

**HAZARDOUS WASTE INITIAL SITE
ASSESSMENT**

**LOWER SR-74 WIDENING PROJECT
CALLE ENTRADERO TO CITY/COUNTY LINE
SAN JUAN CAPISTRANO, CALIFORNIA**

12-ORA-74 PM 1.0/1.9

EA No. 086920

August 2008



Initial Site Assessment (ISA) Checklist

Project Information

District 12 County ORA Route 74 Post Mile PM 1.0 to 1.9 EA 086920

Description: The Department of Transportation (Department) proposes to widen State Route 74 (SR-74) from two lanes to four lanes from Calle Entradero to the City of San Juan Capistrano/County of Orange limits. The total length of the project is approximately 0.9 mile (mi). Figures 1 and 2 show the regional location and project vicinity.

Is the project on the HW Study Minimal-Risk Project List (HW1)? No

Project Manager: Smita Deshpande phone (949) 724-2245

Project Engineer: Le-Ha Tran phone (949) 724-2107

Project Screening

Attach the project location map to this checklist to show location of all known and/or potential HW sites identified. Refer to Figures 1 and 2 in this ISA.

1. **Project Features:** New R/W? Yes Excavation? Yes Railroad Involvement? No
Structure demolition/modification? No Subsurface utility relocation? Yes

2. **Project Setting:** SR-74 from Calle Entradero to the City of San Juan Capistrano/County of Orange limits.

Rural or Urban: Semirural

Current land uses: Roadway

Adjacent land uses: Land uses surrounding the project limits include: low-density single-family residential developments to the north, medium-density residential to the southwest, medium-low-density to the south, and agricultural land and equestrian farms to the south and east of the project site at the City limits; a mobile home park is located northwest of the project site.

3. Check federal, State, and local environmental and health regulatory agency records, as necessary, to see if any known hazardous waste site is in or near the project area. If a known site is identified, show its location on the attached map and attach additional sheets, as needed, to provide pertinent information for the proposed project.

Rancho Mission Viejo and the Chiquita Water Reclamation Plant were listed for gasoline-leaking underground storage tanks. An aquifer was contaminated, and groundwater was cleaned up. Both cases were closed October 18, 2007 (refer to Table B and Figure 2 in this ISA).

4. Conduct Field Inspection. **Date:** March 10, 2008. Use the attached map to locate potential or known HW sites (refer to Figure 2 in this ISA).

STORAGE STRUCTURES/PIPELINE:

Underground tanks Not directly observed

Sumps Not observed

Drums Not observed

Transformers Pole- and pad-mounted transformers observed

Surface tanks Not observed

Ponds Not observed

Basins Not observed

Landfill Not observed

Other High-voltage power lines are present on the south side of SR-74, east of Avenida Siega toward the City/County boundary line. Just outside of the SR-74 eastern project limits are high-tension power lines and a petroleum pipeline. These are present just east of the City/Orange County line.

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining Not observed
Odors Not detected Oil sheen Not observed
Other _____
Vegetation damage Not observed

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings N/A Spray-on fireproofing N/A
Pipe wrap N/A Friable tile N/A
Acoustical plaster N/A Serpentine N/A
Paint N/A Other Thermoplastic pavement markings and paint.

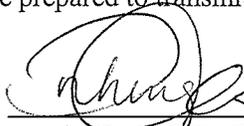
5. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site. Use the attached map to show the location of potential hazardous waste sites. (Refer to Figure 2 in this ISA)
6. Other comments and/or observations: Please see the attached supplemental discussion.

ISA Determination

Does the project have potential hazardous waste involvement? Medium Risk If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the Preliminary Site Investigation? No If "YES," explain; then give an estimate of additional time required:

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

ISA Conducted by


Angie Kung, REA License # 08343, Environmental Assessments, Inc. 6/09



Date

8/26/08

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 SCOPE OF WORK	4
2.0 PROJECT DESCRIPTION	5
ALTERNATIVES.....	5
3.0 SETTING	6
3.1 GEOLOGY/HYDROGEOLOGY	6
3.2 RECORDS SEARCH	6
3.3 VISUAL SITE SURVEY.....	15
3.4 HISTORICAL AERIAL PHOTOGRAPHS	16
3.5 HISTORICAL TOPOGRAPHIC MAPS	17
4.0 FINDINGS/CONCLUSIONS	18
4.1 ISA DETERMINATION	18
5.0 RECOMMENDATIONS FOR FURTHER WORK	19
6.0 LIMITATIONS	20
7.0 REFERENCES	21

APPENDICES

- A: PROJECT PLANS
- B: RECORDS SEARCH (TRACK INFO SERVICES, LLC)
- C: AGENCY RECORDS
- D: PREVIOUS REPORTS
- E: STATE FIRE MARSHAL PIPELINE SAFETY DIVISION RESPONSE LETTER
- F: SAN DIEGO GAS & ELECTRIC RESPONSE LETTER
- G: HISTORICAL AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS
(TRACK INFO SERVICES, LLC)
- H: CALTRANS UNKNOWN HAZARDS PROCEDURES FOR CONSTRUCTION

FIGURES AND TABLES

FIGURES

Figure 1: Regional and Project Location.....	2
Figure 2: Hazardous Releases	12

TABLES

Table A: Databases.....	8
Table B: Hazardous Substance Releases.....	11
Table C: List of Transformers Potentially Impacted by the Proposed Project	15

EXECUTIVE SUMMARY

The California Department of Transportation (Department) proposes to widen State Route 74 (SR-74) from two lanes to four lanes from Calle Entradero to the City of San Juan Capistrano/County of Orange limits. The total length of the project is approximately 0.9 mile (mi). Figure 1 shows the regional location and project vicinity. A copy of the project plans is provided in Appendix A.

This Hazardous Waste Initial Site Assessment (ISA) has been prepared to determine whether construction of the proposed project could be affected by any recorded or visible hazardous waste problems and to recommend any additional work that may be needed. The database search report listed two leaking underground storage tank (LUST) incidents and two State-listed facilities within 0.75 mi of the project site. No hazardous substance releases in the project area were noted during the site survey or during the review of historical aerial photographs or topographic maps. However, due to the historical use of the surrounding area for agricultural purposes, there is a potential for herbicides or pesticides to be present within undisturbed soils.

According to the Track Info FirstSearch database report, two LUST facilities identified as the Rancho Mission Viejo Facility and Chiquita Water Reclamation Plant are located within the project limits. Both LUST listings have been issued letters from the Regional Water Quality Control Board (RWQCB) indicating case closure. Therefore, the LUST facilities are unlikely to pose a concern during construction of the proposed project.

The two State-listed facilities are the Tutor Time Day Care Center located 0.47 mile distance from the project site and the Plant Depot School located 0.74 mile from the project site. According to the database search, the Department of Toxic Substances Control (DTSC) has reviewed the Phase I Environmental Assessment for the Tutor Time Day Care Center facility and has made a "No Action" determination for this site. The Plant Depot School site has been historically utilized as an orchard and a nursery, indicating the potential application of pesticides or chemicals. However, there are no records indicating that groundwater impacts have occurred at this site. Therefore, the two State-listed facilities are unlikely to pose an environmental concern during construction of the proposed project.

Based on the governmental records database search, site survey, and aerial photograph review, the following measures are recommended:

- If the removal of yellow traffic striping, thermoplastic paint, and pavement will occur as part of the proposed project, testing, and disposal of these materials shall be in accordance with Department SSP XE 15-300.
- Leaking transformers that will be disturbed during construction of the project shall be considered a potential polychlorinated biphenyls (PCB) hazard unless tested and should be handled accordingly.

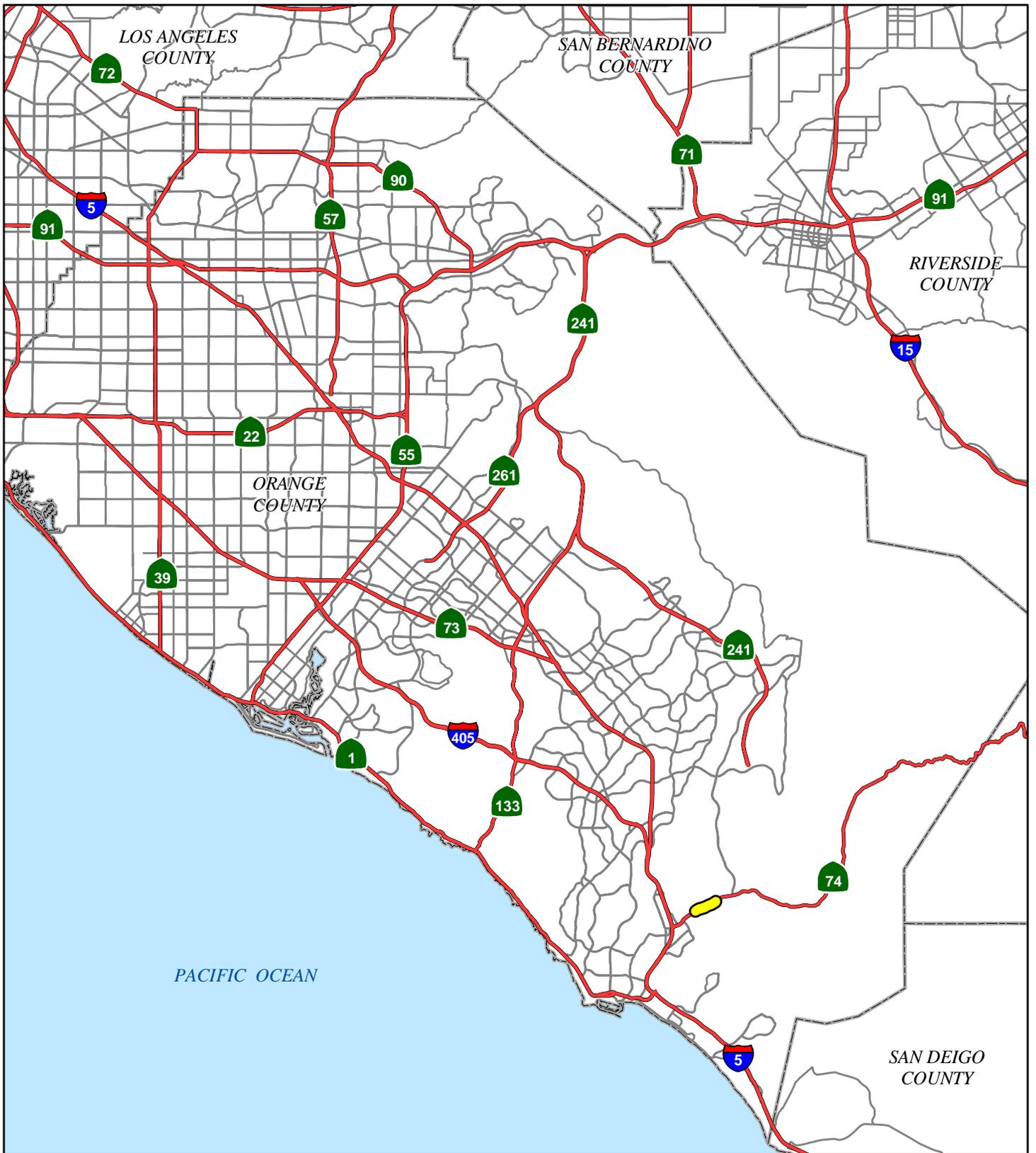
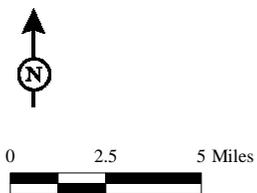


FIGURE 1



 Project Area

Lower SR-74 Widening Project
Regional Location Map

12-ORA-74 PM 1.0/1.9 (KP 1.7/3.0)
 EA# 086920

- Determine whether groundwater dewatering will likely occur as a result of the proposed project. All dewatering will require compliance with the *General Waste Discharge Requirements for Discharges from Temporary Groundwater Extraction and Similar Waste Discharges to San Diego Bay, Tributaries Thereto Under Tidal Influence, and Storm Drains or Other Conveyance Systems Tributary Thereto* (Order Number R9-2007-0034) from the San Diego Regional Water Quality Control Board (RWQCB) or an individual permit consistent with National Pollution Discharge Elimination System (NPDES) requirements. The San Diego RWQCB will then review the Notice of Intent (NOI) and decide which permit is applicable and whether sampling is required.
- To ensure that utility owners mark the locations of underground transmission lines and facilities, notify the Underground Service Alert of Southern California by calling 811 at least two working days prior to subsurface excavation.
- Prepare a site-specific Health and Safety Plan consistent with Department requirements. The plan shall include:
 - Identification of key personnel
 - Summary of risk assessment for workers, the community, and the environment
 - Air Monitoring Plan
 - Emergency Response Plan
- As is the case for any project that proposes excavation, the potential exists for unknown hazardous contamination to be revealed during project construction. For any previously unknown hazardous waste/material encountered during construction, the procedures outlined in Appendix H (Caltrans Unknown Hazards Procedures) shall be followed.

1.0 SCOPE OF WORK

This ISA was prepared to determine whether construction of the proposed project could be affected by any recorded or visible hazardous waste problems and to recommend any additional ISA work that may be needed prior to conducting Preliminary Site Investigations for the proposed project. This ISA was prepared in accordance with the guidelines provided in the Caltrans Project Development Procedures Manual, Updated Seventh Edition. Subsurface investigation, detailed geological mapping, and laboratory analysis of soil or groundwater samples were not part of this investigation. The following is a summary of the survey scope of work:

- Complete a governmental records database search to obtain a listing of properties or known incidents shown on federal and State databases for hazardous waste sites within the project area.
- Review Agency records of release incidents in the project vicinity.
- Conduct a site visit to identify any visible exterior areas of potential contamination that might impact the proposed project implementation.
- Review historical aerial photographs and historical topographic maps of the subject site and surrounding areas to visually identify previous land uses.

2.0 PROJECT DESCRIPTION

The proposed project would widen SR-74 by adding one through lane in each direction, east- and westbound in the City of San Juan Capistrano from Calle Entradero to the City/County line. The length of the project is 0.9 mi.

ALTERNATIVES

In addition to the No Build Alternative (Alternative 1), two Build Alternatives (Alternatives 2 and 3) are evaluated in this ISA. The alternatives are described in detail below.

No Build Alternative

The No Build Alternative does not include any improvements to the SR-74 other than routine maintenance that would normally occur.

Alternatives 2 and 3

Currently, there are two 12-foot (ft) lanes in each direction and no median throughout the project area. The proposed project would widen SR-74 by adding one through lane in each direction (east- and westbound) from PM 1.0 to PM 1.9 from Calle Entradero to the City/County line. To achieve the project purpose and need and avoid or minimize environmental impacts, two Build Alternatives (Alternatives 2 and 3) are being evaluated. The alternatives include Alternative 2, Northside Widening and Alternative 3, Northside Widening with Sidewalk Addition, and the No Build Alternative (Alternative 1). The Build Alternatives would provide one additional 12 ft wide lane in each direction, as well as a 12 ft wide painted median. A 5 ft wide paved shoulder would be provided on each side of the roadway to accommodate Class II (striped on-road) bicycle facilities, except from Avenida Siega to the City/County limits, where there would be a transition to an 8 ft wide shoulder to merge with the County portion of the project. The proposed additional lane, shoulders, median, drainages, driveway transitions, and sidewalk have been developed consistent with the standards in the Caltrans Highway Design Manual.

3.0 SETTING

3.1 GEOLOGY/HYDROGEOLOGY

Topography within the project limits generally slopes downward from the north to the south. Steep slopes increasing in elevation are located along the north side of SR-74. The project area is located in the Peninsular Ranges geomorphic province at the extreme southeastern margin of the Los Angeles Basin and lies between the Santa Ana Mountains and the San Joaquin Hills. The Peninsular Ranges geomorphic province is characterized by northwest- to southwest-trending faults that are roughly parallel to the San Andreas Fault Zone. Underlying the project vicinity are Quaternary alluvium, terrace, and river deposits. Capistrano Formation bedrock is expected to underlie the alluvium and terrace deposits.¹

The approximate ground surface elevation is 122 ft above mean sea level (msl). The project site is located within the Capistrano Groundwater Basin, which is documented as yielding minor quantities of potable groundwater.² Groundwater gradient information obtained from the Rancho Mission Viejo facility located within the project limits has indicated that groundwater flow direction is to the south.³ Reportedly, localized areas of shallow perched groundwater are also present within the basin; however, these zones have limited thickness and are mostly restricted to ancient landslide and fault planes, or at the tops of impermeable bedrock.⁴ Information obtained from groundwater monitoring activities at the Rancho Mission Viejo facility has indicated that depth to groundwater ranges from approximately 13 to 17 ft below ground surface (bgs).⁵

3.2 RECORDS SEARCH

Regulatory search information (database search report) was prepared by Track Info Services, LLC (Track Info). The search radii met the criteria specified in the American Society for Testing and Materials (ASTM) E 1527-05 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*). A regulatory records search of this nature is based on information published by federal, State, and local regulatory agencies and is used to determine whether the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impacts from hazardous substances or materials. Regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. The database search report, dated March 7, 2008, is provided in Appendix B.

¹ State of California Department of Transportation, *State Route 74 Lower Ortega Highway Widening Technical Studies Preliminary GeoTechnical Report*, July 2007.

² Park Environmental Corporation, *Phase II Soil Excavation Soil Boring and Groundwater Monitoring Well Sampling and Installation at the Rancho Mission Viejo Company Field Office Facility Report*, January 29, 2003.

³ Environmental Equalizers Inc., *Project Summary*, November 18, 1998.

⁴ Ibid.

⁵ Environmental Equalizers Inc., *Groundwater Monitoring Report*, January 15, 2000.

The Track Info Environmental FirstSearch Summary Report (page 1) summarizes the records identified in this database review. No major hazardous spill incidents are recorded as occurring within the project limits. The database search report listed two LUST incidents and two State-listed facilities, located within 0.75 mi of the project site. One nongeocoded Solid Waste Landfill (SWL) site has been identified approximately 0.6 mi south of the eastern perimeter of the project site. Nongeocoded sites consist of sites where missing or inaccurate information has been provided by the reporting agency, or where insufficient information prevents the proper placement of the site on a given map. The SWL site, identified as the San Juan Capistrano Landfill or Prima Deshecha Landfill, is currently undergoing leachate monitoring. Leachate testing is performed on an annual basis and is implemented by the County of Orange Integrated Waste Management Department (IWMD). However, due to the distance from the project boundaries and anticipated groundwater flow to the south and away from the site, it is unlikely that this nongeocoded SWL site will pose an environmental concern during construction of the proposed project.

Table A lists the databases that were searched for inclusion of the subject site and/or any surrounding facilities pursuant to ASTM E 1527-05 and Department requirements. Table B provides a summary of the hazardous releases within 0.75 mi of the project site. The locations of these facilities are shown in Figure 2.

Both LUST sites have received site closure and are unlikely to pose a concern during construction of the proposed project.

The two State-listed facilities are identified as Tutor Time Day Care Center and Plant Depot School Site. The Tutor Time Day Care Center site is approximately 1 acre and was used for agriculture between 1952 and 1968. Unknown fill material was used when the existing Tutor Time Day Care was constructed in 1996. The site has been vacant since 2001. There are concerns associated with pesticides and fill material used on this site. DTSC's Site Mitigation and Brownfield's Reuse Program reviewed the Phase I Environmental Assessment of this site and concluded that a "No Action" determination was appropriate for the site based on the results of the investigation. The Plant Depot School Site has been historically utilized as an orchard and a nursery. According to EnviroStor database maintained by DTSC, the potential contaminants of concern include nitrate and arsenic. There are no records that have indicated groundwater impacts at the Plant Depot facility. Therefore, it is unlikely that either State-listed facility will pose a concern to the proposed project.

3.2.1 ADDITIONAL RECORDS REVIEWED

In addition to the information from the FirstSearch database, file reviews were conducted at the County of Orange Health Care Agency (COHCA) and the San Diego Regional Water Quality Control Board (RWQCB). Copies of the documents reviewed at the COHCA are included in Appendix C of this report.

Table A: Databases

Acronym	Name	Description
<i>FEDERAL</i>		
NPL	National Priority List	The United States Environmental Protection Agency's (EPA) registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	A comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the EPA for the release, or threatened release, of hazardous substances.
CERCLIS-NFRAP	Comprehensive Environmental Response, Compensation, and Liability Information System – No Further Remedial Action Planned	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. The 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 the 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 promote economic redevelopment of unproductive urban sites.
RCRA COR	Resource Conservation and Recovery Act (RCRA) Corrective Action Report	This database contains information concerning RCRA facilities that have conducted or are currently conducting a 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 an RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a Treatment, Storage, and Disposal Facilities (TSDF) permit.
RCRA TSD	Resource Conservation and Recovery Information System	The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.
RCRA GEN	RCRA Generators	The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Large Generators are facilities that generate at least 1,000 kilograms (kg)/month of nonacutely hazardous waste (or 1 kg/month of acutely hazardous waste). RCRA Small Quantity Generators are facilities that generate less than 1,000 kg/month of nonacutely hazardous waste.

Table A: Databases

Acronym	Name	Description
RCRA NLR	RCRA No Longer Reporting	The EPA's program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. The RCRA NLR database is a compilation of the facilities not currently classified by the EPA but still included in the RCRIS database. Reasons for nonclassification include failure to report in a timely manner, being no longer in business, being no longer in business at the listed address, and no longer generating hazardous waste materials in quantities that require reporting.
Federal IC/EC	Brownfield Management System (BMS) Federal Engineering and Institutional Controls (IC/EC)	BMS is national database system designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. IC/EC lists Superfund sites that have either an engineering or an institutional control.
ERNS	Emergency Response Action Notification System (ERNS)	A national computer database system used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.
Tribal Lands	Indian Lands of the United States	Database of areas with boundaries established by treaty, statute, and/or executive or court order, recognized by the federal government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more that are administered by the United States Bureau of Indian Affairs. Included are federally administered lands within a reservation that may or may not be considered part of the reservation.
<i>STATE</i>		
Tribal VCP	Site Mitigation and Brownfields Reuse Program Database (SMBRPD)/CalSites	The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The SMBRPD, also known as CalSites, is used primarily by DTSC as an information tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
Spills 90	Spills List	Provided by Regional Water Quality Control Boards (RWQCBs) 1-9. The California RWQCBs maintain reports of sites that have records of spills, leaks, investigation, and cleanups.

Table A: Databases

Acronym	Name	Description
SWL	SWF/LF: Solid Waste Landfill Facilities WMUDS: State Waste Management Unit Data System	Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities on landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. Provided by the State Water Resources Control Board (SWRCB); used for program tracking and inventory of waste management units. Contains information from the facility, Waste Management Unit, Solid Waste Assessment Test (SWAT) program and report summary information, Chapter 15 (formerly Subchapter 15), Toxic Pits Cleanup Act (TPCA) and RCRA program information, and closure information; also some information from the Waste Discharge System (WDS).
UST	Regional Underground Storage Tank	The historical database of registered USTs is provided by the SWRCB, Office of Underground Storage Tanks. Refer to the local-level UST list for more current information. Some states do not require registration of heating oil tanks, especially those used for residential purposes.
AST	Aboveground Storage Tank	Registered ASTs provided by the SWRCB.
LUST	Leaking Underground Storage Tank	Maintained by the SWRCB. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies state by state.
Tribal IC	Deed-Restricted Sites Listing	The California Environmental Protection Agency's (CalEPA's) DTSC Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.
State Permit	CA County–San Diego	San Diego Hazardous Materials Permits–Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.
State Other	CalEPA/County SMBRPD/ CAL SITES	The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that area known to be contaminated with hazardous substances and information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, has information to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Table B: Hazardous Substance Releases

Figure 2 Map Identification Number	Address	Databases	Status
1	Rancho Mission Viejo 28675 Ortega San Juan Capistrano, CA (approximately 0.8 mile east of project limits)	LUST	One LUST containing gasoline was discovered on March 18, 1992. The release impacted groundwater. A letter from the County of Orange Health Care Agency was issued on May 9, 2002, indicating site closure.
2	Chiquita Water Reclamation Plant 28793 Ortega San Juan Capistrano, CA (approximately 0.45 mile northeast of the project limits)	LUST UST	One LUST containing gasoline was discovered on February 24, 2000. The release impacted groundwater. The site was issued site closure on October 19, 2001.
3	Tutor Time Day Care Center 31711 San Juan Creek Road San Juan Capistrano, CA (0.47-mile from the project site)	STATE	According to the database search report, a Preliminary Assessment Report was conducted at the Calmortgage and School Site Properties for future development as Tutor Time Day Care Center. On March 27, 2003, DTSC determined that "no action" was necessary regarding investigation or remediation of this facility.
4	Plant Depot School Site 31251 Avenida Los Cerritos San Juan Capistrano, CA (0.74-mile from the project site)	STATE	According to the database search report, a Voluntary Cleanup Program was completed at the Plant Depot School Site on March 12, 2003. On January 13, 2005, DTSC determined that a "voluntary cleanup program" was necessary regarding investigation or remediation of this facility. According to the Envirostor database maintained by DTSC, the potential constituents of concern include arsenic and nitrates. No other information is available at this time.

Please refer to the following discussion on how these sites will impact the project site.



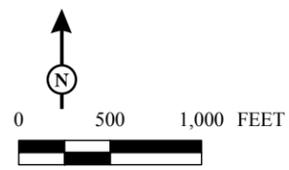
1	Rancho Mission Viejo* 28675 Ortega Highway San Juan Capistrano, CA (approx. 0.08 mile from project limits)
2	Chiquita Reclamation Plant* 28793 Ortega Highway San Juan Capistrano, CA (approx. 0.43 mile from project limits)
3	Tutor Time Day Care Center* 31711 San Juan Creek Road San Juan Capistrano, CA (approx. 0.81 mile from project limits)
4	Plant Depot School Site* 31251 Avenida Los Cerritos San Juan Capistrano, CA (approx. 0.86 mile from project limits)

* THESE SITES ARE UNLIKELY TO IMPACT THE PROJECT

LSA

LEGEND

- Project Area
- ▲ Hazardous Release Sites



SOURCE: AirPhotoUSA (6/07); TBM (2007); LAN Engineering (4/08)

F:\CDT0802\GIS\HazwateSites.mxd (8/26/2008)

FIGURE 2

Lower SR-74 Widening Project
Hazardous Site Location Map

12-ORA-74 PM 1.0/1.9 (KP 1.7/3.0)
EA# 086920

Rancho Mission Viejo

Two steel gasoline tanks (500 and 1,000 gallons in size) were removed from the Rancho Mission Viejo facility on March 18, 1992. During this removal, contaminated soil was discovered in the area of the former USTs. Approximately 400 cubic yards of contaminated soil was removed and disposed of at a soil recycling facility on December 17, 1992.¹ Vapor extraction was utilized to remediate the remaining contaminated soil and groundwater on site. A Remedial Action Completion Certification letter issued by COHCA indicated that the site investigation and corrective action completed for this site was in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code, and no further action was required.² A Groundwater Monitoring Report dated January 15, 2000,³ was reviewed to verify the extent of the soil and groundwater contamination at the site. Based on the information provided within the report, contaminated soil and groundwater appeared to be limited to the southern end of the project limits, away from SR-74. In addition, the Groundwater Monitoring Report indicated that groundwater flow was to the south-southeast, away from the proposed project. Therefore, this site is unlikely to pose a concern to the project site.

3.2.2 ADDITIONAL REPORTS REVIEWED

Geocon Initial Site Assessment, May 2000

An Initial Site Assessment was prepared by Geocon Environmental Consultants (Geocon), Inc. for proposed project, in May 2000. A copy of the GeoCon ISA can be found in Appendix D of this report. Results of the GeoCon ISA indicated that there were potential impacts to soil and groundwater within the project limits from the leaking tanks at the Rancho Mission Viejo site and the Chiquita Water Reclamation Plant. However, updated information available since May 2000 has indicated that both sites have received case closure. Therefore, it is unlikely that these sites will pose a concern during construction of the proposed project.

Aerially Deposited Lead Site Investigation Report

An Ultimate Aerially Deposited Lead (ADL) Site Investigation Report was prepared by Laguna Geosciences, Inc (LGI) for the proposed project on December 1, 2006. A copy of this report is included in Appendix D. The ADL Site Investigation was conducted between June 27 and 30, 2006. Ten geotechnical test pits were advanced to a maximum depth of 15 ft. Soil samples were collected from these test pits at the ground surface. Between July 24 and August 2, 2006, additional soil borings were advanced at the project site. The soil samples were collected and analyzed for total lead using United States Environmental Protection Agency (EPA) Method 6010B. The objective of the site investigation was to evaluate whether or not soil lead concentrations met the Department District 12 Variance for reuse as fill at the project site. All of the total lead results, with the exception of sample SW-5 at 0 ft (110 mg/kg), were within the range of concentrations considered background levels for soils in California. The report determined that the soil is considered nonhazardous and is acceptable for reuse as fill at the project site.

¹ Case Closure Summary, Rancho Mission Viejo, December 15, 2000.

² County of Orange Health Care Agency, Remedial Action Completion Certification, May 9, 2002.

³ Environmental Equalizers, Inc., Groundwater Monitoring Report – Rancho Mission Viejo Office, January 15, 2000.

3.2.3 STATE FIRE MARSHAL RECORDS REQUEST

The Office of the State Fire Marshal (OSFM) was contacted regarding the presence of underground pipelines in the vicinity of the project site in a request dated March 14, 2008. OSFM responded in a letter received March 24, 2008, indicating that one Kinder Morgan pipeline containing either gasoline, jet fuel, gas, or oil was present within the vicinity of the project site. A copy of this response letter can be found in Appendix E.

3.2.4 DIVISION OF OIL AND GAS MAP REVIEW

In order to determine the presence or absence of oil and gas wells and/or pipelines within the project limits, a Regional Wildcat Map (Panel W 1-4, dated January 11, 1997) prepared by the Division of Oil, Gas, and Geothermal Resources was reviewed. No oil or gas wells and/or pipelines were located within 1 mi of the project limits.

3.2.5 SDG&E CONSULTATION

There is a potential for old transformers within the project site to contain polychlorinated biphenyls (PCBs). A list of potential transformers that may be disturbed during construction of the proposed project was submitted to San Diego Gas and Electric (SDG&E), along with a request for information regarding the presence of PCBs in nine transformers that may be impacted by the proposed project. Table C lists the transformers that may potentially be disturbed within the project area.

SDG&E records indicated that three transformers identified as Nos. D4911057410, P25688, and P126641, are unlikely to contain PCBs. In a letter issued by SDG&E dated June 25, 2008, SDG&E stated that based on its statistical sampling and testing program, it is unlikely that the equipment along Ortega Highway is PCB-contaminated. However, according to SDG&E, the only way to determine this with certainty is by testing. A charge would be assessed for testing of transformers for PCBs. In the event that a transformer is found to be contaminated, SDG&E would refund the cost of testing.

Sampling for PCBs will require a customer-planned power outage. The costs associated with a planned outage could start from \$1,500 or above and would depend on the time of day (evening and/or weekend) that the outage would occur. Sampling efforts may require multiple planned outages based on the number of transformers involved and their locations. The SDG&E district will provide the amount of hours for crew labor involved, and these hours will be added on to cost of the power outage and laboratory analysis. Samples analyzed for PCBs will come at a cost of \$50 per sample or more, and can take up to two weeks for the lab samples to be confirmed. Once payment has been received for sampling services, SDG&E will require two weeks to schedule the outage. A copy of the SDG&E response letter can be referenced in Appendix F.

Table C: List of Transformers Potentially Impacted by the Proposed Project

Transformer Type	ID Number	Approximate Location
SDG&E Concrete Pedestal-Mounted*	D4911057410	South side of Ortega Highway, approximately 450 feet east of Calle Entradero
SDG&E Concrete Pedestal-Mounted	D4712257437	South side of Ortega Highway, approximately 55 feet west of Via Cordova
Pole-Mounted	10375314H	South side of Ortega Highway, approximately 530 feet west of the eastern project limits
Pole-Mounted*	P25688	South side of Ortega Highway, approximately 50 feet west of the eastern project limits
Pole-Mounted	P25686	Northside of Ortega Highway, approximately 150 feet east of Shadetree Lane
Pole-Mounted	P208244	Northeastern corner of Ortega Highway and Shadetree Lane
Pole-Mounted*	P126641	Northwestern corner of Ortega Highway and Shadetree Lane
Pole-Mounted	838070H	Near the northeastern corner of Ortega Highway and Palm Hill Drive
Pole-Mounted	1014509H	Near the northwestern corner of Ortega Highway and Palm Hill Drive

Source: Visual Observation and Confirmation by Department Engineer Le-Ha Tran

* Not anticipated by SDG&E to contain PCBs

3.3 VISUAL SITE SURVEY

A site survey was conducted on March 10, 2008. The survey consisted of walking and visually surveying the project area and adjacent properties from public right-of-way. During the site survey, no evidence of spills, accidental releases, or illegal dumping of hazardous materials or hazardous wastes was observed.

