area reconnaissances;

A description of hazardous substances storage and hazardous waste management practices;

A brief description of the aerial photographs reviewed;

Records of communication;

Conclusions.

APPENDIX E

Thomas J. McKerr
P&D Consultants

Partial Resume

Active in the environmental field since 1971, a responder and Federal On-Scene Coordinator for hazardous materials spills on land and water, has managed RCRA facility closures, TSDF permitting, soil and groundwater investigations and remediation projects and provides client regulatory advice and strategy to assist clients in coping with changes in the regulatory matrix.

- Conducted and/or served as Project Manager for in excess of 2,500 Phase I, II and III environmental assessments and audits, including multiple site projects. Participating member of the ASTM Committee drafting national Phase I standards.

- Project Manager for remedial investigation/feasibility study portion of groundwater contamination site in Pennsylvania (now a Superfund site). The site was the result of injecting plating wastes and chlorinated solvents into aquifers. Conducted historical research into past uses of the site and nearby sites, located and investigated old wells on site, supervised pump and slug tests, developed public information, and conducted public hearings.

- Project Manager for remediation of numerous petroleum contaminated soil and groundwater sites. Methods included vapor extraction (internal combustion engine and carbon canister), pump and treat (internal combustion engine, air strippers, ozone destruction and carbon canister) and bioventing/bioremediation.

- Conducted numerous preliminary and comprehensive asbestos lead-based paint surveys in commercial, medical, industrial and residential sites. Developed operations and maintenance plans and abatement specifications. Supervised abatement projects.

California Registered Environmental Assessor 00404
California Certified Asbestos Consultant 92-0027
Interim Certified Lead Inspector and Risk Assessor I-1382
California General Engineering "A" Contractor 672309

Air & Waste Management Association
International Right-of-Way Association
ASTM Committee E50 (Environmental Site Assessments and Asbestos Evaluations)
ASTM Committee D34 (Waste Management)

APPENDIX F

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 19, 20, 21 AND 22 OF OTAY RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900.

EXCEPTING THEREFROM THAT PORTION CONVEYED AS PARCEL 3 IN AMENDED COMPLAINT IN CONDEMNATION CIVIL NO. 79-0907-N, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 15, 1980 AS FILE NO. 80-137651 OF OFFICIAL RECORDS.

PARCEL B:

QUARTER SECTION 12 AND FRACTIONAL QUARTER SECTION 13 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 1, 1869.

PARCEL C:

ALL THAT PORTION OF QUARTER SECTION 11 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, LYING SOUTHEASTERLY OF THE CENTER LINE OF OTAY LAKES ROAD, AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 27, 1933 IN BOOK 233, PAGE 468 OF OFFICIAL RECORDS AND OF THE CENTER LINE OF TELEGRAPH CANYON ROAD AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED DECEMBER 8, 1961 AS FILE NO 213092 OF OFFICIAL RECORDS (ROAD SURVEY NO. 1068).

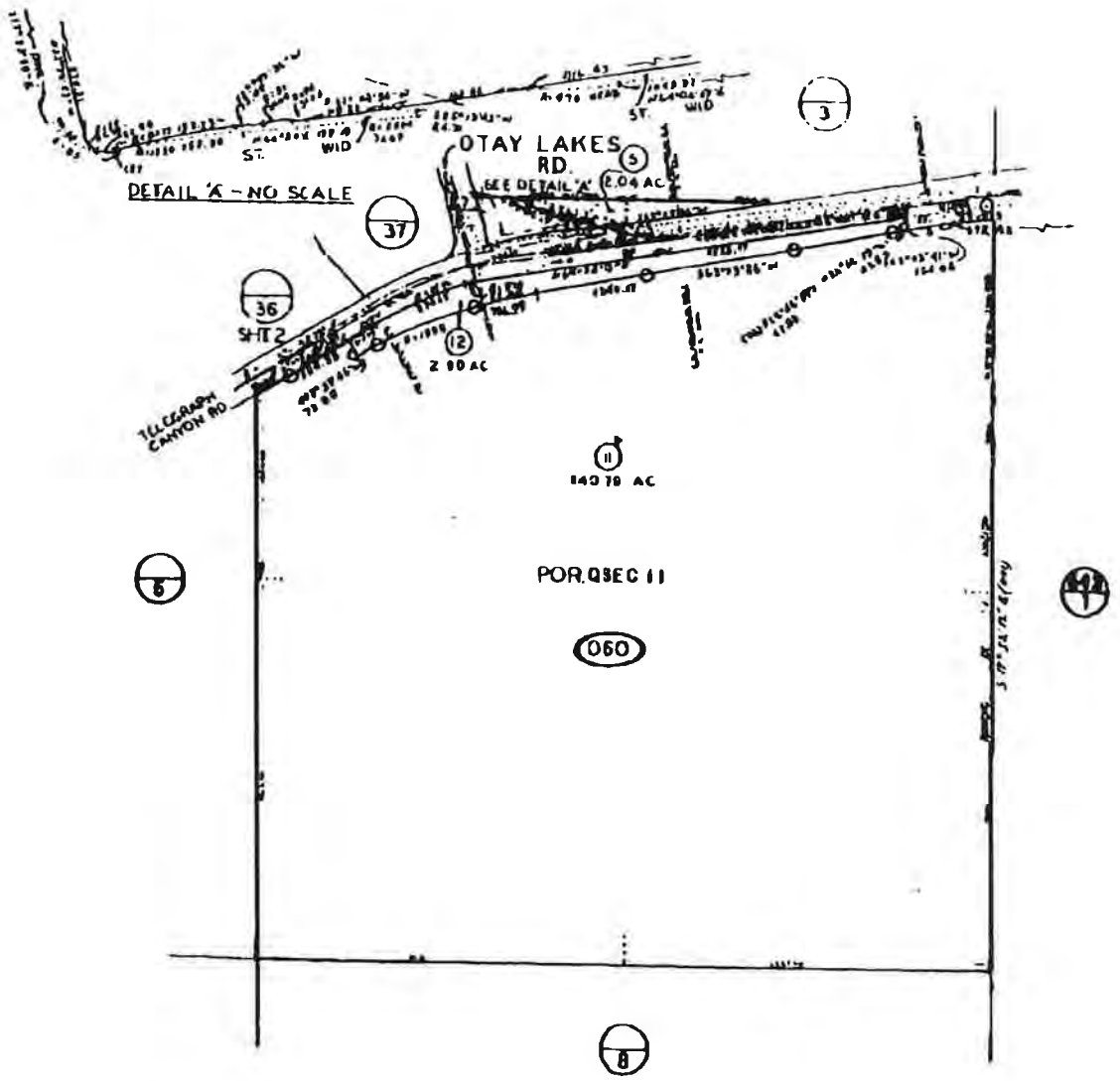
EXCEPTING THEREFROM THAT PORTION LYING WITHIN TELEGRAPH CANYON ROAD AS DESCRIBED IN PARCEL NO. 66141-A IN DEED RECORDED APRIL 18, 1967 AS FILE NO. 53304 OF OFFICIAL RECORDS.

ALSO, EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS PARCEL 1 IN FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 5, 1990 AS FILE NO. 90-064524, AND AS PARCEL 4 IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 23, 1990 AS FILE NO. 90-218303, BOTH OF OFFICIAL RECORDS.

ALSO, EXCEPTING THEREFROM, THAT PORTION CONVEYED TO THE CITY OF SAN DIEGO BY DOCUMENT RECORDED NOVEMBER 28, 1990 AS FILE NO. 90-634649 OF OFFICIAL RECORDS.

01

643-060



643-06

7-15-31 VK

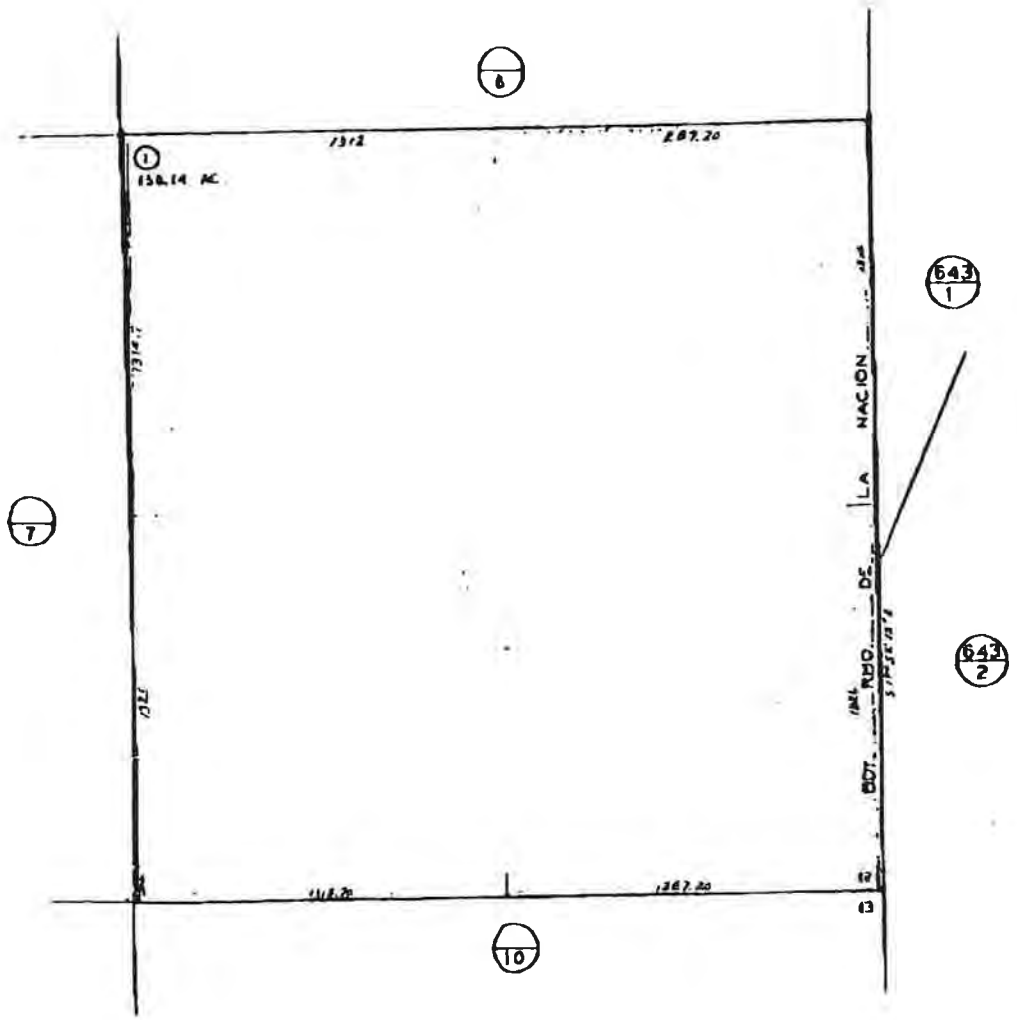
CHANGES

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 643 PAGE 06 MAPPED FOR ASSESSMENT PURPOSES ONLY

MAP 168 (M 815) - RHO DE LA NACION - QSEC 11
ROS 8723, 11960

642-000

642-08.



CHANGES				
BLK	OLD	NEW	TR	CUT

4-13-81 JK

MAP 166 (815)-RHO DE LA NACION - QSEC 12
ROS 8723

642-10

642-100

CHANGES

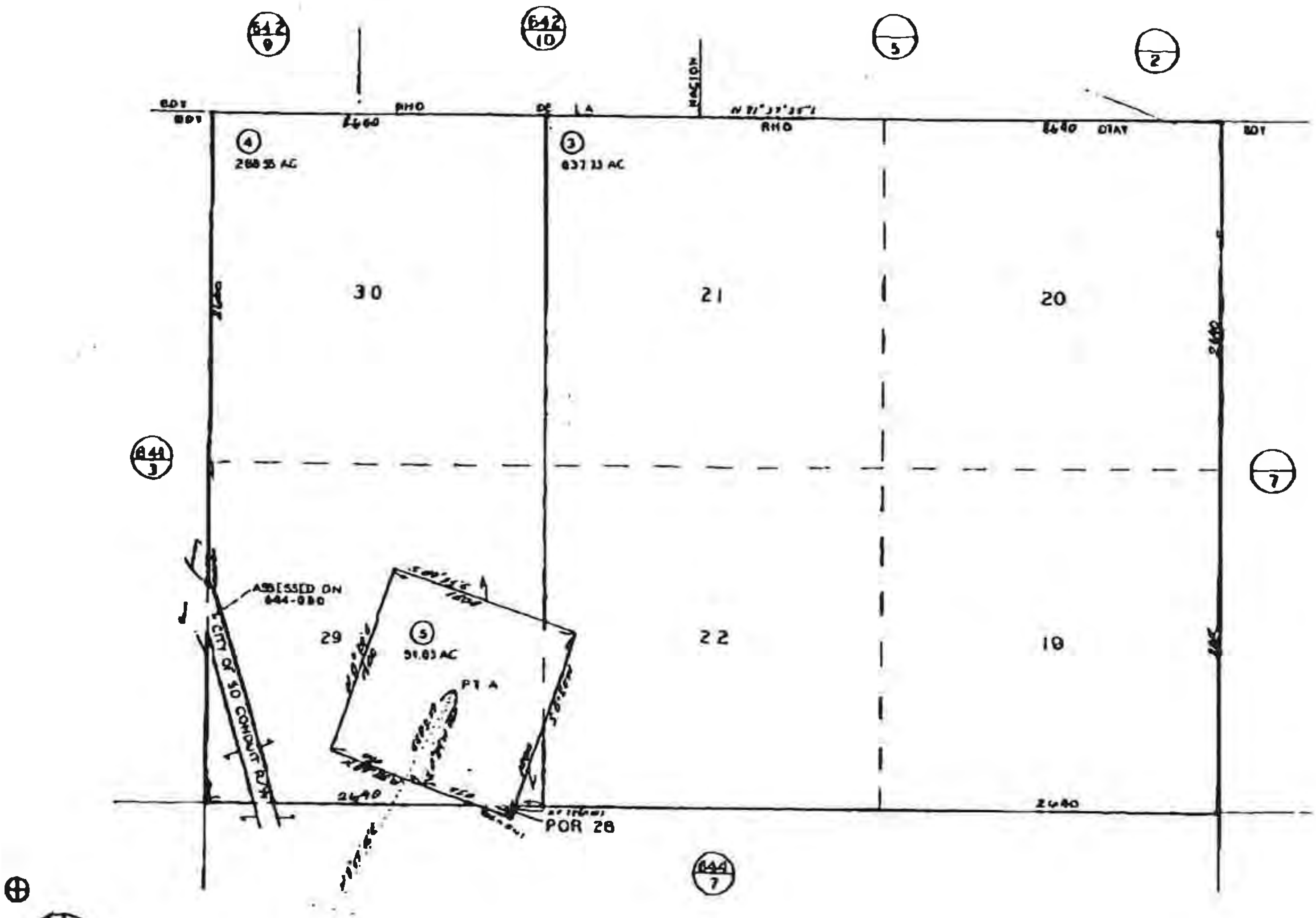
BLK	OLD	NEW	YR	CUT

BDY ..... RHO. ..... DE ..... LA ..... NACION

BDY. RHO. OTAY

MAP 168 (815) - RHO DE LA NACION - QSEC 13
ROS 8723

643-06



3-14-96

CHANGES

BLK	OLD	NEW	YR	CUT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SAN DIEGO COUNTY ASSESSOR'S MAP

MAP 862 - OTAY RANCH
ROS 8723, 12371

- PARCEL A
- PARCEL B
- PARCEL C

Commonwealth

This plat is provided for information only. Although the information on this plat is part of the official records, the accuracy of that information is not guaranteed by this company. This plat is not to be considered as being a part of the policy, report, binder, guarantee or other product

643-060

TYPE OF POLICY TO BE ISSUED: A CLTA Owners Policy

1. Name of party in whose favor an estate, interest or lien is to be created:

a purchaser from the vestee shown in Paragraph 3 of this Schedule A

2. The estate or interest in the land described or referred to herein is:

A FEE

3. Title to said estate or interest covered at the date hereof is vested in:

West Coast Land Fund, L.P., a Delaware limited partnership, doing business in California as WCLF, L.P.

4. The land referred to herein is described as follows:

Parcel A:

Lots 19, 20, 21 and 22 of Otay Rancho, in the County of San Diego, State of California, according to Map thereof No. 862, filed in the Office of the County Recorder of San Diego County, February 7, 1900.

EXCEPTING THEREFROM that portion conveyed as Parcel 3 in amended complaint in condemnation Civil No. 79-0907-N, recorded in the Office of the County Recorder of San Diego County, January 15, 1980 as File No. 80-137651 of Official Records.

972979.4

Parcel B:

Quarter Section 12 and fractional Quarter Section 13 of Rancho De La Nacion, in the County of San Diego, State of California, according to Map thereof No. 166, by Morrill filed in the Office of the County Recorder of San Diego County, May 1, 1869.

Parcel C:

All that portion of quarter Section 11 of Rancho De La Nacion, in the County of San Diego, State of California, according to Map thereof No. 166 made by Morrill on file in the Office of the Recorder of San Diego County, lying Southeasterly of the center line of Otay Lakes Road, as described in deed to the County of San Diego, recorded September 27, 1933 in Book 233, Page 468 of Official Records and of the center line of Telegraph Canyon Road as granted to the County of San Diego in deed recorded December 8, 1961 as File No. 213092 of Official Records (Road Survey No. 1068).

EXCEPTING THEREFROM that portion lying within Telegraph Canyon Road as described in Parcel No. 66141-A in deed recorded April 18, 1967 as File No. 53304 of Official Records.

Also, excepting therefrom, that portion described as Parcel 1 in Final Order of Condemnation recorded February 5, 1990 as File No. 90-064524, and as Parcel 4 in Final Order of Condemnation recorded April 23, 1990 as File No. 90-218303, both of Official Records.

Also, excepting therefrom, that portion conveyed to the City of San Diego by document recorded November 28, 1990 as File No. 90-634649 of Official Records.

Situs:OTAY LAKES RD, CHULA VISTA CA

Use:VACANT LAND (NEC)

:642-060-11-00 Tax Rate Area:63-080 Assd Land:$2,225,000
nty:SAN DIEGO CA Property Tax :$26,913.28 Assd Imp :
sus: Total Val:$2,225,000
Pg :70-F4 Exemption : Assd Year:96
Pg :1311-D6 %Improved:

er :WEST COAST LAND FUND LP
l :1999 AVENUE OF THE STARS;LOS ANGELES CA 90067-6022 C049

	Last Sale	Prior Sale	
nsfer Date:	08/26/96	08/13/93	Bldg/Lvarea:
ument #	:431649	530390	Yrblt/Eff :
ument Type:	TRUSTEE'S DEED		# Stories :
ce	:$13,000,000U		# Units :
st TD	:		# Buildings:
ance	:		
ior TD's	:		
ler	:COMMONWEALTH LAND TITLE (		

nty Use:863 Lot Size :A140.79
g Class: Lot Area :6,132,812
Zone :

e Inf :
Lease :

Park Type :
Park Spaces:

al :TR166/QSEC 11 EX DOC90-634649 LY S OF RS 1086-65 558 IN

Situs:, CHULA VISTA CA

Use:VACANT LAND (NEC)

:642-080-01-00 Tax Rate Area:63-077 Assd Land:$2,446,000
nty:SAN DIEGO CA Property Tax :$29,631.26 Assd Imp :
sus: Total Val:$2,446,000
Pg :70-F5 Exemption : Assd Year:96
Pg :1331-D1 %Improved:

er :WEST COAST LAND FUND LP
l :1999 AVENUE OF THE STARS;LOS ANGELES CA 90067-6022 C049

	Last Sale	Prior Sale	
nsfer Date:	08/26/96	08/13/93	Bldg/Lvarea:
ument #	:431649	530390	Yrblt/Eff :
ument Type:	TRUSTEE'S DEED		# Stories :
ce	:$13,000,000U		# Units :
st TD	:		# Buildings:
ance	:		
ior TD's	:		
ler	:COMMONWEALTH LAND TITLE (		

nty Use:863 Lot Size :A158.14
g Class: Lot Area :6,888,578

Zone :A708

te Inf :
d Lease :
Park Type :
Park Spaces:

mments :NON-IRRIGATED; 41 - 160 ACRES

gal :TR0166/1/4 SEC 12

Situs:, CHULA VISTA CA

N :642-100-01-00
unty:SAN DIEGO CA
nsus:
oPg :70N-A6
wPg :1331-E2
Tax Rate Area:63-077
Property Tax :$12,167.66
Exemption :
Use:VACANT LAND (NEC)
Assd Land:$975,000
Assd Imp :
Total Val:$975,000
Assd Year:96
%Improved:

ner :WEST COAST LAND FUND LP
il :1999 AVENUE OF THE STARS;LOS ANGELES CA 90067-6022 C049

	Last Sale	Prior Sale	
ansfer Date:	08/26/96	08/13/93	Bldg/Lvarea:
cument # :	431649	530390	Yrblt/Eff :
cument Type:	TRUSTEE'S DEED		# Stories :
ice :	$13,000,000U		# Units :
rst TD :			# Buildings:
nance :			
nior TD's :			
ller :	COMMONWEALTH LAND TITLE (		

unty Use:863
dg Class:
Lot Size :A94.53
Lot Area :4,117,726
Zone :A708

te Inf :
d Lease :
Park Type :
Park Spaces:

mments :NON-IRRIGATED; 41 - 160 ACRES

gal :TR0166/EXC RD/ 1/4 SEC 13

Situs:, CHULA VISTA CA

N :643-060-03-00
unty:SAN DIEGO CA
nsus:
oPg :70N-A6
wPg :1331-E2
Tax Rate Area:63-077
Property Tax :$82,057.18
Exemption :
Use:VACANT LAND (NEC)
Assd Land:$6,576,000
Assd Imp :
Total Val:$6,576,000
Assd Year:96
%Improved:

ner :WEST COAST LAND FUND LP
il :1999 AVENUE OF THE STARS;LOS ANGELES CA 90067-6022 C049

	Last Sale	Prior Sale	
ansfer Date:	08/26/96	08/13/93	Bldg/Lvarea:
cument # :	431649	530390	Yrblt/Eff :
cument Type:	TRUSTEE'S DEED	GRANT DEED	# Stories :
ice :	$13,000,000U		# Units :
rst TD :			# Buildings:
nance :			
nior TD's :			
ller :	COMMONWEALTH LAND TITLE (		

unty Use:	865	Lot Size :	A637.73
dg Class:		Lot Area :	27,779,518
ood Panl:	060284-2177C	Zone :	A708
ood Zone:	C, 06/15/84		

te Inf :		Park Type :	
d Lease :		Park Spaces:	

mments :NON-IRRIGATED; 361 ACRES & UP

gal :L22 TR0862/L 19 THRU 21 EX DOC80-137651

APPENDIX G

Chapter 3 History of Otay Ranch

Otay: "a wide and level knoll," "big hill," "a solitary hill in a flat valley," or "a brushy place."