Land uses to the north and south side of SR-74 in the vicinity of proposed project consist of mainly single-family residential uses. Residential developments on the north side of SR-74 include the Hunt Club Community Association, Verde San Juan Estates, and Silver Leaf. Residential developments on the south side of SR-74 include Mission Glen, Mission Park, Mission Creek, Mission Springs, and Tierra Del Caballo. An equestrian farm is located to the southeast, near the eastern project limits.

Overhead power lines, including pole-mounted transformers, are located parallel to SR-74. Yellow pavement markings typically associated with a highway/roadway were also observed. An additional site walk was performed on June 26, 2008, to determine which transformers within the project site would be disturbed by the proposed project. These transformers are referenced in Table C, listed in Section 3.2.5 above.

3.4 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs spanning seven decades were provided by Track Info (Appendix G). The main features and changes in the area are discussed below. The photographs were reviewed for evidence of former on-site and off-site features that could have a hazardous waste impact on the project site. These features include but are not limited to sumps, pits, ponds, aboveground storage tanks (ASTs), landfills, and outside storage of hazardous materials. General land use is also considered.

- 1938: The project vicinity is characterized by agricultural uses on both sides of SR-74. SR-74 appears to be a two-lane road. The hillsides to the north of SR-74 are undeveloped. San Juan Creek appears south of SR-74.
- 1946: The land use within the project vicinity and surrounding the project site has not changed from the previous aerial photograph. SR-74 remains a two-lane road. Agricultural land uses remain in areas surrounding the project area to the north, south, and west. The hillsides located north of Ortega Highway remain undeveloped. No other notable changes are visible at this time.
- 1952: Agricultural land uses persist in the area. No other notable changes are visible at this time.
- 1960: Areas surrounding SR-74 remain agricultural. However, additional roads appear to the north of SR-74 within the hillsides. Areas to the west and northeast of the project limits have been graded for development. Additional structures appear in the areas to the north of SR-74, near the road currently known as Toyon Road.
- 1977: Areas to the north and east of SR-74 remain agricultural. SR-74 appears to be an asphalt-covered road. A new mobile home park appears northwest of the project site. Residential developments are present south, southwest, and northwest of SR-74 project limits. A two-lane road near a new residential development south of the San Juan Creek appears in the area previously utilized for agricultural purposes. The Oaks, a private equestrian property, is visible southeast of the project area.
- 1983: A majority of the area located immediately south of the SR-74 within the project limits has been developed for residential use. Additional areas on the hillsides located north of SR-74 have been graded for residential development. Areas to the northeast and southeast of San Juan Creek remain agricultural.
- 1994: SR-74 appears to have been widened and additional residential development has occurred in the areas located south of San Juan Creek. The area located immediately adjacent to SR-74, to the south, is now completely developed for residential purposes. Residential development of the area north of the proposed project, within the hillsides, is now complete. Remaining areas to the north have been graded. Additional buildings appear in the farm area located south of San Juan Creek, which now appears to be channelized.
- 2002: The project vicinity predominantly consists of residential land uses. Some remaining agricultural areas exist northeast and southeast of SR-74. The majority of the hillsides to the north have been built out. Industrial development has occurred south of San Juan Creek. The road south of San Juan Creek appears to be a four-lane divided road with a landscaped center median.

3.5 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps dating back 50 years were provided by Track Info (Appendix G). More than one topographic map may have been reviewed for certain years in order to include the entire project area. The main features and changes in the area are discussed below. The photographs were reviewed for evidence of former on-site and off-site features that could have a hazardous waste impact on the project site. These features include but are not limited to sumps, pits, ponds, ASTs, landfills, and outside storage of hazardous materials. General land use is also considered.

- 1941: Agricultural land use characterizes the project area and the surrounding areas of the project limits. The freeway presently known as Interstate 5 (I-5) appears to be a two-lane highway. SR-74 (Ortega Highway), Rancho Viejo Road, and Ganado Road (presently known as La Novia Avenue) are observed. Farm buildings are shown north and south of SR-74, within the project limits.
- 1968: Agricultural land use is more predominant surrounding SR-74. Two ASTs are observed to the northwest of SR-74. San Juan Creek appears south of Ganado Road. Residential developments are shown north of SR-74, immediately east of what is presently known as Rancho Viejo Road, and south of SR-74, east of what is presently known as La Novia Avenue. I-5 now appears as a freeway, with a total of four lanes (two lanes in each direction).
- 1978: Roads associated with a mobile home park are observed north of SR-74. Present-day streets known as Sundance Drive, Calle Entradero, and Calle Del Campo are now present within the project limits. Additional development occurs in the area south of SR-74, east of what is presently known as La Novia Avenue. Land surrounding the project limits to the south remains primarily agricultural. Additional residential development appears southwest of SR-74.
- 1981: The land use east of Calle Entradero is now predominately residential. Agricultural land use remains in areas to the east of the project limits.

4.0 FINDINGS/CONCLUSIONS

4.1 ISA DETERMINATION

No hazardous substance releases in the project area were noted during the site survey or review of historical aerial photographs or topographic maps. The database search report listed two LUST incidents and two State-listed facilities within 0.75 mi. Both LUST sites have received site closure and are unlikely to pose a concern to the proposed project.

The first State-listed facility identified as Tutor Time Day Care Center has received a “no action” determination by the DTSC. The second State facility is identified as the Plant Depot School Site. However, due to the distance of the site from the project site and no reported impacts to groundwater, it is unlikely that this site will pose a concern during construction of the proposed project.

Based on the government records search, site survey, and aerial photograph review, the areas of concern are as follows:

- Implementation of the proposed project improvements may require the removal and disposal of traffic stripes and pavement-marking materials (i.e., paint, thermoplastic, permanent tape, and temporary tape). Yellow paints made prior to 1995 may exceed hazardous waste criteria under Title 22, California Code of Regulations, and require disposal to a Class I disposal site.
- Aboveground electrical transformers were observed within the project limits. PCBs were used in electrical transformers manufactured between 1929 and 1977.¹ Riverside Public Utilities Energy Delivery Division, the local electrical service provider,² stated that 100 percent of its transformers are well below the 500 parts per million (ppm) EPA standard for PCB content.

¹ United States Environmental Protection Agency Web site: <http://www.epa.gov>.

² Southern California Edison letter to Lisa Williams re: PCB Info, January 16, 2001.

5.0 RECOMMENDATIONS FOR FURTHER WORK

Based on the governmental records database search, site survey, and aerial photograph review, the following measures are recommended:

- If the removal of yellow traffic striping, thermoplastic paint, and pavement will occur as part of the proposed project, testing and disposal of these materials shall be in accordance with Department SSP XE 15-300.
- Leaking transformers that will be disturbed during construction of the project shall be considered a potential PCB hazard unless tested and should be handled accordingly.
- Determine whether groundwater dewatering will likely occur as a result of the proposed project. All dewatering will require compliance with the *General Waste Discharge Requirements for Discharges from Temporary Groundwater Extraction and Similar Waste Discharges to San Diego Bay, Tributaries Thereto Under Tidal Influence, and Storm Drains or Other Conveyance Systems Tributary Thereto* (Order Number R9-2007-0034) from the San Diego Regional Water Quality Control Board (RWQCB) or an individual permit consistent with National Pollution Discharge Elimination System (NPDES) requirements. The San Diego RWQCB will then review the Notice of Intent (NOI) and decide which permit is applicable and whether sampling is required.
- To ensure that utility owners mark the locations of underground transmission lines and facilities, notify the Underground Service Alert of Southern California by calling 811 at least two working days prior to subsurface excavation.
- Prepare a site-specific Health and Safety Plan consistent with Department requirements. The plan shall include:
 - Identification of key personnel
 - Summary of risk assessment for workers, the community, and the environment
 - Air Monitoring Plan
 - Emergency Response Plan
- As is the case for any project that proposes excavation, the potential exists for unknown hazardous contamination to be revealed during project construction. For any previously unknown hazardous waste/material encountered during construction, the procedures outlined in Appendix H (Caltrans Unknown Hazards Procedures) shall be followed.

6.0 LIMITATIONS

This investigation was performed using the degree of care and skill ordinarily exercised under similar circumstances by individuals practicing in this or similar localities and in accordance with Department guidelines for ISAs. No other warranty, express or implied, is made to the conclusions and professional advice included in this report. As with most major projects, conditions revealed by excavation or drilling may be at variance with the findings of this preliminary investigation. In addition, the possibility of unrecorded, illegal dumping cannot be ruled out.

This report is based on the information currently available through the database search provided by Track Info Services, LLC; and observations made during the visual site survey conducted on March 10, 2008. This report is issued with the understanding that it is the responsibility of the Department to ensure that the information and recommendations contained herein are brought to the attention of the regulatory agencies if required.

These findings are valid as of the present date. However, changes in site conditions can occur with the passage of time, whether due to natural processes or human intervention on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside of the control of LSA, GeoTracker, and Track Info Services, LLC.

7.0 REFERENCES

Information presented in this report is based upon the following sources:

HISTORIC AERIAL PHOTOGRAPHS

Date of Photo	Source	Scale
1938	AXK	1:1,666
1946	GS-CP_8	1:2,000
1952	AXK	1:1,666
1960	C 23870	1:1,200
1977	TG 7700	1:2,000
1983	AMI OC	1:3,000
1994	NAPP 2C	1:3,333
2002	NAPP 3C	1:3,333

The aerial photographs provided by Track Info are included in Appendix F.

HISTORIC TOPOGRAPHIC MAPS

United States Geological Survey Topographic Map, *San Juan Capistrano, California* Quadrangle, 7.5-minute series, 1941-1942, 1968, 1975-1978, 1981-1988.

The topographic maps provided by Track Info are included in Appendix F.

REPORTS AND REFERENCES

County of Orange Health Care Agency, Case Closure at Prima Deshecha Landfill, 32250 La Pata Avenue, San Juan Capistrano, CA, September 3, 2003. (Appendix D)

County of Orange Health Care Agency, Case Closure Summary at Rancho Mission Viejo, 28672 Ortega Highway, San Juan Capistrano, California, December 15, 2000. (Appendix D)

County of Orange Health Agency, Closure Rationale at Prima Deshecha Landfill, 32250 La Pata Avenue, San Juan Capistrano, Orange County – Case No. 02IC023. (Appendix D)

County of Orange Integrated Waste Management Department, Closure Plan for the San Juan Capistrano Regional Household Hazardous Waste Collection Center, January 2004. (Appendix D)

County of Orange Integrated Waste Management Department, Closure and Relocation of the San Juan Capistrano Regional Household Hazardous Waste Collection Center-CAH 111 000 023, March 29, 2004. (Appendix D)

County of Orange Health Care Agency, Remedial Action Completion Certification, May 9, 2002. (Appendix D)

County of San Diego of Department of Public Works, San Marcos Landfill – July – September 2001 Quarterly Monitoring Report and Progress Reports on Implementing Closure and Post Closure Plans. (Appendix D)

Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, Panel W 1-4, January 11, 1997, October 23, 2001. (Appendix D)

Environmental Equalizers, Inc., Groundwater Monitoring Report – Rancho Mission Viejo Office, January 15, 2000. (Appendix D)

Final Program Environmental Impact Report, 2001 Prima Deshecha General Development Plan, November 6, 2001. (Appendix D)

Geocon Environmental Consultants, Inc, Initial Site Assessment, Route 74 from via Cordova to Antonio Parkway, Orange County, California, May 2000. (Appendix G)

Laguna Geosciences, Inc (LGI), Ultimate Aerially Deposited Lead Site Investigation, Ortega Highway Widening Project, San Juan Capistrano and Orange County, California, December 1, 2006. (Appendix G)

Park Environmental Corporation. Phase II Soil Excavation, Soil Boring and Groundwater Monitoring Well Sampling and Installation at the Rancho Mission Viejo Company Field Office Facility, 28672 Ortega Highway, San Juan Capistrano, January 29, 1993. (Appendix D)

South Coast Air Quality Management District. *Facility Risks for All AQMD-Approved HRAs*, accessed February 2008.

State of California Department of Transportation, State Route 74 Lower Ortega Highway Widening Technical Studies, Orange County, California, July 2007. (Appendix G)

State Water Resources Control Board. GeoTracker Web site: <http://geotracker.swrcb.ca.gov/>, accessed April 2008.

Track Info Services, LLC. Environmental FirstSearch Report. March 7, 2007. (Appendix A)

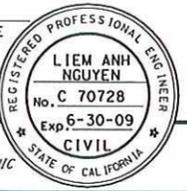
APPENDIX A
PROJECT PLANS

NOTES:

1. FOR COMPLETE RIGHT-OF-WAY AND ACCURATE ACCESS DATA, SEE RIGHT-OF-WAY RECORD MAPS AT DISTRICT OFFICE
2. REFER TO THE TITLE SHEET FOR SURVEY CONTROL NOTES.

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
12	Ora	74	1.08/1.94		

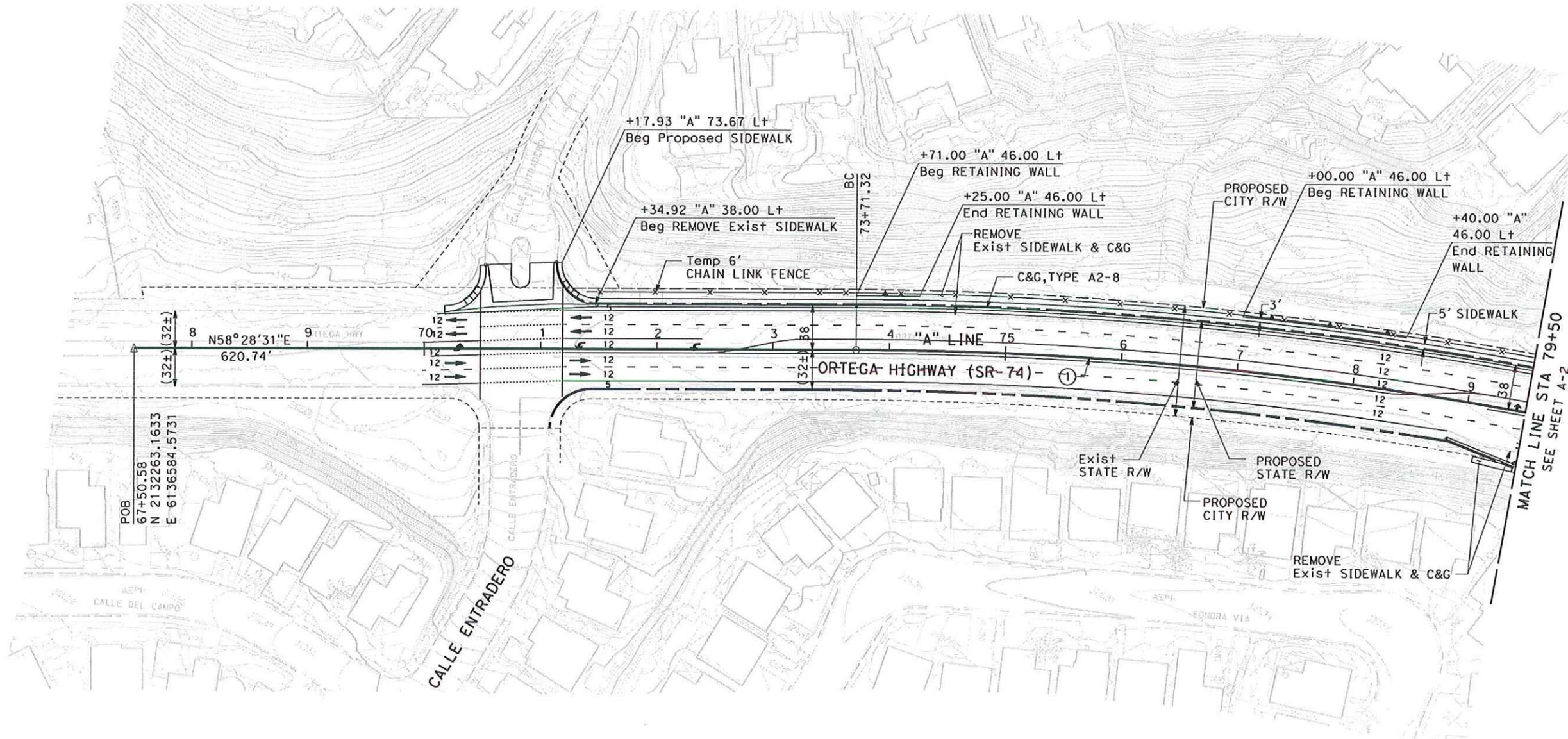
REGISTERED CIVIL ENGINEER DATE



PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

HDR HDR Engineering, Inc.
3230 El Camino Real, Suite 200
Irvine, CA 92602



CURVE DATA

NO.	R	Δ	T	L
①	3350.00	15°44'42.76"	463.22	920.60

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SHOWN

ALTERNATIVE 2

SCALE: 1" = 50

NOT FOR CONSTRUCTION

A-1

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
 CONSULTANT FUNCTIONAL SUPERVISOR: LAN SAADATNEJADI
 CALCULATED/DESIGNED BY: BULBUL GANGULY
 CHECKED BY: LIEM NGUYEN
 REVISIONS: (None shown)
 REVISED BY: HCL
 DATE REVISED: (None shown)

LAST REVISION DATE BY OTHER: 3/26/2008

NOTES:

1. FOR COMPLETE RIGHT-OF-WAY AND ACCURATE ACCESS DATA, SEE RIGHT-OF-WAY RECORD MAPS AT DISTRICT OFFICE
2. REFER TO THE TITLE SHEET FOR SURVEY CONTROL NOTES.

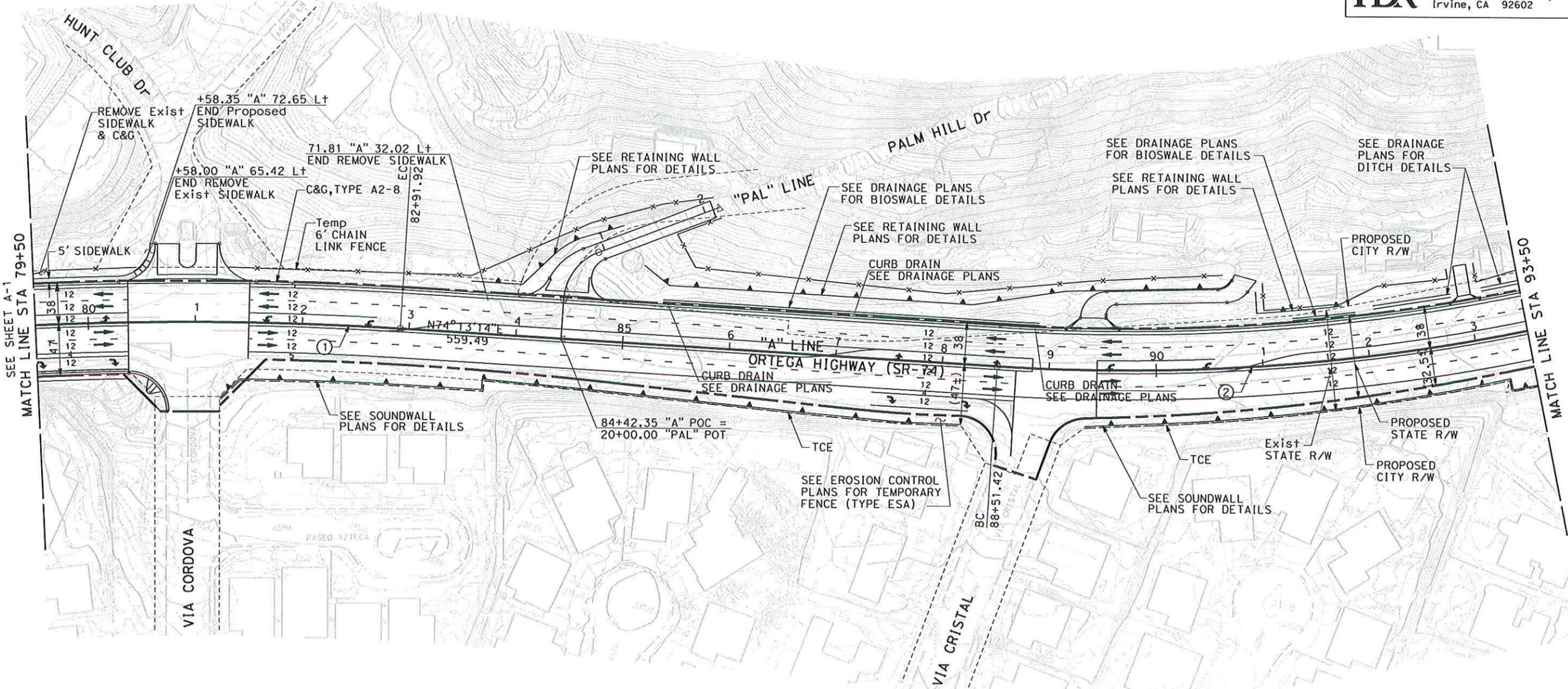
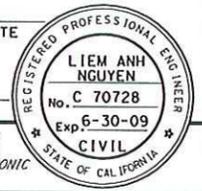
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
12	Ora	74	1.08/1.94		

REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

HDR HDR Engineering, Inc.
3230 El Camino Real, Suite 200
Irvine, CA 92602



NO.	R	Δ	T	L
①	3350.00	15°44'42.76"	463.22	920.60
②	1900.00	15°13'37.47"	253.97	504.95

ALL DIMENSIONS ARE IN FEET
UNLESS OTHERWISE SHOWN

ALTERNATIVE 2

SCALE: 1" = 50

NOT FOR CONSTRUCTION

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
 CONSULTANT FUNCTIONAL SUPERVISOR: LAN SAADATNEJADI
 CHECKED BY: BULBUL GANGULY, LIEM NGUYEN
 DESIGNED BY: HCL
 REVISIONS: _____
 DATE: _____
 REVISOR: _____
 DATE: _____

LAST REVISION: DATE PLOTTED: 8/2/08

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Eb *Gibbons*

CONSULTANT FUNCTIONAL SUPERVISOR
 LAN SAADATNEJADI

CALCULATED-DESIGNED BY
 CHECKED BY

BULBUL GANGULY
 LIEM NGUYEN

REVISED BY
 DATE REVISED

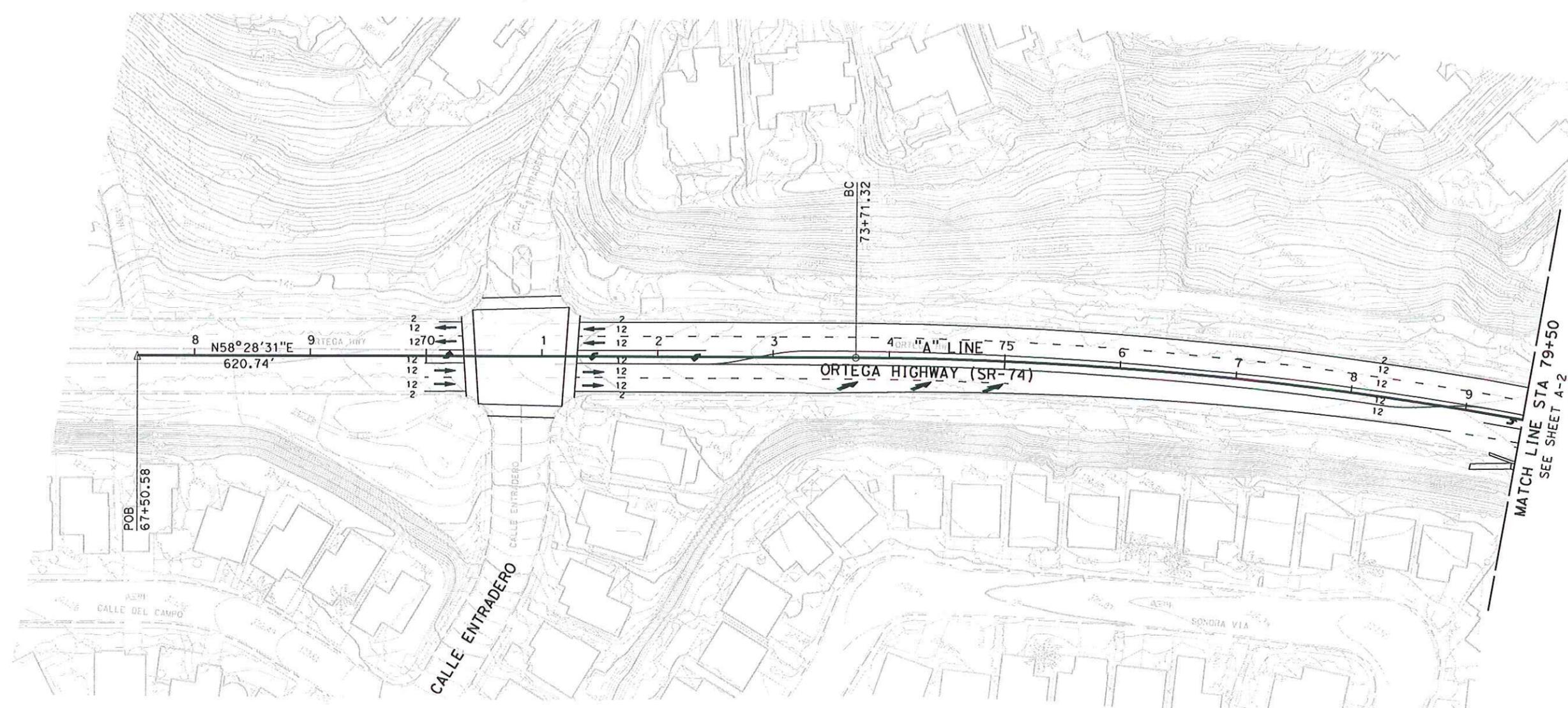
HCL

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
12	Ora	74	1.08/1.94		

REGISTERED CIVIL ENGINEER DATE _____
 PLANS APPROVAL DATE _____
 THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



HDR HDR Engineering, Inc.
 3230 El Camino Real, Suite 200
 Irvine, CA 92602



GENERAL NOTES:

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE JULY 2006 STANDARD SPECIFICATIONS AND JULY 2006 STANDARD PLANS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND SPECIAL PROVISIONS FOR THIS PROJECT.
2. SIGNS SHALL BE DESIGNED TO THE CALTRANS SEPT. 2006 MUTCD INCLUDING REVISIONS, AND HAVE THEIR CURRENT REFLECTIVITY LEVELS. ALL SIGNS SHALL BE INSTALLED AT LEAST 3' BEHIND CURB AT CURB RETURNS AND DRIVEWAYS.
3. ALL PAVEMENT DELINEATIONS WILL BE THERMOPLASTIC.

ALL DIMENSIONS ARE IN FEET
 UNLESS OTHERWISE SHOWN
ALTERNATIVE 3
 SCALE: 1" = 50'

NOT FOR CONSTRUCTION

A-1

LAST REVISION DATE PLOTTED = 3/25/2008

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
12	Ora	74	1.08/1.94		

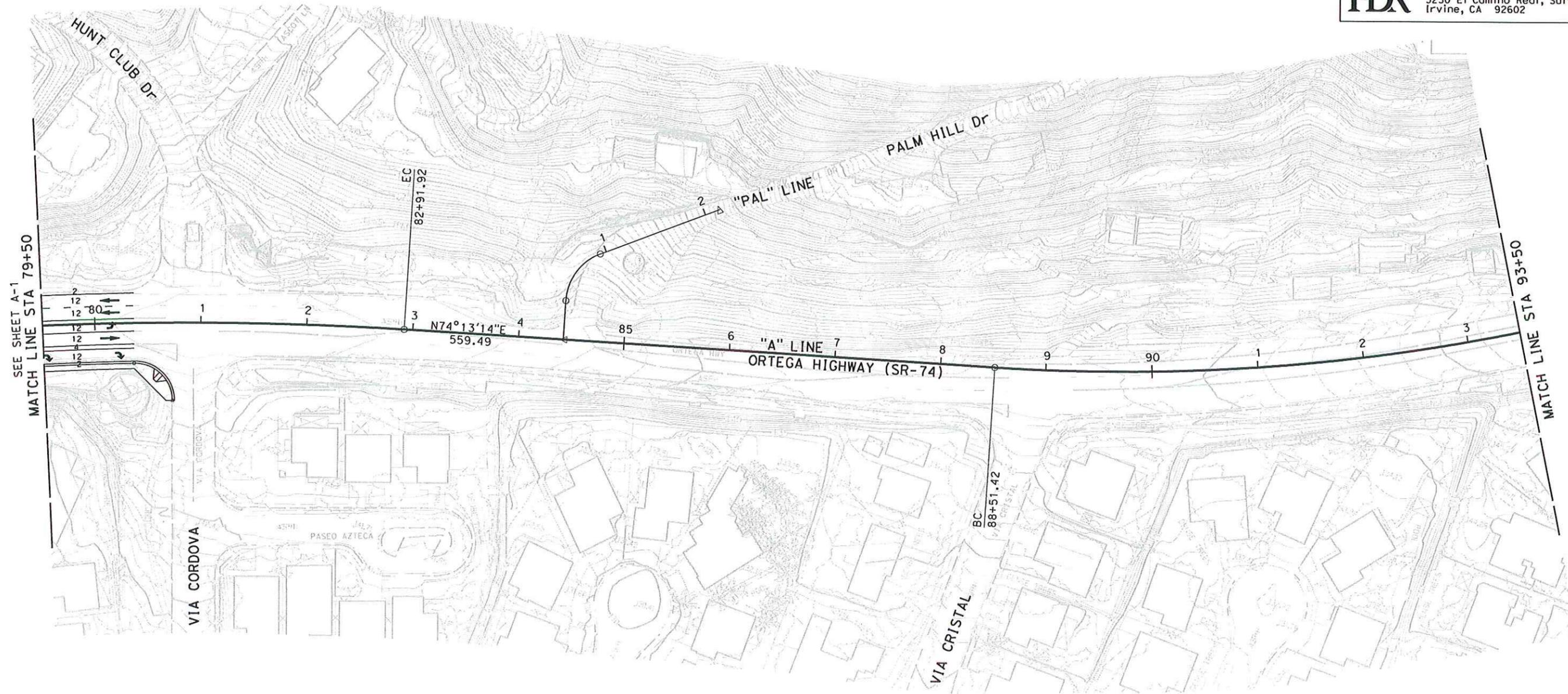
REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

HDR HDR Engineering, Inc.
 3230 El Camino Real, Suite 200
 Irvine, CA 92602

REGISTERED PROFESSIONAL ENGINEER
 LIEM ANH NGUYEN
 No. C 70728
 Exp. 6-30-09
 CIVIL
 STATE OF CALIFORNIA



- GENERAL NOTES:**
1. ALL MATERIAL AND WORK SHALL CONFORM TO THE JULY 2006 STANDARD SPECIFICATIONS AND JULY 2006 STANDARD PLANS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND SPECIAL PROVISIONS FOR THIS PROJECT.
 2. SIGNS SHALL BE DESIGNED TO THE CALTRANS SEPT. 2006 MUTCD INCLUDING REVISIONS, AND HAVE THEIR CURRENT REFLECTIVITY LEVELS. ALL SIGNS SHALL BE INSTALLED AT LEAST 3' BEHIND CURB AT CURB RETURNS AND DRIVEWAYS.
 3. ALL PAVEMENT DELINEATIONS WILL BE THERMOPLASTIC.

ALL DIMENSIONS ARE IN FEET
 UNLESS OTHERWISE SHOWN
ALTERNATIVE 3
 SCALE: 1" = 50

NOT FOR CONSTRUCTION

DATE PLOTTED: 03/27/08 USERNAME: STICKED

APPENDIX B

RECORDS SEARCH
(TRACK INFO SERVICES, LLC)

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

SR-74 WIDENING

SAN JUAN CAPISTRANO CA 92675

Job Number: SR-74WIDEN

PREPARED FOR:

LSA Associates, Inc.

20 Executive Park, Suite 200

Irvine, CA 92614

03-07-08



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: SR-74 WIDENING

SAN JUAN CAPISTRANO CA 92675

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-08-08	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-08-08	0.50	0	0	0	0	-	0	0
CERCLIS	Y	02-08-08	0.50	0	0	0	0	-	0	0
NFRAP	Y	02-08-08	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	06-06-06	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	02-08-08	0.50	0	0	0	0	-	0	0
ERNS	Y	12-31-07	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	08-08-07	1.00	0	0	0	1	1	0	2
State Spills 90	Y	11-06-07	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	09-24-07	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	10-18-07	0.50	2	0	0	0	-	0	2
State/Tribal UST/AST	Y	01-03-07	0.25	4	0	0	-	-	0	4
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	04-27-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	08-15-06	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-08-07	0.50	0	0	0	0	-	0	0
State Permits	Y	03-29-07	0.25	0	0	0	-	-	0	0
State Other	Y	08-08-07	0.25	1	0	0	-	-	0	1
- TOTALS -				7	0	0	1	1	1	10

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: 03-07-08
Requestor Name: Angie Kung-LSA
Standard: AAI

Search Type: LINEAR
 0.90 mile(s)
Job Number: SR-74WIDEN
Filtered Report

Target Site: SR-74 WIDENING
 SAN JUAN CAPISTRANO CA 92675

Demographics

Sites: 10	Non-Geocoded: 1	Population: NA
Radon: -1.4 - 0.5 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.637366	-117:38:15	Easting: 440806.098
Latitude:	33.514502	33:30:52	Northing: 3708315.972
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:
--------------------------------------	------------------

<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>

	<u>Requested?</u>	<u>Date</u>
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	03-07-08

Environmental FirstSearch Sites Summary Report

Target Property: SR-74 WIDENING
SAN JUAN CAPISTRANO CA 92675

JOB: SR-74WIDEN

TOTAL: 10 **GEOCODED:** 9 **NON GEOCODED:** 1 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	RANCHO MISSION VIEJO T0605902462/CASE CLOSED	28675 ORTEGA SAN JUAN CAPISTRANO CA 92675	0.00 --	1
2	OTHER	RANCHO MISSION VIEJO ORCO_GW_92UT48	28675 ORTEGA HWY SAN JUAN CAPISTRANO CA 92675	0.00 --	1
3	LUST	CHIQUITA WATER RECLAMATION PLANT T0605977989/CASE CLOSED	28793 ORTEGA SAN JUAN CAPISTRANO CA 92675	0.00 --	2
4	UST	CHIQUITA WATER REC PLANT ORCOCOMP53	28793 ORTEGA HWY SAN JUAN CAPISTRANO CA 92675	0.00 --	2
4	UST	CHIQUITA WATER RECLAMATION PL TISID4ORCO773	28793 ORTEGA HWY SAN JUAN CAPISTRANO CA	0.00 --	2
5	UST	CHIQUITA WATER RECLAMATION PL TISID-STATE33835/ACTIVE	28793 ORTEGA SAN JUAN CAPISTRANO CA	0.00 --	2
6	UST	RANCHO MISSION VIEJO TISID-STATE33828/ACTIVE	28672 ORTEGA SAN JUAN CAPISTRANO CA 92675	0.00 --	3
7	STATE	TUTOR TIME DAY CARE CENTER CAL30820013/NO ACTION - FOR CALM	31711 SAN JUAN CREEK ROAD SAN JUAN CAPISTRANO CA 92675	0.47 SE	4
9	STATE	PLANT DEPOT SCHOOL SITE CAL30070001/VOLUNTARY CLEANUP PR	31251 AVENIDA LOS CERRITOS SAN JUAN CAPISTRANO CA 92675	0.74 SW	5

***Environmental FirstSearch
Sites Summary Report***

Target Property: SR-74 WIDENING
SAN JUAN CAPISTRANO CA 92675

JOB: SR-74WIDEN

TOTAL: 10 **GEOCODED:** 9 **NON GEOCODED:** 1 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
10	SWL	SAN JUAN CAPISTRANO LANDFILL WMUD9 300005NUR	NEAR SAN JUAN CREEK 300 N SAN JUAN CAPISTRANO CA	NON GC	

***Environmental FirstSearch
Site Detail Report***

Target Property: SR-74 WIDENING
SAN JUAN CAPISTRANO CA 92675

JOB: SR-74WIDEN

STATE

SEARCH ID: 1	DIST/DIR: 0.47 SE	MAP ID: 4
---------------------	--------------------------	------------------

NAME: TUTOR TIME DAY CARE CENTER
ADDRESS: 31711 SAN JUAN CREEK ROAD
SAN JUAN CAPISTR CA 92675
ORANGE

REV: 07/18/05
ID1: CAL30820013
ID2:
STATUS: NO ACTION - FOR CALMORTGAGE ON
PHONE:

CONTACT:

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at

properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-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 (CAL SITES 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

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-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 in the source field..

Please 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-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 LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- 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- The San Diego County Department of Environmental Health 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 in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-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 UNDERGROUND STORAGE TANKS- 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 with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- 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; therefore, 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.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- 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 in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances

Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board

Phone:(916) 227-4416

San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* 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 sporadically)

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:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* 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:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- * 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:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * 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:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

* County of San Luis Obispo Environmental Health Division

* City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

* Environmental Health Department

SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

* County of Santa Clara Hazardous Materials Compliance Division

* Santa Clara County Central Fire Protection District (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:

* Environmental Health Department

SHASTA COUNTY CUPA:

* Environmental Health Department

SIERRA COUNTY CUPA:

* Health Department

SISKIYOU COUNTY CUPA:

* Environmental Health Department

SONOMA COUNTY CUPAS:

* County of Sonoma Department Of Environmental Health

* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

* Department of Agriculture

TEHAMA COUNTY CUPA:

* Department of Environmental Health

TRINITY COUNTY CUPA:

* Department of Health

TULARE COUNTY CUPA:

* Environmental Health Department

TUOLUMNE COUNTY CUPA:

* Environmental Health

VENTURA COUNTY CUPAS:

* County of Ventura Environmental Health Division

* Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

* Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Permits: CA COUNTY The San Diego County Depart. Of Environmental Health

Phone:(619) 338-2211

San Bernardino County Fire Department

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

The Los Angeles County Hazardous Materials Division

Phone: (323) 890-7806

Orange County Environmental Health Agency

Phone: (714) 834-3536

Riverside County Department of Environmental Health, Hazardous Materials Management Division

Phone:(951) 358-5055

Sacramento County Environmental Management Department

Updated quarterly/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: SR-74 WIDENING
SAN JUAN CAPISTRANO CA 92675

JOB: SR-74WIDEN

Street Name	Dist/Dir	Street Name	Dist/Dir
Ascot Ln	0.04 NW	Shadetree Ln	0.00 --
Avenida Linda Vista	0.04 SW	Silver Leaf Dr	0.05 SE
Avenida Siega	0.00 --	State Highway 74	0.00 --
Avenida Victoria	0.19 SW	Steeplechase Dr	0.08 NW
Calle Arroyo	0.18 SE	Strawberry Ln	0.00 --
Calle Belmonte	0.11 S-	Suffolk Ln	0.17 NW
Calle del Campo	0.07 SE	Toyon Dr	0.00 --
Calle Entradero	0.00 --	Via Alegre	0.19 NW
Calle Raquel	0.15 SE	Via Anzar	0.03 SE
Calle Villa Clara	0.11 SW	Via Cordova	0.00 --
Hilltop Way	0.11 NW	Via Corta	0.24 NW
Hunt Club Dr	0.00 --	Via Cristal	0.00 --
Palm Hill Dr	0.00 --	Via Cuartel	0.20 SW
Paseo Alba	0.07 SE	Via Errecarte	0.00 --
Paseo Azteca	0.04 SE	Via Estenaga	0.03 SE
Paseo Barranca	0.23 SE	Via Madera	0.03 SE
Paseo Boscana	0.12 SE	Via Mira Flores	0.04 SW
Paseo de Valencia	0.04 SE	Via Ordaz	0.13 SE
Paseo Diana	0.04 SE	Via Paloma	0.13 NW
Paseo Nicole	0.21 S-	Via Parra	0.16 SW
Paseo Reposo	0.16 SE	Via Perla	0.07 SE
Paseo Tortuga	0.15 SW	Via Rubi	0.09 SE
Paseo Ventura	0.15 SE	Via Solana	0.03 SE
Paseo Verde	0.23 SE	Via Sonora	0.03 SE
Rosedale Dr	0.21 SW	Via Vista del Mar	0.08 NW
Santa Margarita Pl	0.21 SW		



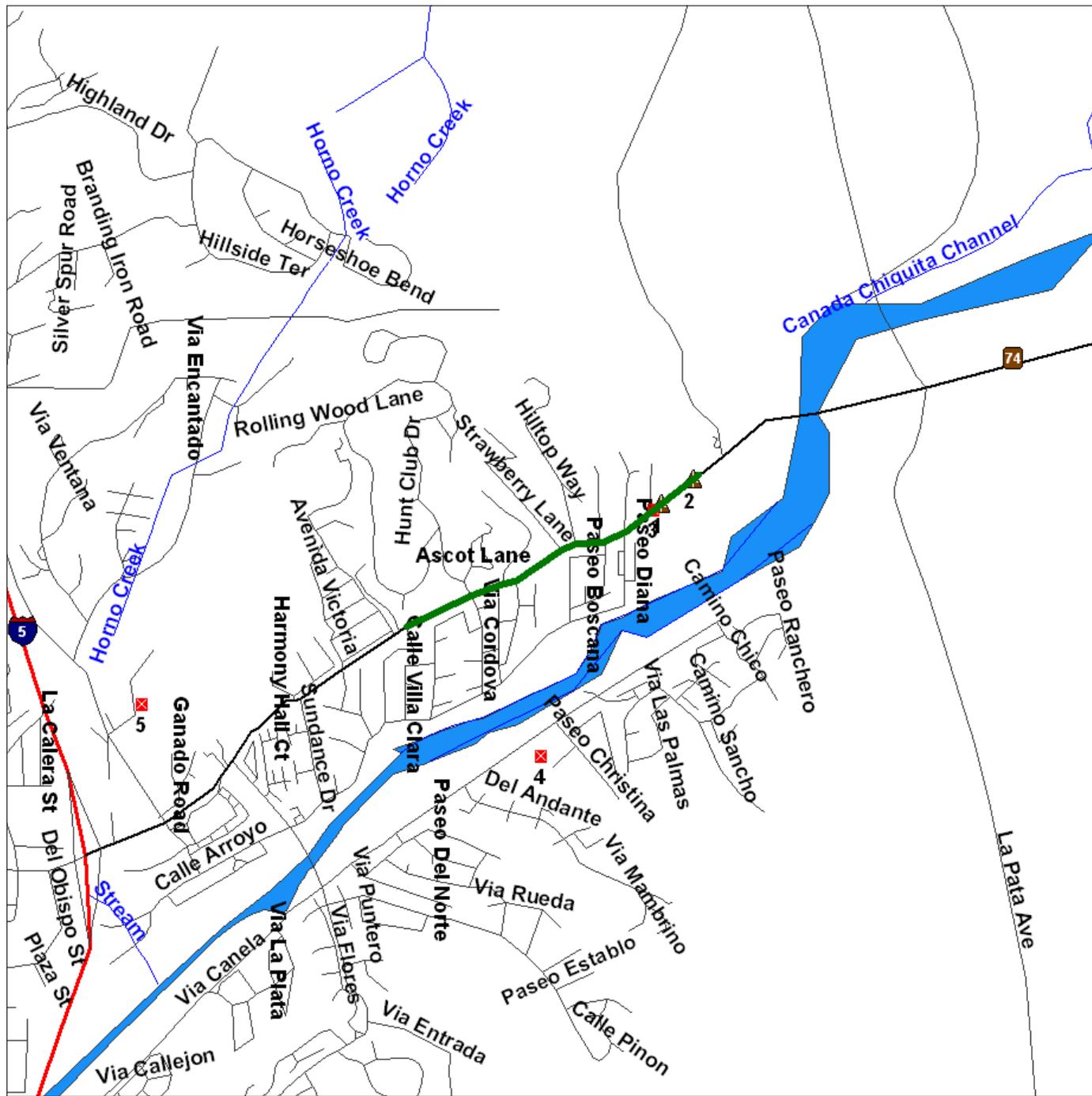
Environmental FirstSearch

1 Mile Radius from Line

Single Map:



SR-74 WIDENING , SAN JUAN CAPISTRANO CA 92675



Source: U.S. Census TIGER Files

Linear Search Line	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

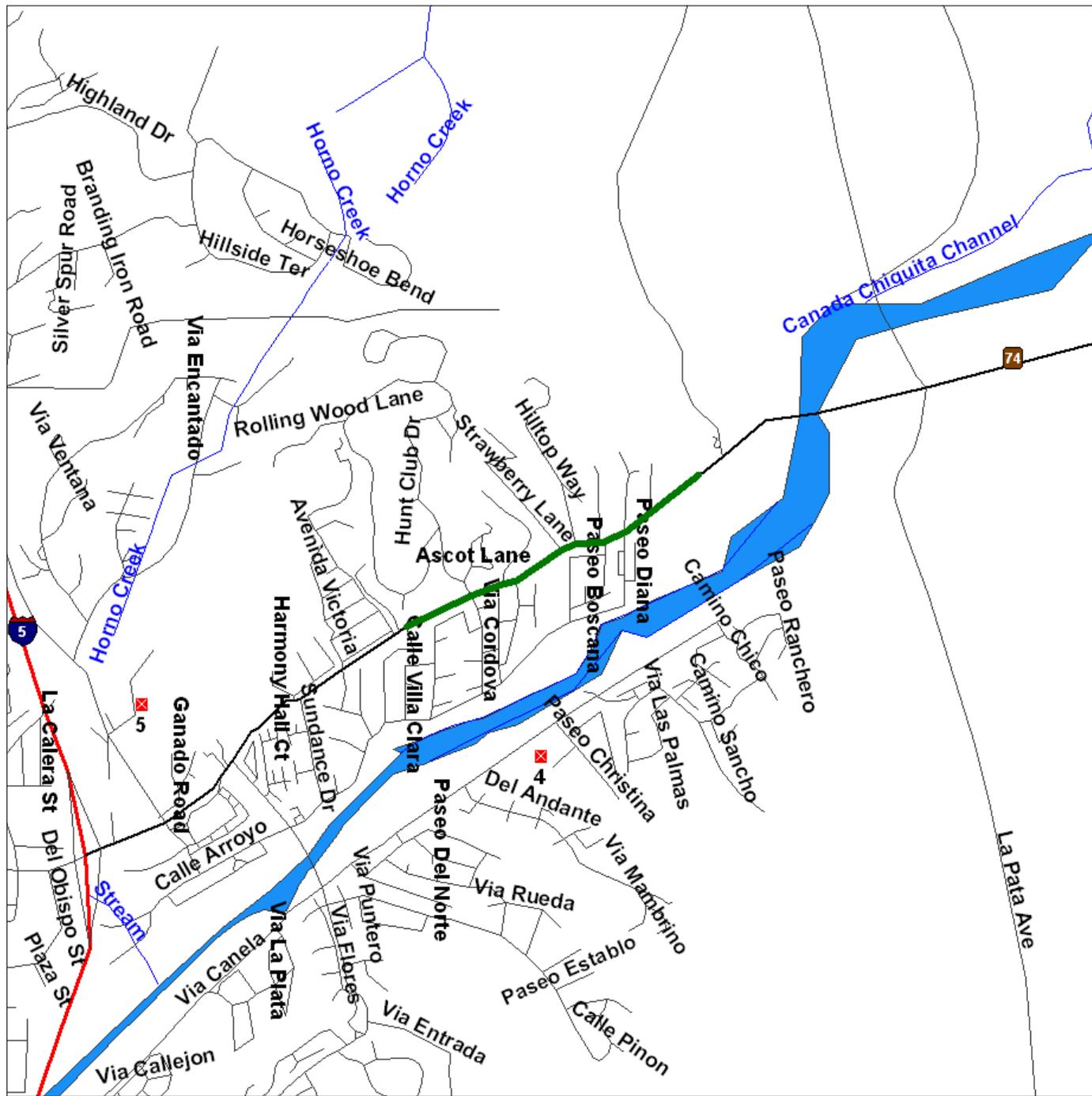


Environmental FirstSearch

1 Mile Radius from Line
AAI: NPL, RCACOR, STATE



SR-74 WIDENING , SAN JUAN CAPISTRANO CA 92675



Source: U.S. Census TIGER Files

Linear Search Line	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	



Environmental FirstSearch

.5 Mile Radius from Line

AAI: Multiple Databases

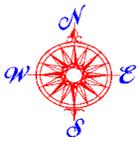


SR-74 WIDENING , SAN JUAN CAPISTRANO CA 92675



Source: U.S. Census TIGER Files

Linear Search Line	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	



Environmental FirstSearch

.12 Mile Radius from Line
AAI: SPILLS90, ERNS, RCRANLR



SR-74 WIDENING , SAN JUAN CAPISTRANO CA 92675



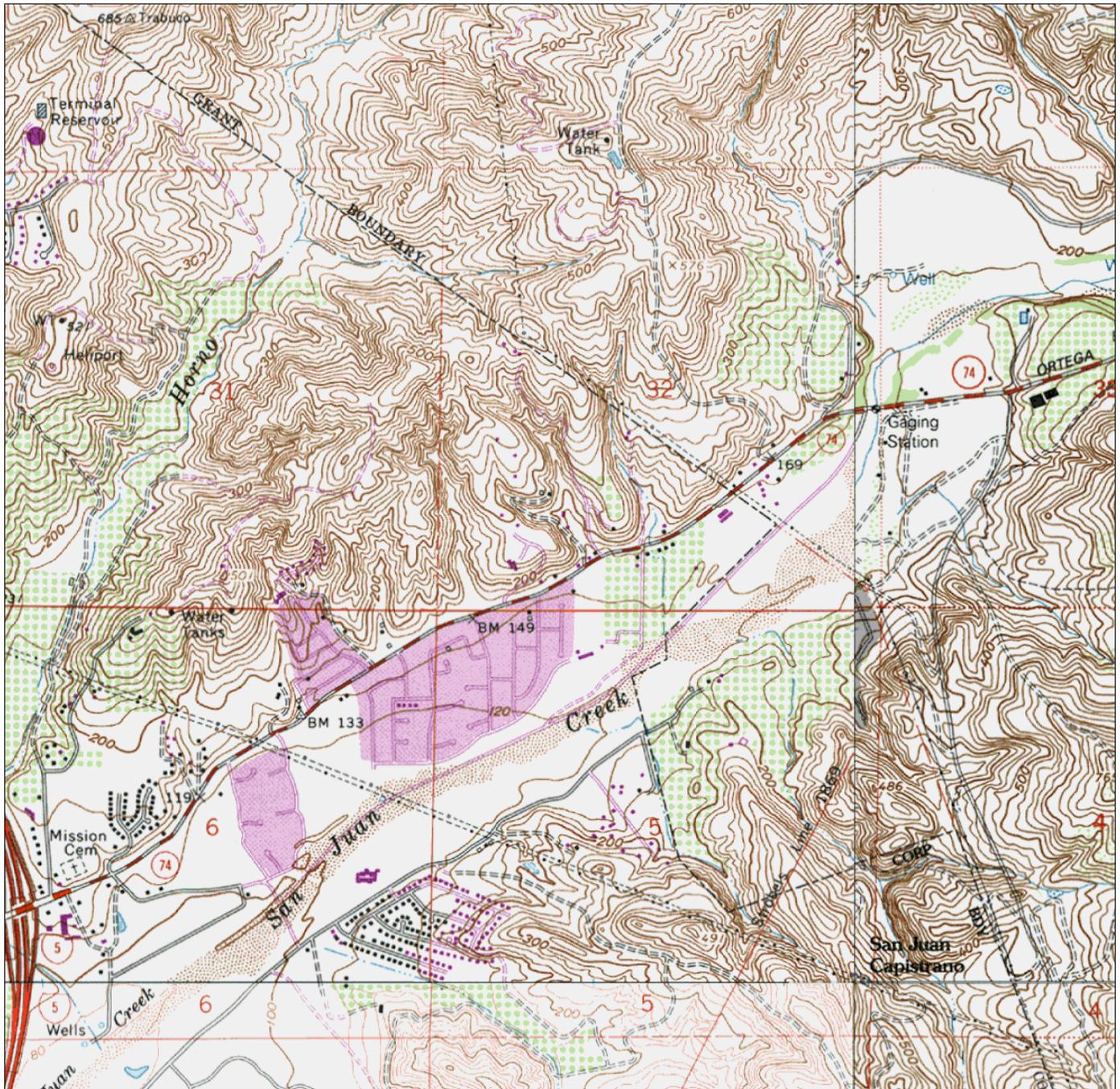
Source: U.S. Census TIGER Files

Linear Search Line	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

Site Location Map

Topo : 1.25 Mile Radius from Line

SR-74 WIDENING , SAN JUAN CAPISTRANO CA 92675



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:

Prepared by FirstSearch Technology Corporation 03-07-08

JOB NO.

SR-74WIDEN

Map Name: SAN JUAN CAPISTRANO

Date Created: 1968

Date Revised: 1981

FIGURE NO.

Map Reference Code: 33117-E6-TF-024

Contour Interval: 20 feet

1



APPENDIX C
AGENCY RECORDS



**COUNTY OF ORANGE
HEALTH CARE AGENCY**

**REGULATORY HEALTH SERVICES
ENVIRONMENTAL HEALTH**

JULIETTE A. POULSON, RN, MN
DIRECTOR

MIKE SPURGEON
DEPUTY AGENCY DIRECTOR
REGULATORY HEALTH SERVICES

STEVEN K. WONG, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS:
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720

TELEPHONES: (714) 667-3600
FAX: (714) 972-0749

E-MAIL: environhealth@hca.co.orange.ca.us

October 29, 2001

Lissa Freese
Rancho Mission Viejo
28672 Ortega Highway
San Juan Capistrano, CA 92675

Subject: Property Ownership Notification

Re: Rancho Mission Viejo
28675 Ortega Highway
San Juan Capistrano, CA
O.C.H.C.A. Case #92UT48

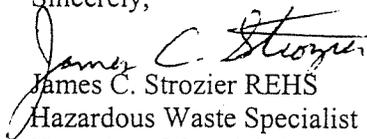
Dear Ms. Freese:

This Agency and the San Diego Regional Water Quality Control Board have approved the closure of the above referenced underground storage tank cleanup case. However, a final closure letter cannot be issued until property ownership notification issues are resolved. Sections 25297.1 and 25297.15 of the Health and Safety Code require the primary responsible party to notify all current record owners of fee title to the site of: 1) a cleanup proposal, 2) a site closure proposal, or 3) a local agency determination that no further action is required. The bill also requires the local agency to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

This Agency was informed by Rancho Mission Viejo in a March 1999 letter that Rancho Mission Viejo owns the above referenced property. For purposes of fulfilling the requirements of this legislation, this Agency requires that this property ownership information be confirmed with a letter prior to issuing a closure letter. If the property has been sold since 1999, please make the other necessary notifications required by this legislation. Please provide a letter to this Agency with the required information within 30 days after receipt of this letter.

If you have any questions please call me at (714) 667-3711.

Sincerely,


James C. Strozier REHS
Hazardous Waste Specialist
Hazardous Materials Management Section
Environmental Health

cc: Bernard Sentianin, Environmental Equalizers, Inc.

JS/92-48/notification



**COUNTY OF ORANGE
HEALTH CARE AGENCY**

**HEALTH CARE REGULATORY SERVICES
ENVIRONMENTAL HEALTH**

JULIETTE A. POULSON, RN, MN
INTERIM DIRECTOR

MIKE SPURGEON
INTERIM DIRECTOR
HEALTH CARE REGULATORY SERVICES

JACK MILLER, REHS
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS:
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720

TELEPHONE: (714) 667-3600
FAX: (714) 972-0749

E-MAIL: environhealth@hca.co.orange.ca.us

September 10, 1999

Lissa Freese
Rancho Mission Viejo
28672 Ortega Highway
San Juan Capistrano, CA 92675

Subject: Request For Closure

Re: Rancho Mission Viejo
28675 Ortega Highway
San Juan Capistrano, CA
O.C.H.C.A. Case #92UT48

Dear Ms. Freese:

This Agency has reviewed the September 7, 1999; Groundwater Monitoring Report prepared by Environmental Equalizers, Inc. This report requests closure of the case. The following information is required in order to evaluate this case for closure:

1. Provide graphs showing the time versus concentration for each well at the site.
2. Provide a graphs showing concentration versus distance from the source zone over the course of the monitoring.
3. Provide a hydrological evaluation signed by a registered geologist that determines whether or not the groundwater at the site is connected to the San Juan Creek alluvium.
4. Provide a fire and explosion hazard survey of the underground utilities at the site (e.g., storm drains, sewer systems, utility vaults, etc.) to determine if the remaining contamination poses a safety risk.
5. Provide site map(s) showing the extent of the remaining soil contamination at the site. Include an estimate (with calculations) of the amount of gasoline and benzene remaining at the site.

If you have any questions please call me at (714) 667-3711.

Sincerely,

James C. Strozier REHS
Hazardous Waste Specialist
Hazardous Materials Management Section
Environmental Health

cc: Bernard Sentianin, Environmental Equalizers, Inc.

FIELD ACTIVITY DESCRIPTION

Facility Name Rancho Mission Viejo, 28675 Ortega Hwy., S.J.C.

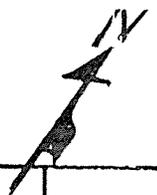
PC # _____ TI # _____ LUST # 924748 IR # _____

Inspector: J. Strazier Date: 10/20/98 Time: _____

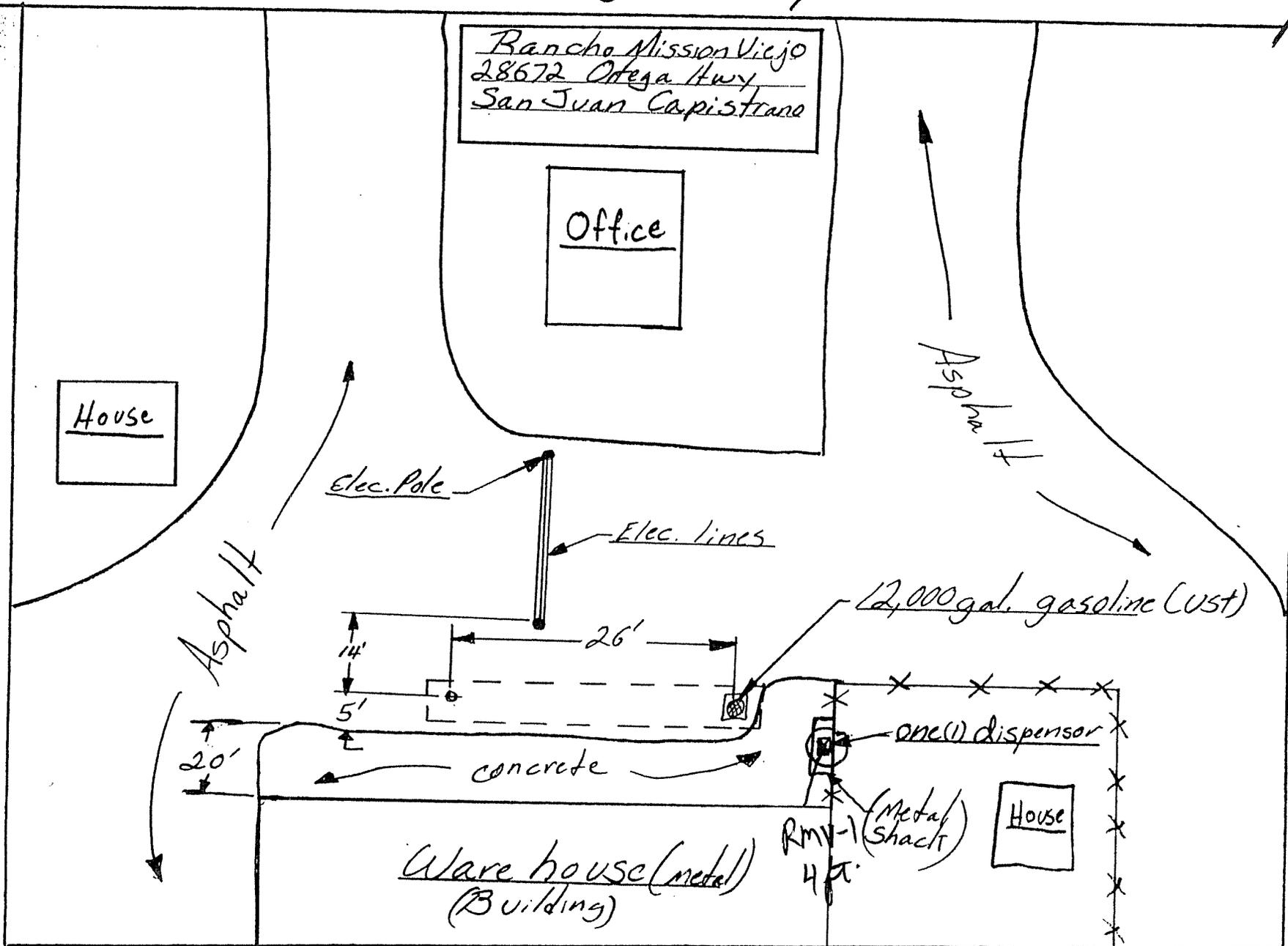
Field Activity: Excavation of Dispenser Area: The dispenser area
(where 33 ppm of MTBE was found during the removal
on 6/15/98) was excavated and sampled as shown on the
attached plot plan. Bernard Sentionin of Env Equalizers
conducted the sampling. No odors or discoloration
was observed in the soil at 4 feet.

See attached
plot plan

Ortega Hwy.



Siega (not listed in map)





April 5, 1995

Mr. Jim Strozier
ORANGE COUNTY HEALTH CARE AGENCY
Underground Storage Tank Cleanup Division
2009 East Edinger Avenue
Santa Ana, California 92705

1133-J3

**REFERENCE: Vapor Extraction Testing at the
Rancho Mission Viejo Site in San Juan Capistrano, California**

Dear Mr. Strozier:

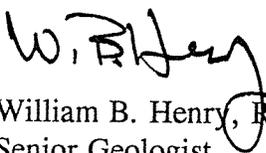
This letter is submitted as notification that **Park Environmental Corporation (Park)** will be conducting a limited vapor extraction test on two existing groundwater monitoring wells (PMW-1 and PMW-3) at Rancho Mission Viejo's San Juan Capistrano site. As discussed, **Park** will be testing these wells using a portable vapor extraction trailer equipped with carbon canisters for treating the vapor emissions. We have tentatively scheduled the test for the morning of April 13, 1995. The testing duration for each well will be approximately 1 hour.

Park will also be conducting first quarter 1995 groundwater sampling activities concurrent with the vapor extraction testing. The existing Site Safety Plan, prepared prior to previous field work, will be updated for the planned testing activities.

Should you have any questions regarding the preceding, please feel free to contact me at 714.777.1001.

Sincerely,

PARK ENVIRONMENTAL CORPORATION


William B. Henry, R.G.
Senior Geologist

cc: Ms. Carol Stelling, Rancho Mission Viejo

A:\1133J3.LT3



May 24, 1993

Mr. Jim Strozier
ORANGE COUNTY HEALTH CARE AGENCY
Underground Storage Tank Cleanup Division
2009 East Edinger Avenue
Santa Ana, CA 92705

1133-J2

**REFERENCE: Proposed Corrective Action Plan
Rancho Mission Viejo's Field Office Facility
San Juan Capistrano, California**

Dear Mr. Strozier:

This letter is submitted on behalf of the Rancho Mission Viejo Company (RMVC), in response to the Orange County Health Care Agency's (OCHCA's) request for a corrective action plan (CAP) for further remediation of hydrocarbon-affected soils at RMVC's field office facility at 28672 Ortega Highway, in the City of San Juan Capistrano, California (the Site). This request for a CAP was initiated by the OCHCA in their February 22, 1993 letter following the review of the Phase II Soil and Groundwater Investigation Report, which was prepared and submitted by **Park Environmental Corporation (Park)** on January 20, 1993.