Dona Magdalena Estudillo, daughter of Captain Jose Maria Estudillo, received a land grant from Governor Jose Maria Echeandia in 1820, which encompassed the 6,657 acre Indian village of Otay. At the same time, Jose Antonio Estudillo, her brother, received the smaller grant (4,436 acres) of Rancho Janal, which adjoined Otay Rancho. On May 4, 1846, Governor Pio Pico reaffirmed these grants.

The Land Act of 1851 required all holders of property in California to prove their rights of ownership to the lands they claimed. The Estudillo's petitions for the Otay and Janal properties lasted 10 years, followed by lengthy court hearings. Dona Magdalena's claim was finally confirmed on January 21, 1872 by the United States Land Commission, and Jose G. Estudillo, son of Jose Antonio, received the final patent for Rancho Janal from the United States Land Commission at the same time.

Both properties were known as Rancho Otay at that time, with the Janal Rancho designated as Otay Dominguez, and the original Otay Rancho being called Otay Estudillo. Although both ranchos were administered together, they each had their own cattle brand.

During the 10 year delay for confirmation, Rancho Otay changed ownership several times. The first American owner of the property was Solon S. Sanborn, who purchased it on July 1, 1872. Captain Matthew Sherman bought a half interest in the property in the same year. Sherman was mayor of San Diego in 1891 and a Civil War veteran. In 1883, Rancho Otay was owned by the San Diego Land and Town Company, a subsidiary of the Santa Fe Railroad. In 1900, the San Diego Land and Town Company filed a subdivision map on part of the property.

John D. Spreckles, a Coronado financier and owner of the Hotel del Coronado, bought Otay Ranch around 1900. Mr. Spreckles then sold both Otay and Janal to his friend, Elisha Spurr Babcock. Mr. Babcock, the builder of the Hotel del Coronado, came to San Diego on a vacation and, after a prolonged stay, decided to make San Diego his home. He made several investments in San Diego, including the Otay Water Company (later the Southern California Mountain Water Company), which he organized in 1895 to provide a reliable water source for the growing city of San Diego. The company completed construction of Lower Otay Dam in 1897. By 1904, the company had constructed both Upper and Lower Otay Dams and begun another dam at Morena Lake. He sold his interest in the Southern California Mountain Water Company to the Spreckles companies in 1906. Later, the City of San Diego acquired the lands of the Upper and Lower Otay Reservoirs.

Babcock was an avid sportsman, and he went on several hunting trips to the Otay region to hunt ducks, quail, rabbits, and other game. He organized a hunting and fishing club for the purpose of entertaining his friends, prominent dignitaries, and the guest at the Hotel del Coronado, which he managed. He also constructed several hunting blinds and sheds to be used during hunting trips. Babcock died suddenly in 1922.

In 1923, real estate dealer Rube Harrison bought the property. Mr. Harrison helped develop several large tracts of land in San Diego County. In 1937, Harrison was involved in several suits brought against him by Henry J. Adams, who had bought properties in partnership with Harrison. One of the suits was for allegedly cheating Adams out of $64,792 for the purchase of Otay Ranch.

Rube E. Harrison sold the property to Stephen Birch in 1936. Mr. Birch was a wealthy man who had made his fortune as a mining engineer in the early days of Alaskan mining. He was the chairman of the board of the Kennecott Copper Corporation, and the president of the Alaska Steamship Company. The Birches were a prominent family in the East, with a lineage in the United States dating back to 1616. Stephen Birch married Mary Celine Rand in New Jersey in 1916. Their daughter, Mary was born in 1917, and their son, Stephen, Jr. was born in 1918.

Birch had come to California on vacation in the 1920s and liked it so much, he purchased several large tracts of land, including Rancho Otay. By combining the contiguous properties, the original area of Rancho Otay, which was nearly 6,658 acres, grew to about 29,000 acres. The 11 acre estate where the family lived was called Rancho del Otay. The ranch was called the Otay Agricultural Corporation. Later, the name was changed to United Enterprises. Stephen Birch, Jr. was president of the company and Mary R. Birch was vice president.

The land was farmed, producing lima beans, hay and grain. Lima beans were abandoned as a major crop in 1949, when the bindweed morning glory infested the fields so badly the bean plants could not grow properly.

Cattle ranching at the farm specialized in raising polled Herefords, Black Angus, and Santa Gertrudis. The brand used to identify them was the same one that had been used by Magdalena Estudillo in the 1800s.

Stephen Birch also used small portions of the ranch for his hobbies. He had a greenhouse, under the direction of a university trained botanist, where he raised 1,800 orchids and established a game bird hatchery. The Bird Ranch complex was an outgrowth of the game bird hatchery. Birch constructed a large, almost circular, twelve-sided building used for raising quail and possibly

pheasant hatchlings. When the young birds were large enough, they were released on the ranch property for hunting.

Dorace Edgar Scarbery supervised Otay Ranch from 1938 to 1940. As a result of Scarbery's advice and management, Otay Ranch began to make a larger profit. Scarbery advised putting stock out to graze the range, supervised their purchase and improved the stock by using high quality purebred Polled Hereford Bulls for breeding. He directed a scientifically proven program of land management that included leveling 1,000 acres for growing barley, oats and alfalfa. In addition, he participated in developing a new hybrid lima bean.

Mr. Birch died in 1940. Mary Birch, daughter of Stephen Sr., lived on the property for three decades. She inherited the ranch, family farming business and Rancho del Otay from her father in 1940. In 1955, Mary Birch married Patrick R. Patrick, a retired commander in the Royal Air Force. They moved to the Otay property and lived there for the rest of their lives. They built several guest houses and other residences for ranch hands and other employees. Although wealthy, they preferred a simple life and were very private people.

The Otay Ranch property was sold to The Baldwin Company by United Enterprises in November, 1988.

APPENDIX K-2

PHASE I ENVIRONMENTAL ASSESSMENT OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK

GEOCON

CONSULTANTS, INC.

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK CHULA VISTA, CALIFORNIA

Prepared for:

THE OTAY RANCH COMPANY
SAN DIEGO, CALIFORNIA

Prepared by:

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GEOCON PROJECT NO. 08960-06-11

MAY 17, 2004

GEOCON
CONSULTANTS, INC.
ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS

Project No. 08960-06-11
May 17, 2004

HAND-DELIVERED

Ms. Ranie Hunter
The Otay Ranch Company
610 West Ash Street, Suite 1500
San Diego, California 92101

Subject: OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK
CHULA VISTA, CALIFORNIA
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Ms Hunter:

In accordance with your request, Geocon Consultants, Inc. has conducted a Phase I Environmental Site Assessment (ESA) at the above referenced site.

The accompanying report presents the details of the ESA and summarizes the findings relative to the potential presence of hazardous materials and wastes and/or hazardous conditions at the site at levels likely to warrant mitigation action pursuant to current regulatory guidelines. Please contact us if you have any questions regarding the contents of this report.

Sincerely,

GEOCON CONSULTANTS, INC.

Robert C. Owoc
Senior Staff Geologist

Linda L. Kung, PE
Senior Project Engineer

RCO:LLK:sc

(11) Addressee

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

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I. EXECUTIVE SUMMARY

In accordance with the request of Ms. Ranie Hunter of The Otay Ranch Company (the Client), Geocon Consultants, Inc. (Geocon) has performed a Phase I Environmental Site Assessment (ESA) of the Otay Ranch Village 7 and Village 4 Community Park, located in Chula Vista, California (the Site). The ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) 2000 Standard Practice for Environmental Site Assessments, Designation E1527-00.

The approximately 180-acre site is generally vacant and covered with a moderate growth of native vegetation including grasses and scrub. Remnants of the former ranch operations center were observed to the west of, and within the northwest portion of Village 7. No significant odors, pools of liquid, drums, significantly stained soil, distressed vegetation, aboveground storage tanks (ASTs), indicators of underground storage tanks (USTs), pits, or ponds were observed at the Site.

Topsoil, alluvium, and colluvium are underlain by formational deposits including the Tertiary-age Otay Formation and San Diego Formation and Quaternary-age Terrace Deposits. Groundwater was not encountered in any of the exploratory geotechnical excavations or from any of the previous geotechnical investigations performed at the Site.

Aerial photographs and additional information reviewed during the preparation of the ESA indicate that the Site has been historically used for agricultural crop production and cattle ranching.

During the preparation of 1989 studies, hand auger soil borings were advanced at the former operations center open-air shed. Concentrations of total recoverable petroleum hydrocarbons (TRPH) detected in soil samples obtained at the open-air shed ranged from 3,600 milligrams per kilogram (mg/kg) to 76,000 mg/kg. Stained soil was again observed in this area in 1997; however, the staining was not observed in August 2002 or during the reconnaissance for this ESA performed in April, 2004.

During the preparation of 1989 studies, soil borings were drilled adjacent to a UST located approximately 250 feet west of the western property line of Village 7. Concentrations of total extractable petroleum hydrocarbons (TPH) from adjacent to the UST ranged from <5 mg/kg to 2,900 mg/kg with the highest concentrations in samples obtained from north and northeast of the tank at 18 feet beneath the surface. Concentrations of benzene, toluene, ethylbenzene, and total xylenes in the sample were reported as <0.25 mg/kg, 2.8 mg/kg, <0.25 mg/kg, and 22.9 mg/kg, respectively. Geocon observed the removal of the UST in January, 2004, and a soil sample collected at a depth of 16 feet below ground surface exhibited concentrations of 460 mg/kg TPHd and 2.3 mg/kg TPHg.

The Site is not listed on any of the searched databases. Otay Ranch/United Enterprises is listed on the PERMITS databases. According to the database report, no open LUST cases are listed for properties located within ⅛-mile radius of the Site; however, a UST was recently removed from Village 2 (west of Village 7) and a release to soil was indicated by laboratory analytical results.

From January through March 2004, Geocon conducted a limited pesticide assessment at the Site consisting of soil sampling and analysis for organochlorine pesticides (OCPs). Based upon the results of laboratory analyses, approximately 350,000 cubic yards of near-surface soils exhibit concentrations of DDE, DDT, and/or toxaphene above residential preliminary remediation goals (PRGs). Statistical

analysis of the laboratory data indicates that the soil would not likely be characterized as a California hazardous waste and solubility analysis of soil samples indicates limited mobility of OCPs through site soils in the event of water intrusion. Review of preliminary grading plans indicate sufficient capacity of deep fills at the Site to isolate these soils from significant potential human contact, surface water and groundwater.

With the exception of concentrations of DDE, DDT, and/or toxaphene at concentrations above residential PRGs, the presence of recognized environmental conditions (RECs) at the Site were not observed by Geocon during the preparation of this study. Conclusions regarding organochlorine pesticides at the Site are as follows:

1. The extent of soil exhibiting concentrations of OCPs at the Site has been adequately assessed. Concentrations of OCPs exceeding residential PRGs are generally limited to depths of 2 feet below ground surface or shallower. Approximately 350,000 cubic yards of soil exhibit concentrations of OCPs above residential PRGs.

2. Site grading plans indicate that approximately 3,600,000 cubic yards of fill capacity are available at the Site. That is, the capacity for placement of fill exceeds the estimated volume of soil containing concentrations of OCPs above the residential PRG by a factor of 10.

3. Based upon comparison of 90% upper confidence level (UCL) mean concentrations of DDD+DDE+DDT and toxaphene to California Code of Regulations (CCR) Title 22 total threshold concentration limits (TTLCs), onsite soils would not be classified as a California hazardous waste, and therefore, would be suitable for reuse as described herein.

4. Synthetic precipitation leaching procedure (SPLP) analysis indicates that OCPs would not likely leach from soil under proposed site conditions, and therefore, management as described herein would be protective of surface water and groundwater.

5. Management of soil containing concentrations of OCPs above the residential PRG, providing a minimum 10-foot buffer to final grade and 5-foot buffer to canyon drains as described herein, would eliminate long-term direct-contact exposure pathways (inhalation, ingestion, dermal contact, and plant uptake) from soils containing OCPs, and therefore, management as described herein would be protective of human health, surface water, and groundwater.

Soil containing concentrations of OCPs may be reused as fill onsite with the concurrence of the San Diego Regional Water Quality Control Board (RWQCB). A Report of Waste Discharge (ROWD) should be filed with the RWQCB prior to grading. The ROWD should identify concentrations of OCPs in the soils, site geologic and hydrologic setting, and a description of how the soil will be reused in a manner protective of human health and groundwater. The RWQCB may grant a waiver of any further reporting based on the initial ROWD, or may request additional information, or may impose restrictions on future use of the filled portions of the Site.

If soil is to be exported from the Site during proposed grading and other construction activities, it should be characterized prior to proposed offsite use or disposal and handled in accordance with applicable environmental laws and regulations. In addition, contractors performing proposed grading and construction activities should employ adequate dust control measures to minimize exposure to soil and dust at the Site.

If soil exhibiting hydrocarbon staining and/or odors are encountered at the Site during grading and/or construction, they should be evaluated by a qualified professional (such as a professional engineer, registered geologist, or registered environmental assessor experienced in hazardous waste evaluations) and handled in accordance with applicable environmental laws and regulations.

Based on the presumed depth and flow of groundwater in the area the low concentrations of TPH in soil at the ranch operation center would not likely impact the Site. Based on observations of offsite properties and information obtained during the preparation of this study, Geocon did not observe physical evidence to suggest that remaining offsite properties have impacted the Site with hazardous wastes or materials. The observations did not include an evaluation of the subsurface conditions at the properties. Based upon the presumed depth and flow of groundwater in the area and the apparent distance and status of the listings of the properties listed on the regulatory databases, adverse impacts with respect to hazardous wastes and materials from the listed properties are not expected at the Site at this time.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. INTRODUCTION

1.1. Purpose

This report presents the results of a Phase I ESA of the proposed Otay Ranch Village 7 and Village 4 Community Park in Chula Vista, California (the Site). Geocon Consultants, Inc. (Geocon) prepared the report in accordance with the request of Ms. Ranie Hunter of The Otay Ranch Company (the Client).

This ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) 2000 Standard Practice for Environmental Site Assessments, Designation E1527-00. The main components of this report, as specified by the ASTM Standards, include the following:

- **Site Reconnaissance:** The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions (RECs) in connection with the Site. The site reconnaissance was for the Site only and did not include moving onsite debris, vehicles, or other objects to allow for observation of the underlying ground surface. Offsite properties and features were viewed from the Site and a drive-by reconnaissance of the surrounding area.

- **Physical Setting:** Physical setting references were reviewed to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.

- **Site History:** The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area to help identify the likelihood of past uses having led to RECs in connection with the Site. Historical sources reviewed included aerial photographs, site ownership and/or use information (as made available by the Client). In addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.

- **Records Review:** The purpose of the records review is to obtain and review records that will help identify RECs at or potentially affecting the Site. Geocon reviewed client-provided and publicly available federal, state, and local regulatory agency records pertaining to the Site.

1.2. Scope of Services

The general scope of services proposed for the ESA is described in Section 1.1. The ESA did not include the following:

- A 50-year chain-of-title reports pertaining to the Site were not provided by the Client or obtained by Geocon at the request of the Client;

- City of Chula Vista Building and Fire Department records were not reviewed because agency personnel indicated that an exact address was needed to conduct the search and no addresses are associated with the Site;
- Historical fire insurance maps were not reviewed since no historical map coverage was available; and
- County of San Diego Air Pollution Control District (APCD) and Department of Environmental Health (DEH) records were not reviewed since agency personnel indicated that an exact address was needed to conduct the search, and no address is associated with the Site.

1.3. Site Location

The Site is approximately 180 acres and comprises Village 7 and Village 4 Community Park. Village 7 is located south of Birch Road, east of La Media Road, and north of the United States Government Air Traffic Control VHF Omni-directional Radio Tactical Air Navigation beacon (VORTAC) facility. The Village 4 Community Park is generally located south of Wolf Canyon and west of the VORTAC facility. The approximate location of the Site is shown on the Vicinity Map presented as Figure 1.

2. SITE RECONNAISSANCE

A representative of Geocon conducted a reconnaissance of the Site and performed observations of adjacent properties on April 15, 2004. Observations noted during the site reconnaissance are summarized below.

2.1 Onsite Observations

The Site primarily consists of an irregular polygon bounded by Birch Road and residential developments to the north, and undeveloped or agricultural lands in remaining directions. The Site is accessible by unimproved roads.

Remnants of structures were observed in the northwest portion of Village 7. The remnants appear to be associated with the former ranch operations center, primarily located on the Village 2 property, adjacent to the west. Structures apparently associated with an aqueduct tunnel were observed at the base of a slope adjacent to Wolf Canyon in the northern portion of Village 4 Community Park.

The remainder of the Site is characterized by cultivated land featuring rounded ridges separated by several gently to moderately sloping canyons. Drainage flows to the south and west toward the proposed La Media Road and Wolf Canyon. Vegetation consists of planted and native grasses and scrub.

No pools of liquid, distressed vegetation, indicators of underground storage tanks (USTs), aboveground storage tanks (ASTs), or ponds were observed on the Site. A Site Plan illustrating the noted site

features is included as Figure 2. Photographs taken during the site reconnaissance are presented in Appendix A.

2.2 Offsite Observations

Observed current uses of adjacent properties and surrounding areas are described below:

Direction	Adjacent Properties	Surrounding Area
North	Residential development	Residential
East	Undeveloped	Residential
South	Undeveloped/agricultural	Undeveloped/agricultural
West	Agricultural	Agricultural/undeveloped/Otay Landfill

3. PHYSICAL SETTING

3.1 Topographic Features

Information concerning the topography and previous development of the Site and properties located in the vicinity of the Site was obtained from a review of a U.S. Geological Survey (USGS) topographic map for the Otay Mesa, California quadrangle (USGS, 1955). According to the map, site elevations range from approximately 370 to 590 feet above mean sea level (MSL). Surface drainage appears to flow to the south and west toward Wolf Canyon.

Small structures are depicted in the northwest and central portions of the Site. A generally east-west trending unimproved road bisects Village 7. A generally north-south trending aqueduct tunnel and an unimproved road bisect Village 4 Community Park.

Otay Ranch, comprising several structures and a private light-duty road, is shown on the adjacent property to the west. A reproduction of a portion of the USGS map is presented as Figure 3.

3.2 Geologic Conditions

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest.

According to a geotechnical investigation performed by Geocon Incorporated in May 2004, three geologic formations and three surficial soil types were encountered at the Site. Formational deposits include the Tertiary-age Otay Formation and San Diego Formation, and Quaternary-age Terrace Deposits. The surficial units consist of alluvium, colluvium, and topsoil.

Groundwater was not encountered in any of the exploratory geotechnical excavations or from any of the previous geotechnical investigations performed. It is not uncommon for groundwater seepage conditions to develop where none previously existed due to the permeability characteristics of the geologic units encountered on site. During the rainy season, perched water conditions are likely to develop within the drainage areas. Groundwater elevations are dependent on seasonal precipitation, irrigation and land use, among other factors, and vary as a result (Geocon Inc., 2004).

3.3 Regional Groundwater Quality and Occurrence

Information sources prepared by the California Department of Water Resources (CDWR) and the California State Water Resources Control Board (SWRCB) were reviewed for information pertaining to groundwater quality and occurrence in the vicinity of the Site. Based on these sources, the Site is located within the Otay Valley Hydrologic Area of the Otay Hydrologic Unit (SWRCB, 1994).

Groundwater in the Otay Hydrologic Unit is extracted from the Upper and Lower Otay Reservoirs. Most of the water in the coastal plain is from the San Diego Formation, which locally contains poor quality or highly mineralized water. As a result, groundwater produced is marginal to inferior for domestic and irrigation uses because of high total dissolved solids (TDS) and/or chloride concentrations (CDWR, 1967). Groundwater occurring in portions of the Otay Valley Hydrologic Area underling the Site has an existing beneficial use designation for industrial service supply purposes and is specifically exempted for municipal supply purposes (SWRCB, 1994). No CDWR wells are located on the Site or its adjacent properties (CDWR, 1999-2002).

4. SITE HISTORY

4.1 Aerial Photographs

Aerial photographs, available at the County of San Diego Department of Public Works (DPW) for the years 1928, 1972, 1977, 1982, and 1986-87 and from in-house sources for 1953 and 1995-96, and from an on-line source for 2000 were reviewed during the preparation of this ESA. Observations noted during the review are discussed below.

Year	Observations	
	Subject Site	Adjacent and Vicinity Properties
1928	Undeveloped rolling hills with steep canyons.	Otay Ranch apparent adjacent to the west with access roads from the northwest and south. Apparent road along Poggi Canyon.
1953	Agricultural use apparent on the northern portion of Village 7 and throughout Village 4.	An orchard is apparent adjacent to the northwest of the ranch operations center. Agricultural use apparent adjacent to the west and south.
1972	With the exception of canyons, apparent agricultural use throughout the Site.	Similar to 1953 aerial photograph.
1977	Similar to 1972 aerial photograph.	Similar to 1972 aerial photograph.
1982	Similar to 1977 aerial photograph.	VORTAC facility apparent to the southeast.
1986-87	Similar to 1982 aerial photograph.	Similar to 1982 aerial photograph.
1995-96	Similar to 1986-87 aerial photograph.	Increased residential development in the vicinity to the north and east.
2000	Similar to 1995-96 aerial photograph.	Olympic Parkway is apparent to the north.

4.2 Prior Environmental Investigations

Geocon reviewed reports prepared for the Site and adjacent properties by Woodward-Clyde Consultants (WCC) in 1989 and 1997 and Geocon in October 2002 as part of this ESA. Observations, soil sampling, and analytical results related to a UST removal from the adjacent Village 2 property are also summarized herein.

4.2.1 Hazardous Substance Contamination Site Assessment, United Enterprise Properties and Baldwin Otay Ranch West, Parcels 1 and 8

Portions of the Site are a part of the former United Enterprises property and former Baldwin Otay Ranch West, Parcels 1 and 8 that are addressed in the February 23 and September 18, 1989 WCC Hazardous Substance Contamination Site Assessment reports. At the time of the reports, the upland areas of the Otay Ranch property were utilized for small grain production and cattle ranching. Canyon areas and steep slopes of the property were generally undisturbed. A ranch operations center is interpreted to be situated adjacent to and extending onto the northwest portion of Village 7.

The ranch operations center (now mostly demolished) was referenced in the report as consisting of several structures including an open-air shed, a maintenance building, a pesticide/fertilizer storage shed, an automotive battery shed and lubrication rack, several silos, a grain loading building, private residences, an office, and several other miscellaneous buildings. The open-air shed was reportedly used for the storage of agricultural machinery and three approximately 500-gallon fuel ASTs. Discarded

ASTs were reportedly observed to the east of the shed. In addition, indicators of a UST were noted in the north end of the maintenance building and a fill port for a gasoline UST was observed to the west of the maintenance building near the northern end of the grain loading building.