The findings from the Phase II Soil and Groundwater Investigation Report reveal:

- Perched groundwater is thin (approximately 2-3 feet) beneath the Site and is supported by the shaley Monterey Formation Lateral extent of perched groundwater appears to be limited in the southeast direction;
- Data collected from monitoring well PMW-2, in addition to the results of drilling and sampling soil boring SB-12 (which had no observed perched groundwater in the borehole following completion), indicated that perched groundwater affected by gasoline compounds has not migrated downgradient (southeast) of the former UST area;

B:1133J2.LT9

- Sampling and analyses activities indicate the highest levels of hydrocarbon concentrations in soil are within and immediately above the capillary fringe zone; and
- The thickness of gravelly zones between the perching Monterey Formation and overlying clay zone is approximately 6 to 7 feet. The slotted casing interval in wells PMW-1 and PMW-3 extended approximately 2 feet above perched groundwater table during December 1992 groundwater depth measurements.

In reviewing in situ remedial options in the development of a CAP for the Site, soil vapor extraction would normally be the preferred method for reducing concentrations of remaining volatile hydrocarbons in the sandy and gravelly soils within the affected area. However, the recent heavy rainfall during the months of January and February 1993 has apparently provided significant groundwater recharge beneath the Site to raise the perched groundwater table in the three monitoring wells. Groundwater depth measurements on March 2, 1993 and on May 15, 1993 revealed groundwater levels have risen approximately 2 to 2.5 feet from December 1992 levels. At these levels, perched groundwater has risen beyond the tops of the slotted casing in the existing wells and possibly beyond the hydrocarbon-affected capillary fringe zones. With the rise in groundwater levels, less than 2 to 3 feet of unsaturated sandy or gravelly soil remain between the base of the clay layer and the top of the perched groundwater table. Because of the rise in groundwater levels, the slotted casing depth in the existing wells, and the groundwater encroachment beyond the hydrocarbon-affected capillary fringe zone, **Park** believes that vapor extraction from the existing wells would not be effective at this time.

Park also believes that groundwater pumping from existing wells PMW-1 and PMW-3 for remediating hydrocarbon-affected groundwater beneath the Site would not be effective due to the inherent inefficiency of removing dissolved hydrocarbon compounds from groundwater due to the constant leaching of hydrocarbon compounds into the groundwater from adjacent hydrocarbon-affected soils within the capillary fringe. In addition, groundwater pumping would not remediate hydrocarbon-affected soils above the capillary fringe.

Based on the preceding, **Park** recommends the following field activities be implemented for the CAP. These activities will focus on monitoring changes in groundwater levels and quality beneath and downgradient of the hydrocarbon-affected area, and on assessing the feasibility of conducting vapor extraction activities at the Site when groundwater levels recede to December 1992 levels. The following proposed scope of work for the CAP would include:

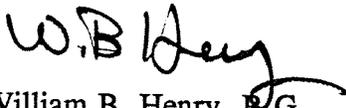
- 1) Quarterly (or monthly) monitoring of the groundwater levels in the three monitoring wells to assess the variations in elevations relative to slotted casing interval and hydrocarbon-affected capillary fringe zone;

- 2) Quarterly groundwater sampling and laboratory analysis of the three perched groundwater monitoring wells to assess variations, if any, in total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylene (BTEX) concentrations within and downgradient of the hydrocarbon-affected area; and
- 3) Vapor extraction feasibility testing in monitoring wells PMW-1 and PMW-3, when groundwater levels recede to the December 1992 levels measured during the Phase II investigation. Vapor extraction testing on PMW-1 and PMW-3 would assess the potential for hydrocarbon recovery within the thin affected zone of the capillary fringe and would estimate the radius of capture. Feasibility testing would also include the collection and analyses of a vapor samples from both wells. Based on favorable testing results, a vapor extraction program could be implemented to reduce the concentrations of TPH and BTEX from the soil and perched groundwater

If you have any questions or comments regarding the preceding, please do not hesitate to call me at 714/777-1001.

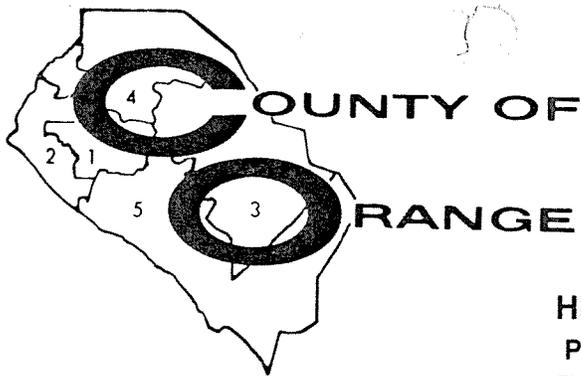
Sincerely,

PARK ENVIRONMENTAL CORPORATION



William B. Henry, R.G.
Senior Geologist

cc: Mr. Wayne Forsythe, Rancho Mission Viejo Company, w/enclosure



TOM URAM
DIRECTOR

L. REX EHLING, M.D.
HEALTH OFFICER

ENVIRONMENTAL HEALTH DIVISION
ROBERT E. MERRYMAN, R. S. MPH
DEPUTY DIRECTOR

HEALTH CARE AGENCY
PUBLIC HEALTH SERVICES
ENVIRONMENTAL HEALTH DIVISION
2009 E. EDINGER AVENUE
SANTA ANA, CALIFORNIA 92705
(714) 667-3700

February 22, 1993

Wayne Forsythe
Rancho Mission Viejo
28672 Ortega Hwy.
San Juan Capistrano, CA 92675

Subject: Soil and Groundwater Contamination Located at Rancho Mission Viejo,
28675 Ortega Hwy., San Juan Capistrano, CA - O.C.H.C.A. Case
#92UT48

Dear Mr. Forsythe:

Please be advised that this Agency has reviewed the January 29, 1993 Phase II Assessment prepared by Park Environmental Corporation.

The report indicated that significant soil and groundwater contamination remains after the excavation project at the above subject site.

A Corrective Action Plan (CAP) must be prepared and submitted for the remediation of the remaining soil and groundwater contamination. The CAP must comply with Article 11, Section 2725(d) of the California Code of Regulations. The CAP must be submitted to this Agency and the San Diego Regional Water Quality Control Board within 90 days after receipt of this letter. The CAP must have a schedule for completion of all work.

Please call me if you have any questions at (714) 667-3711.

Sincerely,

James C. Strozier, REHS
Hazardous Waste Specialist
Hazardous Materials Management Section
Environmental Health Division

JCS:me

cc: Rosalind Dimenstein, San Diego Regional Water Quality Control Board
William Henry, Park Environmental



October 22, 1992

Mr. Jim Strozier

ORANGE COUNTY HEALTH CARE AGENCY

Underground Storage Tank Cleanup Division

2009 East Edinger Avenue

Santa Ana, California 92705

1133-J2

REFERENCE: Status of Recently Completed Out of Scope Soil Boring and Sampling Work at Rancho Mission Viejo's Field Office Facility in San Juan Capistrano, California

Dear Mr. Strozier:

This letter is a follow up to our October 14, 1992 telephone conversation regarding the status of our recently completed out of scope work to further assess the lateral extent of hydrocarbon-affected soils adjacent to the former underground storage tank (UST) locations at Rancho Mission Viejo Company's (RMV) field office facility at 28672 Ortega Highway, in the City of San Juan Capistrano, California (the Site). The out of scope work included the drilling and soil sampling of six soil borings (SB-6 through SB-11) to total depths ranging from 16.5 to approximately 19 feet below ground surface (bgs).

As you are aware, recent soil excavation activities within the area of the former UST locations removed approximately 350 cubic yards of hydrocarbon-affected soil. This former UST area was characterized by five soil borings drilled and sampled by **Park Environmental Corporation (Park)** during the previous Phase I investigation. Soil excavation activities were followed by soil sample collection and laboratory analyses from seven selected areas within the excavation. The analytical results from the sampling of gravelly and cobbly soils, collected from the excavation walls at approximately 16 to 20 feet bgs, revealed that detectable petroleum hydrocarbons were present. These results also indicated that hydrocarbons may have migrated laterally beneath the clay interval and beyond the limits of the excavation. The purpose of drilling and sampling the six soil borings was to assess and estimate the lateral migration of petroleum hydrocarbons within the gravelly, cobbly soils away from the former UST area. Analytical data collected from sampling the six borings was also used to determine if further excavation to remove the hydrocarbon-affected soils would be physically and economically practical.

B:1133J2.LTR

The soil borings were drilled using a truck-mounted bucket auger rig equipped with 16- and 24-inch diameter bucket augers. Grab soil samples were collected from the bucket at approximately 3-foot intervals from the surface to the total depth drilled and screened for staining or discoloration and petroleum odor. At least one soil sample from each boring was collected and retained for chemical analyses from the gravel and cobble interval (approximately 14 to 19 feet bgs). Samples submitted to the laboratory were analyzed for total petroleum hydrocarbons (TPH) and for benzene, toluene, ethylbenzene, and xylenes (BTEX) using modified EPA Method 8015 (for gasoline) and EPA Method 8020, respectively. The surface location of the recent borings (as well as Phase I soil borings SB-1 through SB-5) may be observed in the enclosed Figure 1.

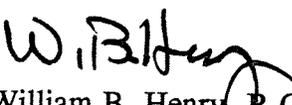
Preliminary analytical results of the soil samples submitted to the laboratory indicated that detectable hydrocarbon concentrations were present in the gravel and cobbly areas in soil borings SB-6 through SB-11. Due to the volume of clean soil that would require removal to access the gravelly zone, further soil excavation was not deemed practical. The excavation was subsequently backfilled and compacted with clean gravel and soil. Upcoming work at the Site includes the drilling and installation of three groundwater monitoring wells to assess groundwater quality within the immediate area and downgradient of the former UST area. Drilling and installation details of these proposed wells may be observed in the Phase II workplan. The revised locations for these wells are presented in the enclosed Figure 1. Further groundwater and/or soil investigation work, if necessary, at the Site will be assessed following an evaluation of the results of groundwater monitoring well installation, sampling, and laboratory analyses.

Upcoming work at the Site also includes the development of a workplan for the on-site treatment of the hydrocarbon-affected soil excavated from the former UST area. This workplan will be forthcoming in approximately two weeks.

If you have any questions or comments regarding the preceding, please do not hesitate to call me at 714/777-1001.

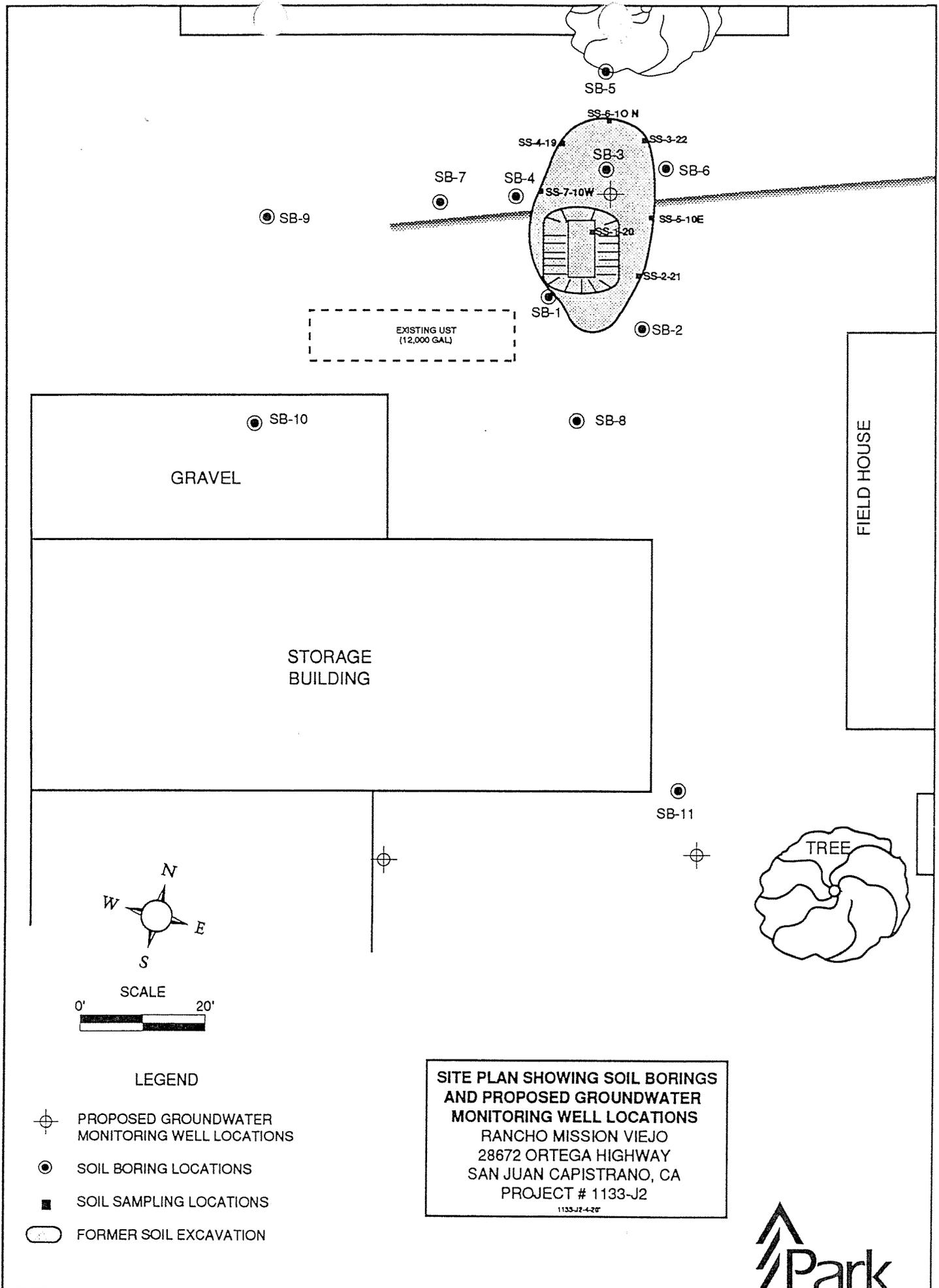
Sincerely,

PARK ENVIRONMENTAL CORPORATION


William B. Henry R.G.
Senior Geologist

Enclosure

cc: Mr. Wayne Forsythe, Rancho Mission Viejo Company, w/enclosure



**SITE PLAN SHOWING SOIL BORINGS
AND PROPOSED GROUNDWATER
MONITORING WELL LOCATIONS**
 RANCHO MISSION VIEJO
 28672 ORTEGA HIGHWAY
 SAN JUAN CAPISTRANO, CA
 PROJECT # 1133-J2
 1133-J2-4-20

- LEGEND**
-  PROPOSED GROUNDWATER MONITORING WELL LOCATIONS
 -  SOIL BORING LOCATIONS
 -  SOIL SAMPLING LOCATIONS
 -  FORMER SOIL EXCAVATION

FIGURE 1



September 3, 1992

Mr. Jim Strozier
ORANGE COUNTY HEALTH CARE AGENCY
Underground Storage Tank Cleanup Division
2009 East Edinger Avenue
Santa Ana, California 92705

1133-J2

**REFERENCE: Amendments to Proposed Phase II Workplan,
Rancho Mission Viejo Site, San Juan Capistrano,
California.**

Dear Mr. Strozier,

The letter is submitted as a follow up to our telephone conversation of August 2, 1992 regarding your request to amend portions of the Phase II Workplan. This workplan describes the scope of work for soil excavation and further groundwater characterization at Rancho Mission Viejo Company's field office facility located at 28672 Ortega Highway, in the City of San Juan Capistrano, California (the Site).

Per your request, the following changes and additions will be incorporated into the Phase II Workplan:

- Cleanup of the hydrocarbon-affected soil will be demonstrated when confirmatory soil sampling and laboratory analyses show concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX) compounds in soil have been reduced to levels below 0.005, 1.000, 0.680, and 1.750 mg/kg (parts per million (ppm)), respectively;
- One groundwater monitoring well will be installed within or directly adjacent to the former underground storage tank (UST) pit if a significant groundwater zone is encountered during soil excavation activities. Up to two additional groundwater monitoring wells will be installed downgradient of the former UST area if concentrations of BTEX compounds in groundwater samples collected from the initial well exceed the state minimum cleanup levels (MCLs) of 0.001, 1.000, 0.680 and 1.750 mg/l (ppm), respectively;
- The Orange County Health Care Agency (OCHCA) will be notified at least 48

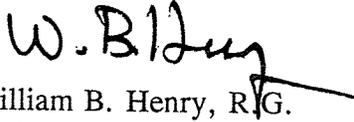
B:1133J2.LT3

hours prior to the start of excavation and sampling activities.

If you have any questions or comments regarding the preceding amendments to the Workplan, please do not hesitate to call me at 714-777-1001.

Sincerely,

PARK ENVIRONMENTAL CORPORATION

A handwritten signature in black ink, appearing to read "W. B. Henry". The signature is written in a cursive style with a long horizontal stroke extending to the right.

William B. Henry, R.G.
Senior Geologist

cc: Mr. Wayne Forsythe, Rancho Mission Viejo Company



**Environmental
Equalizers, Inc.**

"Solving and closing environmental projects for industry and government"

December 11, 1998

Mr. James Strozier
Orange County Health Care Agency
2009 E. Edinger Ave
Santa Ana CA 92705

SUBJECT: Dispenser Backfill Sampling Results
Orange County Health Care Agency No. 92UT48
Field Office, 28672 Ortega Highway
San Juan Capistrano, CA

Dear Mr. Strozier:

Environmental Equalizers, Inc. (EEI) mobilized to the site on November 11, 1998 to sample soils inadvertently backfilled by the property owner after our previous investigation efforts (See Project Summary letter, dated November 10, 1998). The Orange County Health Care Agency (OCHCA) verbally approved our proposed sampling plan on November 10, 1998.

EEI sampled soil in two locations (DBF1 and DBF2) near the former dispenser (Figure 1). The sampling locations were initially excavated to approximately two feet below ground surface (bgs) with a posthole digger. The excavated hole bottom was then sampled with a drive sampler equipped with a 6-inch brass sample sleeve. All sampling equipment was cleaned in an alconox solution with a double tap water rinse prior to each sampling event.

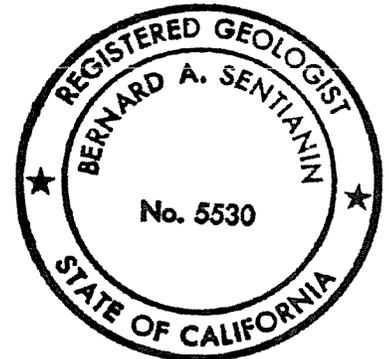
The sampler was driven approximately 7 inches into the excavation floor to load the sleeve and then withdrawn. The brass sleeve was immediately removed from the sampling tool, and sealed with a teflon liner, plastic cap, and tamper proof chain-of-custody tape. Samples were immediately placed in a pre-chilled cooler pending delivery to the laboratory. Samples were delivered to a California Certified laboratory (NEL laboratory in Costa Mesa, California) pending analysis for TPHg by EPA 8015 (modified); and BTEX and MTBE by EPA 8020. If MTBE was present, the laboratory was instructed to confirm with an EPA 8260/8240 analysis. Chain-of-Custody and laboratory results are attached.

Sample results were nondetect for all constituents analyzed. Based on these results, the backfilled soil was unimpacted by fuel hydrocarbons, does not represent a threat to the underlying groundwater, and can remain in place. EEI's investigation and sampling indicate that the dispenser area impact noted during previous tank removal activities was not significant, and that no further action should be taken to address that release issue.

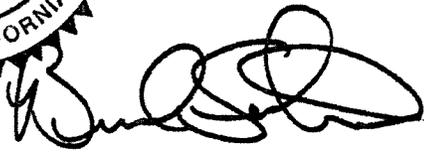
Please contact the undersigned at (760) 744-0679 if you have questions or comments.

Sincerely,

ENVIRONMENTAL EQUALIZERS, INC.




Timothy A. Lester, REA, CEM
Prepared By


Bernard M. Sentianin, RG, CPG, REA
Under the Supervision Of

Attachment: Figure 1 Dispenser Sampling Locations
Laboratory Results

cc: Richard Broming, Rancho Mission Viejo
Bernard Sentianin, EEI Ventura

Ortega Highway (Hwy 74)

Asphalt Drive

OFFICE

Sample Locations

Former Dispenser Excavation

Former UST Location

DBF1

DBF2

Concrete

Approximate Limits of Excavation

HOME

MAINTENANCE SHED

Slope



SCALE: 1" = 30'



Dispenser Backfill Sample Locations

Rancho Mission Viejo Field Office
28672 Ortega Highway
San Juan Capistrano, California



**Environmental
Equalizers, Inc.**

FIGURE 1



Environmental Equalizers, Inc.

"Solving and closing environmental projects for industry and government"

January 15, 2000

James C. Strozier, REHS
Orange County Health Care Agency
2009 East Edinger Avenue
Santa Ana CA 92705-4720

Subject: Groundwater Monitoring Report
Rancho Mission Viejo Field Office
28672 Ortega Highway, San Juan Capistrano, California
OCHCA Case #92UT48

Dear Mr. Strozier:

This report documents the quarterly groundwater monitoring performed at the subject site (**Figure 1**, enclosed) on December 3, 1999. The purpose of this investigation was to monitor and report the presence of petroleum hydrocarbons and related compounds in groundwater beneath the site, in accordance with Orange County Health Care Agency (OCHCA) requirements.

MONITORING WELL PURGING AND SAMPLING

On December 3, 1999, the depths to groundwater in PMW-1, PMW-2, and PMW-3 (**Figure 2**, enclosed) were measured using an electronic water level meter. This information was combined with survey data (Clayton, 1998) to provide groundwater elevation data for the site. These data are included in **Table 1** (enclosed).

Water gauging data indicate that the depth to groundwater beneath the site ranges from 13.38 to 16.96 feet bgs. Groundwater elevations ranged from 141.57 (PMW-2) to 143.58 (PMW-1) feet above mean sea level. Groundwater elevation data were plotted on a site map and contoured to produce a map of the potentiometric surface (**Figure 3**, enclosed). Based on available information, the direction of groundwater flow near the former UST location appears to be southeasterly at a relatively steep hydraulic gradient of 0.019 feet per foot.

Following the depth to water measurements, the monitoring wells PMW-1, PMW-2 and PMW-3 were purged using a Geosquirt, 1.5-inch diameter electronic submersible pump. During purging, dissolved oxygen, specific conductivity, temperature, and pH were monitored to ensure stable groundwater conditions (**Well Purge Logs**, enclosed). Groundwater samples collected within 2 hours or after 90 percent recovery (whichever occurred first) using a new polyethylene disposable bailer.

Sampled water was transferred from the bailer into 40-ml VOAs preserved with hydrochloric acid. The samples were immediately labeled, sealed with custody tape, placed on ice in a cooler, and transported to NEL Laboratories in Costa Mesa, California.

To prevent cross-contamination between wells, the pump was washed before and after each purging event using an Alconox detergent solution, followed by a double tap water rinse. The inner pump assemblies and hose were also washed after each sampling event. All purge/rinse water was immediately placed in DOT-approved drums, labeled, and stored onsite for subsequent disposal.

LABORATORY ANALYSIS PROGRAM

The groundwater samples were analyzed for Total Petroleum Hydrocarbons (TPHg, EPA 8015 modified for gasoline), and benzene, toluene, ethylbenzene, xylenes and methyl-tert-butyl-ether (BTEX and MTBE, EPA 8020). MTBE results were confirmed using EPA 8260. A duplicate sample, collected from PMW-3, was utilized for QA/QC purposes. The laboratory analysis results for the groundwater samples are summarized in **Table 2**. Complete laboratory analysis reports and chain-of-custody documentation are enclosed.

RESULTS OF GROUNDWATER SAMPLING

Groundwater conditions beneath the site reflect unconfined conditions. The depth to first water ranges from 13.38 to 16.96 feet bgs. Groundwater gradient is calculated to be approximately 0.019 ft/foot to the southeast.

Laboratory analysis results of groundwater samples indicate that detectable concentrations of TPHg were only found in PMW-3 (3100 micrograms per liter (ug/l)). Benzene was reported in wells PMW-1 and PMW-3, in concentrations of 1.7 ug/l and 114 ug/l, respectively. MTBE was also reported in wells PMW-1 and PMW-3, in concentrations of 10 ug/l (21 by EPA 8260) and 200 ug/l (230 ug/l by EPA 8260), respectively.

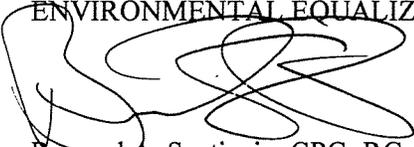
CONCLUSIONS

Based on laboratory analytical results, concentrations of Total Petroleum Hydrocarbons (TPH) and benzene have remained stable in PMW-1 (upgradient well) and PMW-2 (downgradient well) since the last monitoring event. Reported concentrations of benzene in PMW-3 have decreased (from 190 micrograms per liter (ug/l) to 114 ug/l), while concentrations of TPH have increased (from 1500 ug/l to 3100 ug/l). Concentrations of MTBE have remained stable in PMW-2, decreased in PMW-1 (from 21 to 10 ug/l by EPA 8020 and from 22 to 21 by EPA 8260), and increased in PMW-3 (from 190 to 200 ug/l by EPA 8020 and from 160 to 230 ug/l by EPA 8260).

If you have any questions or comments, please contact me at (805) 987-8728.

Respectfully Submitted,

ENVIRONMENTAL EQUALIZERS, INC.



Bernard A. Sentianin, CPG, RG, REA
Principal Geologist

Enclosures:

- Table 1 - Groundwater Elevation Data
- Table 2 - Analytical Results of Water Samples
- Figure 1 - Site Location Map
- Figure 2 - Site Plan
- Figure 3 - Groundwater Elevations - December 1999
- Well Purge Logs
- Laboratory Analytical Reports and Chain-of-Custody Documentation

cc: Lissa Freese - Rancho Mission Viejo

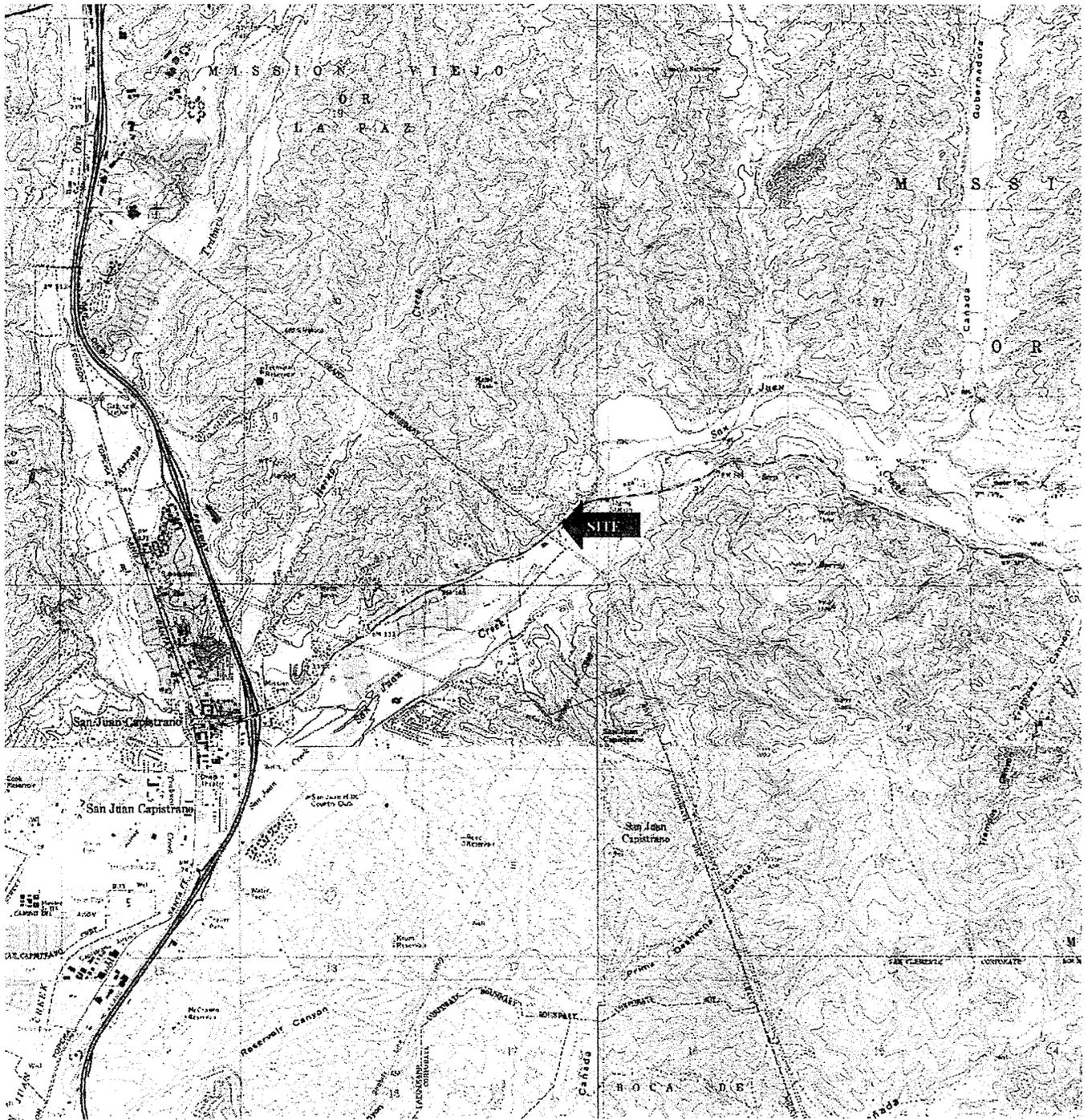
TABLE 1
Groundwater Elevation Data

Well ID No.	Casing Elevation (feet AMSL)	Date Monitored	Depth to Groundwater (feet)	Groundwater Elevation (feet AMSL)
PMW-1	160.54	12/3/99	16.96	143.58
		8/11/99	16.24	144.30
		5/5/99	17.05	143.49
		12/22/98	16.96	143.58
		5/21/98	16.00	144.54
		3/10/98	15.78	144.76
		11/10/97	17.90	142.64
		3/28/97	16.69	143.85
		11/21/96	17.23	143.31
		11/18/92	17.16	143.38
PMW-2	154.95	12/3/99	13.38	141.57
		8/11/99	13.30	141.65
		5/5/99	13.45	141.50
		12/22/98	13.40	141.55
		5/21/98	13.09	141.86
		3/10/98	12.50	142.45
		11/10/97	13.71	141.24
		3/28/97	13.42	141.53
		11/21/96	13.68	141.27
		11/18/92	15.21	139.74
PMW-3	159.94	12/3/99	16.96	142.98
		8/11/99	16.46	143.48
		5/5/99	16.93	143.01
		12/22/98	16.74	143.20
		5/21/98	15.97	143.97
		3/10/98	15.61	144.33
		11/10/97	17.12	142.82
		3/28/97	16.55	143.39
		11/21/96	16.93	142.01
		11/18/92	17.05	142.88

TABLE 2
Analytical Results of Groundwater Samples (reported in ug/l)

Sample ID	Date	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE (EPA 8020)	MTBE (EPA 8260)
PMW1-1222	12/3/99	ND	1.7	1.6	ND	1.1	10	21
	8/11/99	ND	1.6	1.0	ND	ND	21	22
	5/5/99	ND	2.5	1.4	ND	1.0	20	18
	12/22/98	ND	1.6	7.0	0.5	1.1	15	NT
	5/21/98	350	0.6	16	ND	ND	21	20
	3/10/98	2500	39	14	120	99	25	NT
	11/10/97	330	1.2	ND	ND	0.7	97	97
	3/28/97	330	1.9	ND	0.3	(<0.40)	ND	NT
	11/21/96	270	9.3	0.5	0.8	2.7	NT	NT
	11/18/92	2400	320	107	15	650	NT	NT
PMW2-1222	12/3/99	ND	ND	ND	ND	ND	ND	NT
	8/11/99	ND	ND	ND	ND	ND	ND	NT
	5/5/99	ND	ND	ND	ND	ND	ND	NT
	12/22/98	ND	1.1	0.4	ND	ND	1.2	ND
	5/21/98	(<50)	ND	ND	ND	ND	ND	(<5)
	3/10/98	(<50)	ND	ND	ND	ND	ND	NT
	11/10/97	(<50)	ND	ND	ND	ND	ND	NT
	3/28/97	(<50)	1.1	ND	ND	0.4	ND	NT
	11/21/96	(<50)	ND	ND	ND	ND	NT	NT
	11/18/92	(100)	1.2	1.4	(<1)	3.8	NT	NT
PMW3-1222	12/3/99	3100	114	10	1.2	4.0	200	230
	8/11/99	1500	190	7.0	1.9	3.0	190	160
	5/5/99	880	11	5.7	0.8	2.2	93	30
	12/22/98	11000	1900	600	360	320	490	300
	5/21/98	1400	5.3	54	ND	ND	54	64
	3/10/98	740	1.0	27	ND	0.6	17	NT
	11/10/97	1300	26	0.5	ND	ND	460	460
	3/28/97	2100	270	(<2)	(<2)	3	ND	NT
	11/21/96	1000	98	0.8	ND	0.6	NT	NT
	11/18/92	4100	2200	150	54	150	NT	NT
DUP	12/3/99	2900	110	9.1	1.3	3.8	190	220

TPHg = Total Petroleum Hydrocarbons as Gasoline , MTBE = Methyl-tert-butyl-ether, ND = Not Detected, NT = Not Tested.
 Complete laboratory analytical results with chain-of-custody documentation are enclosed.



SCALE: 1" = 4,000'



SOURCE: USGS 7.5' TOPOGRAPHIC MAP
 "SAN JUAN CAPISTRANO, CALIF.", 1968, PHOTOREVISED 1981

SITE LOCATION MAP
 RANCHO MISSION VIEJO FIELD OFFICE
 28672 Ortega Highway
 San Juan Capistrano, California



**Environmental
 Equalizers, Inc.**

FIGURE 1

Ortega Highway (Hwy 74)

Asphalt
Drive

OFFICE

PMW-1

Former UST Location

PMW-3

Concrete

Approximate Limits
of Excavation

HOME

MAINTENANCE SHED

Slope



SCALE: 1" = 30'



PMW-2

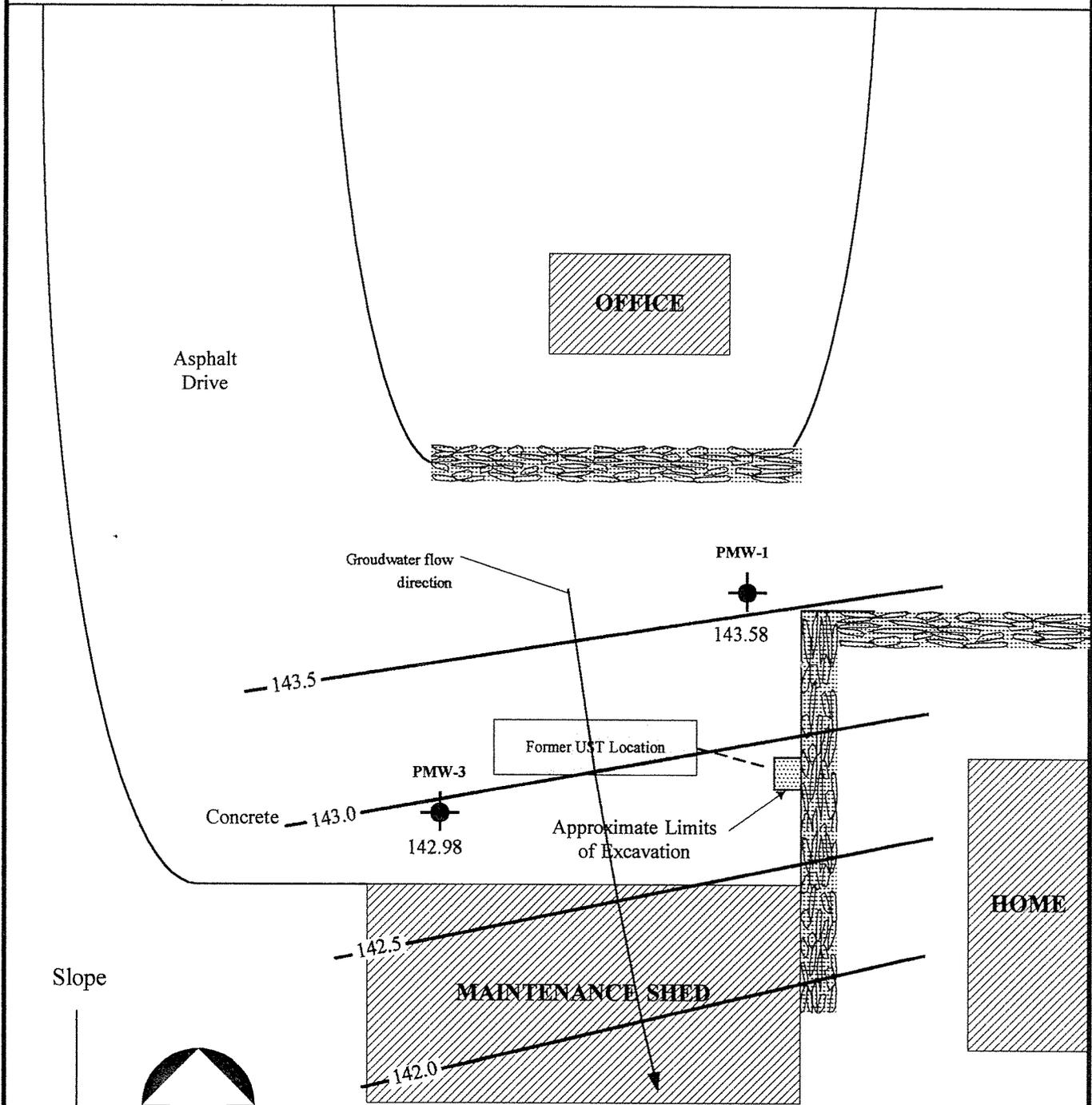
SITE PLAN
RANCHO MISSION VIEJO FIELD OFFICE
28672 Ortega Highway
San Juan Capistrano, California



**Environmental
Equalizers, Inc.**

FIGURE 2

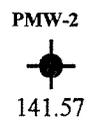
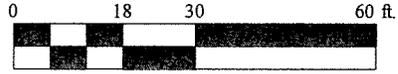
Ortega Highway (Hwy 74)



Slope



SCALE: 1" = 30'



GROUNDWATER ELEVATIONS-DECEMBER 1999
RANCHO MISSION VIEJO FIELD OFFICE
28672 Ortega Highway
San Juan Capistrano, California



**Environmental
Equalizers, Inc.**

FIGURE 3



Environmental Equalizers, Inc.

"Solving and closing environmental projects for industry and government"

November 18, 1998

James C. Strozier, REHS
Orange County Health Care Agency
2009 East Edinger Avenue
Santa Ana CA 92705

Subject: Project Summary - Rancho Mission Viejo Field Office
28672 Ortega Highway, San Juan Capistrano, California
OCHCA Case #92UT48

Dear Mr. Strozier:

As we discussed in our telephone conversation of November 2, 1998, Environmental Equalizers, Inc., (EEI) has prepared this summary of the excavation and soil sampling which took place at the subject site on October 20, 1998. In addition, EEI has included the proposed sampling protocol for the excavated soil, which had inadvertently been used as backfill material.

The work summarized in this report was performed in accordance with EEI's Workplan dated September 24, 1998, and the Orange County Health Care Agency (OCHCA) approval letter dated October 19, 1998.

BACKGROUND

The subject site is located at the Ranch Mission Viejo Field Office in San Juan Capistrano, California (Figure 1, enclosed). According to a review of historical data, as well as discussions with the OCHCA and Rancho Mission Viejo personnel, soil contamination was documented during the removal of an UST at the site in 1992. Groundwater at the site is currently being monitored to determine if residual soil contamination related to that UST release is continuing to act as a source of groundwater impact. Under the assumption that groundwater impact from fuel constituents was found to be stable over time, it was the intent of the property owner to seek closure for the project.

Recently, a second of two 12,000-gallon fuel USTs was removed from the site. Documentation of the UST removal will be submitted separately to the OCHCA. During the recent removal, soil was sampled from the UST cavity and from a dispenser location. Soil samples were analyzed for Total Petroleum Hydrocarbons (TPHg, EPA 8015 modified for gasoline); benzene, toluene, ethylbenzene, and xylenes (BTEX, EPA 8020); and Methyl-tert-butyl-ether (MTBE, EPA 8020). Samples were not collected from the dispenser piping trench, which is approximately 15 feet in length.

Laboratory analytical results indicated that TPHg was found in soil beneath the dispenser (Sample D-1, 71 mg/kg) and at the east end of the tank pit (Sample B-1, 121 mg/kg). MTBE was found at a concentration of 33 mg/kg in sample D-1. Benzene was not reported in any of the samples collected. The UST removal/sampling contractor's site map and sample results were included in EEI's Workplan dated September 24, 1998.

STOCKPILE SAMPLING

On September 15, 1998, the approximately 50 cubic yards of stockpile soil, generated during tank removal activities, was sampled by EEI. Three samples were collected (RMV-SP1, RMV-SP2, and RMV-SP3, Figure 2) at a depth of approximately 18-inches below the surface using a spade. Samples were transferred into 4-ounce glass jars and sealed with Teflon-lined lids. The lids were secured with custody tape and the samples placed in a cooler chilled with artificial ice. The sample containers were later delivered under chain-of-custody documentation to NEL Laboratories for analysis of TPHg, BTEX, MTBE, and Total Lead.

Based on laboratory analysis results (enclosed), no detectable concentrations of TPHg, BTEX, or MTBE were reported. The reported concentration of Total Lead in sample RMV-SP1 was 3.6 mg/kg. The stockpiled soil was subsequently used to backfill the tank pit excavation.

EXCAVATION AND SAMPLING - DISPENSER AREA

On October 20, 1998, EEI supervised the excavation of potentially gasoline-impacted soil in around the former dispenser location. The approximate limits of the excavation are shown on Figure 2. The excavation was approximately 5 feet wide by 7 feet long, with a maximum depth of approximately 4 feet bgs. The approximate volume of soil removed is estimated at 5 cubic yards.

The progress of the excavation was monitored through physical observations and fieldscreening with a portable photoionization detector (PID). Excavated soil was not stained, and exhibited only faint hydrocarbon odors. Upon completion, a single confirmation sample was collected from the base of the excavation. The location of the confirmation sample was selected by the OCHCA inspector. This sample (RMV-1, Figure 2) was collected at a depth approximately 4 feet below ground surface (bgs), directly beneath the former dispenser location.

The sample was collected by hand-packing a 2-inch diameter brass sampling tube. The open ends of the tubes were lined with Teflon sheets and covered with plastic caps. The sample tube caps were wrapped with tape and secured with a custody seal. The sample container was stored in a cooler chilled with artificial ice, and delivered under Chain-of-Custody documentation to a State-certified laboratory (NEL Laboratories) for analysis of TPHg, BTEX, and MTBE.

Excavated soil was stockpiled on a concrete slab, adjacent to the excavation, and covered with plastic sheeting. Due to miscommunication, the soil was inadvertently placed back in the excavation after approximately two weeks.

RESULTS OF SOIL SAMPLING

Based on laboratory analysis results (enclosed), no detectable concentrations of TPH, BTEX or MTBE were reported in the confirmation sample collected by EEI. It appears that impacted soil has been delineated and removed during excavation.

PROPOSED SOIL SAMPLING

In order to characterize the excavated soil (now in place as backfill) EEI proposes to collect two samples using a hand auger. Two separate locations within the former dispenser excavation will be selected.

Samples will be collected at an approximate depth of three feet bgs using a 3.25-inch diameter stainless steel hand auger. The sample will be transferred from the auger head into 2-inch diameter brass sampling tubes. The open ends of the tubes will be lined with Teflon sheets and covered with plastic caps. The sample tube caps will be wrapped with tape and secured with a custody seal. The sample container will then be stored in a cooler chilled with artificial ice, and delivered under Chain-of-Custody documentation to a State-certified laboratory (NEL Laboratories).

Page 3
James C. Strozier
November 18, 1998

If the results of the sampling indicate that residual hydrocarbon concentrations have been reduced (as a results of handling and associated weathering) to satisfactory levels (less than 10 mg/kg MTBE), EEI will request that no further action be required for the soil in question.

SCHEDULE

EEI wishes to conduct the proposed sampling within 5 working days, unless otherwise directed by OCHCA. A summary report, documenting the sampling, will be submitted within 10 working days following receipt of laboratory results.

If you have any questions or comments, please contact me at (805) 987-8728.

Respectfully Submitted,

ENVIRONMENTAL EQUALIZERS, INC.

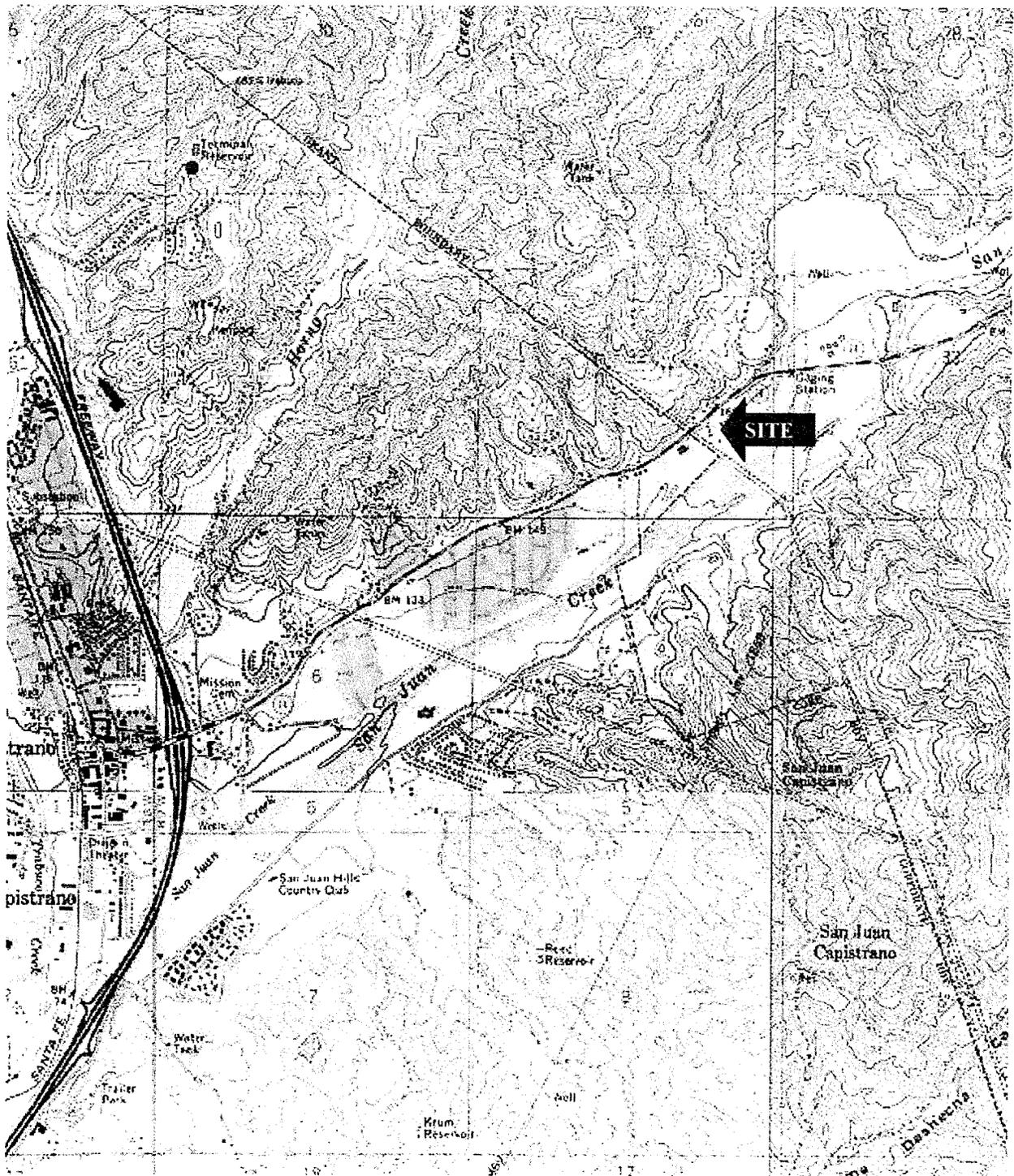


Bernard A. Sentianin, CPG, RG, REA
Principal Geologist

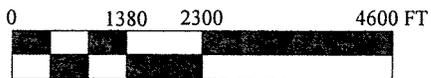


Enclosures

cc: Richard Broming



SCALE: 1" = 2,300'



SOURCE: USGS 7.5' TOPOGRAPHIC MAP
 "SAN JUAN CAPISTRANO, CALIF.", 1968, PHOTOREVISED 1981

SITE LOCATION MAP

Rancho Mission Viejo Field Office
 28672 Ortega Highway
 San Juan Capistrano, California



**Environmental
 Equalizers, Inc.**

FIGURE 1

Ortega Highway (Hwy 74)

Asphalt Drive

OFFICE

RMV-SP1 RMV-SP2 RMV-SP3

Former Stockpile Location

Former UST Location

RMV-1

Concrete

Approximate Limits of Excavation

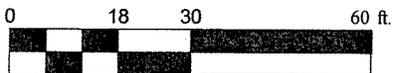
HOME

MAINTENANCE SHED

Slope



SCALE: 1" = 30'



SITE PLAN

Rancho Mission Viejo Field Office
28672 Ortega Highway
San Juan Capistrano, California



**Environmental
Equalizers, Inc.**

FIGURE 2



Environmental Equalizers, Inc.

"Solving and closing environmental projects for industry and government"

June 13, 2000

James C. Strozier, REHS
Orange County Health Care Agency
2009 East Edinger Avenue
Santa Ana CA 92705-4720

Subject: Additional Information - Request for Closure
Rancho Mission Viejo Field Office
28672 Ortega Highway, San Juan Capistrano, California
OCHCA Case #92UT48

Dear Mr. Strozier:

EEI has prepared the following letter to address the additional information requested in your letter of September 10, 1999. This information was prepared in support of Rancho Mission Viejo's closure request for the subject facility (**Figures 1, 2, and 3, enclosed**). In order to facilitate your review, the items below are listed in the same order presented in your letter.

Item 1 - Graphs presenting time versus groundwater concentration for each monitoring well are enclosed. In addition, **Table 1** lists reported concentrations of TPH, BTEX, and MTBE for each well since monitoring began in 1992. **Graphs 1A, 1B, and 1C** depict TPH concentrations versus time for wells PMW-1, PMW-2, and PMW-3, respectively. **Graphs 2A, 2B, and 2C** depict benzene concentrations versus time, and **Graphs 3A, 3B, and 3C** depict MTBE concentrations versus time.

Item 2 - Graphs depicting concentration versus distance from source over time are included in **Graphs 4A, 4B, and 4C**.

Item 3 - EEI has attempted to evaluate whether saturated soil at the subject site is connected hydraulically to the San Juan Creek Alluvium, and has found insufficient data to draw a firm conclusion. While some evidence would suggest a permeability boundary separating the two at boring location B-12 (i.e., no water), the likelihood is that some connectivity exists. However, the downgradient well (PMW-2) shows little to no impact, so the threat to San Juan Creek appears minimal.

Item 4 - EEI has conducted a site survey to evaluate potential explosion hazards related to residual contamination at the subject facility, and has found **no evidence** of subsurface utilities in the area of the contaminant plume.

Item 5 - A map depicting the estimated extent of residual soil contamination is provided in **Figure 4** (enclosed). The map is based on sample data collected by Park Environmental in 1992 and 1993 (Borings B-1 through B-12). Based on this data, the estimated volume of impacted soil is approximately 5,184 cubic feet (432 square feet times 12-foot average thickness) or approximately 192 cubic yards (i.e., 226,433 kg of soil). At an average concentration of approximately 1,100 milligrams per kilogram (mg/kg) TPH, the total amount of residual gasoline present at the subject facility is approximately 249 kilograms or approximately 80.8 gallons (at 3.08 kg per gallon). Using an average concentration of 0.73 mg/kg for benzene, the total amount of residual benzene present at the subject facility is approximately 0.16 kg.

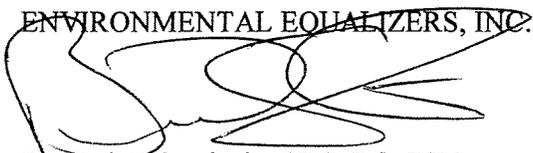
In summary, the plume at the subject facility has been largely delineated, appears relatively stable, and is contained on site. With minor fluctuations, average TPH, BTEX, and MTBE concentrations have been decreasing over time. Finally, there appears to be minimal threat to San Juan Creek, and no known explosion hazard.

Based on this information, EEI reiterates the request, on behalf of Rancho Mission Viejo, that the subject site be granted regulatory closure.

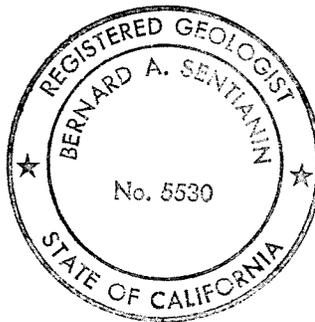
If you have any questions or comments, please contact me at (805) 987-8728.

Respectfully Submitted,

ENVIRONMENTAL EQUALIZERS, INC.



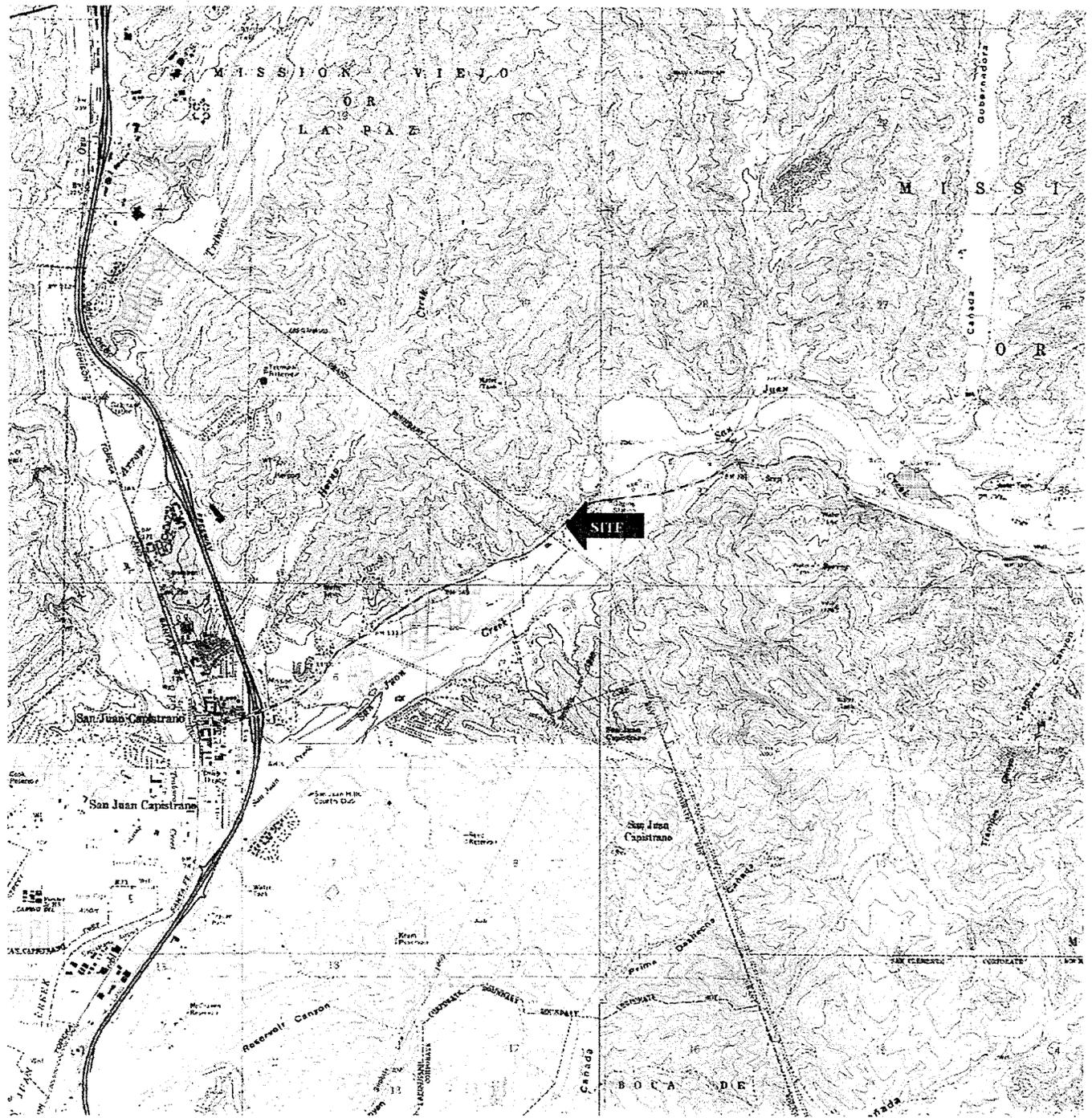
Bernard A. Sentianin, CPG, RG, REA
Principal Geologist



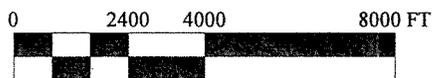
Enclosures:

- Figure 1 - Site Location Map
- Figure 2 - Site Plan
- Figure 3 - Aerial Photograph
- Table 1 - Groundwater Analytical Results
- Graphs 1A through 4C
- Figure 4 - Extent of Impacted Soil

cc: Lissa Freese - Rancho Mission Viejo



SCALE: 1" = 4,000'



SOURCE: USGS 7.5' TOPOGRAPHIC MAP
 "SAN JUAN CAPISTRANO, CALIF.", 1968, PHOTOREVISED 1981

<p>SITE LOCATION MAP RANCHO MISSION VIEJO FIELD OFFICE 28672 Ortega Highway San Juan Capistrano, California</p>	
 <p>Environmental Equalizers, Inc.</p>	<p>FIGURE 1</p>

Ortega Highway (Hwy 74)

Asphalt
Drive

OFFICE

PMW-1

Former UST Location

PMW-3

Concrete

Former Dispenser Location

HOME

MAINTENANCE SHED

Slope



SCALE: 1" = 30'



PMW-2



SITE PLAN

RANCHO MISSION VIEJO FIELD OFFICE
28672 Ortega Highway
San Juan Capistrano, California

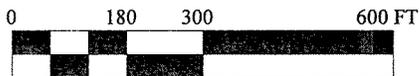


**Environmental
Equalizers, Inc.**

FIGURE 2



APPROXIMATE SCALE: 1" = 300'



SOURCE: USGS AERIAL PHOTOGRAPH
"SAN JUAN CAPISTRANO, CALIF.", 1994

AERIAL PHOTOGRAPH
RANCHO MISSION VIEJO FIELD OFFICE
28672 Ortega Highway
San Juan Capistrano, California



**Environmental
Equalizers, Inc.**

FIGURE 3

TABLE 1 - Groundwater Analytical Data

Reported in Micrograms per Liter (ug/l)

Well	Date	TPH(g)	Benzene	Toluene	Chlorobenzene	Styrene	1,1,1-TCE	1,1,2-TCE
PMW-1	November-92	2400	320	110	15	650		
	June-93	4600	340	280	200	780		
	September-93	3100	570	240	170	230		
	December-93	1400	46	ND	12	17		
	March-94	1700	44	28	36	200		
	June-94	470	470	8	1.1	5.8		
	September-94	760	12	16	ND	3		
	January-95	1100	17	25	17	63		
	April-95	840	66	91	ND	91		
	June-95	250	2.5	11	ND	ND		
	October-95	280	6.8	9.7	ND	1.3		
	December-95	240	3.5	9.7	ND	7.1		
	November-96	270	9.3	0.5	0.8	2.7		
	March-97	330	1.9	ND	0.3	ND	ND	
	November-97	330	1.2	ND	ND	0.7	97	97
	March-98	2500	39	14	120	99	25	NT
	May-98	350	0.6	16	ND	ND	21	20
	December-98	ND	1.6	7	0.5	1.1	15	
	May-99	ND	2.5	1.4	ND	1	20	18
	August-99	ND	1.6	1	ND	ND	21	22
December-99	ND	1.7	1.6	ND	1.1	10	21	
PMW-2	November-92	ND	1	1	ND	4		
	June-93	ND	ND	ND	ND	ND		
	September-93	ND	ND	ND	ND	ND		
	December-93	ND	ND	ND	ND	ND		
	March-94	ND	ND	ND	ND	ND		
	June-94	ND	ND	ND	ND	ND		
	September-94	ND	ND	ND	ND	ND		
	January-95	140	0.59	2.2	ND	2.7		
	April-95	160	ND	ND	ND	ND		
	June-95	90	ND	ND	ND	ND		
	October-95	ND	ND	ND	ND	ND		
	December-95	ND	ND	ND	ND	ND		
	November-96	ND	ND	ND	ND	ND		
	March-97	ND	1.1	ND	ND	0.4	ND	
	November-97	ND	ND	ND	ND	ND	ND	
	March-98	ND	ND	ND	ND	ND	ND	
	May-98	ND	ND	ND	ND	ND	ND	5
	December-98	ND	1.1	0.4	ND	ND	1.2	ND
May-99	ND	ND	ND	ND	ND	ND		
August-99	ND	ND	ND	ND	ND	ND		
December-99	ND	ND	ND	ND	ND	ND		
PMW-3	November-92	4100	2200	150	54	150		
	June-93	32000	9100	3200	660	2200		
	September-93	13000	5000	110	1000	1800		
	December-93	23000	8300	740	750	800		
	March-94	7700	1400	10	150	14		
	June-94	3000	1300	7	1	9		
	September-94	8100	2700	160	170	190		
	January-95	27000	6400	230	250	810		
	April-95	3100	150	50	15	44		
	June-95	2200	210	39	3.1	6.1		
	October-95	7500	2000	55	14	21		
	December-95	2000	60	44	3	8.4		
	November-96	1000	98	0.8	ND	0.6		
	March-97	2100	270	2	2	3	ND	
	November-97	1300	26	0.5	ND	ND	460	460
	March-98	740	1	27	ND	0.6	17	
	May-98	1400	5.3	54	ND	ND	54	64
	December-98	11000	1900	600	360	320	490	300
	May-99	880	11	5.7	0.8	2.2	93	30
	August-99	1500	190	7	1.9	3	190	160
December-99	3100	114	10	1.2	4	200	230	

Ortega Highway (Hwy 74)

Asphalt Drive

OFFICE

Groundwater Flow Direction

Approximate Limits of Gasoline-Impacted Soil (i.e., >100 mg/kg TPH-G)

Approximate Limits of Excavation (1993)

Approximate Limits of Excavation (1998)

Former UST Location

Concrete

HOME

MAINTENANCE SHED

Slope



SCALE: 1" = 30'



SB-5

SB-3

SB-4

PMW-1

SB-9

SB-1

SB-2

PMW-3

SB-10

SB-11

SB-12

PMW-2

EXTENT OF IMPACTED SOIL
RANCHO MISSION VIEJO FIELD OFFICE
28672 Ortega Highway
San Juan Capistrano, California



**Environmental
Equalizers, Inc.**

FIGURE 4

Orange County Health Care Agency
Environmental Health Division
Underground Tank Removal Form

Facility Name Rancho Mission Viejo, 28672 Ortega Hwy S.J.C.

PC # 98PC185 TI # _____ LUST # _____ IR # _____

Inspector: J. Stozier Date: 6/15/98 Time: _____

Cross Street _____ Site Telephone Number _____

Owner Rancho M.V. Address _____

Contact Person _____ Telephone Number _____

Operator (if different than owner) _____ Telephone Number _____

Consultant or Contractor Company Groundwater Remediation Contact Person Cyrus Novicki Telephone Number _____

Tank #1: 12000 steel Gasoline Tank #4: _____
Size Const. Mat. Mat. Stored Size Const. Mat. Mat. Stored

Tank #2: _____ Tank #5: _____
Size Const. Mat. Mat. Stored Size Const. Mat. Mat. Stored

Tank #3: _____ Tank #6: _____
Size Const. Mat. Mat. Stored Size Const. Mat. Mat. Stored

Depth to Groundwater: _____ Fate of Piping: _____

Proposition 65 Required? _____ Prop. 65 Form Submitted on: _____

Fire Dept. Personnel On-site: Barbara Meiner of OCEFA

Ambient Air Readings on Field Instrument: _____

Other Information: _____

FIELD ACTIVITY DESCRIPTION

Facility Name Rancho M. V., 28672 Ortega Hwy, S.J.C.