The open-air shed is interpreted to be located in the western portion of Village 7. No other structures included in the ranch operations center are interpreted to be located in Village 7. The UST and dispenser are interpreted to be located approximately 250 feet and 50 west of the western property line of Village 7, respectively.

During the preparation of the WCC reports, approximately 15 surficial soil samples were obtained throughout portions of the Otay Ranch property and analyzed for organochlorine pesticides (OCPs) and chlorinated herbicides. The sample locations were reportedly based on a review of aerial photographs providing the approximate locations of formerly irrigated and crop-covered areas. Review of the analytical reports indicated that chlorinated herbicides were not detected at or above the laboratory detection in the soil samples. Concentrations of DDE and toxaphene reported from the WCC samples ranged from 0.81 milligrams per kilogram (mg/kg) to 2.6 mg/kg and 0.36 mg/kg to 5.3 mg/kg, respectively. Concentrations of DDT ranged from 0.64 mg/kg to 1.5 mg/kg.

Hand auger and hollow stem soil borings were advanced at several locations of the former operations center including the open-air shed (within Village 7) and adjacent to a UST. Soil samples obtained from the former open-air shed were collected at depths ranging from 6 inches to 2 feet beneath the surface and were analyzed for total recoverable petroleum hydrocarbons (TRPH) using EPA method 418.1. Concentrations of TRPH detected in soil samples obtained at the former open-air shed ranged from 3,600 mg/kg to 76,000 mg/kg. WCC concluded that TRPH concentrations probably resulted from AST spillage and/or leakage, leakage from parked vehicles and machinery, and waste oil, and petroleum hydrocarbons likely extend to a depth of 3 to 5 feet.

Soil samples obtained from the UST area were analyzed for total extractable petroleum hydrocarbons (TPH). The sample with the highest concentration of TPH was subsequently analyzed for benzene, toluene, ethylbenzene, and total xylenes (BTEX) using EPA method 8020. Concentrations of TPH in soil adjacent to the UST ranged from <5 mg/kg to 2,900 mg/kg with the highest concentrations in samples obtained from north and northeast of the tank. The highest concentration of TPH (2,900 mg/kg) was detected at 18 feet beneath the surface. Concentrations of benzene, toluene, ethylbenzene, and total xylenes in sample B1-4 were reported as <0.25 mg/kg, 2.8 mg/kg, <0.25 mg/kg, and 22.9 mg/kg, respectively. WWC concluded that soil containing TPH is localized in an area northeast of the tank beginning at a depth of approximately 13 feet and continuing to a depth of approximately 23 feet.

4.2.2 Phase I Environmental Site Assessment Update, Otay Ranch West

WCC conducted a Phase I ESA Update in 1997 for Otay Ranch West, of which the Site is a part. The report indicated that no major changes in general property usage were observed since the 1989 studies. The majority of the buildings at the former operations center were reportedly demolished with non-salvageable demolition debris remaining at the property. The open-air equipment shed was still intact. Hydrocarbon staining was reportedly observed on the unpaved floor of the equipment shed and beneath two ASTs located inside the shed. The fuel pump in the former fuel dispensing area was not present, but the UST and associated piping identified in the 1989 ESAs appeared to remain. The assessment revealed no evidence of RECs in connection with the property with the exception of the hydrocarbons in the former operations center associated with the lubrication rack, open air storage shed, and the UST and associated piping (WWC, 1997).

4.2.3 Otay Ranch Village 2, Chula Vista California, Phase I/II Environmental Site Assessment

Geocon conducted a Phase I/II ESA for the Otay Ranch Village 2 property located adjacent to the west of Village 7. The ESA included a reconnaissance of the ranch operations center conducted in October 2002. At that time, indications of stained soil in the vicinity of the former open-air shed and ASTs were not observed. The report noted that areas of hydrocarbon impacted soil (referenced in the WCC reports) may be present beneath the surface and may be encountered during proposed grading activities. If these areas are discovered during grading, the soil should be sampled and evaluated for disposal and/or re-use at that time (Geocon, 2002).

Geocon conducted limited soil sampling and analysis at the Village 2 property, which included the collection of 40 widely-spaced, relatively shallow (depth of approximately 6 inches) soil samples. Samples were obtained from areas within the former ranch operations center, tilled areas cleared of vegetation, and areas currently covered with native vegetation that may have historically sustained agricultural use. The samples were analyzed for lead, arsenic, organophosphate pesticides, and OCPs. Ten of the samples were analyzed for organophosphate pesticides. Organophosphate pesticides were not detected above laboratory detection limits in the 10 soil samples analyzed for such constituents. Concentrations of arsenic and detected in soil samples in tilled areas were within background concentrations typically found in southern California. Elevated levels of DDE, DDT, and toxaphene were found in select soil samples obtained from the former operations center and tilled areas throughout Village 2. Geocon conducted a limited human health risk screening assessment to further quantify potential human health risk from exposure to soil containing OCPs at Village 2 through soil ingestion and airborne pathways. The calculated risk from ingesting and/or inhaling soil containing DDT, DDE, and/or toxaphene at the maximum concentrations detected at the former operations center and tilled areas over a 70 year averaging time is greater than the current acceptable risk threshold of $1x10^{-6}$.

4.2.4 UST Removal - Otay Ranch Village 2

In January 2004 Geocon observed the removal of a 2,000-gallon UST and piping with oversight and according to protocol set forth by the Site Assessment and Mitigation (SAM) division of the San Diego County DEH. The UST and dispenser are located approximately 250 feet and 50 west of the western property line of Village 7, respectively Soil samples collected from immediately below the UST (9 feet below ground surface) exhibited only 11 milligrams per kilogram (mg/kg) TPHd, and did not exhibit concentrations of TPH as gasoline (TPHg) at or above laboratory detection limits. However, a soil sample collected at 16 feet exhibited concentrations of 460 mg/kg TPHd and 2.3 mg/kg TPHg. Concentrations of TPHd and TPHg were also detected in soil samples collected along the piping run. The soil samples reportedly exhibited a maximum TPHg and TPHd concentrations of 4,000 mg/kg and 20 mg/kg, respectively. Benzene was not detected at or above the laboratory detection limit in any of the soil samples analyzed from the Site. Methyl tertiary butyl ether (MTBE) was not detected in the soil samples that exhibited the highest TPH concentration.

5. REGULATORY AGENCY RECORDS

5.1 Database Review

Track-Info Services, LLC (Track-Info), a regulatory database search firm, performed a search of federal, state, and local databases for the Site and surrounding areas. A reproduction of the report titled *Environmental FirstSearch Report, Otay Ranch V4 and V7, Chula Vista, California, 91910,* dated May 7, 2004 is presented as Appendix B. The following table lists databases that were searched and the number of listings.

Database Name	Search Radius (Mile)	Number of Listings
FEDERAL DATABASES		
NPL (National Priority List)	1	0
CERCLIS (Sites currently or formerly under review by USEPA)	½	0
RCRA TSD (RCRA permitted treatment, storage, disposal facilities)	½	0
RCRA COR (RCRA Corrective Action Sites List)	1	0
RCRA GEN (RCRA Hazardous Waste Generators)	⅛	0
RCRA NLR (RCRA No Longer Regulated List)	⅛	0
ERNS (Emergency Response Notification System of Spills)	⅛	0
TRIS (Toxic Release Inventory database)	⅛	0
STATE DATABASES		
STATE SITES (Cal-Sites and Cortese Databases)	1	1
SPILLS-1990 (California Regional Water Quality Control Board)	⅛	0
SWL (Permitted as solid waste landfills, incinerators, or transfer stations)	½	1
REG UST/AST (Registered underground or aboveground storage tanks)	¼	0
LUST (Leaking Underground Storage Tanks)	½	0

Database Name	Search Radius (Mile)	Number of Listings
LOCAL DATABASES		
PERMITS (San Diego County Department of Environmental Health)	⅛	0

5.1.1 Site

The Site was not listed in any of the searched regulatory databases.

5.1.2 Adjacent Properties

No properties within a ¼-mile radius of the Site were listed in any of the searched regulatory databases. Refer to Section 4.2 (for discussion of the Otay Ranch Operations Center on the adjacent property to the west of Village 7) and Section 5.5 (for discussion of other Otay Ranch listings that do not appear in the database search.

5.1.3 Non Geocoded (Unmapped) Sites

This portion of the regulatory database report identifies properties that have incomplete address information and could not be specifically plotted. The Otay Class I landfill (SWL) and the Sunbow Elementary School property (STATE) were listed in the database. Based upon the distance and direction to the Site and information provided in the database report, these non geocoded properties are not likely a significant concern to the Site.

5.2 California Department of Conservation Division of Oil and Gas

Geocon reviewed California Department of Conservation Division of Oil and Gas (DOG) maps to estimate the distance and direction to the nearest oil or gas wells from the Site. According to the map sources, no oil or gas wells are shown within a 1-mile radius of the Site (California Department of Conservation, 1999). Wells located in the general vicinity near Lower Otay Reservoir and south of the Otay River are shown with a designation of "drilling-idle."

5.3 Water and Sewer Agencies

A representative of Geocon contacted the Otay Municipal Water District to obtain information regarding the reported source of water, method of sewage disposal, the location and depth of wells for the area, and reported local drinking water problems. Information supplied by the District indicated that drinking water for the Site would be supplied by water imported via the California Aqueduct and the Colorado River. The District was not aware of reported drinking water contamination problems or of municipal drinking water wells onsite or in the site vicinity. Sewage would be treated at the Point Loma Treatment Plant.

5.4 San Diego Gas & Electric Company

Transformers were not observed at the Site. Documented discussions with San Diego Gas & Electric Company (SDG&E) representatives regarding transformers indicate that SDG&E has never specified polychlorinated biphenyl (PCB)-containing transformers for its electrical distribution system. Regardless, SDG&E has determined that some older (pre-1980s) mineral transformers were inadvertently contaminated with PCBs by the manufacturer. Based on a statistical sampling and testing program reportedly performed by SDG&E, it is unlikely that transformers found within its service area are PCB-contaminated.

5.5 San Diego County Department of Environmental Health (DEH)

Geocon searched the DEH online database for information pertaining to hazardous wastes, hazardous materials, and USTs on the Site and adjacent properties. The Site was not listed on the database (DEH, 2004). Otay Ranch/United Enterprises, reportedly located at 1000 Telegraph Canyon Road, is listed on the database as an inactive facility designated Establishment Number H103813. Hazardous wastes streams listed for the property include waste oil, mixed oil, and hydrocarbon solvents. Hazardous materials inventory, USTs, or environmental assessments are not referenced in the database for the property. The Otay Ranch Company is also listed on the database as Establishment Number H200835. Additional information regarding this establishment number was not provided online.

6. LIMITED PESTICIDE ASSESSMENT

Based on the historic agricultural activities on portions of the Site and laboratory analytical data and preliminary health risk assessment from Village 2, soil sampling and analyses were performed by Geocon to assess concentrations of pesticide residues onsite. Geocon used the results of these analyses to develop a plan for onsite reuse of the soils that would comply with current regulatory criteria and would be protective of human health. Geocon performed a limited soil sampling and analysis at the Site from January through March, 2004. The findings and conclusions were presented in a report prepared by Geocon entitled *Limited Pesticide Assessment and Soil Reuse Plan, Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California*, dated May 17, 2004 and are summarized here.

6.1 Health Risk Screening Criteria

A document issued by the United States Environmental Protection Agency (EPA) entitled *Region 9 Preliminary Remediation Goals (PRGs),* updated October 1, 2002 was reviewed to compare the concentrations of pesticides detected in onsite soil to the respective PRGs for soil in a residential setting. The PRGs are "risk-based tools for evaluating and cleaning up contaminated sites." The EPA Region 9 PRGs combine current EPA toxicity values with "standard" exposure factors to estimate contaminant concentrations in environmental media (soil, air, and water) that are considered protective of humans, including sensitive groups, over a lifetime. The PRGs are conservative figures, and

chemical concentrations above these levels would not automatically designate a site as "impacted or trigger response action."

The PRGs for DDE, DDT, and toxaphene in soil in a residential setting are as follows:

CHEMICAL	PRG (mg/kg)
DDE	1.7
DDT	1.7
Toxaphene	0.44

As indicated above, the PRGs were calculated using long-term exposure scenarios. Persons who may be exposed for shorter durations would expect to be at less risk.

6.2 Soil Sampling And Analysis

Geocon collected soil samples using a 3-inch-diameter hand auger or excavating with a rubber-tired backhoe throughout portions of the Site historically used for agricultural purposes. Soil samples were generally collected at the surface, 0.5 or 1 feet, 2 feet, and 3 feet intervals.

Selected soil samples were transported to a California Department of Health Services (CDOHS) certified laboratory and analyzed for OCPs using EPA method 8081A. Eight soil samples were subsequently analyzed for soluble OCPs using the Synthetic Precipitation Leaching Procedure (SPLP). The SPLP was designed to simulate the mobility of organic and inorganic compounds in soil to estimate the potential effect to underlying aquifers. The SPLP was developed by EPA in the late 1980s to simulate acid rain effects.

Twenty-eight composite surface soil samples from the Site were analyzed for OCPs. Eleven of the 13 composite surface soil samples from Village 7 and all 15 composite soil samples from Village 4 Community Park exhibited concentrations of toxaphene exceeding ¼ of the residential PRG. Concentrations of the toxaphene ranged from below the laboratory detection limit of 0.085 mg/kg to 5.3 mg/kg. Concentrations of DDE and DDT were also detected in one or more composite samples at or above ¼ their respective residential PRG. Low concentrations of endrin and/or endrin ketone (up to 0.028 mg/kg and 0.011 mg/kg, respectively) were also detected in one or more composite soil samples.

A total of 241 discrete soil samples from the Site were analyzed for OCPs. Concentrations of DDD, DDE, DDT, endrin, endrin aldehyde, and/or toxaphene were detected at or above the laboratory detection limits in 223 of the 241 discrete samples. Endrin and endrin aldehyde were detected at low

concentrations (up to 0.10 mg/kg and 0.030 mg/kg, respectively). The distribution of DDD, DDE, DDT, and toxaphene in soil samples is summarized as follows.

- DDD was detected in 48 soil samples at concentrations ranging from 0.0022 mg/kg to 0.16 mg/kg. Concentrations of DDD did not exceed the residential PRG or TTLC in any of the 241 discrete soil samples analyzed from the Site.

- DDE was detected in 223 soil samples at concentrations ranging from 0.0021 mg/kg to 6.1 mg/kg. Concentrations of DDE exceeded the TTLC in 44 of the 241 discrete soil samples analyzed from the Site. Concentrations of DDE exceeded the residential PRG in 23 soil samples.

- DDT was detected in 197 soil samples at concentrations ranging from 0.0021 mg/kg to 1.7 mg/kg. Concentrations of DDT exceeded the TTLC in 2 of the 241 discrete soil samples analyzed from the Site. Concentrations of DDD exceeded the residential PRG in only one of the soil samples analyzed from the Site.

- Toxaphene was detected in 172 soil samples at concentrations ranging from 0.088 mg/kg to 13 mg/kg. Concentrations of toxaphene exceeded the TTLC in 12 of the 241 discrete soil sample analyzed from the Site. Concentrations of toxaphene exceeded the residential PRG in 109 soil samples from the Site.

Of the analytes detected, only concentrations of DDE, DDT, and toxaphene were reported at or above the respective residential PRG in soil samples analyzed from the Site. The estimated extent of OCPs at concentrations exceeding the residential PRG at the surface, 1-foot, 2-feet, and 3-feet are shown on Figure 4.

Eight soil samples that exhibited toxaphene concentrations greater than the PRG were analyzed to assess leachability of OCPs in soils. None of the eight soil samples analyzed by the SPLP exhibited concentrations of OCPs at or above the laboratory detection limits, reflecting high sorption and limited mobility of OCPs through site soils in the event of water intrusion.

6.3 Statistical Evaluation of Analytical Results

The soil sample analytical laboratory results were evaluated statistically to calculate 90% upper confidence level (UCL) mean concentrations of the sum of DDD+DDE+DDT, and toxaphene in soil to be excavated under the proposed reuse plan. Only soil samples within the shaded areas of Figure 3 were included in the statistical analysis. The remainder of the soil samples represent soil beyond the estimated limits of DDE, DDT, and toxaphene exceeding the residential PRG, and not subject to special handling based upon OCP content. Based upon review of the analytical data, results from sample locations V2 and V12 (in the northwest portion of Village 7 and adjacent to the former Village 2 Ranch Operations Center) were excluded from the statistical analyses as outliers. Prior to performing the calculations, analytical results reported as below the detection limit were assigned a value of one-half the detection limit.

The 90% UCL mean concentrations for the sum of DDD+DDE+DDT and toxaphene within the shaded areas shown on Figure 3 are as follows.

Depth Interval	90% UCL	
	DDD+DDE+DDT (mg/kg)	Toxaphene (mg/kg)
Surface-1'	1.2	2.6
1'-2'	1.3	2.5
2'-3'	0.26	0.55
Average	***0.92***	***1.9***

6.4 Waste Classification Criteria

Discharges to land in California are regulated under the California Water Code. In order to obtain a permit (or waiver thereof) for the discharge of solid waste to land, including reuse of former agricultural soil containing residual pesticides, a Report of Waste Discharge must be filed with the Regional Water Quality Control Board (RWQCB). The RWQCB accomplishes its permitting responsibility by issuing either a general or site-specific permit (Waste Discharge Requirements [WDRs]) or a waiver of permit.

If transported offsite, waste that is classified as "California hazardous" would require management as a hazardous waste and disposal at a Class I disposal facility. Regulatory criteria to classify a waste as "California hazardous" for handling and disposal purposes are contained in CCR Title 22, Division 4.5, Chapter 11, Article 3, §66261.24. A waste containing a particular chemical constituent is classified as "California hazardous" when: (1) the total constituent content exceeds the Total Threshold Limit Concentration (TTLC); or (2) the soluble constituent content exceeds the Soluble Threshold Limit Concentration (STLC) based on a Waste Extraction Test (WET) analysis. When the total constituent concentration is greater than ten times the STLC, regulatory agencies typically initiate the requirement for WET method. It is the result from the WET that is compared to the STLC. TTLCs and STLCs are based on toxicity. Wastes may also be classified as hazardous based on other criteria including ignitability, corrosivity, and reactivity. For the purposes of this investigation, toxicity is the only factor considered for California waste classification.

Ninety-percent UCLs for the entire soil mass within the shaded area on Figure 3 were calculated by averaging the UCLs of the surface to 1-foot, 1-foot to 2-feet, and 2-feet to 3-feet intervals. The 90% UCL mean concentration for sum of DDD+DDE+DDT and toxaphene within this shaded area were compared to their respective TTLCs and 10 times the STLCs as follows:

CHEMICAL	90% UCL (mg/kg)	TTLC (mg/kg)	10 X STLC (mg/l)
DDD+DDE+DDT	0.92	1.0	1.0
Toxaphene	1.9	5.0	5.0

Based upon the above comparison of 90% UCLs and TTLCs and STLCs, soils at the site would not be classified as California hazardous based on concentrations of OCPs.

6.5 Soil Reuse Recommendations

Geocon recommended that soil exhibiting concentrations of OCPs greater than the residential PRG be managed separately from other onsite soil to protect potential groundwater resources and reduce human health risk. Soil exhibiting OCP concentrations in excess of the residential PRG should be managed as follows:

- Soil in the vicinity of sample locations V2 and V12 (northwest portion of Village 7) should be excavated to a depth of 3 feet and stockpiled separately. Exsitu waste characterization should be performed to verify suitability for reuse within established reuse criteria (non-hazardous).
- Soil containing concentrations of OCPs above the residential PRGs should only be used in fills where encapsulation by a minimum of 10 feet of soil that does not exhibit concentrations of OCPs above the residential PRGs is available.
- Soil containing concentrations of OCPs above the residential PRGs should not be placed adjacent to slopes exceeding (steeper than) a ratio of 1 vertical to 2 horizontal.
- Soil containing concentrations of OCPs at or above the residential PRGs should not be placed within 5 feet of an engineered drainage structure or the groundwater table.
- Best Management Practices (BMPs) shall be used in excavation and placement of soil containing OCPs at or above the residential PRGs. BMPs should be implemented as site conditions warrant, so that erosion, excessive pooling, and storm water runoff do not pose a problem at the Site.

Geocon also recommended that a permit for temporary stockpiling of soils exhibiting non-hazardous concentrations of OCPs should be obtained from the RWQCB no less than 30 days prior to potential stockpiling activities. In the event soil containing non-hazardous concentrations of OCPs are stockpiled, BMPs should be implemented to abate dispersion by both wind and rain.

Special management of soil exhibiting concentrations of OCPs less than the residential PRG was not recommended as these soils do not presently pose a significant threat to potential groundwater resources or human health risk. In addition, typical grading practices will include excavation, mixing of

soils these to depths from 12 inches to more than 10 feet, and subsequent recompaction, providing further mitigation of the low OCP concentrations.

6.6 Volume Analyses

Based upon the estimated extent of soil exhibiting concentrations of OCPs at or above residential PRGs as shown in Figure 4), Geocon performed an analysis to calculate the volume of soil that would warrant special handling. The shaded areas within Figure 4 were multiplied by a one-foot depth to estimate the total volume for the Site. Based upon this analysis, approximately 350,000 cubic yards of soil will warrant special management.

Geocon also used site grading plans prepared by Hunsaker & Associates, Inc. to assess the volume of fill proposed for the Site. Base upon this assessment, the total fill volume proposed for the Site is estimated to be approximately 3,600,000 cubic yards. Based upon this analysis, the total fill capacity for the Site exceeds the volume of sol requiring special handling by a ratio of 10:1. Therefore, it is likely that all soil requiring special handling could be placed in a manner that would meet or exceed the criteria indicated in Section 7.5.

7. SUMMARY OF FINDINGS

The approximately 180-acre site is generally vacant and covered with a moderate growth of native vegetation including grasses and scrub. Remnants of the former ranch operations center were observed to the west of and within the northwest portion of Village 7. No significant odors, pools of liquid, drums, significantly stained soil, distressed vegetation, ASTs, indicators of USTs, pits, or ponds were observed at the Site.

Topsoil, alluvium, and colluvium are underlain by formational deposits including the Tertiary-age Otay Formation and San Diego Formation and Quaternary-age Terrace Deposits. Groundwater was not encountered in any of the exploratory geotechnical excavations or from any of the previous geotechnical investigations performed at the Site.

Aerial photographs and additional information reviewed during the preparation of the ESA indicate that the Site has been historically used for agricultural crop production and cattle ranching.

During the preparation of the 1989 WCC studies, hand auger soil borings were advanced at the former operations center open-air shed. Concentrations of TRPH detected in soil samples obtained at the open-air shed ranged from 3,600 mg/kg to 76,000 mg/kg. Stained soil was again observed in this area in 1997; however, the staining was not observed in August 2002 or during the reconnaissance for this ESA performed in April, 2004.