PC # 98PC185 TI # _____ LUST # _____ IR # _____

Inspector: J. Strozzi Date: 6/15/98 Time: _____

Field Activity: Removal of one 12,000 gallon U.S.T. Onsite for removal of U.S.T. The tank was a steel 12,000 gallon tank. The tank was corroded but no holes were obvious. There was no backhoe for sampling so the sampling was rescheduled for later date.

6/16/98 Soil Sampling was conducted on this date using a backhoe. Samples were collected as shown on the attached plot plan. The dispenser sample had strong odors of gasoline & B-1 had some acetone. Depressed odors of gasoline. Cyrus Plamieri was on site for sampling.

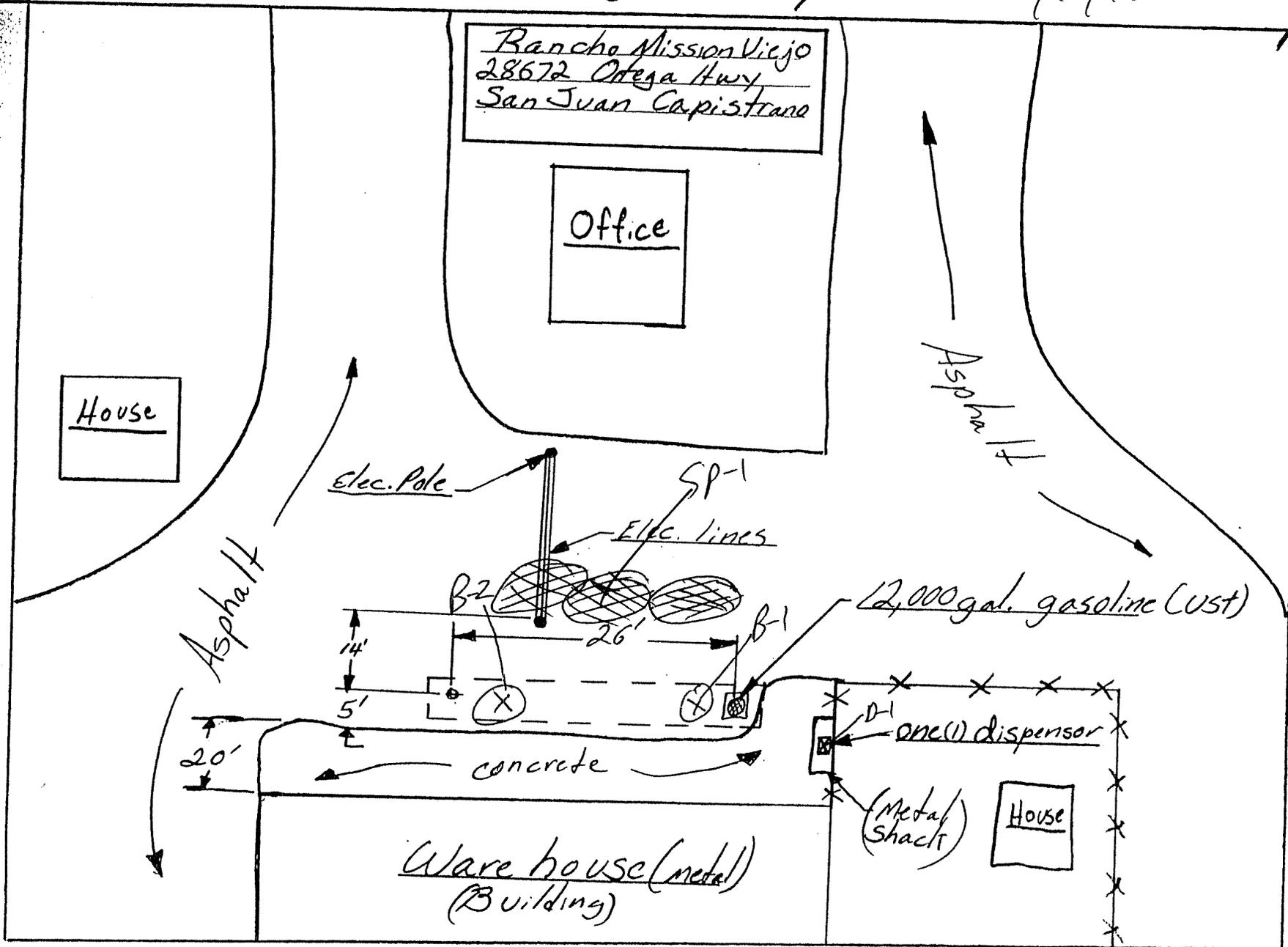
(See attached plot plan)

Ortega Hwy.

6/16/98



Siege (not listed in map)



Case Closure Summary

Leaking Underground Fuel Tank Program

I. Agency Information

Date: **December 15, 2000**

Agency Name: Orange County Health Care Agency	Address: 2009 East Edinger Avenue
City/State/Zip: Santa Ana, CA 92705	Phone: (714) 667-3600
Responsible staff person: James Strozier	Title: Hazardous Waste Specialist

II. Case Information

Site Facility Name: Rancho Mission Viejo				
Site Facility Address: 28672 Ortega Highway, San Juan Capistrano, CA				
RB LUSTIS Case No.:		Local Case No.: 92UT48	LOP Case No.:	
URF Filing Date:		SWEEPS No.:		
Responsible Party		Address		Phone Number
Rancho Mission Viejo		28672 Ortega Highway, SJC, CA		(949) 493-1571
Lissa Freese				
Tank No	Size in Gal.	Contents	Closed in-Place/Removed?	Date
1	1000	Gasoline	Removed	3-18-92
2	500	Gasoline	Removed	3-18-92
3	12,000	Gasoline	Removed	6-15-98

III. Release and Site Characterization Information

Cause and type of release: unknown/dispenser			
Site characterization complete? Yes		Date approved by oversight agency: 12-14-00	
Monitoring wells installed? Yes		Number: 3	Proper screened interval? Yes
Highest GW depth BGS: 13 ft.		Lowest depth: 17 ft.	Flow direction: South
Most sensitive current use: Designated as Municipal and Domestic Supply			
Are drinking water wells affected? No		Aquifer name:	
Is surface water affected? No		Nearest/affected SW name:	
Off-site beneficial use impacts (addresses/locations):			
Report(s) on file? Yes		Where is report(s) filed? County of Orange	
Treatment and Disposal of Affected Material			
Material	Amount (include Units)	Action (treatment or disposal/destination)	Date
Tank	2 USTs (500 & 1000 Ga)	American Metal Recycling, Ontario, CA	3-18-92
Tank	1 UST (12,000 Ga.)	A & C Recycling, Etiwanda, CA	6-16-98
Soil (excav.)	400 cubic yards	Cleansoils, Inc., Bakersfield, CA	12-17-92

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

Case#: **92UT48**
Date: **December 15, 2000**

III. Release and Site Characterization Information (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (gas)	8,700	3,100	4.1	1.5	MTBE (8260) 1992 removal	not analyzed	not analyzed	not analyzed	.230
Benzene	.38	6.1	2.2	.114	MTBE (8021) 1992 removal	not analyzed	not analyzed	not analyzed	.200
Toluene	50	110	.150	.010					
Xylene	470	410	.150	.004	MTBE(8020) 1998 removal	33	<.005		
Ethylbenzene	54	89	.054	.0012					

Comments (Depth of Remediation, etc.): **2 steel gasoline tanks (500 and 1,000 gallon) were removed during March 1992. The tanks were in good condition and no obvious holes were observed, however soil contamination was discovered in the former excavation. An attempt to excavate the soil was initiated after the removal but the contamination was more extensive than first thought, so the soil was back-filled in the excavation. The contamination was then assessed by drilling 5 soil borings at the former tank area. High concentrations were found in the boring in the middle of the excavation (SB-3) while the perimeter borings detected only low to non-detectable concentrations. A workplan to excavate the contaminated soil was approved and approximately 400 cubic yards of soil contamination was removed and transported to a recycling facility. However, not all the contaminated soil could be effectively removed and verification samples showed significant contamination remained in a sandy/gravelly zone from 17 to 22 feet b.g. Groundwater was also encountered in this sand/gravel layer. (continued next page)**

IV. Closure

Does completed corrective action protect <i>existing</i> beneficial uses per the Regional Board Basin Plan? (See Note)		
Does completed corrective action protect <i>potential</i> beneficial uses per the Regional Board Basin Plan? (See Note)		
Does corrective action protect public health for current land use? Yes		
Site management requirements: None		
Should corrective action be reviewed if land use changes? Yes		
Monitoring wells decommissioned: 0	Number decommissioned:	Number Retained: 3
List enforcement actions taken: None		
List enforcement actions rescinded:		

V. Local Agency Representative Data

Name: James Strozier	Title: Hazardous Waste Specialist
Signature: <i>[Signature]</i>	Date: 12-15-00

VI. RWQCB Notification

Date Submitted to RB: 4/16/01	RB Response: <i>Concurs with closure</i>
RWQCB Staff Name: Sue Pease	Title: Environmental Health Specialist III
Signature: <i>[Signature]</i>	Date: 4/23/01

Case Closure Summary
(continued)

Case#: 92UT48
Date: December 15,2000

VII. Additional Comments, Data, etc.

Following the excavation activities, the remaining contamination was further assessed by drilling 6 borings and installing three monitoring wells at the site. The monitoring wells detected groundwater contamination so a groundwater monitoring program was implemented. In addition, a corrective action plan was prepared and approved which called for the use of vapor extraction to remediate the remaining soil contamination. However, due to declining groundwater concentrations over the course of the monitoring, the consultants felt it was not cost effective to implement the proposed remediation.

During June 1998, a 12,000 gallon gas tank was removed that was located directly adjacent to the above described USTs. Low concentrations of TPH, xylene and ethylbenzene, were detected in 1 sample from the tank end closest to the former gas tanks and this appears to be related to the former release. However, 33 ppm of MTBE was detected in the dispenser sample. The dispenser area was excavated and the contamination appeared to be of extremely limited extent. Verification samples showed no contamination remained at this location. The small amount of spoils was left onsite for some time and then accidentally back-filled. The consultant felt that the removed soil was of such small quantity that the aeration that occurred (during the excavation and subsequent backfilling) should have sufficiently remediated it. This was confirmed by conducting 2 hand auger borings, which did not detect any contamination.

The consultant estimates that there is 192 cubic yards of contaminated soil remaining at the site. At an average concentration of 1,100 ppm TPH, the total amount of trapped gasoline present is 80.8 gallons, with a total of .16 kg of benzene present. The consultant believes that the remaining contamination is a very minimal threat to San Juan Creek (which is located approximately 300 feet to the east of the site). This is based upon the declining concentrations of petroleum in the wells at the site and the non detectable concentrations in the downgradient well (PMW2). The consultant also conducted a site survey to determine if there is any fire/explosion hazards due to the remaining contamination, but they could not locate any subsurface utilities where vapors could collect and pose a risk.

Based upon the remediation efforts; the small amount of residual contamination; the low concentrations remaining in the groundwater at the site; and the declining concentration trend, there does not appear to be a public health, ecological or groundwater threat and it is recommended that case be closed.

Note: According to the San Diego Regional Board staff, the contamination left at the site does not fully meet the basin plan criteria as interpreted by the State Board legal counsel. However, the Orange County LOP does not consider this site to be a threat to public health and groundwater resources.



COUNTY OF ORANGE
HEALTH CARE AGENCY

REGULATORY HEALTH SERVICES
ENVIRONMENTAL HEALTH

JULIETTE A. POULSON, RN, MN
DIRECTOR

MIKE SPURGEON
DEPUTY AGENCY DIRECTOR
REGULATORY HEALTH SERVICES

STEVEN K. WONG, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS:
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720

TELEPHONE: (714) 667-3600
FAX: (714) 972-0749

E-MAIL: environhealth@hca.co.orange.ca.us

*Excellence
Integrity
Service*

May 9, 2002

Melissa M. Freese
Rancho Mission Viejo
28811 Ortega Highway
San Juan Capistrano, CA 92693

Subject: **Remedial Action Completion Certification**

Re: Underground Storage Tank (UST) Case
Rancho Mission Viejo
28675 Ortega Highway, San Juan Capistrano, CA
O.C.H.C.A. Case #92UT048

Dear Ms. Freese:

This letter confirms the completion of site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this Agency was accurate and representative of site conditions, this Agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact James Strozier of our office at (714) 667-3711 if you have any questions regarding this matter.

Sincerely,

Steven Wong, REHS, MPH, Director
Environmental Health

SW:jcs

Attachment: Case Closure Summary

cc. Barry Pulver, San Diego Regional Water Quality Control Board
SB 562 Database, State Water Resources Control Board
Cleanup Fund Manager, State Water Resources Control Board
Larry Honeybourne, Environmental Health

REPORT

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
 ORANGE COUNTY LOP - (JS)
REGIONAL BOARD - CASE #: 9UT2195
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

CHOOSE A REPORT TO VIEW**SITE INFO:**

- [REGULATORY HISTORY](#)
- [LOCATIONAL INFORMATION](#)
- [ANALYTICAL DATA](#)
- [ELECTRONIC ANALYTICAL DATA](#)
- [DEPTH TO WATER INFORMATION](#)
- [RISK MANAGEMENT](#)
- [LAND USE CONTROLS](#)

LEAK INFO:

- [DETAILED RELEASE INFORMATION](#)
- [REMEDIATION ON SITE](#)

ADDITIONAL INFO:

- 0 FIELD POINTS FOR THIS SITE
- 1 PUBLIC WATER WELL(S) ESTIMATED TO BE NEARBY THIS SITE

ELECTRONIC SUBMITTALS:

- ANALYTICAL DATA (NONE AVAILABLE)
- LOCATION DATA (NONE AVAILABLE)
- ELEVATION DATA (NONE AVAILABLE)
- DEPTH TO WATER DATA (NONE AVAILABLE)
- GEO MAP DATA (NONE AVAILABLE)
- GEO REPORT / SITE DOCUMENTS (NONE AVAILABLE)
- GEO BORE DATA (NONE AVAILABLE)

CUF REIMBURSEMENT AMOUNT:

\$0

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

REGULATORY HISTORY

**RANCHO MISSION VIEJO (SAN JUAN
CAPISTRANO)**
28675 ORTEGA
SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
ORANGE COUNTY LOP - (JS)
REGIONAL BOARD - CASE #: 9UT2195
SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

REGULATORY HISTORY**BEGIN DATE**

5/9/2002

STATUS

Case Closed

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Locational Information

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
 ORANGE COUNTY LOP - (JS)
REGIONAL BOARD - CASE #: 9UT2195
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

PHYSICAL LOCATION:

<u>GLOBAL ID</u>	<u>LATITUDE</u>	<u>LONGITUDE</u>
T0605902462	33.518793237	-117.624916

GEOGRAPHIC DATA DETAILS:

<u>DATUM</u> North American Datum 1983	<u>SURVEY METHOD</u> Geotracker Move Tool
<u>PROJECTION</u> Geographic Projection	<u>ESTIMATED ACCURACY</u> 376.24 feet
<u>SOURCE OF DATA</u> ETAK Geocoding Class 1 Block Match - Street Segment Exact Address Match	

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Risk Management

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
 ORANGE COUNTY LOP - (JS)
REGIONAL BOARD - CASE #: 9UT2195
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

<u>CASE TYPE</u>	<u>BENEFICIAL USE</u>	<u>BASIN (CALCULATED)</u>
DRINKING WATER AQUIFER	MUNICIPAL AND DOMESTIC SUPPLY	

VULNERABILITY BASISMTBE THREAT CLASSIFICATION

* E

MTBE THREAT DESCRIPTIONMTBE CLEANUP CLASSIFICATION

NA (NOT IN VULNERABLE AREA OR MTBE <5PPB)

MTBE CLEANUP DESCRIPTION

3

DRINKING WELLS IMPACTED

0

IMPACTED DRINKING SOURCE DESCRIPTION

NONE

<u>NEAREST SURFACE WATER BODY (CALCULATED)</u>	<u>DISTANCE TO SURFACE WATER (CALCULATED)</u>

ECOLOGICAL RISK DESCRIPTIONRB RECORD FILE #PLUME/CONTAMINANT DESCRIPTIONSOIL DESCRIPTIONPRIORITYCASE DESCRIPTION

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Land Use Controls

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
 ORANGE COUNTY LOP - (JS)
REGIONAL BOARD - CASE #: 9UT2195
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

FUTURE LAND USE REPORTED AT CLOSURE

CURRENT LAND USE
 COMMERCIAL

SITE MANAGEMENT REQUIREMENTS

NO ACTION

SITE MANAGEMENT DESCRIPTIONBROWNFIELD (ABANDONED PROPERTY NOT REDEVELOPED DUE TO CONTAMINATION AND LIABILITY COST CONCERNS)

NO

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Detailed Release Information

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
[ORANGE COUNTY LOP - \(JS\)](#)
REGIONAL BOARD - CASE #: **9UT2195**
 SAN DIEGO RWQCB (REGION 9) - **(UNA)**
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

CASE TYPE:
 Drinking Water Aquifer

ENFORCEMENT TYPE:

FUNDING:

HOW LEAK WAS DISCOVERED:
 Tank Closure

METHOD USED TO STOP DISCHARGE:
 Close and Remove Tank

INTERIM:

CAUSE OF LEAK:U

SOURCE OF LEAK:U

SUBSTANCES RELEASED:

<u>Discharge Begin Date</u>	<u>Substance</u>	<u>Quantity</u>
UNKNOWN	Gasoline - Automotive	0

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Remediation On Site

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
[ORANGE COUNTY LOP - \(JS\)](#)
REGIONAL BOARD - CASE #: 9UT2195
[SAN DIEGO RWQCB \(REGION 9\) - \(UNA\)](#)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

<u>Start Date</u>	<u>Method</u>	<u>Phase</u>
12/17/1992	Excavate and Dispose	NA

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Wells Nearby

RANCHO MISSION VIEJO (SAN JUAN CAPISTRANO)
 28675 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
92UT048
 ORANGE COUNTY LOP - (JS)
REGIONAL BOARD - CASE #: 9UT2195
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

<u>Water System Name</u>	<u>Water System ID</u>	<u>Well Name</u>	<u>Common Well Name</u>	<u>Dist To LUFT</u>
CITY OF SAN JUAN CAPISTRANO	3010030	3010030-008	WELL 05 - ABANDONED	n/a

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Well Report	
CITY OF SAN JUAN CAPISTRANO (SAN JUAN CAPISTRANO) WELL 05 - ABANDONED State Well Number: 3010030-008	
Well Details Geographic Information DHS Water Quality Data PWS Detailed Information	
<hr/>	
<u>Local Name</u> WELL 05 - ABANDONED (3010030-008)	
<u>Source Origin</u> G	<u>Status</u> AB
<u>Treatment Method</u> Unknown	<u>Treatment Phase</u> Unknown
1 LUFT Site(s) Estimated to be Nearby this Well	
• List These LUFT Sites	

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Geographic Information	
CITY OF SAN JUAN CAPISTRANO (SAN JUAN CAPISTRANO) WELL 05 - ABANDONED State Well Number: 3010030-008	
Well Details Geographic Information DHS Water Quality Data PWS Detailed Information	
<u>Nearest Physical Address:</u> Unknown	<u>Elevation of well:</u> Unknown
<u>Geographic Information</u>	
<u>Latitude</u> Latitude/Longitude Information Temporarily Removed from Public Access	
<u>Projection:</u> Geographic Projection	<u>Datum:</u> North American Datum 1927
<u>Estimated error in Location:</u> 100 feet	<u>Method:</u> 027
<u>Source of Data:</u> WQM	

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

REPORT

CHIQUITA WATER RECLAMATION PLANT (SAN JUAN CAPISTRANO)
 28793 ORTEGA
 SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
00UT007
 ORANGE COUNTY LOP - (JS)
REGIONAL BOARD
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

CHOOSE A REPORT TO VIEW**SITE INFO:**

- [REGULATORY HISTORY](#)
- [LOCATIONAL INFORMATION](#)
- [ANALYTICAL DATA](#)
- [ELECTRONIC ANALYTICAL DATA](#)
- [DEPTH TO WATER INFORMATION](#)
- [RISK MANAGEMENT](#)
- [LAND USE CONTROLS](#)

LEAK INFO:

- [DETAILED RELEASE INFORMATION](#)
- [REMIEDIATION ON SITE](#)

ADDITIONAL INFO:

- 0 FIELD POINTS FOR THIS SITE
- 0 PUBLIC WATER WELL(S) ESTIMATED TO BE NEARBY THIS SITE

ELECTRONIC SUBMITTALS:

- ANALYTICAL DATA (NONE AVAILABLE)
- LOCATION DATA (NONE AVAILABLE)
- ELEVATION DATA (NONE AVAILABLE)
- DEPTH TO WATER DATA (NONE AVAILABLE)
- GEO MAP DATA (NONE AVAILABLE)
- GEO REPORT / SITE DOCUMENTS (NONE AVAILABLE)
- GEO BORE DATA (NONE AVAILABLE)

CUF REIMBURSEMENT AMOUNT:

\$0

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

REGULATORY HISTORY

**CHIQUITA WATER RECLAMATION
PLANT (SAN JUAN CAPISTRANO)**
28793 ORTEGA
SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
00UT007
ORANGE COUNTY LOP - (JS)
REGIONAL BOARD
SAN DIEGO RWQCB (REGION 9) - **(UNA)**
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

REGULATORY HISTORY**BEGIN DATE**

10/19/2001

STATUS

Case Closed

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Risk Management

**CHIQUITA WATER RECLAMATION
PLANT (SAN JUAN CAPISTRANO)**
28793 ORTEGA
SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
00UT007
ORANGE COUNTY LOP - (JS)
REGIONAL BOARD
SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

<u>CASE TYPE</u>	<u>BENEFICIAL USE</u>	<u>BASIN (CALCULATED)</u>
DRINKING WATER AQUIFER	MUNICIPAL AND DOMESTIC SUPPLY	

VULNERABILITY BASIS

MTBE THREAT CLASSIFICATION
C - THIRD HIGHEST PRIORITY

MTBE THREAT DESCRIPTION

MTBE CLEANUP CLASSIFICATION
3 - --20+ YEARS TO REACH DOWNGRAIDENT RECEPTOR

MTBE CLEANUP DESCRIPTION
3

DRINKING WELLS IMPACTED
0

IMPACTED DRINKING SOURCE DESCRIPTION
NONE

NEAREST SURFACE WATER BODY (CALCULATED) DISTANCE TO SURFACE WATER (CALCULATED)

ECOLOGICAL RISK DESCRIPTION

RB RECORD FILE #

PLUME/CONTAMINANT DESCRIPTION

SOIL DESCRIPTION

PRIORITY

CASE DESCRIPTION

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Land Use Controls

CHIQUITA WATER RECLAMATION PLANT (SAN JUAN CAPISTRANO)
28793 ORTEGA
SAN JUAN CAPISTRANO , CA 92675
CASE STATUS: CLOSED
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #:
00UT007
ORANGE COUNTY LOP - (JS)
REGIONAL BOARD
SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
CUF REIMBURSEMENT AMOUNT: \$0
RB RECORD FILE #:

FUTURE LAND USE REPORTED AT CLOSURE

CURRENT LAND USE
PUBLIC USE

SITE MANAGEMENT REQUIREMENTS
NO ACTION

SITE MANAGEMENT DESCRIPTION

BROWNFIELD (ABANDONED PROPERTY NOT REDEVELOPED DUE TO CONTAMINATION AND LIABILITY COST CONCERNS)
NO

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Detailed Release Information		
CHIQUITA WATER RECLAMATION PLANT (SAN JUAN CAPISTRANO) 28793 ORTEGA SAN JUAN CAPISTRANO , CA 92675 CASE STATUS: CLOSED RETURN TO REPORT MAIN MENU		LOCAL AGENCY (LEAD AGENCY) - CASE #: 00UT007 ORANGE COUNTY LOP - (JS) REGIONAL BOARD SAN DIEGO RWQCB (REGION 9) - (UNA) CONTACT: UNASSIGNED - (858) 467-2952 CUF REIMBURSEMENT AMOUNT: \$0 RB RECORD FILE #:
<hr/>		
CASE TYPE: Drinking Water Aquifer		
ENFORCEMENT TYPE:	FUNDING:	
HOW LEAK WAS DISCOVERED: Tank Closure	METHOD USED TO STOP DISCHARGE: Close and Remove Tank	
INTERIM:		
CAUSE OF LEAK: U	SOURCE OF LEAK: U	
<hr/>		
SUBSTANCES RELEASED:		
<u>Discharge Begin Date</u>	<u>Substance</u>	<u>Quantity</u>
UNKNOWN	Gasoline - Automotive	0

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

PLANT DEPOT SCHOOL SITE - (MAP)

31251 AVENIDA LOS CERRITOS
 SAN JUAN CAPISTRANO, CA 92675
 ORANGE COUNTY

SITE TYPE: SCHOOL

ACRES: 5.81 ACRES

APN: NONE SPECIFIED

NATIONAL PRIORITIES LIST: NO

CLEANUP OVERSIGHT AGENCIES:

DTSC - SITE MITIGATION AND BROWNFIELD REUSE PROGRAM - LEAD

SUPERVISOR:

DIVISION / BRANCH:

SCHOOL DISTRICT:

TRISS CHESNEY
 SCHOOL EVALUATION - CYPRESS
 ORANGE COUNTY OFFICE OF EDUCATION SCHOOL DISTRICT

ENVIROSTOR ID:

SITE CODE:

ASSEMBLY DISTRICT:

SENATE DISTRICT:

SPECIAL PROGRAM:

FUNDING:

PRESS CONTACT:

30070001

404437-11

73

38

SCHOOL DISTRICT

SANDRA FRIEDMAN

COMMUNITY INVOLVEMENT

Cleanup Status

INACTIVE - NEEDS EVALUATION AS OF 7/1/2003

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
 AGRICULTURAL SERVICES

POTENTIAL CONTAMINANTS OF CONCERN

NITRATE
 ARSENIC

POTENTIAL MEDIA AFFECTED

NONE SPECIFIED

Site History

The approximately 5.81-acre site is currently occupied by a nursery and associated structures. The site is surrounded by residential structures, vacant land, and a shopping center. The site has been historically utilized as an orchard and a nursery, indicating the potential application of pesticides/chemicals. District dropped project.

Completed Activities

<u>DOCUMENT TYPE</u>	<u>DATE COMPLETED</u>	<u>COMMENTS</u>
Cost Recovery Closeout Memo	1/14/2005	
Environmental Oversight Agreement	3/12/2003	
Site Inspections/ Visit	3/20/2003	

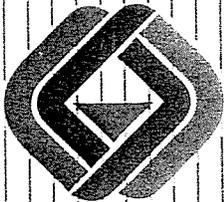
APPENDIX D
PREVIOUS REPORTS

INITIAL SITE ASSESSMENT

ROUTE 74

FROM VIA CORDOVA TO ANTONIO
PARKWAY, ORANGE COUNTY,
CALIFORNIA

CONTRACT NUMBER 43A0012
TASK ORDER NUMBER 12-086900-QW



GEOCON

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS

Prepared for

CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 12
ENVIRONMENTAL PLANNING DIVISION
IRVINE, CALIFORNIA

Prepared by

GEOCON ENVIRONMENTAL CONSULTANTS, INC.
6970 FLANDERS DRIVE
SAN DIEGO, CA 92121-2974
Tel. 858.558.6100
Fax. 858.558.8437
Email: environmental@geoconinc.com

MAY 2000

Memorandum

**To: Smita Deshpande, Chief
Senior Environmental Planner**

**Date: March 4, 2007
File No.: 12-ORA-74
KP: 1.7/4.8 (PM 1.0/30)
EA: 086900**

**From: Reza Aurausteh, Chief
ENVIRONMENTAL ENGINEERING BRANCH**

Subject: Review of ISA Checklist (Initial Site Assessment Checklist) for SR-74 prepared by Department of Transportation, dated 4/17/03.

Dear Smita:

We have reviewed the above document and its findings are still valid.

If you have any questions please contact myself at (949) 724 2738 or Mr. David Yaghoubi of my staff at (949) 756 7828.

Sincerely



Reza Aurasteh, Ph.D., P.E., Chief
Branch Chief, Environmental Engineering

C: Ahmed Abou- Abdou, Project Manager
Le-Ha Tran, Design Branch A
Alison Army: Environmental Planning
David Yaghoubi, Environmental Engineering

Initial Site Assessment (ISA) Checklist

(continued)

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining _____ No _____ Oil sheen _____ No _____
Odors _____ No _____ Vegetation damage _____ No _____
Other _____

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings _____ Spray-on fireproofing _____
Pipe wrap _____ Friable tile _____
Acoustical plaster _____ Serpentine _____
Paint _____ Other _____

5. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site. Use the attached map to show the location of potential hazardous waste sites.
6. Other comments and/or observations: _____

ISA Determination

Does the project have potential hazardous waste involvement? No, If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the Investigation? No, If "YES," explain; then give an estimate of additional time required: _____

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

ISA Conducted by: Marta Halabi Date 4/17/03



Task Order No. 12-086900-QW
Project No. 08900-06-69
May 12, 2000

Ms. Marta Halabi
California Department of Transportation
District 12
Environmental Planning Division
3347 Michelson Drive, Suite 100
Irvine, California 92612

Subject: INITIAL SITE ASSESSMENT
 ROUTE 74 FROM VIA CORDOVA TO ANTONIO PARKWAY
 ORANGE COUNTY, CALIFORNIA
 CONTRACT NUMBER 43A0012
 TASK ORDER NUMBER 12-086900-QW

Dear Ms. Halabi:

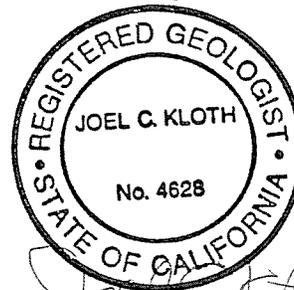
In accordance with California Department of Transportation (Caltrans) Contract No. 43A0012 and Task Order No. 12-086900-QW, Geocon Environmental Consultants, Inc. (Geocon) has conducted an Initial Site Assessment (ISA) of the properties located along Route 74, between Via Cordova and Antonio Parkway, in Orange County, California.

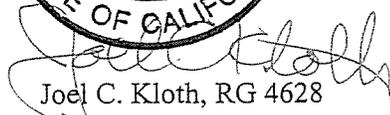
The accompanying report presents the details of the ISA and summarizes the findings relative to the potential existing presence, as of the dates of the latest site visit/records review, of hazardous and potential hazardous materials/wastes within and next to the existing and proposed right-of-way. If there are any questions concerning the contents of the report, or if Geocon may be of further service, please contact the undersigned at your convenience.

Sincerely,

GEOCON ENVIRONMENTAL CONSULTANTS, INC.


Robert C. Owoc
Senior Staff Geologist




Joel C. Kloth, RG 4628
Senior Project Geologist

RCO:JCK:sc

(5) Addressee

TABLE OF CONTENTS

	Page
INITIAL SITE ASSESSMENT	
I. EXECUTIVE SUMMARY	i
1. INTRODUCTION	1
1.1 Purpose	1
1.2 Scope of Services	1
1.3 Site Location	1
2. GEOLOGIC AND GROUNDWATER CONDITIONS	2
2.1 Geologic Conditions.....	2
2.2 Regional Groundwater Quality and Occurrence	2
2.2.1 SWRCB San Diego Basin Plan.....	2
2.2.2 RWQCB San Diego Basin Plan	2
3. FIELD SURVEY	2
4. SITE HISTORY	3
5. GOVERNMENTAL AGENCIES - RECORDS REVIEW	4
5.1 Vista Information Solutions, Inc. Report of Database Search	4
5.1.1 Databases Searched.....	5
5.1.2 Identified Sites	5
5.1.3 Unmapped Sites	7
5.2 California Integrated Waste Management Board Review	7
5.3 Orange County Health Care Agency (OCHCA)	7
6. CONTACTS - PUBLIC AGENCIES	8
6.1 City of San Juan Capistrano Fire Department	8
6.2 Building Department Records.....	8
6.3 California Department of Conservation.....	8
6.4 USGS Topographic Map.....	9
6.5 Water Districts	9
6.6 Southern California Edison.....	9
7. CONCLUSIONS AND RECOMMENDATIONS	10
8. LIMITATIONS.....	11

Figures:

1. Vicinity Map
2. Topographic Map

Appendixes:

- A. Task Order No. 12-086900-QW
- B. CRM Tech Report
- C. Vista Site Assessment Plus Reports
- D. References

I. EXECUTIVE SUMMARY

The objective of Task Order No. 12-086900-QW was to conduct an initial site assessment (ISA) of the properties 500 feet on either side of Route 74, from Via Cordova to Antonio Parkway, in Orange County, California. The searched area is herein referred to as the site. The purpose of the ISA was to evaluate the potential for existing environmental impacts to the site. Caltrans proposes to widen portions of Route 74 within the site.

A field survey was conducted, by way of public thoroughfares, focusing on properties designated for proposed right-of-ways. The properties adjacent to and in the vicinity of Route 74 were generally occupied by agricultural facilities and residential properties. The San Juan Creek bisects the site, and Route 74 passes over it.

Review of historic USGS topographic maps and historic aerial photographs indicated a road has been present along the site since 1902 extending from San Juan Capistrano to San Juan Hot Springs. The 1902 edition of the USGS topographic map indicated structures (presumably farmsteads) were present along the road through the project area. The 1949 USGS map indicated additional structures, including barns and unidentified orchards along the highway. The 1968 and 1975/1978 USGS maps indicated similar patterns of development. The 1980/1981 and 1988 USGS maps indicated the beginning of urbanization within the southwestern portion of the project area, and establishment of a small cluster of ponds on the San Juan Creek. Aerial photographs from 1937, 1958, 1967, 1983 and 1997 confirmed the depictions of the USGS maps from the same time periods. City of San Juan Capistrano records indicated the site is zoned alternatively as residential, large estate, small farms and vacant land reserved for future development.

A review of agency files and government databases, indicated potential on-site property usage, generation, or disposal of hazardous materials/wastes. On-site properties included in the ISA were listed underground storage tank (UST) operators, a listed leaking underground storage tank (LUST) site, small quantity generators (RCRA-SmGen) of non-acutely hazardous waste, and licensed solid waste facilities (SWLF), which are located as follows:

- Rancho Mission Viejo, located at 28672 Ortega Highway, and referenced in the LUST, CORTESE and UST databases was observed on the south side of Route 74 in the central portion of the site,
- Rancho Mission Viejo, located at 31471 Ortega Highway was referenced in the UST and RCRA-SmGen databases. The entrance to the facility was observed north of route 74 in the central portion of the site,
- Capistrano Wholesale Nursery, located at 29812 Ortega Highway is a listed UST site and was observed north of Route 74 in the eastern portion of the site,
- Talega Lift Station, located at 31500 Ortega Highway is a listed UST site and was observed north of Route 74 in the eastern portion of the site,

- Chiquita Reclamation Plant, located at 28793 Ortega Highway is a listed UST site. The entrance to the facility was observed north of Route 74 in the central portion of the site,
- Sierra Soils is a listed SWLF site, and was observed in the southeast portion of the site.

Based on the data presented in this assessment, there is a low to moderate likelihood that existing site conditions would impact Route 74 construction activities. The potential for the specific properties and general site conditions referenced below to affect the proposed construction activities depends on the location of proposed Route 74 widening and scope of construction activities.

- The Rancho Mission Viejo located at 28672 Ortega Highway – Petroleum hydrocarbons were detected in groundwater monitoring wells at the Rancho Mission Viejo property. Groundwater was observed at depths ranging from approximately 13 to 17 feet below grade, flowing in a southeasterly direction (away from Route 74). Cases of impacted soil that have been granted closure by the Regional Water Resources Control Board or the Orange County Health Care Agency may be re-activated as a result of Caltrans proposed construction activities. The active Orange County Health Care Agency LUST case could affect excavation activities if groundwater is encountered.
- The potential for pesticide and herbicide impacts due to historic agricultural activities should be evaluated along the proposed route.
- The potential for lead impacts due to automobile exhaust should be evaluated along the shoulders of Route 74.
- Based on the location, distance from existing Route 74, and the nature of potential impacts, the UST, SWLF and RCRA-SmGen facilities identified during this investigation within the site boundary appear to have low potential for adverse impacts to the site.

INITIAL SITE ASSESSMENT

1. INTRODUCTION

This report has been prepared in accordance with California Department of Transportation (Caltrans) Contract No. 43A0012 and Task Order No. 12-086900-QW. Geocon Environmental Consultants, Inc. (Geocon) has conducted an Initial Site Assessment (ISA) to evaluate the potential for hazardous materials/waste impacts on properties along Route 74 between Via Cordova and Antonio Parkway in Orange County, California. The area including 500 feet on each side of Route 74 is herein referred to as the site.

1.1 Purpose

The purpose of the ISA was to identify hazardous and potential hazardous materials/wastes within and next to the existing and proposed right-of-way. The guidelines used for the definition of hazardous materials/wastes are referenced in the *California Code of Regulations (CCR)*, "Title 22, Division 4.5".

1.2 Scope of Services

Geocon followed the scope of services outlined in Task Order No. 12-086900-QW, provided by Caltrans and dated February 2, 2000. The Task Order is included herein as Appendix A. The project scope included a review of various information sources for reported historical and current sources of hazardous materials/wastes, and a field survey of the properties located within the designated site area. Provisions for a survey of radon, asbestos-containing materials, wetlands, or methane gas were not included in the scope of services for the ISA.

1.3 Site Location

The site is located along Route 74 from Via Cordova to Antonio Parkway, in Orange County, California. The approximate location of the site is depicted on the Vicinity Map presented as Figure 1. A reproduction of portions of the USGS topographic map for the San Juan Capistrano and Cañada Gobernadora, California quadrangles, dated 1968 (photorevised 1981), and 1968 (photorevised 1988), respectively, is presented as Figure 2.

2. GEOLOGIC AND GROUNDWATER CONDITIONS

2.1 Geologic Conditions

Geologic information for properties located in the subject site search area was obtained from a map entitled *Geologic Map Of Orange County California, Showing Mines and Mineral Deposits*, compiled by P. K. Morton and R. V. Miller, and dated 1981. The map indicated the vicinity of the site as being underlain by Quaternary-aged alluvium, colluvium and terrace deposits, and Tertiary Capistrano Formation and Monterey Formation.

2.2 Regional Groundwater Quality and Occurrence

Information sources prepared by the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) were reviewed for information pertaining to groundwater quality and occurrence in the vicinity of the site. The information sources indicated that the site is located in the Ortega Hydrologic Subarea of the Mission Viejo Hydrologic Area (HA) within the San Juan Hydrologic Unit.

2.2.1 SWRCB San Diego Basin Plan

The SWRCB Plan indicated that groundwater of the San Juan Hydrologic Unit has been documented to exhibit Total Dissolved Solids (TDS) concentrations ranging from 250 to more than 2,000 milligrams per liter (mg/l). Groundwater of the San Juan Creek Unit is reportedly of poor quality and not suitable for domestic or irrigation purposes. Groundwater within the San Juan Hydraulic Unit is generally derived from wells drilled in alluvium, and is typically encountered at depths of less than 50 feet.

2.2.2 RWQCB San Diego Basin Plan

The RWQCB Plan indicated that groundwater occurring within the Ortega Hydrologic Subarea has existing beneficial uses for residential, municipal, agricultural, and industrial service supply purposes.

3. FIELD SURVEY

Representatives of Geocon conducted a field survey, by way of public thoroughfares, of the searched area on March 28, 2000. The purpose of the field survey was to observe existing conditions, focusing on properties designated for proposed right-of-ways, and to identify indicators of the potential

presence of hazardous materials/wastes. Observations noted during the field survey are summarized below.

The site appeared generally occupied by Route 74, residential properties, and agricultural facilities. The San Juan Creek bisected the east portion of the site. Utility poles, supporting overhead utility lines and electrical transformers were observed along the length of the site.

The portion of the site from Via Cordova to Shade Tree Lane was occupied by residential properties except for an unnamed produce store at 28341 Ortega Highway. The portion of the site from Shade Tree Lane to Antonio Parkway was occupied by a horse stable, orchards, nurseries and local water district facilities. A roadside directory indicated Rancho Mission Viejo Headquarters, DMB Ladera, and North Fork Cattle Ranch were located at 28811 Ortega Highway. The Chiquita Treatment Plant was listed at 28793 Ortega highway. Facilities associated with these addresses were not visible from public thoroughfares. Rancho Mission Viejo Field Office was located in the central portion of the site, south of Route 74 at 28672 Ortega Highway and included sheds and residences. Drums, labeled "non regulated waste" were stored near the shed. D&M Nursery was located at 29001 Ortega Highway, northwest of the intersection of Highway 74 and Antonio Parkway. The nursery supported greenhouses and unsheltered agricultural fields. A water district structure was also observed northwest of the referenced intersection. Recreational fields and storage buildings were located southwest of the referenced intersection. A sign indicated the property was operated by Sierra Soil Company and sold topsoil and compost.

4. SITE HISTORY

Geocon retained the services of CRM Tech to perform a review of relevant historic documents. CRM Tech reviewed historical maps, aerial photographs provided by Geocon, public records of the City of San Juan Capistrano and materials on file at local history collections. The findings of CRM Tech's investigation are summarized below:

- A road has been present along the site since 1902 extending from San Juan Capistrano to San Juan Hot Springs. The 1902 edition of the USGS topographic map indicated structures (presumably farmsteads) were present along the road through the project area. The 1949 USGS map indicated additional structures, including barns and unidentified orchards along the highway. The 1968 and 1975/1978 USGS maps indicated similar patterns of development. The 1980/1981 and 1988 USGS maps indicated the beginning of urbanization within the southwestern portion of the project area, and establishment of a small cluster of ponds on the San Juan Creek.
- Aerial photographs from 1937, 1958, 1967, 1983 and 1997 confirmed the depictions of the USGS maps from the same time periods.

- City of San Juan Capistrano records indicated the site is zoned alternatively as residential, large estate, small farms, and vacant land reserved for future development. Business licenses were issued by the city to three establishments, including a farm, a landscape company and a tack and feed store. The 1951 and 1952 Orange County directory listed a total of 28 addresses within their coverage area of the site. Of the 28 addresses, 25 were listed as residences and 3 were listed as ranches.

CRM Tech concluded that "Based on the observations discussed above, this study concludes that the developed portions of the project area have been used predominantly for agricultural and - increasingly in recent years - residential purposes. A copy of the CRM Tech report, including qualifications of the preparer, is provided as Appendix B.

5. GOVERNMENTAL AGENCIES - RECORDS REVIEW

5.1 Vista Information Solutions, Inc. Report of Database Search

Caltrans provided Geocon with copies of two (2) reports prepared by Vista Information Solutions, Inc. (Vista) regarding governmental information database searches according to a prescribed search distance, which included the site. A search of databases was requested by Caltrans to obtain information regarding the potential existing presence of hazardous materials/wastes at the site at levels likely to warrant mitigation action pursuant to current regulatory guidelines. A reproduction of the reports prepared by Vista is presented in Appendix C.

The two reports prepared by Vista entitled *Site Assessment Plus Report*, for #08690K, dated February 2, 2000 and for SR 74, dated March 16, 2000, each included a Site Distribution Summary, a Site Inventory section, a Details section, a Description of Databases Searched section, maps of sites and a street map. The Site Distribution Summary section presented the databases reviewed, and the number of sites found in each database. The Site Inventory section identified the sites referenced in each database. The Details section presented site-specific information and source-specific data obtained from the databases and data regarding sites with incomplete information for mapping purposes. The Description of Databases Searched section presented databases reviewed and the current date of the databases.

Vista's SR 74 search was centered approximately at the intersection of Highway 74 and La Pata Avenue, at the eastern boundary of the site. Vista's #08690K search was centered approximately at the intersection of Highway 74 and Via Cordova, at the western boundary of the site.

5.1.1 Databases Searched

Vista performed searches of the following databases to a distance of 1-mile from two locations along Highway 74:

- National Priority List (NPL)
- Corrective Action Report (CORRACTS)
- State Priority List (SPL)
- State Equivalent to CERCLIS (SCL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS Formerly Under Review (CERC-NFRAP)
- Resource Conservation and Recovery Information System (RCRIS-TSD)
- Leaking Underground Storage Tank Information System (LUST)
- Permitted Solid Waste Landfills (SWLFL)
- Sites with deed restrictions (DEED RSTR)
- State Index of Properties with Hazardous Waste (Cortese)
- Toxic Pit Cleanup Facilities (Toxic Pits)
- Federal and State Drinking Water Sources (Water Wells)
- RCRA Violations/Enforcement Actions (RCRA Viol)
- Toxic Release Inventory System (TRIS)
- Registered Underground or Aboveground Petroleum Storage Tanks (UST/AST)
- Emergency Response Notification System (ERNS)
- Registered Small or Large Generators of Hazardous Waste (GNRTR)
- State Spills List (SPILLS)

5.1.2 Identified Sites

Eighteen (18) sites were identified by Vista in one or more of the databases searched. The mapped locations of sites identified by Vista are presented within their respective reports in Appendix C. Geocon reviewed the Vista reports with respect to the site boundaries. Four (4) properties were mapped by Vista as being on the site. In addition, five (5) sites were mapped by Vista as in the vicinity of the site, and observed by Geocon as within the site boundary. The site locations were confirmed based on the field observations. The nine (9) properties identified by Vista or confirmed by Geocon to be on the site and to be of potential concern, are discussed below. Detailed information regarding the remaining identified properties is presented in Appendix C.

- Capistrano Wholesale Nursery, located at 29812 (identified as Map ID 1 of the referenced February 2, 2000, Vista Report), was referenced in UST as having a 550-gallon capacity unleaded gas tank with a status of "Other".
- Talega Lift Station, located at 31500 Ortega Highway (identified as Map ID 2 of the referenced February 2, 2000, Vista Report), was referenced in UST. Additional information regarding USTs on the property were not provided by Vista.
- Chiquita Water Reclamation Plant, located at 28793 Ortega Highway (identified as Map ID 3 of the referenced February 2, 2000, Vista Report and observed by Geocon north of Highway 74 in the central portion of the site), was referenced in UST as having six fiberglass USTs with a status of "Active/In Service", and ranging from 550 to 4,000-gallons capacity. Products stored were listed as unleaded gas, diesel and petroleum.
- Rancho Mission Viejo, located at 28672 Ortega Highway (identified as Map ID 3 of the March 16, 2000 referenced report, and observed by Geocon on the south side of Highway 74 in the central portion of the site), was referenced in LUST Cortese and UST. The UST listing indicated a 500-gallon capacity tank with a status of "Closed Removed". The Cortese listing indicated a leaking tank. The Regional Water Quality Control Board (RWQCB) and California Environmental Protection Agency (Cal-EPA) LUST databases indicated a gasoline release was reported on March 18, 1992, affecting soil only, a remediation plan was submitted on May 24, 1993, and affected soil was excavated and disposed, and a remediation plan submitted. The site was listed as referred to local agency and "open".
- Sierra Soils, located at 30921 La Pata Road (identified as Map ID 4 of the March 16, 2000, referenced report and observed by Geocon in the southeast portion of the site), was referenced in SWLF as an active, permitted, composting facility.
- San Juan Company, located at 31471 Ortega Highway (identified as Map ID 5 of the referenced February 2, 2000, Vista Report), was referenced in UST. Additional information regarding USTs on the property were not provided by Vista.
- Rancho Mission Viejo, located at 31471 Ortega Highway (also identified as Map ID 5 of the March 16, 2000, referenced report), was referenced in UST and RCRA-SmGen. The UST listing indicated a 500-gallon capacity petroleum tank with a status of "Active/In Service". RCRA-SmGen listing indicated non-acutely hazardous waste is generated on the property.
- Ford Motor Company, located at 33600 Ortega Highway (identified as Map ID 6 of the March 16, 2000, referenced report), was referenced in RCRA-SmGen, which indicated non-acutely hazardous waste is generated on the property. The Ford property was observed by Geocon to be located more than 1 mile east of the site.
- Casper Regional Park, located at 33401 Ortega Highway (also identified as Map ID 6 of the March 16, 2000, referenced report), was referenced in UST. The UST listing indicated a 500-gallon capacity diesel tank and a 1,000-gallon unleaded gas tank, with a status of "Active/In

Service". The Casper Regional Park property was observed by Geocon to be located more than 1 mile east of the site.

5.1.3 Unmapped Sites

Six (6) properties were referenced in the orphan summary without reference to location. The unmapped sites are not designated on the map since the addresses and property identification, as provided to Vista, were incomplete. Based upon Geocon's observations, these unmapped sites are not likely to impact the site.

5.2 California Integrated Waste Management Board Review

A representative of Geocon reviewed information provided by the California Integrated Waste Management Board (CIWMB) regarding the La Pata Road Green Waste and Sierra Soil facilities. According to their permits, both properties are licensed composting facilities and subject to monthly inspection. Violations were not indicated in the reviewed records.

5.3 Orange County Health Care Agency (OCHCA)

A representative of Geocon reviewed information provided by the OCHCA regarding the Rancho Mission Viejo (RMV) LUST site. According to reports prepared by RMV's consultant, the former UST was located approximately 160 feet south of Ortega Highway. Groundwater was encountered at depths ranging from approximately 13 to 17 feet below grade and flowed in a southeasterly direction (away from Route 74).

According to the most recent analytical laboratory data (December 1999), groundwater was impacted by gasoline-range petroleum hydrocarbons including benzene, toluene, ethylbenzene, xylenes (BTEX) and methyl tertiary butyl ether (MtBE). Petroleum hydrocarbon impacts appeared to be limited to the vicinity of the former UST. Benzene concentrations ranged from below the laboratory's detection limit to 114 micrograms per liter (ug/l), toluene concentrations ranged from below the laboratory's detection limit to 10 ug/l, ethylbenzene concentrations ranged from below the laboratory's detection limit to 1.2 ug/l, xylene concentrations ranged from below the laboratory's detection limit to 4.0 ug/l and MtBE concentrations ranged from below the laboratory's detection limit to 230 ug/l.

Based upon the monitoring data, RMV's consultant requested case closure. In response to the request, OCHCA requested additional information including time versus concentration and time versus distance of lateral migration graphs, a hydrologic evaluation regarding the potential connection of the impacted groundwater aquifer to the San Juan Creek, a fire and explosion hazard survey of

potential receptors and a site map showing the remaining extent of impacted soil. As of the date of the file review, the requested information had not been provided.

6. CONTACTS - PUBLIC AGENCIES

Records for the site were not readily available, practically reviewable, or reasonably ascertainable at the following agencies:

- Office of Emergency Services
- Department of Water Resources
- County Recorder's Office
- County Court House
- Planning Department

6.1 City of San Juan Capistrano Fire Department

A representative of Geocon contacted a representative of the City of San Juan Capistrano Fire Department regarding UST permit records. The City of San Juan Capistrano Fire Department representative indicated that UST permit records were not available.

6.2 Building Department Records

Representatives of Geocon reviewed building department records at the City of San Juan Capistrano Building Departments to obtain information pertaining to the age of structures, present or past, on properties of potential concern on the subject site.

Records for Rancho Mission Viejo located at 28672 and 31471 Ortega Highway indicated various tenant improvements such as electrical permits and installation of a water softener. Other records were not available for commercial properties along Ortega Highway within the site boundary.

6.3 California Department of Conservation

The California Division of Oil and Gas (DOG) Field Map was reviewed by a representative of Geocon to obtain information concerning the site and properties in the vicinity of the site. The map depicted the location of oil and gas wells. The map indicated that the Union Oil Company of California O'Niell well is located approximately 8,000 feet northwest of the site, and the Exxon O'Niell Estates well is located approximately 8,000 feet southeast of the site. Both wells were referenced as "drilling-idle". The map did not indicate other oil wells closer to the subject site.

6.4 USGS Topographic Map

A review of the USGS topographic maps for portions of the San Juan Capistrano and Cañada Gobernadora, California quadrangles dated 1968 (photorevised 1981 and 1988 respectively), was performed to obtain information concerning the topography and previous development of the site and properties located in the vicinity of the site. On-site elevations depicted on the maps range from approximately 130 to 300 feet above Mean Sea Level (MSL). The San Juan Creek was depicted bisecting the eastern portion of the site. Surficial sand or gravel features were depicted in the northeast portion of the site. Dwellings or places of employment were depicted along Route 74. Orchards were depicted in the central portion of the site. Barns or warehouses were depicted on the south side of Route 74 in the central portion of the site. Color-coding indicated housing omission tint in the eastern portion of the site. Light-duty roads were also indicated on the site and site vicinity. Unimproved dirt roads were depicted in the eastern portion of the site. Route 74 was depicted as a medium-duty road.

6.5 Water Districts

A representative of Geocon contacted the City of San Juan Capistrano Water Department and the Santa Margarita 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. A representative of the San Juan Capistrano Water Department indicated that the city derives its water from the California Water Authority and there have not been drinking water contamination problems in the city. Information from the Santa Margarita Water District indicated that the district derives approximately 80% of its water from the California Water Authority and 20 % from local sources. Municipal drinking water wells are not located on the site, and sewage treatment would be provided by at the Chiquita Water Reclamation Plant.

6.6 Southern California Edison

Past documented discussions with Southern California Edison (SCE) representatives regarding SCE transformers indicated that it is unlikely that transformers contain PCBs at concentration levels requiring special management under the Environmental Protection Agency's rules. Federal law has prohibited the manufacture of transformers containing PCBs since 1977. In addition, SCE has never specified the purchase of distribution transformers utilized PCBs as the insulating/cooling fluid.

7. CONCLUSIONS AND RECOMMENDATIONS

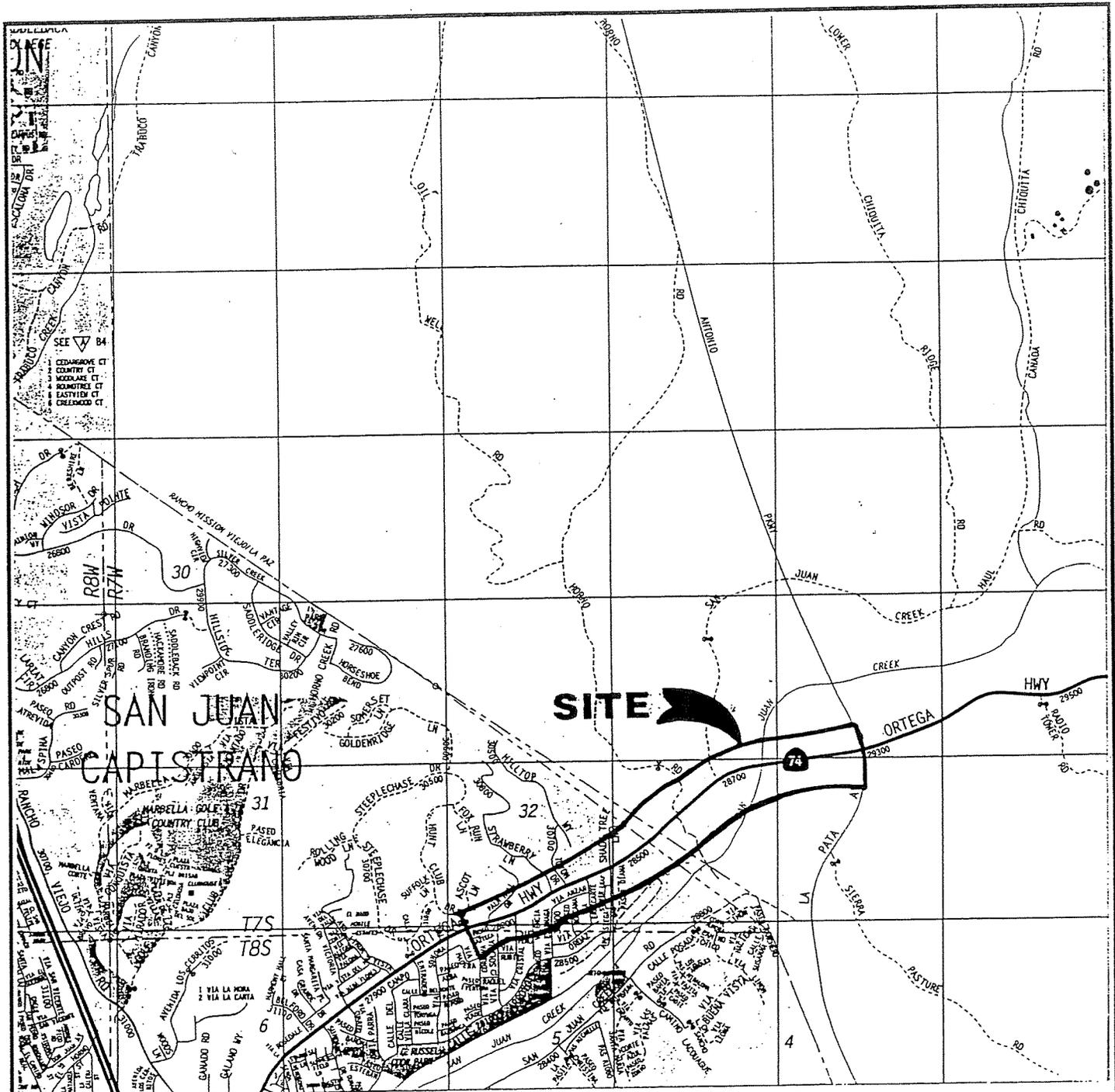
Based on the data presented in this assessment, there is a low to moderate likelihood that existing site conditions at Rancho Mission Viejo, located at 28672 Ortega Highway (due to soil and groundwater impacts) would impact the site. The potential for the property to affect the proposed construction activities depends on the location of proposed Route 74 and the access pathways to Route 74. Review of OCHCA files indicate the former LUST was approximately 160 feet south of the existing Route 74 right-of-way. Based upon the anticipated scope of work (i.e., excavation of soil to less than 3 feet, backfill with road base and paving), depth to groundwater of greater than 13 feet, and groundwater flow direction to the southeast, it is not likely that the impacts from the LUST site would affect proposed Route 74 widening activities.

The potential for pesticide and herbicide impacts due to historic agricultural activities should be evaluated along the proposed construction route. The potential for lead impacts due to automobile exhaust should be evaluated along the shoulders of Route 74. Based on the location, distance from existing Route 74, and the nature of the potential impacts, the UST, SWLF and RCRA-SmGen facilities identified during this investigation within the site boundary appear to have low potential for adverse impacts to the site.

8. LIMITATIONS

This ISA report has been prepared solely for Caltrans, in consideration of Caltrans's requirements. Other parties may rely on the findings and conclusions of the report for informational purposes only. However, Caltrans and other parties who may rely on the findings and conclusions of the report should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions in this report are predicated on a field survey, a review of specified regulatory records, and a review of the historical usage of the property.

The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest field survey. Thus, the information contained herein is only valid as of the date of the report, and will require an update to reflect recent records/field survey. Therefore, the report should only be deemed conclusive with the respect to the information obtained. No guarantee of the results of the study is implied within the intent of this report or any subsequent report, correspondence or consultation, either expressed or implied. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered. Caltrans and others should also understand that radon, lead-based paint, asbestos, lead in drinking water, wetlands, and methane gas were not addressed in the scope of services of this report.



SOURCE : 2000 THOMAS BROTHERS MAP
ORANGE COUNTY, CALIFORNIA

REPRODUCED WITH PERMISSION GRANTED BY THOMAS BROTHERS MAPS.
THIS MAP IS COPYRIGHTED BY THOMAS BROS. MAPS. IT IS UNLAWFUL TO COPY
OR REPRODUCE ALL OR ANY PART THEREOF, WHETHER FOR PERSONAL USE OR
RESALE, WITHOUT PERMISSION



NO SCALE

GEOCON

CONSULTANTS, INC.

ENVIRONMENTAL SERVICES

6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974
PHONE 858 558-6100 - FAX 858 558-8437



RCO / JMW

DSK / E0000

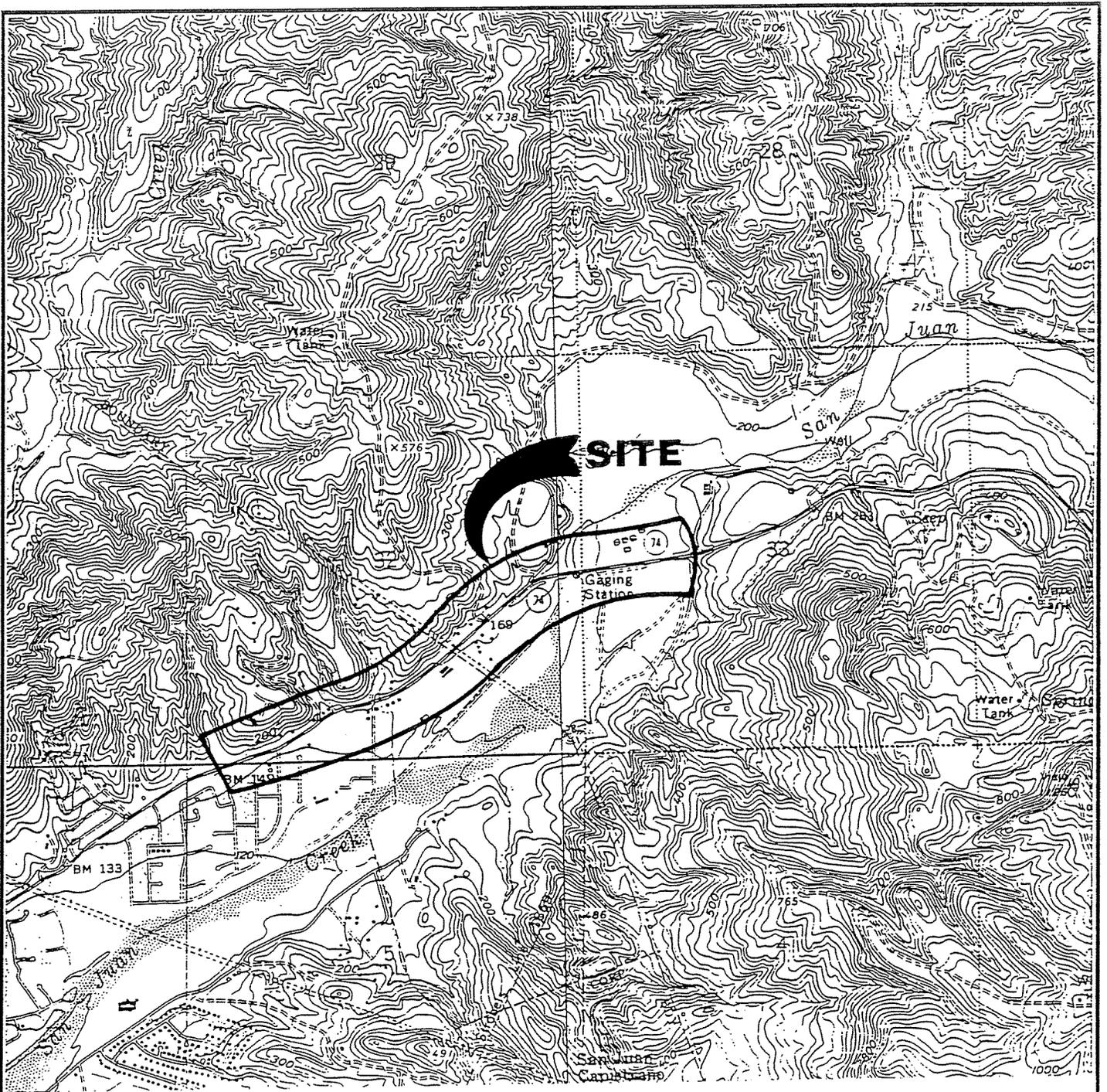
VICINITY MAP

ROUTE 74 FROM ANTONIO PARKWAY
TO VIA CORDOVA
ORANGE COUNTY, CALIFORNIA

DATE 05-12-2000

PROJECT NO. 08900 - 06 - 69

FIG. 1



SOURCE: USGS QUADRANGLE MAPS
 SAN JUAN CAPISTRANO, CALIFORNIA 1968
 PHOTO REVISED 1981
 CANADA GOBERNADORA, CALIFORNIA 1968
 PHOTO REVISED 1988



SCALE: 1" = 2000'

GEOCON

CONSULTANTS, INC.