During the preparation of the 1989 WCC studies, soil borings were drilled adjacent to a UST located approximately 250 feet west of the western property line of Village 7. Concentrations of TPH from adjacent to the UST ranged from <5 mg/kg to 2,900 mg/kg with the highest concentrations in samples obtained from north and northeast of the tank at 18 feet beneath the surface. Concentrations of benzene, toluene, ethylbenzene, and total xylenes in the sample were reported as <0.25 mg/kg, 2.8 mg/kg, <0.25 mg/kg, and 22.9 mg/kg, respectively. Geocon observed the removal of the UST in January, 2004, and a soil sample collected at a depth of 16 feet below ground surface exhibited concentrations of 460 mg/kg TPHd and 2.3 mg/kg TPHg.

The Site is not listed on any of the searched databases. Otay Ranch/United Enterprises is listed on the PERMITS databases. According to the database report, no open LUST cases are listed for properties located within ⅛-mile radius of the Site; however, a UST was recently removed from Village 2 (west of Village 7) and a release to soil was indicated by laboratory analytical results.

From January through March 2004, Geocon conducted a limited pesticide assessment at the Site consisting of soil sampling and analysis for OCPs. Based upon the results of laboratory analyses, approximately 348,000 cubic yards of near-surface soils exhibit concentrations of DDE, DDT, and/or toxaphene above residential PRGs. Statistical analysis of the laboratory data indicates that the soil would not likely be characterized as a California hazardous waste and solubility analysis of soil samples indicates limited mobility of OCPs through site soils in the event of water intrusion. Review of preliminary grading plans indicate sufficient capacity of deep fills at the Site to isolate these soils from significant potential human contact, surface water and groundwater.

8. CONCLUSIONS AND RECOMMENDATIONS

With the exception of concentrations of DDE, DDT, and/or toxaphene at concentrations above residential PRGs, the presence of RECs at the Site were not observed by Geocon during the preparation of this study. Conclusions regarding OCPs at the Site are as follows:

1. The extent of soil exhibiting concentrations of OCPs at the Site has been adequately assessed. Concentrations of OCPs exceeding residential PRGs are generally limited to the upper 2 feet of soil. Approximately 350,000 cubic yards of soil exhibit concentrations of OCPs above residential PRGs.

2. Site grading plans indicate that approximately 3,600,000 cubic yards of fill capacity are available at the Site. That is, the capacity for placement of fill exceeds the estimated volume of soil containing concentrations of OCPs above the residential PRG by a factor of 10.

3. Based upon comparison of 90% UCL mean concentrations of DDD+DDE+DDT and toxaphene to CCR Title 22 TTLCs, onsite soils would not be classified as a California hazardous waste, and therefore, would be suitable for reuse as described herein.

4. SPLP analysis indicates that OCPs would not likely leach from soil under proposed site conditions, and therefore, management as described herein would be protective of surface water and groundwater.

5. Management of soil containing concentrations of OCPs above the residential PRG, providing a minimum 10-foot buffer to final grade and 5-foot buffer to canyon drains as described herein, would eliminate long-term direct-contact exposure pathways (inhalation, ingestion, dermal contact, and plant uptake) from soils containing OCPs, and therefore, management as described herein would be protective of human health, surface water, and groundwater.

Soil containing concentrations of OCPs may be reused as fill onsite with the concurrence of the San Diego Regional Water Quality Control Board (RWQCB). A Report of Waste Discharge (ROWD) should be filed with the RWQCB prior to grading. The ROWD should identify concentrations of OCPs in the soils, site geologic and hydrologic setting, and a description of how the soil will be reused in a manner protective of human health and groundwater. The RWQCB may grant a waiver of any further reporting based on the initial ROWD, or may request additional information, or may impose restrictions on future use of the filled portions of the Site.

If soil is to be exported from the Site during proposed grading and other construction activities, it should be characterized prior to proposed offsite use or disposal and handled in accordance with applicable environmental laws and regulations. In addition, contractors performing proposed grading and construction activities should employ adequate dust control measures to minimize exposure to soil and dust at the Site.

If soil exhibiting hydrocarbon staining and/or odors are encountered at the Site during grading and/or construction, the soil should be evaluated by a qualified professional (such as a professional engineer, registered geologist, or registered environmental assessor experienced in hazardous waste evaluations) and handled in accordance with applicable environmental laws and regulations

Based on the presumed depth and flow of groundwater in the area, the low concentrations of TPH in soil at the ranch operation center (adjacent property to the west of Village 7) would not likely impact the Site. Based on observations of offsite properties and information obtained during the preparation of this study, Geocon did not observe physical evidence to suggest that remaining offsite properties have impacted the Site with hazardous wastes or materials.

9. LIMITATIONS

The preliminary conclusions presented in this report are based upon reasonable visual observations made at the site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information

obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

The visual observations made by Geocon were limited to accessed portions of the Site and the contiguous sites. Subsurface exploration and groundwater sampling were not within the scope of this study. In addition, this study did not include a 50-year chain-of-title review or a review of fire insurance maps. The Phase I ESA at the Site was conducted by Geocon expressly and solely for The Otay Ranch Company. Any reliance upon the information, conclusions, or recommendations contained in this report for purposes other than the transfer of the subject property shall be at the sole liability of the party undertaking such use.

Our services have been conducted using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented in this report. Geocon is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

This report was compiled based partially on information supplied to Geocon from outside sources, other information that is in the public domain, and visual observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is intended to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions unless specifically stated otherwise:

- Radon, electromagnetic fields, asbestos, lead-based paint, lead in drinking water, methane gas, and wetlands;
- Chemical compounds which naturally occur in the environment;
- Commonly used household cleaning products, building materials, and consumables that may be hazardous; and
- Contaminants or contaminant concentrations that are not currently a concern but may be under future regulatory standards.

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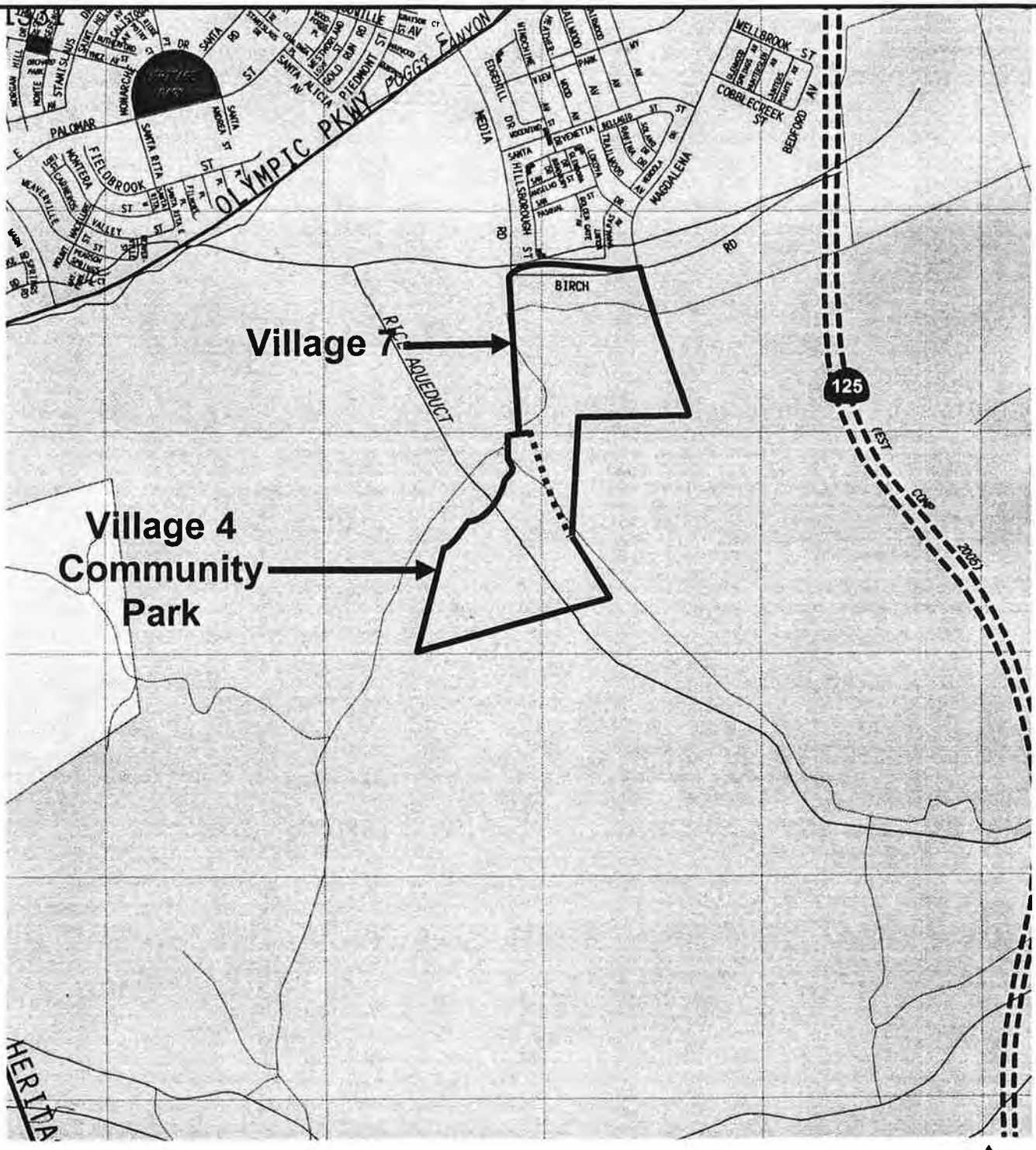

SOURCE: 2004 THOMAS BROS. MAP
SAN DIEGO COUNTY, CALIFORNIA

Approximate Scale
1 in. = 1,800 ft.

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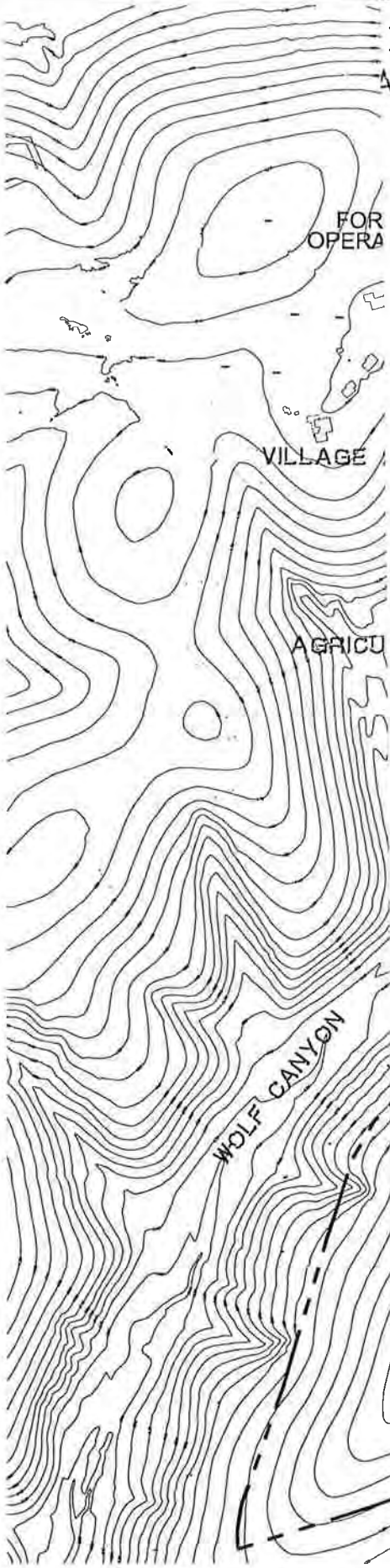
VICINITY MAP

OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK CHULA VISTA, CALIFORNIA

DATE: 5-17-2004	PROJECT NO. 08960-06-11	FIG. 1

7 AND VILLAGE 4 COMMUNITY PARK
A VISTA, CALIFORNIA



SCALE 1" = 500'

GEOCON LEGEND

[ ] .....FORMER RANCH STRUCTURES

UST .....FORMER UNDERGROUND FUEL STORAGE TANK

PLAN

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PROJECT NO. 08960 - 06 - 11
FIGURE 2
DATE 05-17-2004

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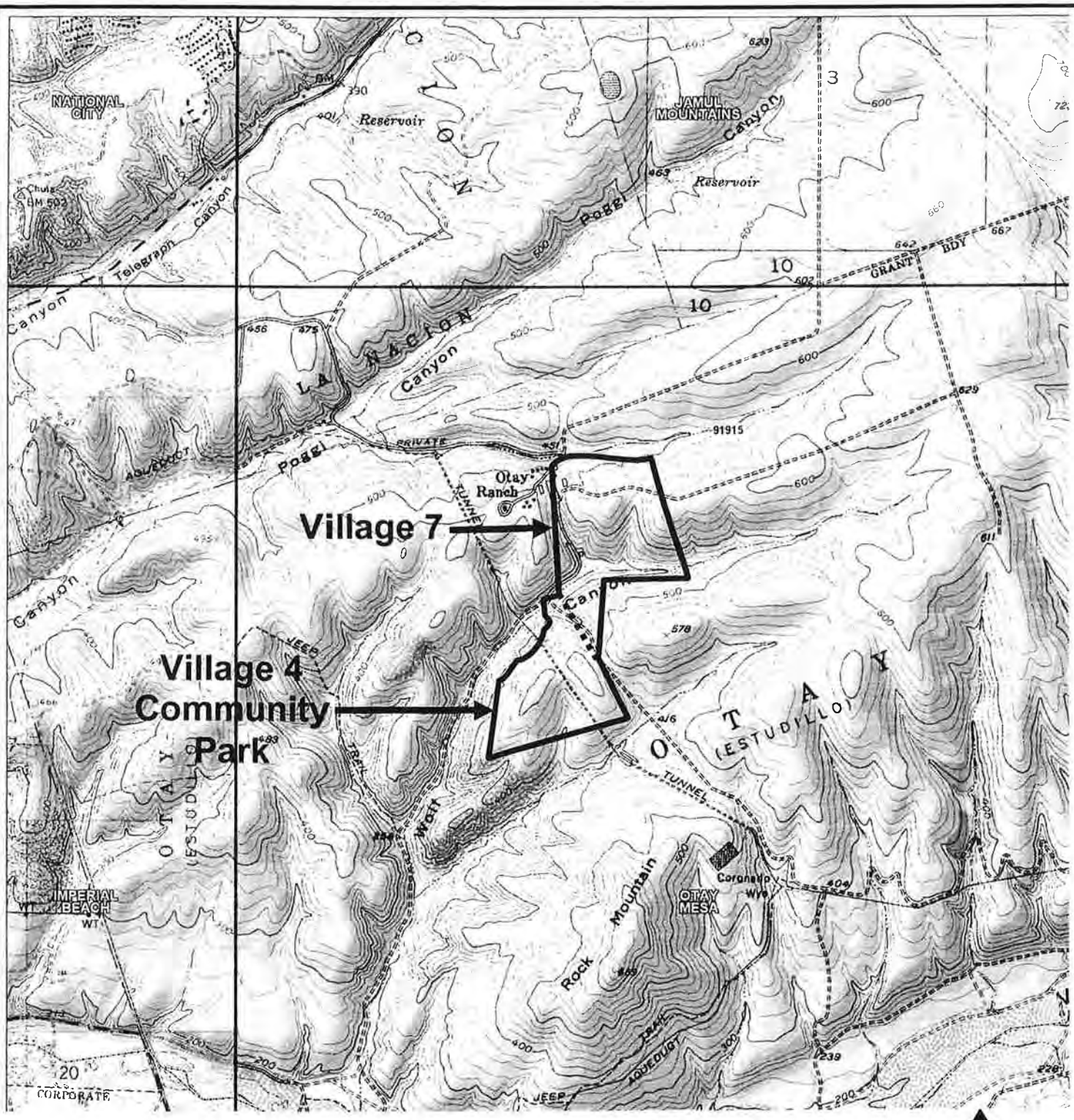

SOURCE: USGS QUADRANGLE MAP DeLORME DIGITAL EDITION

NATIONAL CITY, CALIFORNIA QUADRANGLE
1967 PHOTOREVISED 1975
JAMUL MOUNTAINS, CALIFORNIA QUADRANGLE
1955 PHOTOREVISED 1971 AND 1975

IMPERIAL BEACH, CALIFORNIA QUADRANGLE
1967 PHOTOREVISED 1975
OTAY MESA, CALIFORNIA QUADRANGLE
1955 PHOTOREVISED 1991

N

Approximate Scale: 1 in. = 2,000 ft.

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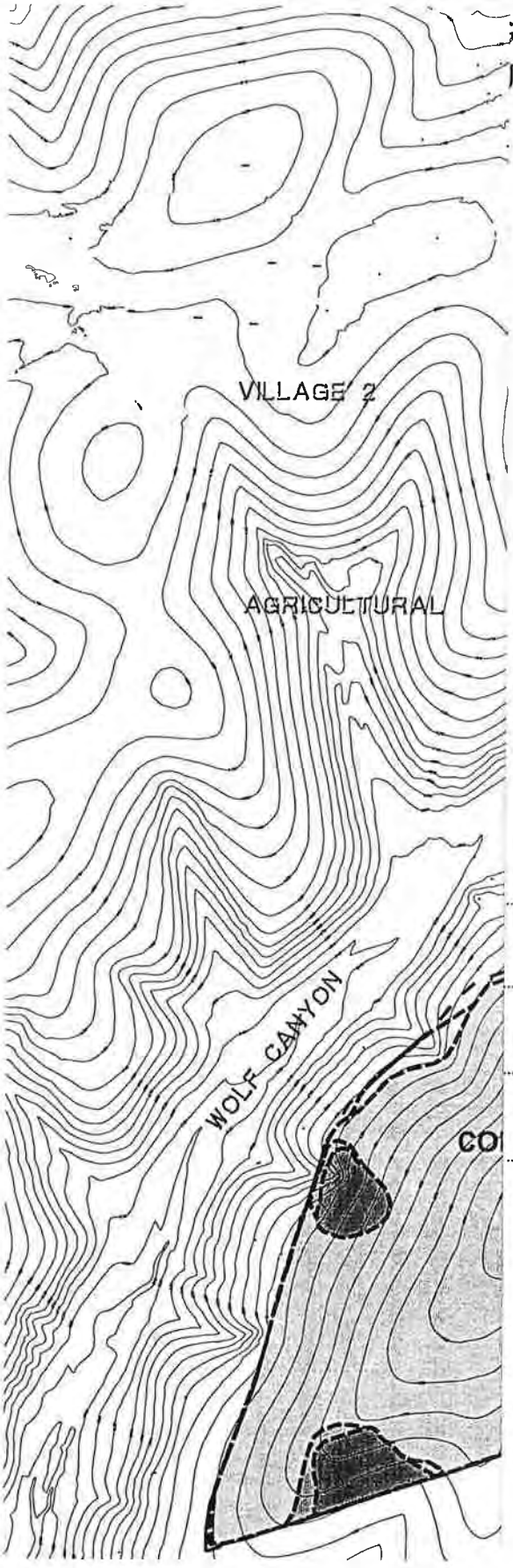
TOPOGRAPHIC MAP

OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK CHULA VISTA, CALIFORNIA

DATE: 5-17-2004 | PROJECT NO. 08960-06-11 | FIG. 3

E 7 AND VILLAGE 4 COMMUNITY PARK
LA VISTA, CALIFORNIA



SCALE 1" = 500'

GEOCON LEGEND

.....ESTIMATED EXTENT OF SOIL CONTAINING ORGANOCHLORINE PESTICIDES AT OR ABOVE THE RESIDENTIAL PRG IN SOIL SAMPLES - SURFACE

.....ESTIMATED EXTENT OF SOIL CONTAINING ORGANOCHLORINE PESTICIDES AT OR ABOVE THE RESIDENTIAL PRG IN SOIL SAMPLES AT - 0.5 AND 1 FOOT DEPTH

.....ESTIMATED EXTENT OF SOIL CONTAINING ORGANOCHLORINE PESTICIDES AT OR ABOVE THE RESIDENTIAL PRG IN SOIL SAMPLES AT - 2 FEET DEPTH

.....ESTIMATED EXTENT OF SOIL CONTAINING ORGANOCHLORINE PESTICIDES AT OR ABOVE THE RESIDENTIAL PRG IN SOIL SAMPLES AT - 3 FEET DEPTH

ORINE
L PRGs

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PROJECT NO. 08960 - 06 - 11
FIGURE 4
DATE 05-17-2004

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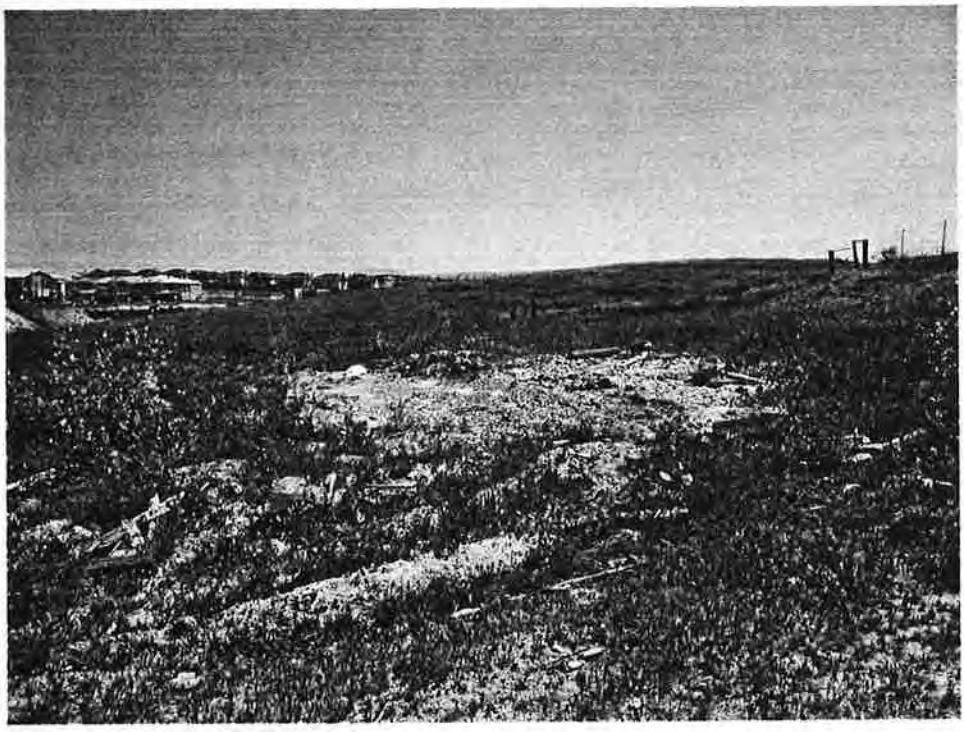
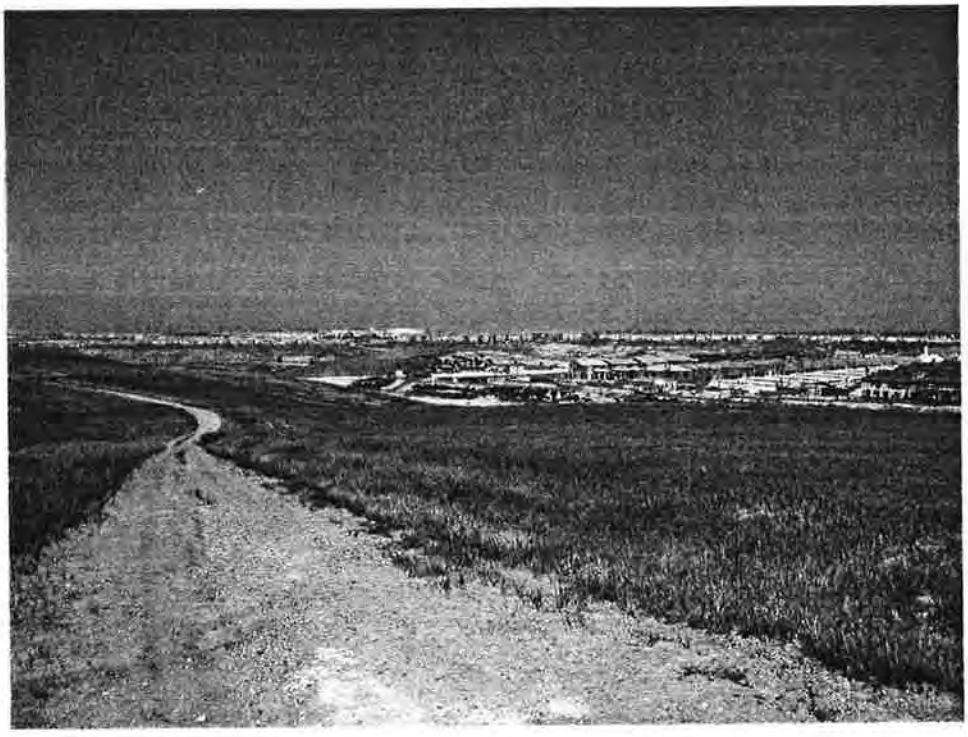
APPENDIX A



Photograph #1
Remnant of Ranch Operations Center in northwest portion of Village 7.



Photograph #2
Village 7 looking west from east portion of the Site.

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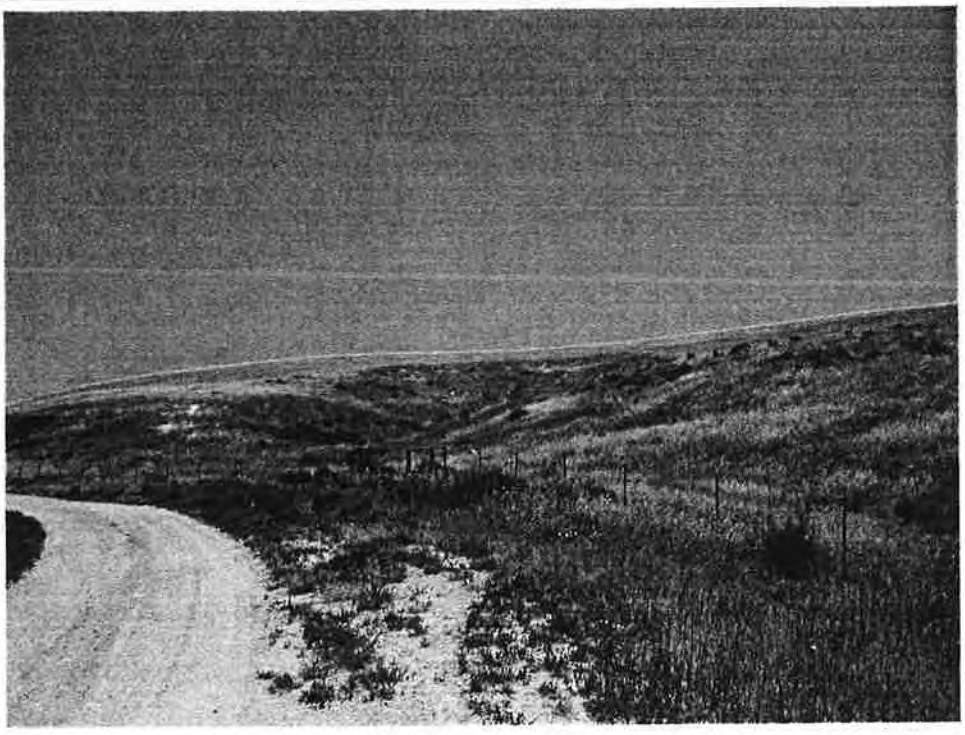
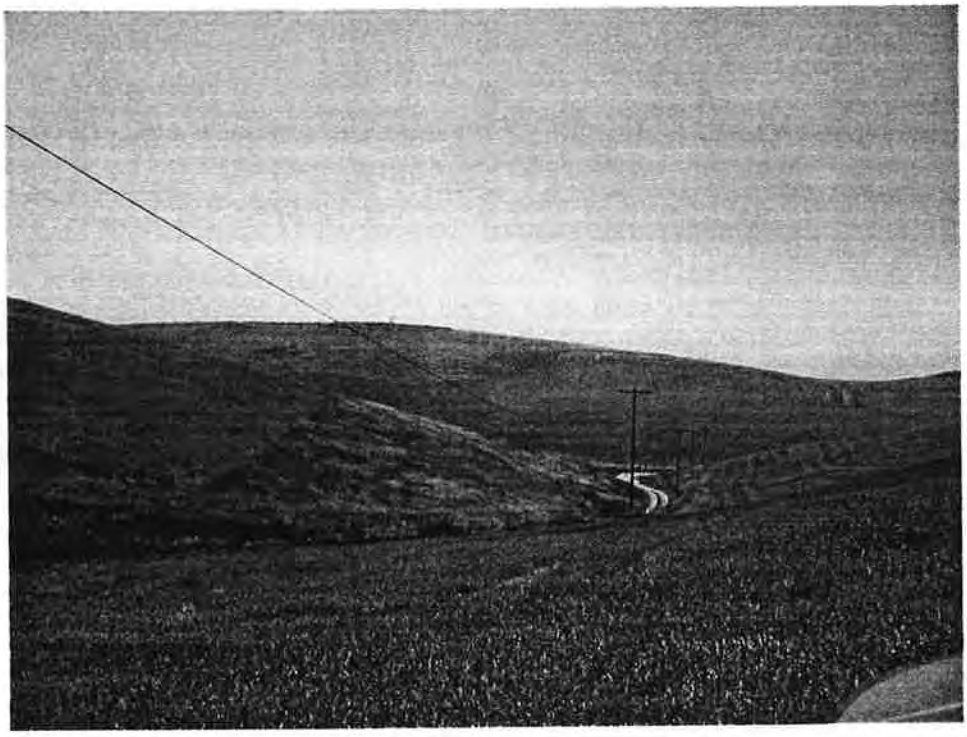
SITE PHOTOGRAPHS

OTAY RANCH VILLAGE 7 AND
VILLAGE 4 COMMUNITY PARK
CHULA VISTA, CALIFORNIA

PROJECT NO. 08960-06-11



Photograph #3
Central portion of Village 7 looking east from Village 4.



Photograph #4
Village 4 Community Park and Southern portion of Village 7 looking southeast.

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ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS
6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE 858 558-6100 - FAX 858 558-8437

RCO:sc

SITE PHOTOGRAPHS

OTAY RANCH VILLAGE 7 AND
VILLAGE 4 COMMUNITY PARK
CHULA VISTA, CALIFORNIA

PROJECT NO. 08960-0611

Photograph #5
Aqueduct tunnel structures at base of Wolf Canyon looking south.

Photograph #6
Central portion of Village 4 Community Park looking east toward VORTAC.

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SITE PHOTOGRAPHS

OTAY RANCH VILLAGE 7 AND
VILLAGE 4 COMMUNITY PARK
CHULA VISTA, CALIFORNIA

PROJECT NO. 08960-06-11

APPENDIX B

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

OTAY RANCH V4 AND V7

CHULA VISTA CA 91910

Job Number: 89600612

PREPARED FOR:

Geocon Consultants, Inc.

6970 Flanders Dr

San Diego, CA 92121

05-07-04

Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch
Search Summary Report

Target Site: OTAY RANCH V4 AND V7
CHULA VISTA CA 91910

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-08-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	02-09-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	02-09-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-09-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-09-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-09-04	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	02-09-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-03	0.12	0	0	-	-	-	0	0
State Sites	Y	03-02-04	1.00	0	0	0	0	0	1	1
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	03-08-04	0.50	0	0	0	0	-	1	1
Permits	Y	02-11-04	0.12	0	0	-	-	-	0	0
Other	Y	03-02-04	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	03-17-04	0.25	0	0	0	-	-	0	0
Leaking UST	Y	03-08-04	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	0	0	2	2

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date: 05-07-04
Requestor Name: robert owoc
Standard: ASTM

Search Type: AREA
Job Number: 89600612
Filtered Report

TARGET ADDRESS: OTAY RANCH V4 AND V7
CHULA VISTA CA 91910

Demographics

Sites: 2 **Non-Geocoded:** 2 **Population:** NA
Radon: NA

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-116.983395	-116:59:0	**Easting:**	501557.977
Latitude:	32.61085	32:36:39	**Northing:**	3607957.409
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch
Sites Summary Report

TARGET SITE: OTAY RANCH V4 AND V7
CHULA VISTA CA 91910

JOB: 89600612

TOTAL: 2 **GEOCODED:** 0 **NON GEOCODED:** 2 **SELECTED:** 2

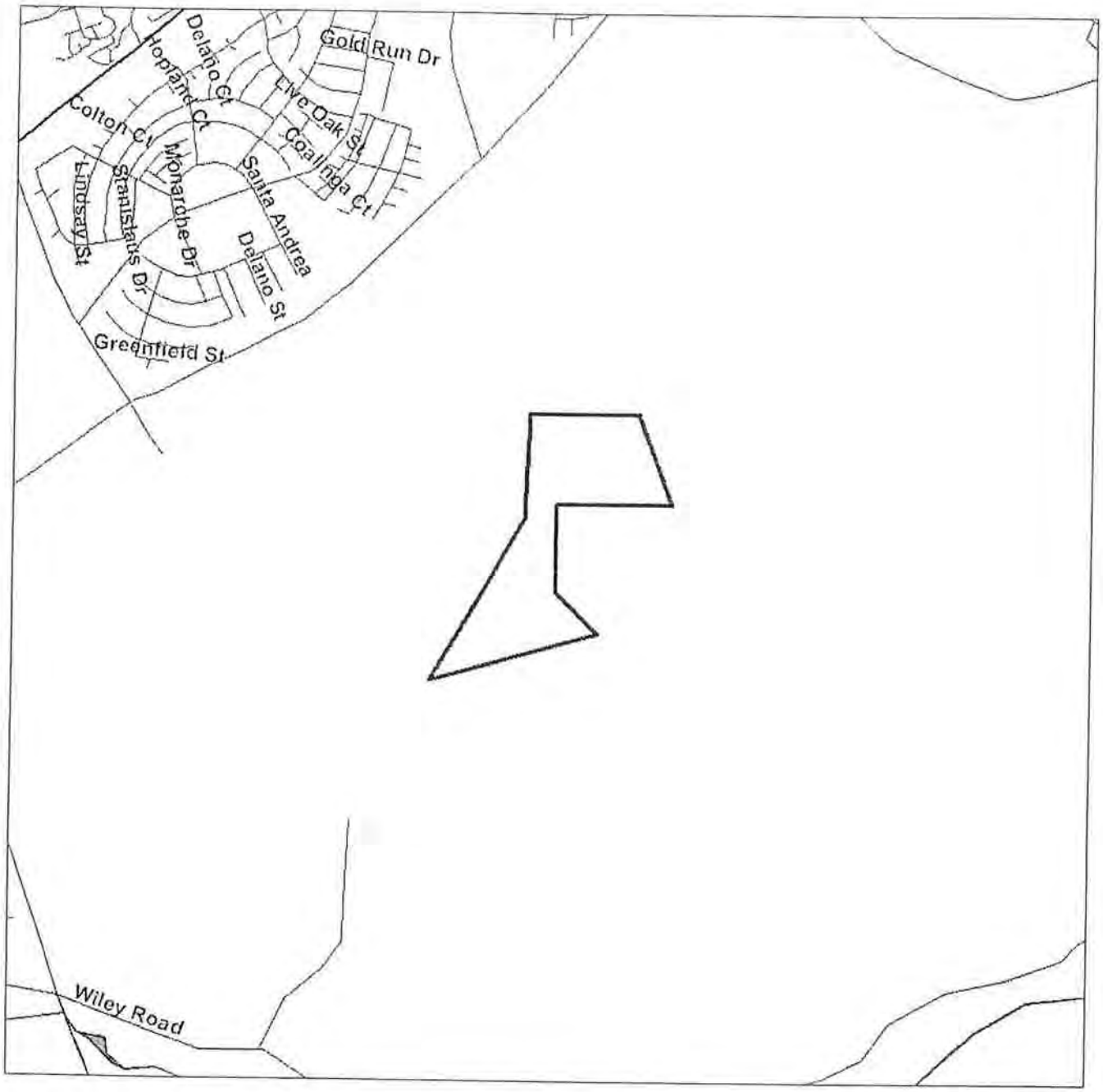
ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
2	SWL	OTAY CLASS 1 LANDFILL WMUD9 000000213/ACTIVE	OTAY VALLEY RD 2 MI EAST 805 CHULA VISTA CA 91910	NON GC	
1	STATE	SUNBOW ELEMENTARY SCHOOL CAL37650013/NO ACTION - FOR CALM	EAST PALOMAR STREET/PASEO LADE CHULA VISTA CA 91910	NON GC	

Environmental FirstSearch

1 Mile Radius from Area

ASTM: All Databases

OTAY RANCH V4 AND V7 , CHULA VISTA CA 91910



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

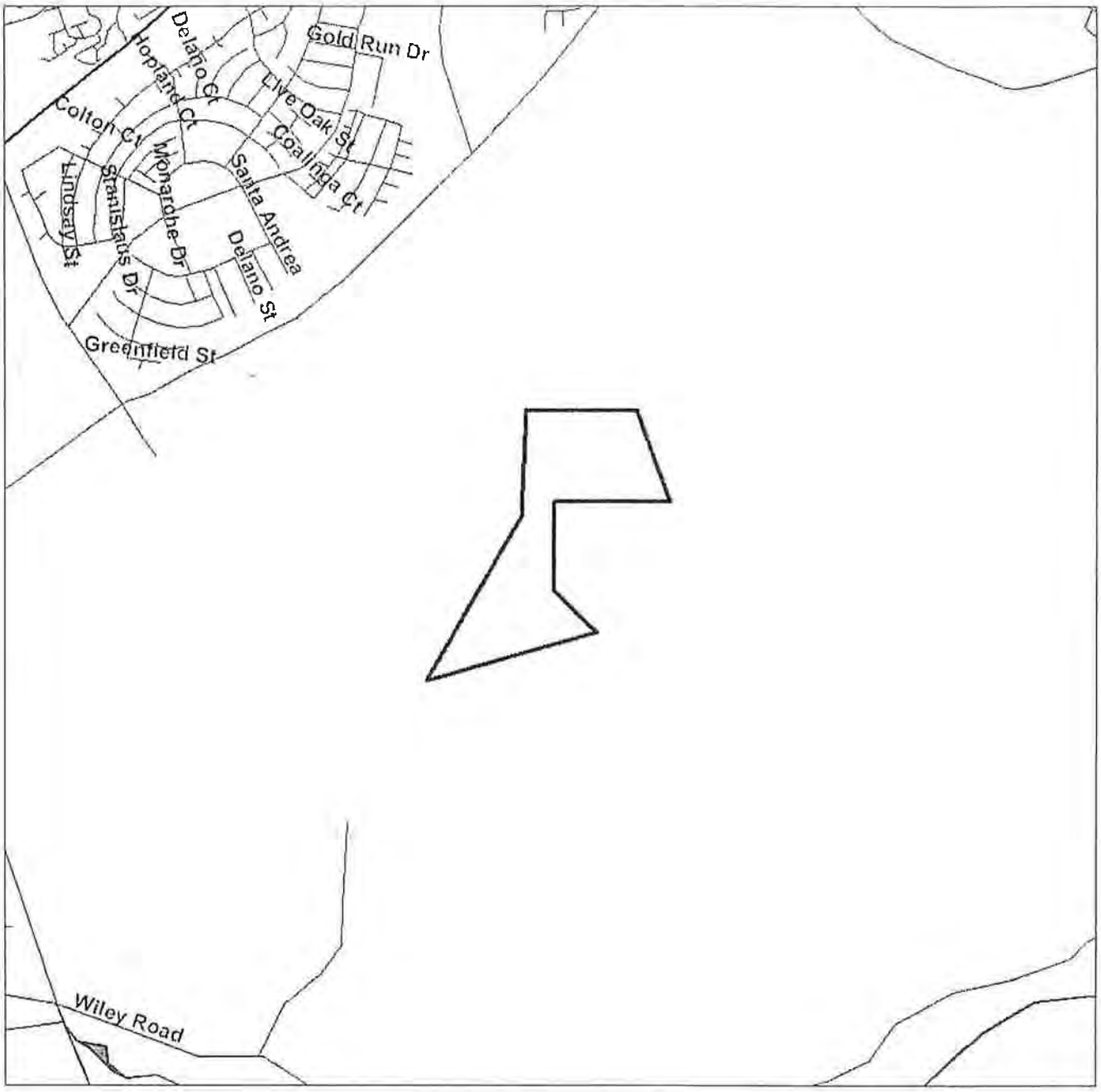
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM: NPL, RCRACOR, STATE

OTAY RANCH V4 AND V7 , CHULA VISTA CA 91910



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

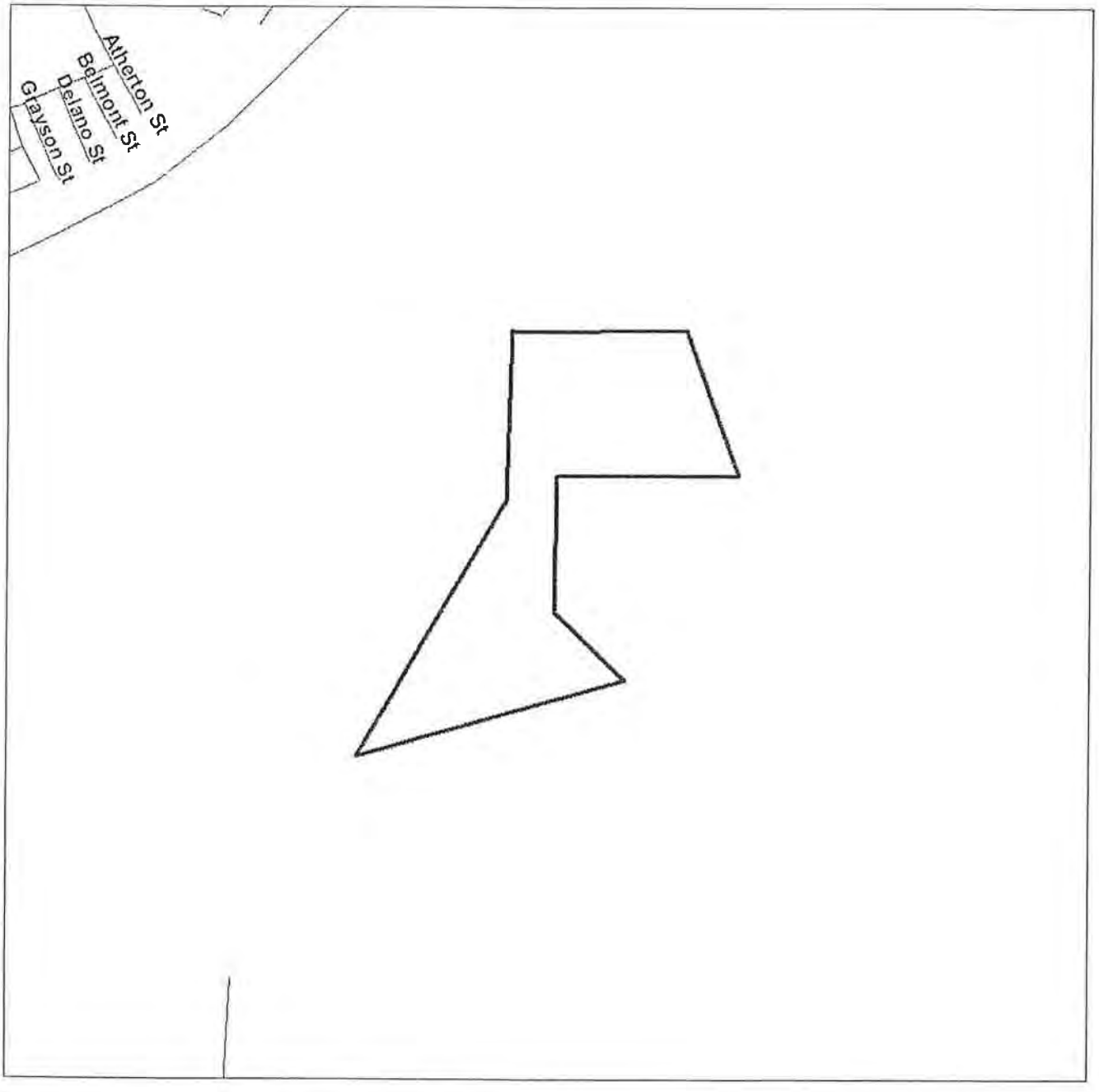
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM: CERCLIS, RCRATSD, LUST, SWL

OTAY RANCH V4 AND V7 , CHULA VISTA CA 91910



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

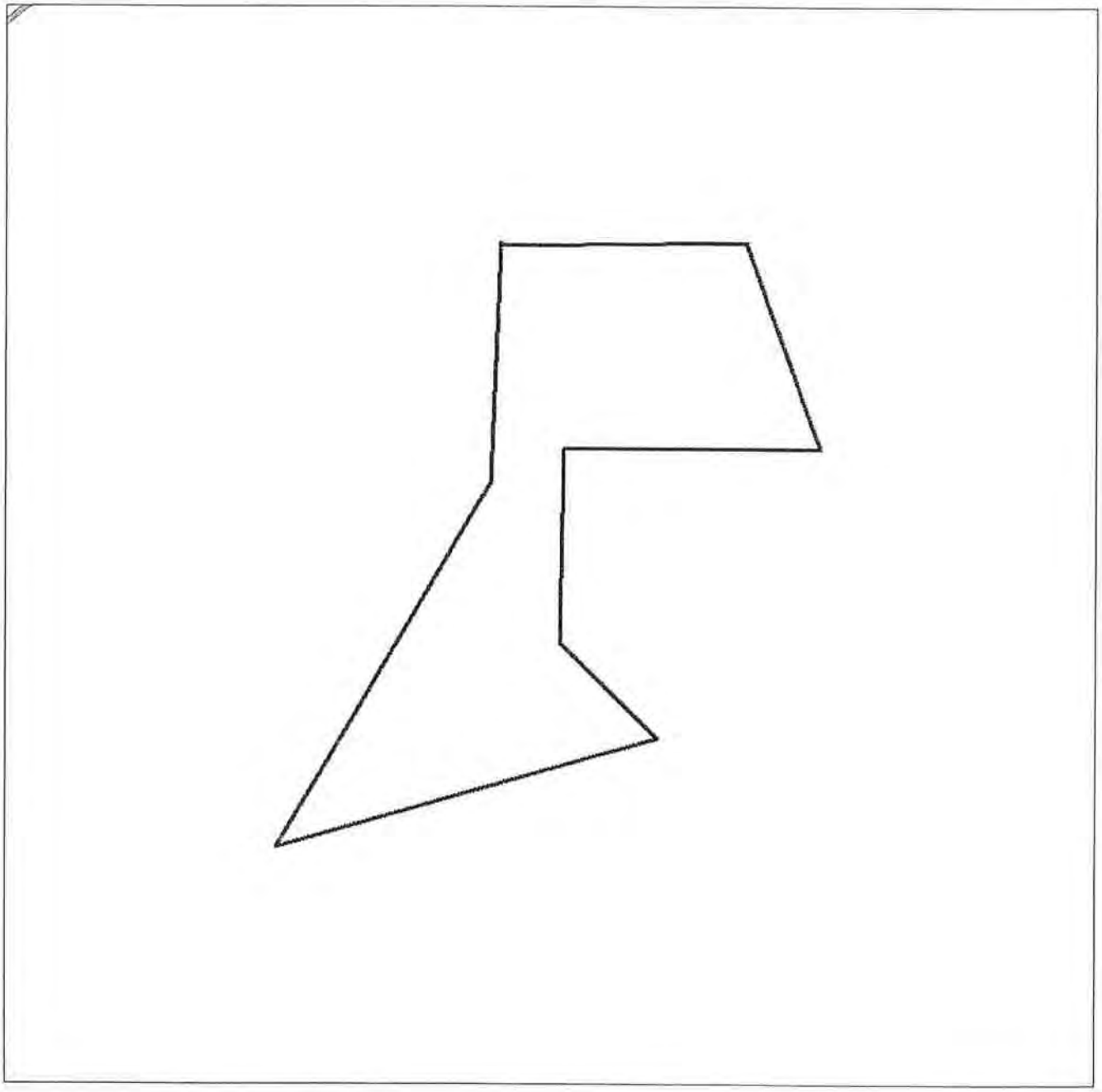
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM: RCRAGEN, UST

OTAY RANCH V4 AND V7 , CHULA VISTA CA 91910



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

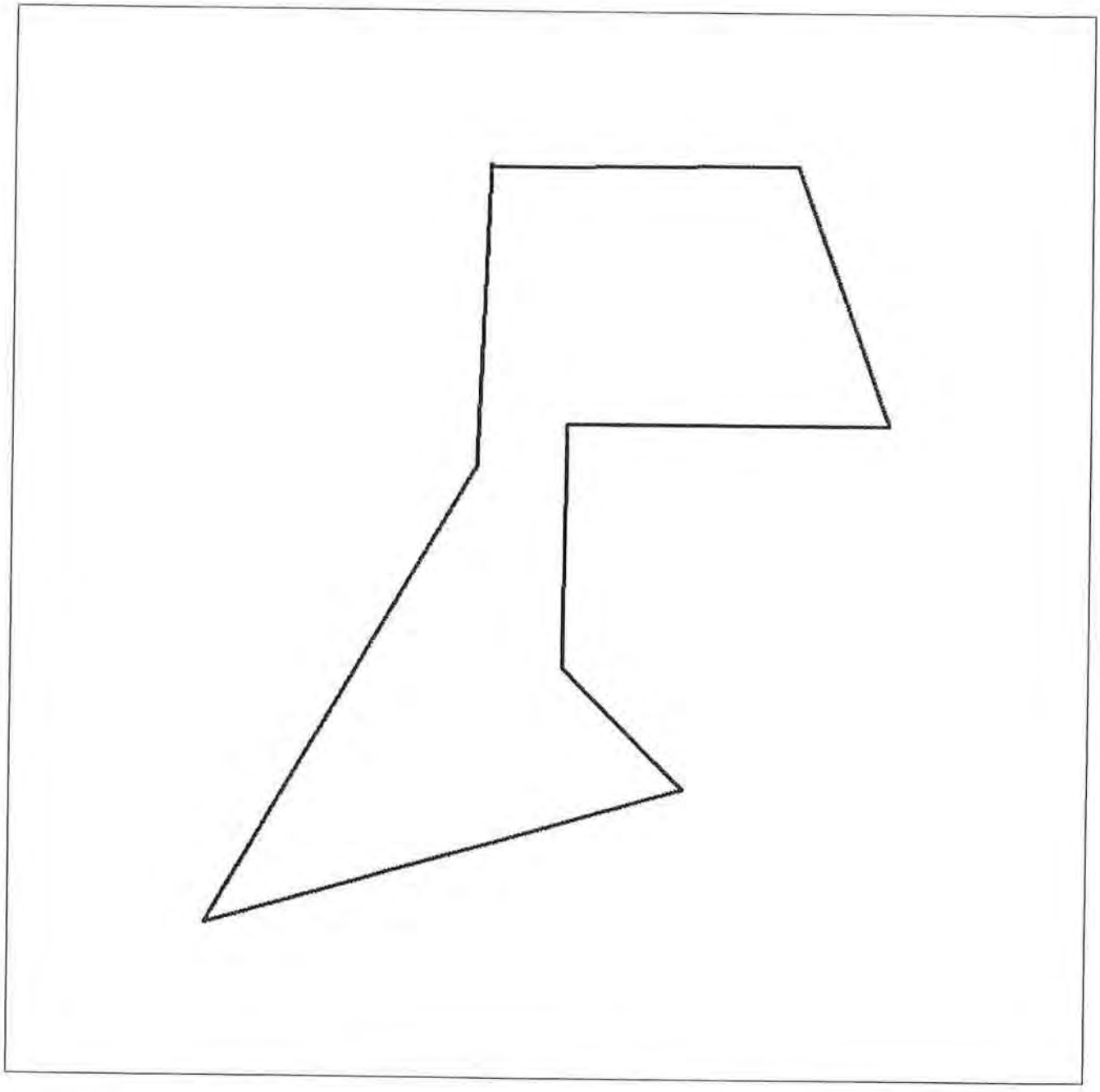
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM: Multiple Databases

OTAY RANCH V4 AND V7 , CHULA VISTA CA 91910



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

Environmental FirstSearch
Site Detail Report

TARGET SITE: OTAY RANCH V4 AND V7
CHULA VISTA CA 91910

JOB: 89600612

SOLID WASTE LANDFILL SITE

SEARCH ID: 2 **DIST/DIR:** NON GC **MAP ID:**

NAME: OTAY CLASS 1 LANDFILL
ADDRESS: OTAY VALLEY RD 2 MI EAST 805
CHULA VISTA CA 91910
SAN DIEGO
CONTACT: JOE MINNER

REV: 07/03/00
ID1: WMUD9 000000213
ID2: 37-AA-0009
STATUS: ACTIVE
PHONE:

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID #:
NPDES ID #:
Region: *9*
Edit Date:
Last Edit:

Waste Discharger Facility: *Yes*

Sub Chapter 15 Facility: *Yes*
Solid Waste Assessment Test Site: *Yes*
Toxic Pits Cleanup Act Facility: *No*
RCRA Facility: *No*
Department of Defense Facility: *No*
Municipal Solid Waste Facility: *No*

Total WMUS at Facility: *1*
Facility Open to the Public: *No*
Facility Type: *SWI*
SIC 1 & SIC 2: *4953 /*

Primary Waste Type: *HAZARDOUS: SOLID WASTES*
Secondary Waste Type: *HAZARDOUS: PROCESS WASTE (waste produced as part of the industrial/manufacturing process)*
Tons Per Day: *0*
Complexity: *CATEGORY A - Any major NPDES facility, any non-NPDES facility (particularly those with toxic wastes) that would be a major if dischrge was made to surface or ground waters, or any Class I disposal site. Includes any small-volume complex facility (particul*

LAND OWNER INFORMATION

Land Owner: *SAN DIEGO, COUNTY OF*
Department: *SOLID WASTE MANAGEMENT*
Contact & Phone: *GRANVILLE BOWMAN, DIRECTOR, 6196942164*
Land Owner Address: *5555 OVERLAND AVENUE, BLDG 1, SAN DIEGO, CA 92123*

AGENCY INFORMATION

Agency Name: *SAN DIEGO CO,INACTIVE LANDFILL*
Department: *SOLID WASTE MANAGEMENT*
Agency Contact & Phone: *JON ROLLIN, 6196942160*

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID #: *9 000000213-01*
WMU Status: *INACTIVE*
WMU Size in Acres: *<100*
Year WMU Will Reach Capacity:
Close Plan: *-1*
Avg Depth to Groundwater: *0*
Primary Liner Present: *0*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: OTAY RANCH V4 AND V7
CHULA VISTA CA 91910

JOB: 89600612

SOLID WASTE LANDFILL SITE

SEARCH ID: 2 **DIST/DIR:** NON GC **MAP ID:**

NAME:	OTAY CLASS 1 LANDFILL	**REV:**	07/03/00
ADDRESS:	OTAY VALLEY RD 2 MI EAST 805	**ID1:**	WMUD9 000000213
	CHULA VISTA CA 91910	**ID2:**	37-AA-0009
	SAN DIEGO	**STATUS:**	ACTIVE
CONTACT:	JOE MINNER	**PHONE:**	

SOLID WASTE ASSESSMENT TEST PROGRAM INFORMATION (SWAT) (blank = not reported)

Site Name:	*OTAY VALLEY CLASS I DISPOSAL SITE*
Site Rank:	*I*
Leak to Surface Water:	*U*
Leak to Ground:	*Y*
Leak to Vandose Zone:	*U*

Environmental FirstSearch
Site Detail Report

TARGET SITE: OTAY RANCH V4 AND V7
CHULA VISTA CA 91910

JOB: 89600612

STATE SITE

SEARCH ID: 1 **DIST/DIR:** NON GC **MAP ID:**

NAME: SUNBOW ELEMENTARY SCHOOL
ADDRESS: EAST PALOMAR STREET/PASEO LADERA
CHULA VISTA CA 91910
SAN DIEGO
CONTACT:

REV: 03/02/04
ID1: CAL37650013
ID2:
STATUS: NO ACTION - FOR CALMORTGAGE ON
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)
SUNBOW ELEMENTARY SCHOOL

GENERAL SITE INFORMATION

File Name (if different than site name):	*SUNBOW ELEMENTARY SCHOOL*
Status:	*NO ACTION - FOR CALMORTGAGE ONLY*
AWP Site Type:	*PROPOSED SCHOOL SITE PROPERTY*
NPL Site:	
Fund:	
Status Date:	*08272002*
Lead:	*DEPT OF TOXIC SUBSTANCES CONTROL*
Staff:	*SFELICIA*
DTSC Region & RWQCB #:	*CYPRESS*
Branch:	*SCHOOL EVALUATION*
RWQCB:	
Site Access:	
Groundwater Contamination:	
Number of Sources Contributing to Contamination at the Site:	*0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)
ID SOURCE NAME, & VALUE: *CALSTARS CODE 404362-11*

BACKGROUND INFORMATION (blank below = not reported by agency)

INFORMATION ON SPECIAL PROGRAMS THE SITE IS ASSOCIATED WITH (blank below = not reported by agency)

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity:	***PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES***
Activity Status:	*NO ACTION - FOR CALMORTGAGE ONLY*
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	*08272002*
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)
Comments Date:
:

Environmental FirstSearch
Federal Databases and Sources

ASTM Databases:

CERCLIS: ***Comprehensive Environmental Response Compensation and Liability Information System.*** The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): ***Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.*** The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: ***Emergency Response Notification System.*** The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: ***The Facility Index System.*** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: ***National Priority List.*** The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: ***Resource Conservation and Recovery Information System.*** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: ***Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.*** The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: ***Resource Conservation and Recovery Information System Corrective Action Sites.*** The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: ***Resource Conservation and Recovery Information System Large and Small Quantity Generators.*** The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: ***Resource Conservation and Recovery Information System sites No Longer Regulated.*** The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

Environmental FirstSearch
Federal Databases and Sources

Non-ASTM Databases:

HMIRS: ***Hazardous Materials Incident Response System.*** This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: ***National Compliance Database.*** The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: ***National Pollution Discharge Elimination System.*** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: ***National Radon Database.*** The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission□s (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System
The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: ***Air and Surface Water Releases.*** A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: ***Toxic Release Inventory System.*** The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES

CAL SITES: DB TYPE = ST (STATE SITES)
Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone:(916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)
Source: The CAL EPA, Department of Toxic Substances Control
Phone:(916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)
Source: The Integrated Waste Management Board
Phone:(916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: The State Water Resources Control Board
Phone:(916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: Orange County Health Dept.
Phone:(714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)
Source: The State Water Resources Control Board
Phone:(916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)
Source: San Diego County Dept. of Environmental Health
Phone:(619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)
Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE (PERMITS)
Source: San Bernardino County Fire Dept.
Phone:(909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT
(OTHER UNIQUE DATABASES)
Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT
(OTHER UNIQUE DATABASES)
Source: Orange County Environmental Health Agency
Phone:(714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)
Source: The State Water Resources Control Board
Phone:(916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNERGOROUND STORAGE TANKS: DB TYPE = US
Source: CAL EPA Dept of Toxic Substances Control
Phone:(916)227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS)

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA
* Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA
* County of Amador Environmental Health Department

BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA
* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA
* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA
* Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)
* Department of Health and Social Services

EL DORADO COUNTY CUPA'S
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division
(Only updated by agency annually)

FRESNO COUNTY CUPA
* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA
* Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)
* Environmental Health Division

IMPERIAL COUNTY CUPA (US)
* Department of Planning and Building

INYO COUNTY CUPA (US)
* Environmental Health Department

KERN COUNTY CUPA (US)
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA (US)
* Environmental Health Services
LAKE COUNTY CUPA (US)
* Division of Environmental Health
LASSEN COUNTY CUPA (US)
* Department of Agriculture
LOS ANGELES COUNTY CUPA'S (US)
* County of Los Angeles Fire Department
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA (US)
* Environmental Health Department
MARIN COUNTY CUPA (US)
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA (US)
* Health Department
MENDOCINO COUNTY CUPA (US)
* Environmental Health Department
MERCED COUNTY CUPA (US)
* Division of Environmental Health
MODOC COUNTY CUPA (US)
* Department of Agriculture
MONO COUNTY CUPA (US)
* Health Department
MONTEREY COUNTY CUPA (US)
* Environmental Health Division
NAPA COUNTY CUPA (US)
* Hazardous Materials Section
NEVADA COUNTY CUPA (UST)
* Environmental Health Department
ORANGE COUNTY CUPA'S (US)
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPA (US)
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA (UST)
* Environmental Health Department
RIVERSIDE COUNTY CUPA (US)
* Environmental Health Department
SACRAMENTO COUNTY (US)
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA (US)
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPA'S (US)
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA (US)
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA (US)
* Department of Public Health
SAN JOAQUIN COUNTY CUPA (US)
* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA (US)
* Environmental Health Department
SANTA BARBARA COUNTY CUPA (US)
* Co Fire Dept Protective Services Div
SANTA CLARA COUNTY CUPA'S (US)
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA (US)
* Environmental Health Department
SHASTA COUNTY CUPA (US)
* Environmental Health Department
SIERRA COUNTY CUPA (US)
* Health Department
SISKIYOU COUNTY CUPA (US)
* Environmental Health Department
SONOMA COUNTY CUPA'S (US)
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastapol, Petaluma, Santa Rosa
STANINSLAUS COUNTY CUPA (US)
* Dept. of Env. Rsrcs. Haz. Mat. Div.
SUTTER COUNTY CUPA (US)
* Department of Agriculture
TEHAMA COUNTY CUPA (US)
* Department of Environmental Health
TRINITY COUNTY CUPA (US)
* Department of Health
TULARE COUNTY CUPA (US)
* Environmental Health Department
TUOLUMNE COUNTY CUPA (US)
* Environmental Health
VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA (US)
* Environmental Health Department
YUBA COUNTY CUPA (US)
* Yuba County of Emergency Services

APPENDIX K-3

LIMITED PESTICIDE ASSESSMENT AND SOIL REUSE PLAN OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK

LIMITED PESTICIDE ASSESSMENT AND SOIL REUSE PLAN

OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK CHULA VISTA, CALIFORNIA

PREPARED FOR

THE OTAY RANCH COMPANY
SAN DIEGO, CALIFORNIA

PREPARED BY

GEOCON CONSULTANTS, INC.
6970 FLANDERS DRIVE
SAN DIEGO, CALIFORNIA 92121
Tel. (858) 558-6100 Fax. (858) 558-8437
Email: environmental@geoconinc.com

GEOCON PROJECT NO. 08960-06-12

MAY 17, 2004

GEOCON
CONSULTANTS, INC.
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

GEOCON
CONSULTANTS, INC.
ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS

Project No. 08960-06-12
May 17, 2004

HAND-DELIVERED

Ms. Ranie Hunter
The Otay Ranch Company
610 West Ash Street, Suite 1500
San Diego, California 92101

Subject: OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK
CHULA VISTA, CALIFORNIA
LIMITED PESTICIDE ASSESSMENT AND SOIL REUSE PLAN

Dear Ms. Hunter:

In accordance with your request and on behalf of the Otay Ranch Company (the Client), Geocon Consultants, Inc. (Geocon) has performed a limited pesticide assessment at the subject site in Chula Vista, California. The accompanying report summarizes the services performed, including limited soil sampling and laboratory analyses and development of a reuse plan for soil containing organochlorine pesticides. Please call us if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.

Robert C. Owoc
Senior Staff Geologist

Linda L. Kung, PE
Senior Project Engineer

RCO:LLK:sc

(3) Addressee

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LIMITED PESTICIDE ASSESSMENT AND SOIL REUSE PLAN

LIMITED PESTICIDE ASSESSMENT AND SOIL REUSE PLAN

1. INTRODUCTION

Geocon Consultants, Inc. (Geocon) performed a limited soil investigation at an approximately 138-acre agricultural property located in the proposed Otay Ranch master planned community in Chula Vista, California (the Site). The Site is comprised of the Otay Ranch Village 7 and Otay Ranch Village 4 Community Park. Geocon understands the Village 7 site will be developed for residential building pads and the Village 4 site will be developed as a sheet-graded pad for a community park. The limited pesticide assessment included collecting soil samples and performing laboratory analyses. The soil reuse plan included development of site-specific procedures for management of soil containing residual organochlorine pesticides from former agricultural operations.

1.1 Site Location

Village 7 is located south of Birch Road, east of La Media Road, and north of the United States Government Air Traffic Control Vortac facility. The Village 4 Community Park is generally located south of Wolf Canyon. The approximate location of the Site is shown on the Vicinity Map presented as Figure 1.

1.2 Site Description

The Otay Ranch Village 7 and Village 4 Community Park site encompasses approximately 138 acres of undeveloped land located in Chula Vista, California. In general, the topography of the Site consists of cultivated land featuring rounded ridges separated by several gently to moderately sloping canyons. Drainage flows to the south and west toward the proposed La Media Road and to the south and east toward Wolf Canyon. Elevations range from approximately 585 feet above mean sea level (MSL) to approximately 375 feet MSL. Vegetation consists of planted and native grasses and shrubs.

1.3 Regional Groundwater Quality and Occurrence

The Site is located within the Otay Valley Hydrologic Area within the Otay Hydrologic Unit. Groundwater occurring in portions of the Otay Valley Hydrologic Area underling the Site has an existing beneficial use designation for industrial service supply purposes and is specifically exempted for municipal supply purposes. Groundwater in the Otay Hydrologic Unit is extracted from the Upper and Lower Otay Reservoirs. Most of the water in the coastal plain is from the San Diego Formation, which locally contains poor quality or highly mineralized water. As a result, groundwater produced is marginal to inferior for domestic and irrigation uses because of high total dissolved solids (TDS) and/or chloride concentrations.

1.4 Site Geology and Groundwater

1.4.1 Site Geology

According to a report entitled Otay Ranch Village 7, R-2 And Village 4 Community Park, Chula Vista, California, Geotechnical Investigation, prepared by Geocon Incorporated and dated May 5, 2004, three geologic formations and three surficial soil types were encountered at the Site. Formational deposits included the Tertiary-age Otay Formation and San Diego Formation, and Quaternary-age Terrace Deposits. The surficial units consisted of alluvium, colluvium and topsoil. The formational and surficial units are discussed below in order of increasing age.

Topsoil

Topsoil is present as a thin veneer overlying formational soils across the site. The topsoil has an average thickness of approximately 3 feet and is characterized as soft to stiff, dry to damp, dark brown, sandy clay to clayey sand. The clayey portion of the topsoil is typically expansive or collapsible.

Alluvium

Alluvial soils are stream-deposited materials found in the canyon drainages and generally vary in depth dependent upon the size of the canyon. The alluvium consists of firm to stiff, dry to moist, light to dark brown, sandy clay and loose to medium dense, damp to moist, silty to clayey sand. The thickness of alluvium encountered in the exploratory trenches ranged from approximately 10 feet to more than 20 feet. Alluvial deposits are likely deeper than 20 feet in the bottom of Wolf Canyon.

Colluvium

Colluvium derived from formational soils at higher elevations is present on the side slopes of canyons and the upper portions of the canyon drainages. The colluvium consists of stiff to hard, dry to moist, light to dark brown, sandy clay and loose to medium dense, clayey to silty sand. The thickness of colluvium encountered in the exploratory excavations ranged from approximately 2 to 5 feet.

Terrace Deposits

Quaternary-age Terrace Deposits unconformably overlie the San Diego Formation above an elevation of approximately 515 feet MSL in the northern and eastern areas of the Village 7 site and the northeastern portion of the Village 4 Community Park site. Sediments generally associated with this formation consist of cobble-gravel-sand mixtures with locally cemented zones and sandy to clayey siltstones.

San Diego Formation

The Tertiary-age (Pliocene) San Diego Formation overlies the Otay Formation and typically consists of massively bedded, well-sorted, fine-grained sandstones with some cemented gravel lenses. Above an approximate elevation of 470 feet MSL, this unit is composed of light gray, silty, fine-grained sandstones with "rip up" clasts of clay.

Otay Formation

The Tertiary-age (possibly Oligocene) Otay Formation underlies the site either exposed near the surface or underlying the younger geologic formations and surficial soils at depth. The Otay Formation consists of dense, silty, fine- to coarse-grained sandstone and siltstone with discontinuous interbeds of highly expansive bentonitic claystone. The coarser-grained portions of the Otay Formation typically have a "very low" to "low" expansion potential and adequate shear strength. The silt and clay portions of the formation can exhibit a "medium" to "high" expansion potential. Bentonite claystone bed up to approximately 5 feet thick (Village 4 Community Park) and up to 3 feet thick (Village 7) were encountered in the Otay Formation.

1.4.2 Site Groundwater

Groundwater was not encountered in any of the exploratory geotechnical excavations or from any of the previous geotechnical investigations performed. It is not uncommon for groundwater seepage conditions to develop where none previously existed due to the permeability characteristics of the geologic units encountered onsite. During the rainy season, perched water conditions are likely to develop within the drainage areas. Groundwater elevations are dependent on seasonal precipitation, irrigation and land use, among other factors, and vary as a result.

1.5 Background

In October 2002, Geocon conducted limited soil sampling and analysis at the Village 2 property, which included the collection of 40 widely-spaced, relatively shallow (depth of approximately 6 inches) soil samples. Samples were obtained from areas within the former ranch operations center, tilled areas cleared of vegetation, and areas currently covered with native vegetation that may have historically sustained agricultural use. The samples were analyzed for lead, arsenic, organophosphate pesticides, and OCPs. Ten of the samples were analyzed for organophosphate pesticides. Organophosphate pesticides were not detected above laboratory detection limits in the 10 soil samples analyzed for such constituents. Concentrations of arsenic and detected in soil samples in tilled areas were within background concentrations typically found in southern California. Elevated levels of DDE, DDT, and toxaphene were found in select soil samples obtained from the former operations center and tilled areas throughout Village 2. Geocon conducted a limited human health risk screening assessment to further quantify

potential human health risk from exposure to soil containing OCPs at Village 2 through soil ingestion and airborne pathways. The calculated risk from ingesting and/or inhaling soil containing DDT, DDE, and/or toxaphene at the maximum concentrations detected at the former operations center and tilled areas over a 70 year averaging time is greater than the current acceptable risk threshold of 1×10^{-6}.

Based on these findings, Geocon recommended that an evaluation of pesticide residues in soil be performed on the Village 4 Community Park and Village 7 sites.

1.6 Purpose

Geocon understands that the Client intends to excavate and replace soil as part of mass-grading operations for a proposed development project. Given the historic agricultural activities on portions of the Site and laboratory analytical data from Village 2, soil sampling and analyses were performed by Geocon to assess concentrations of pesticide residues onsite. Geocon used the results of these analyses to develop a plan for onsite reuse of the soils that would comply with current regulatory criteria and would be protective of human health.

2. SOIL REUSE CRITERIA

2.1 Waste Classification Criteria

Discharges to land in California are regulated under the California Water Code. In order to obtain a permit (or waiver thereof) for the discharge of solid waste to land, including reuse of former agricultural soil containing residual pesticides, a Report of Waste Discharge must be filed with the Regional Water Quality Control Board (RWQCB). The RWQCB accomplishes its permitting responsibility by issuing either a general or site-specific permit (Waste Discharge Requirements [WDRs]) or a waiver of permit.

If transported offsite, waste that is classified as "California hazardous" would require management as a hazardous waste and disposal at a Class I disposal facility. Regulatory criteria to classify a waste as "California hazardous" for handling and disposal purposes are contained in CCR Title 22, Division 4.5, Chapter 11, Article 3, §66261.24. A waste containing a particular chemical constituent is classified as "California hazardous" when: (1) the total constituent content exceeds the Total Threshold Limit Concentration (TTLC); or (2) the soluble constituent content exceeds the Soluble Threshold Limit Concentration (STLC) based on a Waste Extraction Test (WET) analysis. When the total constituent concentration is greater than ten times the STLC, regulatory agencies typically initiate the requirement for WET method. It is the result from the WET that is compared to the STLC. The TTLCs and 10 times the STLCs for the sum of DDD+DDE+DDT and toxaphene are as follows:

CHEMICAL	TTLC (mg/kg)	10 X STLC (mg/l)
DDD+DDE+DDT	1.0	1.0
Toxaphene	5.0	5.0

Notes: mg/kg = milligrams per kilogram
mg/l = milligrams per liter

The above regulatory criteria are based on toxicity. Wastes may also be classified as hazardous based on other criteria including ignitability, corrosivity, and reactivity. For the purposes of this investigation, toxicity is the only factor considered for California waste classification.

2.2 Health Risk Screening Criteria

A document issued by the United States Environmental Protection Agency (EPA) entitled *Region 9 Preliminary Remediation Goals (PRGs),* updated October 1, 2002 was reviewed to compare the concentrations of pesticides detected in onsite soil to the respective PRGs for soil in a residential setting. The PRGs are "risk-based tools for evaluating and cleaning up contaminated sites." The EPA Region 9 PRGs combine current EPA toxicity values with "standard" exposure factors to estimate contaminant concentrations in environmental media (soil, air, and water) that are considered protective of humans, including sensitive groups, over a lifetime. The PRGs are conservative figures, and chemical concentrations above these levels would not automatically designate a site as "impacted or trigger response action."

The PRGs for DDD, DDE, DDT, and toxaphene in soil in a residential setting are as follows:

CHEMICAL	PRG (mg/kg)
DDD	2.4
DDE	1.7
DDT	1.7
Toxaphene	0.44

As indicated above, the PRGs were calculated using long-term exposure scenarios. Persons who may be exposed for shorter durations would expect to be at less risk.

3. SITE INVESTIGATION

3.1 Soil Sampling

Geocon collected soil samples using a 3-inch-diameter hand auger or excavating with a rubber-tired backhoe throughout portions of the Site historically used for agricultural purposes. Soil samples were generally collected at the surface, 0.5 or 1 feet, 2 feet, and 3 feet intervals.

The soil samples were transferred into glass jars and labeled with a unique location identification number and sample depth. Each prepared sample jar was placed into a cooler for transport to a California Department of Health Services (CDOHS) certified laboratory. Sample identification, time, and date of sample collection, sample matrix type, turn-around time, and container type were recorded on the laboratory chain of custody. Sampling equipment was cleaned and rinsed prior to the collection of each soil sample by washing the equipment with a non-phosphate detergent solution followed by subsequent tap water and deionized water rinses. The approximate soil sample locations are shown on Figures 2, 3, and 4. After sampling, the borings and excavations were backfilled with the soil cuttings generated by the sampling activities.

3.2 Soil Assessment Analytical Methods

3.2.1 Village 7

Thirteen composite soil samples, each consisting of four adjacent discrete soil samples collected from the surface, were analyzed for OCPs. Based upon the results of these analyses, 44 discrete samples were analyzed for OCPs. If the discrete soil sample exhibited a toxaphene concentration at or above the residential PRG, the underlying soil sample (1 and 2 feet) was analyzed for OCPs. If the sample collected at 2 feet exhibited a DDT or toxaphene concentration at or above the residential PRG, the underlying (3 feet) sample was analyzed for OCPs.

3.2.2 Village 4 Community Park

Fifteen composite soil samples, each consisting of four adjacent discrete soil samples collected from the surface, were analyzed for OCPs. Based upon the results of these analyses, all underlying soil samples (1 and 2 feet) were analyzed for OCPs. If the sample collected at 2 feet exhibited a DDT or toxaphene concentration at or above the residential PRG the underlying (3 feet) sample was analyzed for OCPs.

3.2.3 Solubility Analysis

Solubility analysis was preformed using the Synthetic Precipitation Leaching Procedure (SPLP). The SPLP was designed to simulate the mobility of organic and inorganic compounds in soil to estimate the

potential effect to underlying aquifers. The SPLP was developed by EPA in the late 1980s to simulate acid rain effects. Upon completion of the soil assessment analyses, soil from four locations each from Village 7 and Village 4 Community Park exhibiting a range of organochlorine pesticides generally representative of the Site were analyzed for soluble OCPs by the SPLP.

4. SUMMARY OF FINDINGS

4.1 Subsurface Conditions

Medium to dark brown loamy sand was encountered in the upper 1.5 to 2 feet. Underlying soil predominantly consisted of dry to moist, light brown to gray, silty sand and sandy silt.

4.2 Soil Analytical Results

4.2.1 Village 7 Composite Soil Samples

Eleven of the 13 composite surface soil samples from Village 7 exhibited concentrations of toxaphene exceeding ¼ of the residential PRG. Concentrations of toxaphene ranged from below the laboratory detection limit of 0.085 mg/kg to 5.3 mg/kg. Concentrations of DDE and DDT were also detected in one or more composite samples at or above ¼ of their respective residential PRG. Low concentrations of endrin (up to 0.046 mg/kg) were also detected in one or more composite soil samples. A summary of the composite soil sample laboratory analytical results for DDD, DDE, DDT, and toxaphene is presented in Table I. Reproductions of the laboratory reports and chain-of-custody documentation are presented as Appendix A.

4.2.2 Village 4 Community Park Composite Soil Samples

All 15 composite surface soil samples from Village 4 exhibited concentrations of toxaphene exceeding ¼ of the residential PRG. Concentrations of the toxaphene ranged from 1.0 mg/kg to 4.8 mg/kg. Concentrations of DDE and DDT were also detected in one or more composite samples at or above ¼ of their respective residential PRG. Low concentrations of endrin and/or endrin ketone (up to 0.028 mg/kg and 0.011 mg/kg, respectively) were also detected in one or more composite soil samples. A summary of the composite soil sample laboratory analytical results for DDD, DDE, DDT, and toxaphene is presented in Table II. Reproductions of the laboratory reports and chain-of-custody documentation are presented as Appendix A.

4.2.3 Discrete Soil Samples

A total of 241 discrete soil samples from Village 4 and Village 7 were analyzed for OCPs. Concentrations of DDD, DDE, DDT, endrin, endrin aldehyde, and/or toxaphene were detected at or

above the laboratory detection limits in 223 of the 241 discrete samples. Endrin and endrin aldehyde were detected at low concentrations (up to 0.10 mg/kg and 0.030 mg/kg, respectively). The distribution of remaining detected organochlorine pesticides in soil samples is summarized as follows.

- DDD was detected in 48 soil samples at concentrations ranging from 0.0022 mg/kg to 0.16 mg/kg. Concentrations of DDD did not exceed the residential PRG or TTLC in any of the 241 discrete soil samples analyzed from the Site.

- DDE was detected in 223 soil samples at concentrations ranging from 0.0021 mg/kg to 6.1 mg/kg. Concentrations of DDE exceeded the TTLC in 44 of the 241 discrete soil samples analyzed from the Site. Concentrations of DDE exceeded the residential PRG in 23 soil samples.

- DDT was detected in 197 soil samples at concentrations ranging from 0.0021 mg/kg to 1.7 mg/kg. Concentrations of DDT exceeded the TTLC in 2 of the 241 discrete soil samples analyzed from the Site. Concentrations of DDD exceeded the residential PRG in only one of the soil samples analyzed from the Site.

- Toxaphene was detected in 1172 soil samples at concentrations ranging from 0.088 mg/kg to 13 mg/kg. Concentrations of toxaphene exceeded the TTLC in 12 of the 241 discrete soil sample analyzed from the Site. Concentrations of toxaphene exceeded the residential PRG in 109 soil samples from the Site.

Of the analytes detected, only concentrations of DDD, DDE, DDT, and toxaphene were reported at or above the respective TTLC and/or residential PRG in soil samples analyzed from the Site. The sum of DDD+DDE+DDT and toxaphene concentrations and the estimated extent of OCPs at concentrations exceeding the residential PRG at the surface, 1-foot, 2-feet, and 3-feet are shown on Figures 2, 3, 4, and 5 respectively. A summary of the laboratory analytical results for DDD, DDE, DDT, and toxaphene is presented in Table III. Reproductions of the laboratory reports and chain-of-custody documentation are presented as Appendix B.

4.3 Synthetic Precipitation Leaching Procedure

Eight soil samples were tested for purposes of assessing leachability of residual OCPs in soils. None of the eight soil samples analyzed by the SPLP exhibited concentrations of OCPs at or above the laboratory detection limits, reflecting high sorption and limited mobility of OCPs through site soils in the event of water intrusion. A summary of the total and soluble OCP analytical results of the eight samples is presented in Table IV. Reproductions of the laboratory reports and chain-of-custody documentation are presented as Appendix C.

4.4 Data Validation

Laboratory QA/QC measures include the use of matrix spikes, duplicates, and method blanks, and calculation of percent recovery and relative percentage difference (RPD). A review of the laboratory QA/QC results indicate satisfactory data reporting.

5. STATISTICAL EVALUATION OF ANALYTICAL RESULTS

The soil sample analytical laboratory results were evaluated statistically to calculate 90% upper confidence level (UCL) mean concentrations of the sum of DDD+DDE+DDT and toxaphene in soil to be excavated under the proposed reuse plans. Only soil samples within the shaded areas of Figure 3 were included in the statistical analysis. The remainder of the soil samples represent soil beyond the estimated limits of DDE, DDT, and toxaphene exceeding the residential PRG, and not subject to special handling based upon OCP content. Based upon review of the analytical data, results from sample locations V2 and V12 (in the northwest portion of Village 7 and adjacent to the former Village 2 Ranch Operations Center) were excluded from the statistical analyses as outliers. Prior to performing the following calculations, analytical results reported as below the detection limit were assigned a value of one-half the detection limit.

5.1 Calculating the Upper Confidence Limits for the True Mean

Statistical confidence limits are the classical tool for addressing uncertainties of a distribution mean. The upper confidence levels (UCLs) of the true mean concentration are used as the mean concentrations because it is not possible to know the true mean. The UCLs therefore account for uncertainties due to limited sampling data. As more data are available for a given site, uncertainty decreases and the UCLs move closer to the true mean.

A 90% UCL is commonly used for waste characterization. The one-sided 90% UCL of the true mean is defined as the value that, when calculated repeatedly for randomly drawn subsets of site data, equals or exceed the true mean 90% of the time. The following statistical equation (from *Chapter Nine, SW-846, 3rd Edition, U.S. Environmental Protection Agency, 1986, [Chapter Nine, SW-846])* was used to calculate the UCLs:

$$UCL = \bar{x} + t_p \frac{S}{\sqrt{n}}$$

Where:

$\bar{x}$ = sample mean
t_p = student's t for a one-tailed confidence interval and a probability of p
S = standard deviation
n = number of samples

In accordance with *Chapter Nine, SW-846,* distribution was evaluated by comparing the mean versus the variance of the data set. If the mean is greater than the variance, the data set is assumed to be normally distributed and transformation is not performed. If the mean was less than the variance, the data set is transformed using an arcsine conversion. If the mean was equal to the variance the data set is transformed using a square-root conversion. Examination of the data indicated that the mean was less than the variance for the non-transformed data indicating that the data set was not normally distributed and transformation was necessary. The raw data was transformed using the arcsine transformation. The arcsine transformation was accomplished by dividing each analytical result by the maximum concentration (this results in a data set of all numbers falling between 0 and 1), then calculating the arcsine of the quotient, $(y_i = arcsine(x_i/x_{max}))$, performing the statistical calculations on the transformed data, and then re-converting the result to real numbers $(z_i = x_{max} sin\ y_i)$. Although this data transformation does not necessarily result in a normalized data distribution, the calculated UCL is considered adequate for the purpose of this reuse plan.

The 90% UCL mean concentrations for the sum of DDD+DDE+DDT and toxaphene within the shaded areas shown on Figures 2, 3, and 4 are as follows.

Depth	90% UCL	
	DDD+DDE+DDT (mg/kg)	Toxaphene (mg/kg)
Surface – 1 foot	1.2	2.6
1 foot – 2 feet	1.3	2.5
2 feet – 3 feet	0.26	0.55
Average	***0.92***	***1.9***

5.2 Hazardous Waste Classification Comparison

Estimated UCLs for the entire soil mass within the shaded area on Figure 2 were calculated by averaging the UCLs of the surface, 1-foot, and 2-feet intervals. The 90% UCL mean concentration (C_{UCL}) for sum of DDD+DDE+DDT and toxaphene within this shaded area were compared to their respective TTLCs and 10 times the STLCs as follows:

CHEMICAL	C_{UCL} (mg/kg)	TTLC (mg/kg)	10 X STLC (mg/l)
DDD+DDE+DDT	0.92	1.0	1.0
Toxaphene	1.9	5.0	5.0

Based upon the above comparison of 90% UCLs and TTLCs and STLCs, soils at the Site would not be classified as California hazardous based on concentrations of organochlorine pesticides.

6. SOIL REUSE PLAN

6.1 Soil Reuse Criteria

Geocon recommends that soil exhibiting OCP concentrations greater than the residential PRG be managed separately from other onsite soil to protect potential groundwater resources and reduce human health risk.

Special management of soil exhibiting OCP concentrations less than the residential PRG is not recommended as these soils do not presently pose a significant threat to potential groundwater resources or human health risk. In addition, typical grading practices such as excavation, mixing of soils these to depths from 12 inches to more than 10 feet, and subsequent recompaction will provide further mitigation of the low OCP concentrations.

6.2 Soil Reuse Recommendations

Geocon recommends that soil exhibiting OCP concentrations in excess of the residential PRG be managed as follows:

- Soil containing concentrations of OCPs above the residential PRGs shall only be used in fills where encapsulation by a minimum of 10 feet of soil that does not exhibit concentrations of OCPs above the residential PRGs is available.
- Soil containing concentrations of OCPs above the residential PRGs shall not be placed adjacent to slopes exceeding (steeper than) a ratio of 1 vertical to 2 horizontal.
- Soil containing concentrations of OCPs at or above the residential PRGs shall not be placed within 5 feet of an engineered drainage structure or the groundwater table.
- Best Management Practices (BMPs) shall be used in excavation and placement of soil containing OCPs at or above the residential PRGs. BMPs should be implemented as site conditions warrant, so that erosion, excessive pooling, and storm water runoff do not pose a problem at the Site.

Geocon also recommends that a permit for temporary stockpiling of soils exhibiting non-hazardous concentrations of OCPs should be obtained from the RWQCB no less than 30 days prior to potential stockpiling activities. In the event soil containing non-hazardous concentrations of OCPs are stockpiled, BMPs should be implemented to abate dispersion by both wind and rain.

6.3 Volume Analyses

Based upon the estimated extent of soil exhibiting concentrations of toxaphene above the residential PRG (as shown in Figure 6), Geocon performed an analysis to calculate the volume of soil that would warrant special handling. The shaded area within each figure was multiplied by a one-foot depth and the three volumes were added to estimate the total volume for the Site. Based upon this analysis, approximately 350,000 cubic yards of soil will warrant special management.

Geocon also used site grading plans prepared by Hunsaker & Associates, Inc. to assess the volume of fill that would meet or exceed the criteria indicated in Section 4.2. Base upon this assessment, the available fill volume on the Site is estimated to be 3,600,000 cubic yards.

7. CONCLUSIONS

1. The extent of soil exhibiting concentrations of OCPs at the Site has been adequately assessed. Concentrations of OCPs exceeding residential PRGs and/or TTLCs are generally limited to depths of 2 feet below ground surface or shallower. Approximately 350,000 cubic yards of soil exhibit concentrations of OCPs above residential PRGs.

2. Site grading plans indicate that approximately 3,600,000 cubic yards of fill capacity are available below a 10-foot buffer zone as specified in the reuse criteria herein. That is, the capacity for placement exceeds the estimated volume of soil containing concentrations of OCPs above the residential PRG by a factor of 10.

3. Based upon comparison of 90% UCL mean concentrations of DDD+DDE+DDT and toxaphene to CCR Title 22 TTLCs, onsite soils would not be classified as a California hazardous waste, and therefore, would be suitable for reuse as described herein.

4. SPLP analysis indicates that OCPs would not likely leach from soil under proposed site conditions, and therefore, management as described herein would be protective of surface water and groundwater.

5. Management of soil containing concentrations of OCPs above the residential PRG, providing a minimum 10-foot buffer to final grade and 5-foot buffer to canyon drains as described herein, would eliminate long-term direct-contact exposure pathways (inhalation, ingestion, dermal contact, and plant uptake) from soils containing OCPs, and therefore, management as described herein would be protective of human health, surface water, and groundwater.

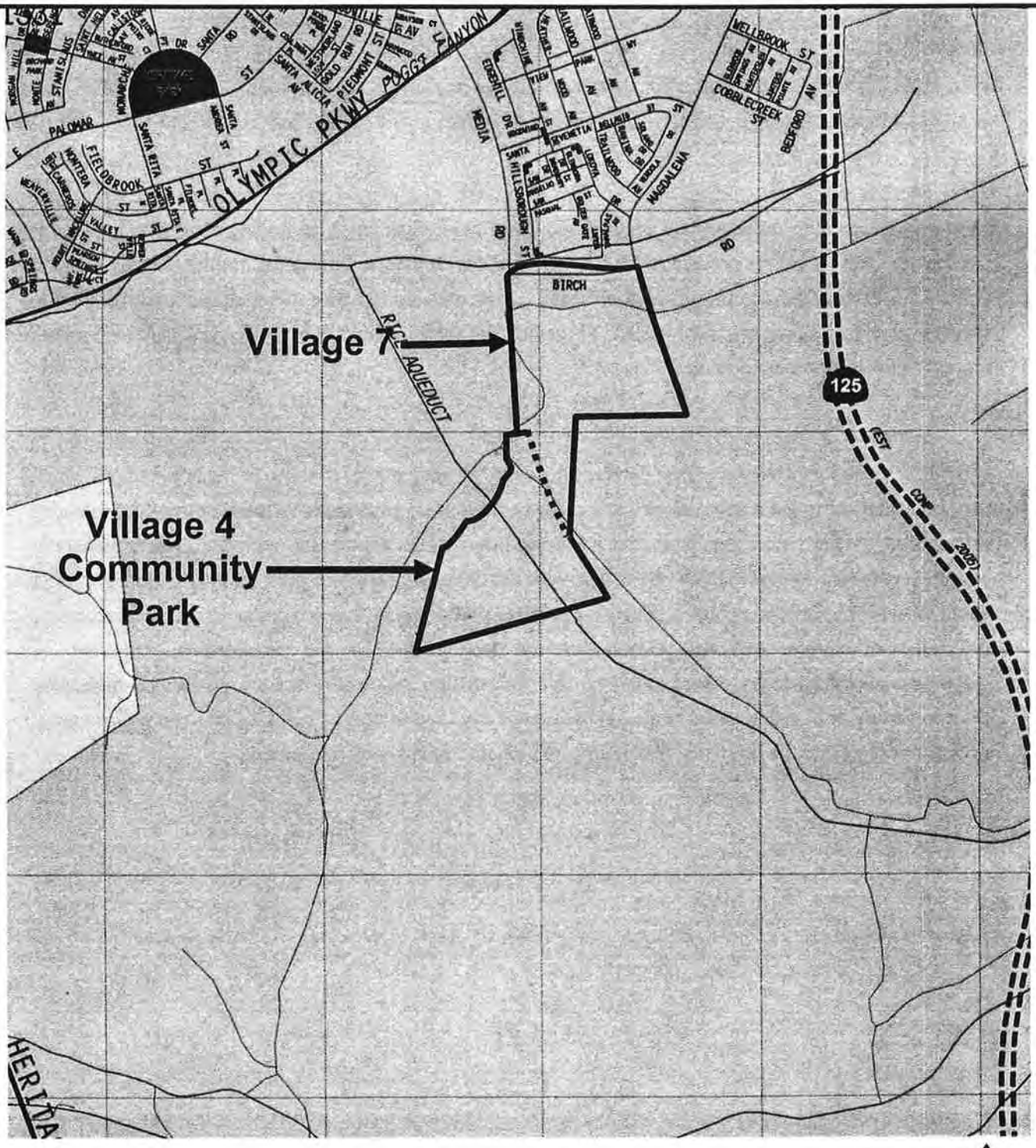
8. REPORT LIMITATIONS

This report has been prepared exclusively for The Otay Ranch Company. The conclusions and recommendations presented herein are based on a limited number of samples collected from in-place soil sampled. The information presented is relevant to the dates of the study and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience

with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

This report is not a comprehensive site characterization and should not be construed as such. The appropriate regulatory agency may require additional investigations. The findings and conclusions as presented in this report are predicated on the results of the limited soil sampling and laboratory analyses performed. In addition, the information obtained is not intended to address potential impacts related to sources other than those specified herein. Therefore, the report should only be deemed conclusive with respect to the information obtained.

The conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by environmental sciences consultants practicing in this or similar localities performing the same or similar services. Geocon is not responsible for the conclusions, opinions, or recommendations made by others based on this information. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from the limited soil sampling and laboratory analyses performed.



SOURCE: 2004 THOMAS BROS. MAP
SAN DIEGO COUNTY, CALIFORNIA

N

Approximate Scale
1 in. = 1,800 ft.

GEOCON
CONSULTANTS, INC.
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RCO:sc

VICINITY MAP

OTAY RANCH VILLAGE 7 AND VILLAGE 4 COMMUNITY PARK CHULA VISTA, CALIFORNIA

DATE: 5-17-2004 | PROJECT NO. 08960-06-12 | FIG. 1

TABLE I
SUMMARY OF COMPOSITE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE – VILLAGE 7
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

COMPOSITE SAMPLE IDENTIFICATION	Depth (Feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V1,V2,V10,V11	Surface	0.031	1.0	0.16	3.7
V3,V4,V12,V13	Surface	0.14	1.9	0.41	5.1
V5,V6,V14,V15	Surface	0.13	1.7	0.51	4.8
V7,V16,V17,V18	surface	0.055	2.6	0.56	5.3
V19,V20,V29,V30	surface	0.0090	0.13	0.059	0.22
V21,V22,V31,V32	surface	0.012	0.22	0.055	0.43
V23,V25,V33,V35	surface	0.023	0.33	0.078	66
V26,V27,V36,V37	surface	0.037	0.31	0.12	0.66
V38,V49,V48,V56	surface	0.020	0.28	0.056	0.61
V47,V46,V55,V54	surface	0.022	0.29	0.049	0.53
V45,V44,V54,V53	surface	0.011	0.20	0.026	0.30
V43,V42,V52,V51	surface	0.0036	0.060	0.0059	ND
V41,V40,V39,V50	surface	0.0045	0.062	0.010	ND
PRG – Residential		***2,400***	***1,700***	***1,700***	***440***
TTLC		***1,000***	***1,000***	***1,000***	***5,000***

Notes:
Composite samples created from four discrete surface soil samples collected at 200' spacings.
Organochlorine pesticides using EPA method 8081A.
mg/kg = milligrams per kilogram.
ND = Not detected at or above the laboratory detection limit.
PRG = USEPA Preliminary Remediation Goal for soil in a residential setting.
TTLC = CCR Title 22 Total Threshold Limit Concentration.

TABLE II
SUMMARY OF COMPOSITE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE – VILLAGE 4 COMMUNITY PARK
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

COMPOSITE SAMPLE IDENTIFICATION	Depth (Feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V4-1	surface	0.0031	0.36	0.084	1.0
V4-2	surface	0.0080	0.92	0.12	2.6
V4-3	surface	0.013	1.4	0.22	3.8
V4-4	surface	0.012	1.2	0.18	3.7
V4-5	surface	0.0070	0.72	0.12	2.1
V4-6	surface	0.0074	0.71	0.089	2.0
V4-7	surface	0.012	1.2	0.22	3.5
V4-8	surface	0.018	1.7	0.25	4.8
V4-9	surface	0.017	0.88	0.13	1.8
V4-10	surface	0.016	0.83	0.13	2.1
V4-11	surface	0.021	1.3	0.20	2.4
V4-12	surface	0.023	1.2	0.16	2.2
V4-13	surface	0.021	1.2	0.12	2.1
V4-14	surface	0.023	1.1	0.14	2.0
V4-15	surface	0.034	1.3	0.20	2.4
PRG – Residential		***2.4***	***1.7***	***1.7***	***0.440***
TTLC		***1.0***	***1.0***	***1.0***	***5.0***

Notes:
Composite samples created from four discrete surface soil samples collected at 200' spacings.
Organochlorine pesticides using EPA method 8081A.
mg/kg = milligrams per kilogram.
EPA = United States Environmental Protection Agency.
PRG = USEPA Preliminary Remediation Goal for soil in a residential setting.
TTLC = CCR Title 22 Total Threshold Limit Concentration.

TABLE III
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V1-sfc	surface	ND	0.0071	0.037	ND
V2-sfc	surface	0.038	2.5	0.57	4.9
V2-1	1	0.16	6.1	1.7	13
V2-2	2	0.0012	1.2	0.28	2.6
V2-3	3	ND	0.019	0.0031	ND
V3-sfc	surface	0.018	2.1	0.56	4.6
V3-1	1	ND	0.088	0.014	0.12
V3-2	2	ND	0.072	0.016	0.15
V4-sfc	surface	0.018	2.5	0.42	5.9
V4-1	1	0.0031	0.36	0.034	0.55
V4-2	2	ND	0.0025	ND	ND
V5-sfc	surface	ND	1.5	0.29	3.7
V5-1	1	0.035	1.3	0.25	3.2
V5-2	2	ND	0.13	0.025	0.30
V6-sfc	surface	ND	1.5	0.57	4.1
V6-1	1	0.010	0.82	0.19	1.9
V6-2	2	ND	0.10	0.012	0.20
V7-sfc	surface	0.014	1.9	0.39	4.4
V7-1	1	0.024	1.0	0.16	1.7
V7-2	2	ND	0.022	0.0022	ND
V10-sfc	surface	ND	0.78	0.12	1.7
V10-1	1	ND	0.0023	ND	ND
V10-2	2	ND	0.0020	ND	ND
V11-sfc	surface	ND	0.60	0.16	1.8
V11-1	1	ND	0.026	ND	ND
V11-2	2	ND	0.0021	ND	ND
V12-.5	0.5	0.039	4.4	0.98	11
V12-sfc	surface	0.019	0.96	0.13	2.3
V12-2	2	0.011	1.2	0.14	2.4
V12-3	3	ND	0.13	0.021	0.29
V13-.5	0.5	0.0036	2.2	0.38	5.0

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V13-sfc	surface	0.024	1.0	0.18	3.1
V13-2	2	ND	0.051	0.0039	0.092
V14-.5	0.5	0.065	3.2	0.57	7.2
V14-sfc	surface	0.016	0.60	0.12	1.9
V14-2	2	ND	0.031	ND	ND
V15-sfc	surface	0.038	1.0	0.38	4.1
V15-.5	0.5	0.075	3.8	1.1	10.0
V15-2	2	ND	0.024	ND	ND
V16-sfc	surface	0.042	1.3	0.42	5.1
V16-.5	0.5	0.015	1.7	0.27	4.4
V16-2	2	ND	0.054	0.0057	0.088
V17-sfc	surface	0.031	0.94	0.18	2.8
V17-.5	0.5	0.013	2.1	0.44	5.3
V17-2	2	ND	0.16	0.020	0.38
V18-sfc	surface	ND	1.4	0.26	3.2
V18-1	1	0.0028	0.17	0.020	0.26
V18-2	2	ND	0.014	ND	ND
V19-sfc	surface	ND	0.13	0.039	0.29
V20-sfc	surface	ND	0.2	0.055	0.49
V20-.5	0.5	0.0022	0.20	0.072	0.41
V20-2	2	ND	ND	ND	ND
V21-sfc	surface	ND	0.17	0.042	0.47
V21-.5	0.5	0.0030	0.33	0.072	0.66
V21-2	2	ND	ND	ND	ND
V22-sfc	surface	ND	0.20	0.057	0.52
V22-.5	0.5	ND	0.12	0.04	0.27
V22-2	2	ND	ND	ND	ND
V23-sfc	surface	ND	0.15	0.023	0.44
V23-.5	0.5	0.0024	0.37	0.074	ND
V23-2	2	ND	ND	ND	ND

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V25-sfc	surface	0.0052	0.20	0.043	0.45
V25-.5	0.5	ND	0.26	0.055	0.57
V25-2	2	ND	ND	ND	ND
V26-sfc	surface	0.010	0.29	0.13	0.70
V26-.5	0.5	0.0043	0.26	0.16	0.60
V26-2	2	ND	ND	ND	ND
V27-sfc	surface	0.010	0.36	0.060	0.90
V27-.5	0.5	0.0044	0.49	0.10	1.3
V27-2	2	ND	ND	ND	ND
V28-sfc	surface	ND	0.31	0.074	0.81
V28-1	1	ND	0.074	0.010	0.087
V28-2	2	ND	0.011	0.0024	ND
V29-sfc	surface	ND	0.031	0.0083	0.093
V30-sfc	surface	ND	0.0023	0.0033	ND
V31-sfc	surface	ND	0.056	0.006	0.090
V32-sfc	surface	0.0036	0.16	0.041	0.28
V33-sfc	surface	0.0024	0.12	0.018	0.22
V35-sfc	surface	0.0043	0.35	0.17	0.97
V35-.5	0.5	ND	0.13	0.025	0.21
V35-2	2	ND	ND	ND	ND
V36-sfc	surface	0.0024	0.17	0.13	0.48
V36-.5	0.5	0.0026	0.19	0.13	0.51
V36-2	2	ND	ND	ND	ND
V37-sfc	surface	0.0039	0.14	0.095	0.27
V38-sfc	surface	0.0093	0.31	0.099	0.79
V38-1	1	ND	0.0055	ND	ND
V38-2	2	ND	ND	ND	ND
V44-sfc	surface	ND	0.095	0.017	0.17
V45-sfc	surface	0.0061	0.30	0.057	0.57
V45-1	1	ND	0.011	ND	ND

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V45-2	2	ND	ND	ND	ND
V46-sfc	surface	ND	0.21	0.059	0.49
V46-.5	0.5	ND	0.013	0.0095	ND
V46-2	2	ND	ND	ND	ND
V47-sfc	surface	0.079	0.31	0.068	0.65
V47-1	1	ND	0.0098	ND	ND
V47-2	2	ND	0.052	0.010	0.11
V48-sfc	surface	0.011	0.39	0.042	0.90
V48-1	1	ND	0.14	0.011	0.21
V48-2	2	ND	ND	ND	ND
V49-sfc	surface	ND	0.0024	0.008	ND
V53-sfc	surface	0.0029	0.13	0.034	0.25
V54-sfc	surface	0.0077	0.25	0.052	0.52
V54-1	1	0.0066	0.33	0.059	0.52
V54-2	2	0.41	1.5	0.25	3.0
V54-3	3	ND	0.022	0.0028	ND
V55-sfc	surface	0.012	0.34	0.15	1.0
V55-1	1	ND	0.012	0.0034	ND
V55-2	2	ND	ND	ND	ND
V56-sfc	surface	ND	0.10	0.040	0.14
V4-1A-1	1	ND	0.0030	ND	ND
V4-1A-2	2	ND	ND	ND	ND
V4-1B-1	1	ND	0.12	0.023	0.20
V4-1B-2	2	ND	0.014	0.0038	ND
V4-1C-1	1	ND	0.086	0.079	0.20
V4-1C-2	2	ND	0.0068	0.0061	ND
V4-1D-1	1	ND	0.055	0.0084	0.14
V4-1D-2	2	ND	0.071	0.013	0.16
V4-2A-1	1	ND	0.15	0.016	0.32
V4-2A-2	2	ND	0.0088	ND	ND

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V4-2B-1	1	ND	0.61	0.071	1.4
V4-2B-2	2	ND	0.08	0.0087	0.16
V4-2C-1	1	ND	0.93	0.088	2.1
V4-2C-2	2	ND	0.029	ND	ND
V4-2D-1	1	ND	0.10	0.014	0.20
V4-2D-2	2	ND	0.025	0.0034	ND
V4-3A-1	1	ND	0.25	0.033	0.54
V4-3A-2	2	ND	0.0083	ND	ND
V4-3B-1	1	ND	1.1	0.26	2.4
V4-3B-2	2	ND	0.0043	ND	ND
V4-3C-1	1	ND	1.8	0.19	5.0
V4-3C-2	2	ND	0.067	0.0071	0.14
V4-3D-1	1	ND	2.1	0.24	4.9
V4-3D-2	2	ND	1.8	0.019	0.34
V4-3D-3	3	ND	0.027	0.0027	ND
V4-4A-1	1	ND	0.51	0.070	1.3
V4-4A-2	2	ND	0.076	0.0096	0.20
V4-4B-1	1	ND	0.59	0.060	1.8
V4-4B-2	2	ND	0.069	0.0060	0.13
V4-4C-1	1	ND	0.23	0.011	0.32
V4-4C-2	2	ND	0.031	0.0049	ND
V4-4D-1	1	ND	1.7	0.22	4.5
V4-4D-2	2	ND	1.6	0.28	4.4
V4-4D-3	3	ND	0.99	0.17	2.1
V4-5A-1	1	ND	0.49	0.050	1.7
V4-5A-2	2	ND	0.031	0.0021	ND
V4-5B-1	1	ND	0.30	0.024	0.85
V4-5B-2	2	ND	0.040	0.0052	0.088
V4-5C-1	1	ND	0.17	0.035	0.86
V4-5C-2	2	ND	0.021	0.0035	ND

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V4-5D-1	1	ND	1.1	0.19	2.8
V4-5D-2	2	ND	0.012	ND	ND
V4-6A-1	1	ND	0.37	0.051	0.86
V4-6A-2	2	ND	0.16	0.018	0.26
V4-6B-1	1	ND	0.38	0.063	0.73
V4-6B-2	2	ND	0.036	0.0052	ND
V4-6C-1	1	ND	1.7	0.19	4.3
V4-6C-2	2	ND	1.0	0.18	2.4
V4-6C-3	3	ND	0.38	0.056	0.85
V4-6D-1	1	ND	0.16	0.018	0.29
V4-6D-2	2	ND	ND	ND	ND
V4-7A-1	1	ND	0.27	0.066	0.60
V4-7A-2	2	ND	0.0088	ND	ND
V4-7B-1	1	ND	2.1	0.38	4.7
V4-7B-2	2	ND	0.021	ND	ND
V4-7C-1	1	ND	2.0	0.20	5.2
V4-7C-2	2	ND	0.028	0.0040	ND
V4-7D-1	1	ND	0.14	0.023	0.23
V4-7D-2	2	ND	0.022	0.0037	ND
V4-8A-1	1	ND	0.14	0.0085	0.15
V4-8A-2	2	ND	0.0039	ND	ND
V4-8B-1	1	ND	1.0	0.10	2.0
V4-8B-2	2	ND	0.067	0.0079	0.12
V4-8C-1	1	ND	0.63	0.069	1.2
V4-8C-2	2	ND	0.46	0.058	1.2
V4-8C-3	3	ND	ND	ND	ND
V4-8D-1	1	ND	2.0	0.18	4.6
V4-8D-2	2	ND	0.81	0.074	1.9
V4-8D-3	3	ND	0.65	0.076	1.2
V4-9A-1	1	ND	0.40	0.050	0.92

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V4-9A-2	2	ND	0.014	ND	ND
V4-9B-1	1	ND	0.75	0.10	1.7
V4-9B-2	2	0.0026	0.21	0.068	0.49
V4-9B-3	3	ND	0.076	0.018	0.20
V4-9C-1	1	ND	0.30	0.041	0.65
V4-9C-2	2	ND	0.031	0.0043	ND
V4-9D-1	1	ND	0.080	0.0049	0.10
V4-9D-2	2	ND	0.018	0.0026	ND
V4-10A-1	1	ND	1.8	0.19	3.7
V4-10A-2	2	ND	0.037	0.0028	ND
V4-10B-1	1	ND	1.5	0.25	3.4
V4-10B-2	2	ND	0.034	0.0029	ND
V4-10C-1	1	ND	0.20	0.021	0.35
V4-10C-2	2	ND	0.081	0.014	0.18
V4-10D-1	1	ND	0.13	0.0057	0.21
V4-10D-2	2	ND	0.16	0.016	0.38
V4-11A-1	1	ND	1.5	0.20	3.3
V4-11A-2	2	ND	0.44	0.069	1.1
V4-11A-3	3	ND	0.028	0.0045	ND
V4-11B-1	1	ND	2.7	0.49	6.2
V4-11B-2	2	ND	0.43	0.070	1.1
V4-11B-3	3	ND	0.17	0.020	0.28
V4-11C-1	1	ND	0.51	0.047	1.1
V4-11C-2	2	ND	0.081	0.011	0.16
V4-11D-1	1	ND	1.1	0.13	2.0
V4-11D-2	2	ND	0.20	0.024	0.34
V4-12A-1	1	ND	2.1	0.30	4.4
V4-12A-2	2	ND	0.29	0.053	0.68
V4-12A-3	3	ND	0.51	0.068	0.89
V4-12B-1	1	ND	0.23	0.013	0.33

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
V4-12B-2	2	ND	0.057	0.0094	0.11
V4-12C-1	1	ND	0.74	0.070	2.1
V4-12C-2	2	ND	0.031	0.0026	ND
V4-12D-1	1	ND	0.87	0.068	2.0
V4-12D-2	2	ND	0.098	0.012	0.16
V4-13A-1	1	ND	0.21	0.023	0.44
V4-13A-2	2	ND	0.051	0.0059	0.11
V4-13B-1	1	ND	2.7	0.30	6.4
V4-13B-2	2	ND	0.13	0.023	0.33
V4-13C-1	1	ND	0.28	0.037	0.60
V4-13C-2	2	ND	0.064	0.0063	0.14
V4-13D-1	1	ND	1.5	0.31	3.5
V4-13D-2	2	ND	0.077	0.0048	0.15
V4-14A-1	1	ND	0.15	0.0073	0.21
V4-14A-2	2	ND	ND	ND	ND
V4-14B-1	1	ND	0.29	0.025	0.90
V4-14B-2	2	ND	0.015	ND	ND
V4-14C-1	1	ND	0.31	0.062	0.86
V4-14C-2	2	ND	0.012	ND	ND
V4-14D-1	1	ND	0.68	0.049	1.8
V4-14D-2	2	ND	0.032	0.0025	ND
V4-15A-1	1	ND	0.18	0.025	0.38
V4-15A-2	2	ND	0.17	0.025	0.45
V4-15B-1	1	ND	0.075	0.0084	0.17
V4-15B-2	2	ND	0.017	ND	ND
V4-15C-1	1	ND	0.094	0.0023	0.21
V4-15C-2	2	ND	0.12	0.041	0.33
V4-15D-1	1	ND	0.70	0.12	1.8
V4-15D-2	2	ND	1.1	0.24	3.1
V4-15D-3	3	ND	0.68	0.18	1.7

TABLE III (concluded)
SUMMARY OF DISCRETE SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
DDD, DDE, DDT, and TOXAPHENE
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

Sample ID	Depth (feet)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Toxaphene (mg/kg)
PRG		***2.4***	***1.7***	***1.7***	***0.44***
TTLC		***1.0***	***1.0***	***1.0***	***5.0***

Notes:

Organochlorine pesticides using EPA method 8081A.

mg/kg = milligrams per kilogram.
EPA = United States Environmental Protection Agency.
ND = Not detected at or above laboratory detection limits.
PRG = USEPA Preliminary Remediation Goal for soil in a residential setting.
TTLC = CCR Title 22 Total Threshold Limit Concentration.

TABLE IV
SUMMARY OF SOIL SAMPLE LABORATORY ANALYTICAL RESULTS
SOLUBLE ORGANOCHLORINE PESTICIDES
Otay Ranch Village 7 and Village 4 Community Park, Chula Vista, California

ANALYTE	Sample ID							
	V3-sfc	V12-sfc	V26-sfc	V55-sfc	V4-3A-1	V4-6C-2	V4-8C-2	V4-11A-1
DDD	0.0019	0.18	0.010	0.012	ND	ND	ND	ND
DDE	0.96	2.1	0.29	0.34	0.25	1.0	0.46	1.5
DDT	0.13	0.56	0.13	0.15	0.033	0.18	0.058	0.20
TOXAPHENE	2.3	4.6	0.70	1.0	0.54	2.4	1.2	3.3
SPLP Organochlorine Pesticides	ND	ND	ND	ND	ND	ND	ND	ND

Notes:
DDD, DDE, DDT, and toxaphene concentrations reported in milligrams per kilogram.
SPLP Organochlorine Pesticides – Soil sample extracted using EPA method 1312. The extract was analyzed for organochlorine pesticides using EPA test method 8081A. None of the 8081A analytes were detected at or above the laboratory detection limit.
ND = Not detected at or above the laboratory detection limit.

APPENDIX A
"COMPOSITE SOIL SAMPLE LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTATION "

This appendix is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

APPENDIX B
"DISCRETE SOIL SAMPLE LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTATION"

This appendix is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

APPENDIX C
"SPLP SOIL SAMPLE LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTATION "

This appendix is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

OVERSIZED EXHIBIT
"DDT AND TOXAPHENE CONCENTRATIONS IN SOIL SAMPLES - SURFACE"

This exhibit is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

OVERSIZED EXHIBIT
"DDT AND TOXAPHENE CONCENTRATIONS IN SOILS SAMPLES – 1 FOOT DEPTH"

This exhibit is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

OVERSIZED EXHIBIT
"DDT AND TOXAPHENE CONCENTRATIONS IN SOILS SAMPLES – 2 FOOT DEPTH"

This exhibit is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

OVERSIZED EXHIBIT
"DDT AND TOXAPHENE CONCENTRATIONS IN SOILS SAMPLES – 3 FOOT DEPTH"

This exhibit is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910

OVERSIZED EXHIBIT
"ESTIMATED EXTENT OF ORGANOCHLORINE ABOVE THE RESIDENTIAL PRGS"

This exhibit is on file at the City of Chula Vista, Planning Department located at 276 Fourth Avenue, Chula Vista, CA 91910