ENVIRONMENTAL SERVICES
 6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974
 PHONE 858 558-6100 - FAX 858 558-8437

TOPOGRAPHIC MAP

ROUTE 74 FROM ANTONIO PARKWAY
 TO VIA CORDOVA
 ORANGE COUNTY, CALIFORNIA

RCO / JMW

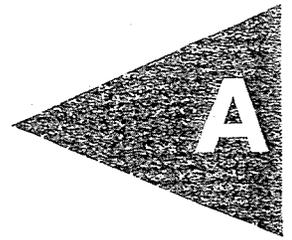
DSK / E0000

DATE 05-12-2000

PROJECT NO. 08900 - 06 - 69

FIG. 2

APPENDIX



08900-06-69

CALTRANS DISTRICT 123347 Michelson Dr. Suite 100
Irvine, CA 92612**FAX TRANSMISSION****TO:**

NAME: JOEL KLOTH	DATE: 2/3/2000
COMPANY/BRANCH: GEOCON	FAX NO. 858 (558-8437)

FROM:

NAME: MARTA HALABI	PHONE NO. 949-724-2739 8-655-2739
BRANCH: ENVIRONMENTAL ENGINEERING	FAX NO. 949-756-7633 8-655-7633

REFERENCE:

SUBJECT: CONTRACT # 12-086900-QW

MESSAGE:

PLEASE CALL ME BACK AND VERIFY IF YOU RECEIVED ALL COPIES OF OFFERED CONTRACT

 FAX ONLY - USE AS ORIGINAL ORIGINAL TO FOLLOW
PAGE: 1 OF 6

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 12
3347 MICHELSON DRIVE, SUITE 100
IRVINE, CA 92612



February 3, 2000

To: **Geocon, Environmental Consultants, Inc**
Brian Stafford
6970 Flanders Drive
San Diego, Ca 92121-2974

From: DEPARTMENT OF TRANSPORTATION
District 12, Division Of Planning

Re: Task Order (T.O) No. **12-086900-QW**, Contract # **43A0012**, Initial Site
Assessment (ISA) for Ortega Highway, Route 74 from ~~M7~~ to Antonio
Parkway, Widening Project. *Via Cordova*

The Department of Transportation, District 12, hereby offers your firm the subject Task Order contingent upon approval of funds by our Headquarters Office. The T.O. cost estimate indicates your firm to be the lowest bidder.

The purpose of T.O. is to perform the ISA. The ISA is undertaken to identify hazardous and potential contaminated and hazardous waste problems within four (4) proposed alternatives.

This T.O. is part of Caltran's new Contract # 43A0012, and all provisions of that contract apply herein.

Please refer to the attached Site Plan for the location of the project, and four alternatives under the consideration.

The proposed project should clearly describe the specific information requirements important for the project, including assessors parcel numbers, site specific maps, and in depth land use history for particular parcel. The historic research is design to provide in depth historic research by a qualified historian. The historic research will be prepared by a qualified historian and should focus on the details of past land uses in the project area.

To proceed with T.O. the following documents must be received at our District 12, Office no later than February 7, 2000. Failure to submit these documents on/or before the said date will result in offering this T.O. to another contractor:

1. A transmittal letter signed by the Contractor's Project Manager accepting the Task Order and its scope of work.
2. Signed ARD

3. List of subcontractors to be used in the T.O.

If you have any questions please call me at 949(724-2739)



Marta Halabi,
Environmental Engineering

Attachments:

- Attachment A; Location Map
- Attachment B; Copy of BCS
- Attachment C; Completion Schedule
- Attachment D; Task Order Acceptance/Refusal Document (ARD)

SA43A0012 - Site Investigation Services BCS - South Region			ver 4.7	
Task Order Number: 12-086900-QW			02/02/2000 11:41	
Project Name		0.08975 (878)		
ORTEGA HWY ROUTE 74, WIDENING PROJECT		Enter ISA Extra Work (w/10% mark-up) here		
INITIAL SITE ASSESSMENT				
Enter "Y" if ISA report costs paid as a % of Item 1; "N" if costs are hourly as per Items 2, and 41-48. If no ISA work items, enter "N".				
Geocon	3			
Item	ISA BID ITEMS	Unit	Quantity	Price
1	Record and Field Review	hr	60	\$ 2,400.00
2	Historic Research/Report	hr	60	\$ 2,400.00
3	ISA Report-by-Percentage of hours in Item #1	%		\$ 192.00
<i>General Personnel</i>				
41	Reg Geologist or Certified Engineering Geologist	hr		\$ -
42	Non-reg. Professional	hr		\$ -
43	Certified Industrial Hygienist	hr		\$ -
44	Technician/Drafting	hr		\$ -
45	Task Order Meeting	hr	4	\$ 160.00
48	Regulatory Hearing/Meeting	hr		\$ -

Print this sheet and attach a copy to the Task Order Control Sheet

Total Cost \$ 5,152.00

APPENDIX C

COMPLETION SCHEDULE

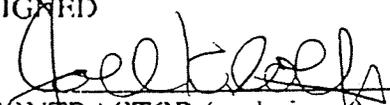
Task Order 12-086900-QW

Contract 43A0012

ITEM	ELEMENT DESCRIPTION	DELIVERY DATE	PENALTY
1.	Receive Task Order	February 3, 2000	
2.	Return Task Order	February 7, 2000	
3.	Pework Site Visit	February 14, 2000	
4.	Return Checklist		
5.	Return Schedule and Provide Safety Plan		
6.	Pework Conference	March 12	
7.	Start Work	February 22, 2000	
8.	Complete Sampling* (and repair/cleanup work site)		\$50/day
9.	Draft Report	April 12	
10.	Caltrans Review	March 2000	
11.	Final Report*	April 19, 2000	\$50/day

* Denotes key element of Completion Schedule with liquidated damages penalty of \$50.00/day.

We concur with this Completion Schedule on date 02/03/00

SIGNED

CONTRACTOR (or designee)


CONTRACT MANAGER (or designee)

Appendix D

43A0012 - Task Order Procedures

Task Order Acceptance Refusal Document (ARD)

APPENDIX D

TASK ORDER ACCEPTANCE/REFUSAL DOCUMENT (ARD)

TO: CALTRANS DISTRICT # 12, Marta Halabi (Contract Manager)

FROM: Geocor Environmental Consultants, Inc. (Contractor)

SUBJECT: Task Order # 12 - 086900-QW, as per SA43A0012

This task order offer was received on 02/03/00 (date)

Having reviewed the task order and attached completion schedule, this firm elects to:

(Initial one)

BWS accept the task order. I further certify that Geocor Environmental Consultants, Inc. (Contractor) is in full compliance with Article XVIII - LIABILITY INSURANCE PROVISIONS, of the contract. If a current copy of the Certificate of Liability Insurance is not on file with the Contract Administrator, I understand that this task order may be terminated.

_____ refuse the task order.

SIGNED

Brian W. Stafford, Jr.

CONTRACTOR'S AUTHORIZED REPRESENTATIVE

Brian W. Stafford, Jr.

(Print Name)

I confirm that this task order has been accepted _____, refused _____ by the contracting firm as indicated above.

SIGNED

M. Halabi

CONTRACT MANAGER

Febr. 3, 2000

(Date)

This document does not constitute a Notice-To-Proceed. This Task Order is not valid until **both** a Notice-To-Proceed is executed and a Task Order Control Sheet is approved by the Contract Administrator and the Caltrans Accounting Service Center.

APPENDIX

B

HISTORICAL BACKGROUND RESEARCH REPORT
A SEGMENT OF ORTEGA HIGHWAY (SR 74)

Between Via Cordova and Antonio Parkway/La Pata Avenue
In and near the City of San Juan Capistrano
Orange County, California

Submitted to

Bob Owoc, Senior Staff Geologist
Geocon Environmental Consultants, Inc.
6970 Flanders Drive
San Diego, CA 92121-2974

Submitted by

Bruce Love, Principal
Bai "Tom" Tang, Historian
CRM TECH
2411 Sunset Drive
Riverside, CA 92506

April 12, 2000

CRM TECH Contract #501

1 Introduction

Historical background research on the project area was conducted by Bai "Tom" Tang, CRM TECH historian (see App. 1 for qualifications), on the basis of historic maps, aerial photographs, public records of the City of San Juan Capistrano, and materials on file at the local history collections of the San Juan Capistrano and Santa Ana Public Libraries.

2 General Historical Background

The subject segment of Ortega Highway is located on the eastern edge of the City of San Juan Capistrano, a farming community for much of the 19th and 20th centuries. According to sources consulted for this study, a road was present along the project route at least by the 1890s (USGS 1902), but did not extend far beyond the nearby San Juan Hot Springs, a popular resort at the time (Hankey 1971:13). In 1923, the newly organized San Juan Capistrano Chamber of Commerce began a decade-long campaign to extend the road to Lake Elsinore (*ibid.*). By 1932, the road was completed and officially christened Ortega Highway in honor of Lt. José Francisco Ortega, a Spanish officer involved in the founding of Mission San Juan Capistrano in 1775-1776, and reputedly the first European to enter the area (*ibid.*:13-14; Hallan-Gibson 1990:16-17).

3 USGS Topographic Maps

USGS topographic maps dated between 1902 and 1981 were consulted for any evidence of previous development in the project area during the historic period. These maps are collected at the Science Library of the University of California, Riverside.

3.1 1902 USGS Map

The 1902 edition of USGS map, the earliest to depict the San Juan Capistrano area, shows approximately ten buildings, presumable farmsteads, along the road through the project area (Fig. 1). Most of these buildings were located in the southwestern half of the project area, within the present-day city boundary.

3.2 1949 USGS Maps

The 1949 edition of USGS maps show the continuing presence of buildings along Ortega Highway in the project area, which numbered approximately 20 by then, including several barns (Fig. 2). According to these maps, most of the project area within the present-day city boundary was covered by unidentified orchards at that time, especially along the southern side of the highway.

3.3 1968 and 1975/1978 USGS Maps

The 1968 and 1975/1978 editions of USGS maps indicate that the same development pattern observed in the project area during the 1940s persisted into the 1960s and 1970s, although a residential development had appeared just to the southwest by the 1970s

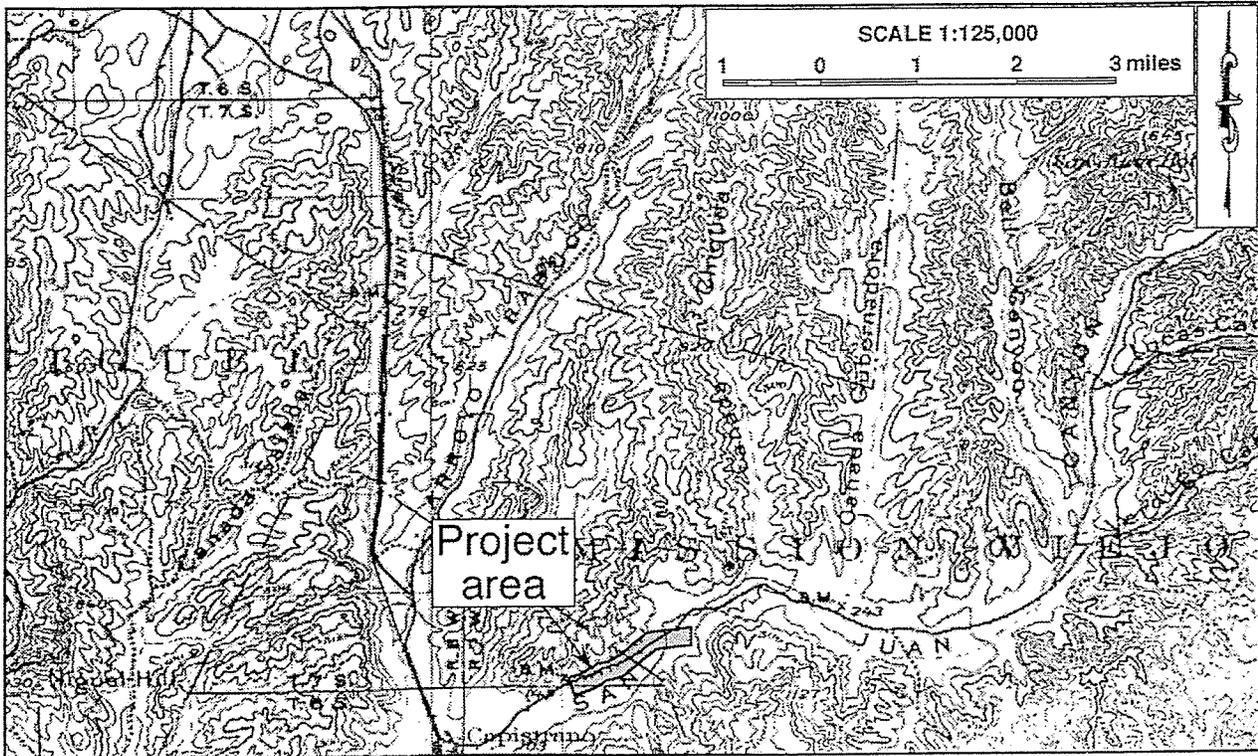


Figure 1. The project area in 1894-1899. (Source: USGS 1902)

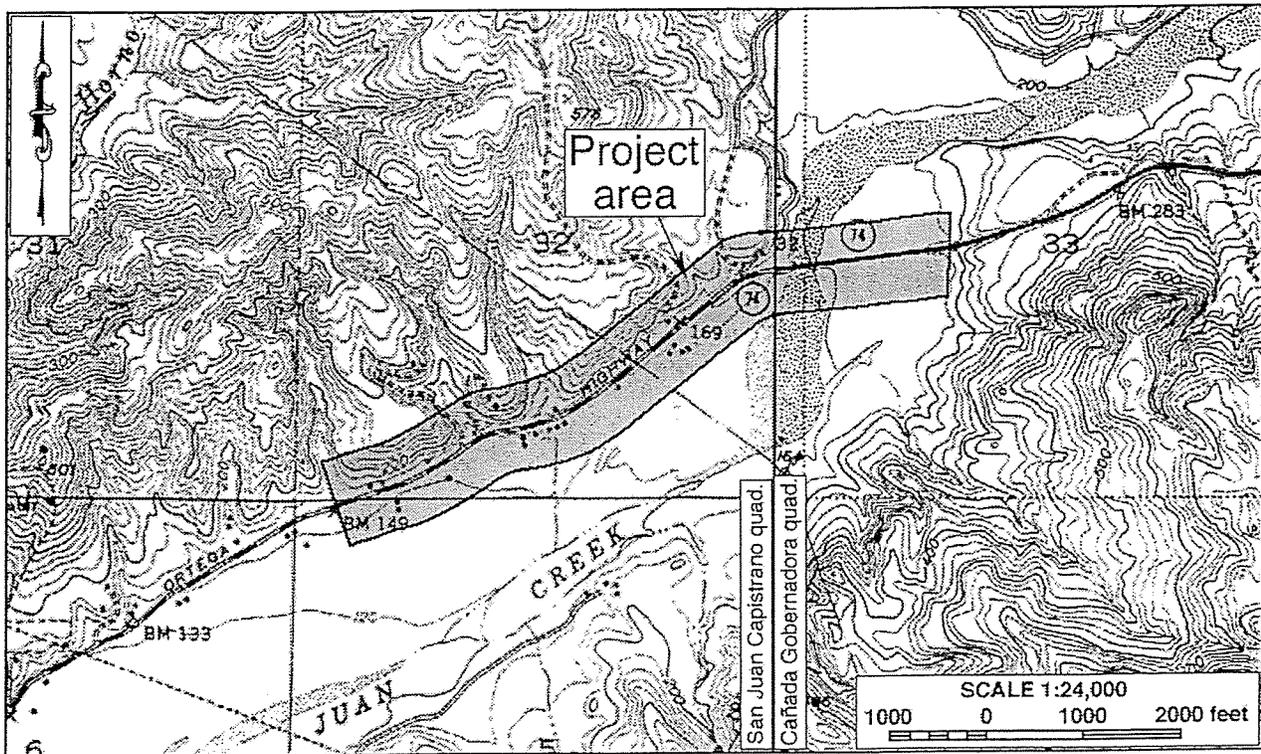


Figure 2. The project area in 1946-1948. (Source: USGS 1949a; 1949b)

(USGS 1968a; 1969b; 1975; 1978). A gaging station had been established on the San Juan Creek prior to 1967-1968.

3.4 1980/1981 and 1988 USGS Maps

The 1980/1981 edition of USGS maps demonstrate the beginning of urbanization within the project area, as residential development began to expand into its southwestern portion (USGS 1980; 1981). On the northeastern corner of the project area, a small cluster of ponds came into being on the San Juan Creek between 1978 and 1985 (USGS 1988).

4 Aerial Photographs

Geocon Environmental Consultants, Inc., provided aerial photographs taken between 1937 and 1997 for this research.

4.1 1937 Aerial Photograph

An aerial photograph taken in 1937 reflects similar conditions in the project area as those indicated in the 1948 USGS maps. In addition to orchards in the southwestern half of the project area, the aerial photograph shows patches of cultivated farm land in and near the northeastern portion.

4.2 1958, 1967, and 1983 Aerial Photographs

Aerial photographs taken in 1958, 1967, and 1983 confirm the depiction of the project area in USGS maps from the same period.

4.3 1997 Aerial Photograph

An aerial photograph taken in 1997 shows that most of the southwestern portion of the project area, within the city boundary, had been developed into residential tracts.

5 City of San Juan Capistrano Records

Records of the City of San Juan Capistrano were consulted to identify possible commercial or industrial uses of land within the project area.

5.1 Zoning

City Planning Department records indicate that the project area within the city boundary is zoned alternatively as single-family residential, large estate, small farms, and growth management (vacant land reserved for future development). No commercial or industrial zones exist within the project area. The current zoning has been in effect since 1971.

5.2 Business Licenses

The Administrative Services and Business Licenses Division reports that the city has issued licenses to three business establishments on the 28000 block of Ortega Highway: Tanaka Farms at 28341 (since 1998), Pacific Scene Landscape, Inc., at 28461 (since 1989), and The Oak Tack and Feed at 28650 (since 1994).

6. Local Directories

Local directories published between 1901 and the 1950s were consulted in an effort to identify the nature and use of buildings shown in the project area by historic maps and aerial photographs. Due to the lack of listing by location or address, directories predating 1950 did not provide any useful information for this research. The 1951 edition of southern Orange County directory, however, lists a total of 28 addresses along Ortega Highway between Ganado Road (present-day Rancho Viejo Road) and the bridge over San Juan Creek, in most cases with no clear indication of their exact locations (Luskey's 1951:116). Among these 28 addresses, 25 are listed as residences, while the other 3 are listed as ranches (*ibid.*).

The same pattern is also noted in the 1952 directory (Luskey's 1952:87), with the occupations of the residents identified elsewhere in the volume. Starting from the intersection of Ganado Road, the 1952 directory contains the following listings along the same stretch of Ortega Highway:

North side	Lyle P. (Margaret) Mercado, rancher
North side	Harrison J. (Helen) Giddings, rancher
South side	Howard M. Lattimer, rancher; Kathleen Lattimer, librarian of the San Juan Capistrano Public Library
South side	Boyd L. (Ruth) Robertson, rancher
South side	Mrs. Blanch M. Robertson, rancher
North side	Howard (Anne) O'Brien, rancher
South side	Carl H. (Adele) Hankey, rancher
No. 28281	William W. Ottaway, <i>South Coast News</i>
North side	Vacant
South side	Frank Forster
South side	L. P. Mercado
South side	Fred (Josie) Llamas
South side	William H. (Maria) Browne, cabinet maker, San Clemente Cabinet Shop
North side	Eldred T. (Jeannette) Lamb, rancher
South side	Adolph Oliveras, truck driver, City of San Clemente
South side	Cecil (Margaret) Martinez, rancher
South side	Joseph (Majorie) Tow, foreman, Rancho Mission Viejo
North side	Rancho Mission Viejo (lower), Arley H. (Alice) Leck, manager

7 Consultation with Local Historical Society

The San Juan Capistrano Historical Society was contacted for information pertaining to the history of the project area and the buildings noted above, but offered no comments.

8 Conclusion

Based on the research results discussed above, this study concludes that the developed portions of the project area have apparently been used predominantly for agricultural and—increasingly in recent years—residential purposes.

REFERENCES

Hallan-Gibson, Pamela

1990 *Two Hundred Years in San Juan Capistrano: A Pictorial History*. The Donning Company, Norfolk, Virginia.

Hankey, Carl H.

1971 Personal Experiences in San Juan Capistrano. Oral historical interview conducted by Suzanne Jansen. In *San Juan Capistrano Community History Project*, Vol. 1. The Oral History Program, California State University, Fullerton, 1978.

Luskeys

1951 Orange, Santa Ana, Tustin and Rural Street Address Directory. In *Luskey's South Orange County City Directory*. The Directory Services Company, Santa Ana.

1952 Orange County Beach Cities Criss Cross Street Address Directory. In *Luskey's Orange County Beach Cities Criss Cross Directory*. The Directory Services Company, Santa Ana.

USGS (United States Geological Survey, U.S. Department of the Interior)

1902 Map: Corona, Calif. (30', 1:125,000); surveyed in 1894 and 1899.

1949a Map: San Juan Capistrano, Calif. (7.5', 1:24,000); aerial photographs taken in 1946, field-checked in 1948.

1949b Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); aerial photographs taken in 1946, field-checked in 1948.

1968a Map: San Juan Capistrano, Calif. (7.5', 1:24,000); aerial photographs taken in 1967, field-checked in 1988.

1968b Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); aerial photographs taken in 1967, field-checked in 1988.

1975 Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1975.

1978 Map: San Juan Capistrano, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1974.

1980 Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1978.

1981 Map: San Juan Capistrano, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1977.

1988 Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1985.

APPENDIX 1: PERSONNEL QUALIFICATIONS

Bai "Tom" Tang, M.A., Project Historian

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi'an, China.
- 1994 "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.

Professional Experience

- 1993- Project Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

Cultural Resources Management Reports

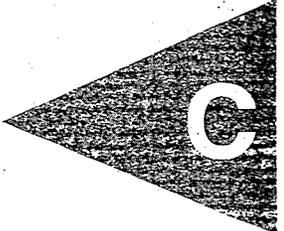
Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Approximately 300 cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

Membership

California Preservation Foundation.

APPENDIX



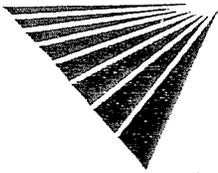
C

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: SR 74 Corridor Study San Juan Capistrano, CA 92675 Latitude/Longitude: (33.520874, 117.619085)	1200S0147 Marta Halabi District 12 Orange County, CA

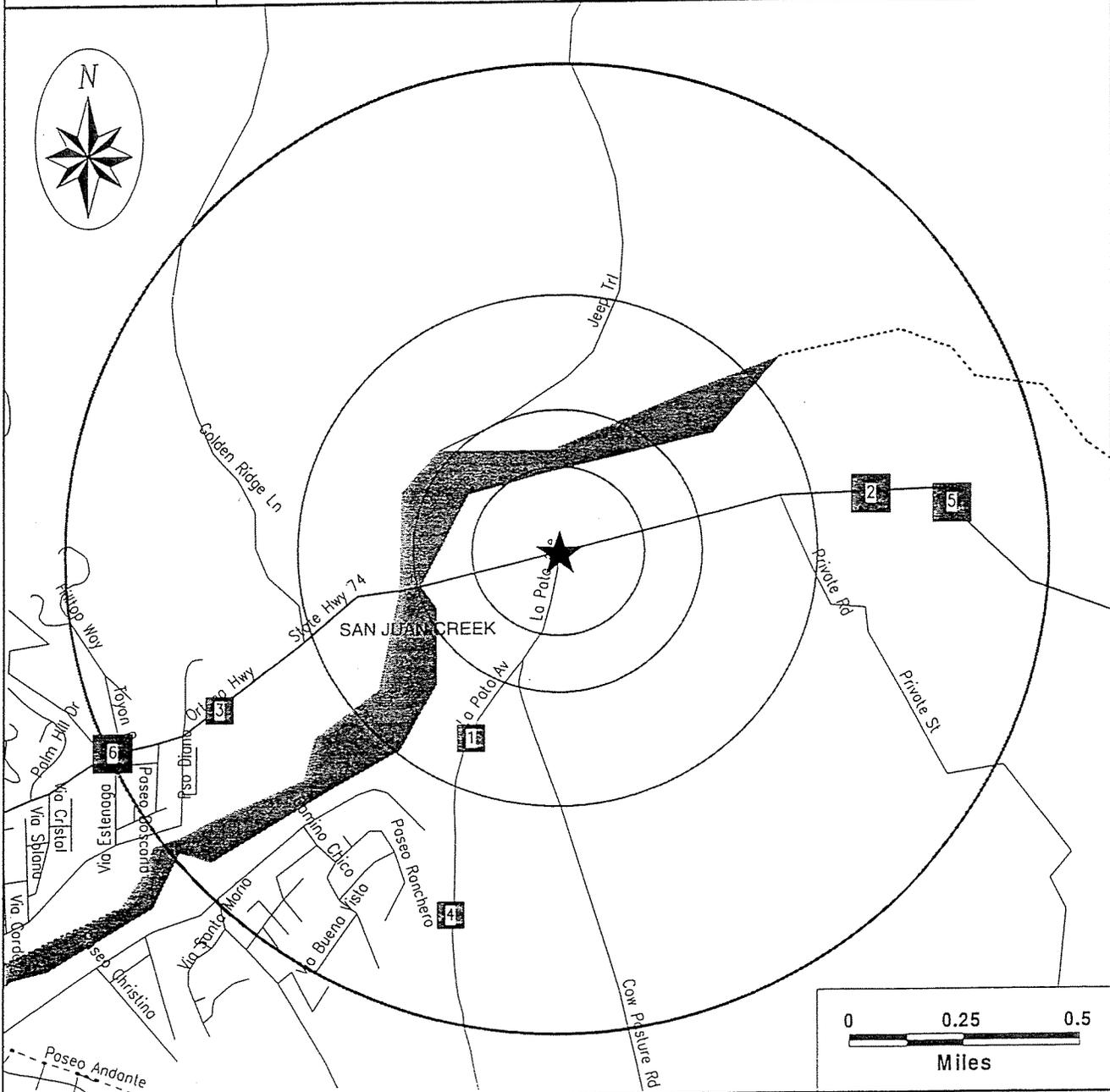
Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records:				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions and (TSD) associated TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1 mile:				
STATE SCL State equivalent CERCLIS list	0	0	0	0
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	0	0
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	1
STATE REG CO LUST Leaking Underground Storage Tanks	0	0	0	4
STATE/ REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	1	1
STATE DEED RSTR Sites with deed restrictions	0	0	0	0
STATE CORTESE State index of properties with hazardous waste	0	0	0	2
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	0
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	0	0	0	0





SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

Map of Sites within One Mile

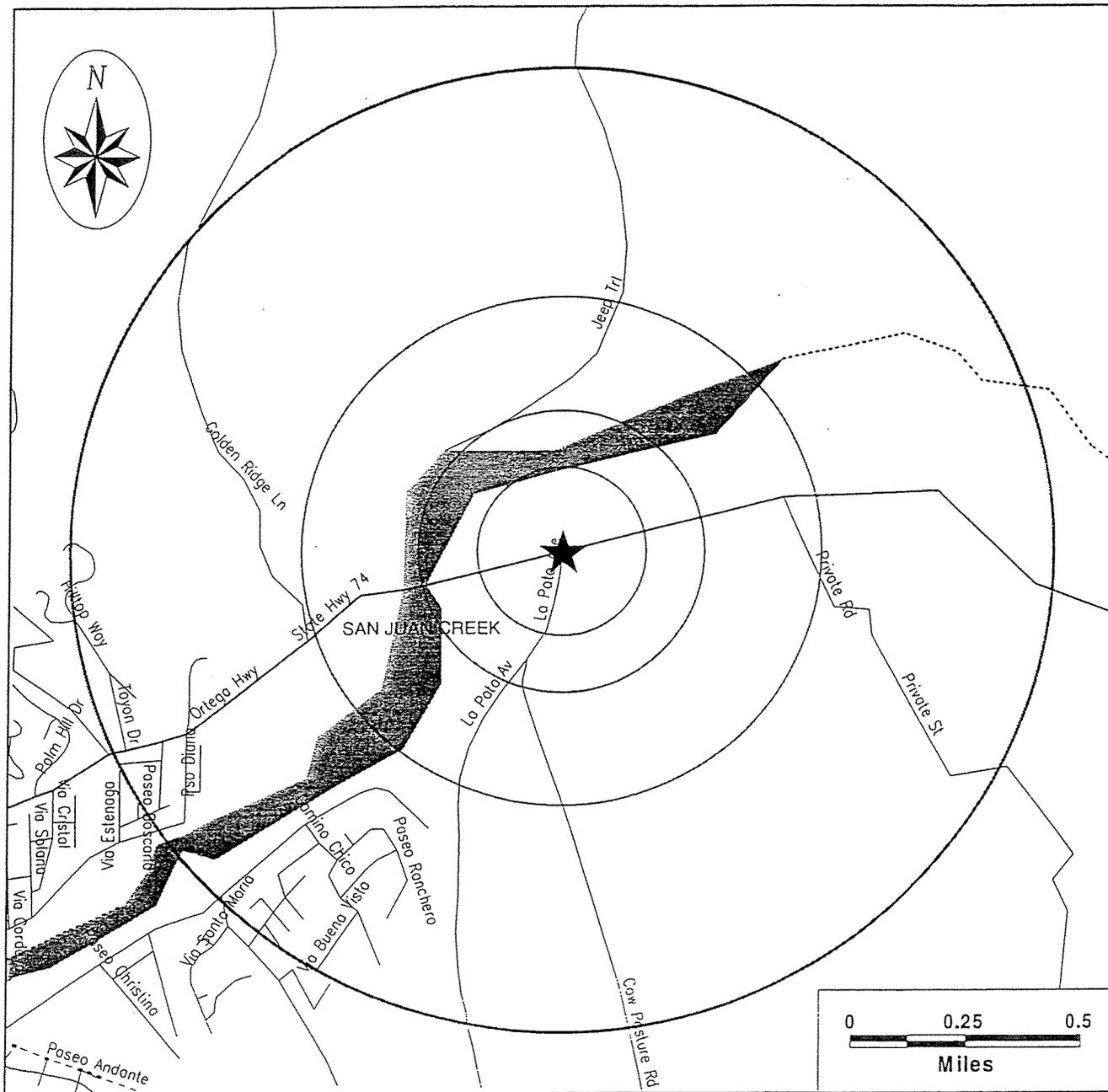


Subject Site 	Category: Databases Searched to: Single Sites Multiple Sites	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD) CERCLIS, NFRAP, TSD, LUST, SWLF, SCL RCRA VIOL, TRIS, UST ERNS, GENERATORS				
If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.					



SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

Street Map



Subject Site



Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

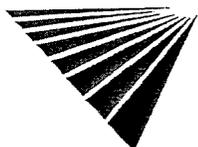
SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B						C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS
No Records Found																		

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B						C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS
No Records Found																		

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A			B						C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	5338246 0.39 MI SW							X										

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B						C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
2	CALIFORNIA SILICA PRODUCTS CO 31302 ORTEGA SAN JUAN CAPISTRANO, CA 92675	72961 0.63 MI E					X				X				X		X		



X = search criteria; * = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #5

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B							C			D			
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
2	OGLEBAY NORTON INDUSTRIAL SAND 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675	5521324 0.63 MI E									X					X			
3	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1239230 0.74 MI W								X						X			
4	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	6831650 0.77 MI S									X								
5	SAN JUAN COMPANY 31471 ORTEGA HWY 87 SAN JUAN CAPISTRANO, CA 92675	6947722 0.79 MI E														X			
5	RANCHO MISSION VIEJO 31471 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1284456 0.79 MI E														X		X	
5	INDUSTRIAL ASPHALT 31511 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675	3200575 0.81 MI E									X								
5	CALIFORNIA PORTLAND CEMENT CO 31511 ORTEGA HY SAN JUAN CAPISTRANO, CA 92675	12712810 0.81 MI E														X			
6	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	5356626 0.99 MI W									X								X
6	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675	3497554 1.00 MI W														X			



X = search criteria; * = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

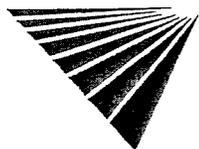
Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #6

UNMAPPED SITES	VISTA ID	A			B							C			D			
		NPL	CORRACJS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PIIS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	7448295							X										
LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	4223107						X											
PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	7431245							X										
SAN JUAN CAPISTRANO (DIST. 12) SAN JUAN CAPISTRANO, CA	6612759													X				
PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	6830417							X										
RE ED RESERVOIR LATITUDE 33-29-33N SAN JUAN CAPISTRANO, CA 92675	4950373																X	



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #7

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	5338246
		Distance/Direction:	0.39 MI / SW
		Plotted as:	Point
STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	30-AB-0364
Agency Address:	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA COMPOSTING FACILITY		
Facility Type:	ACTIVE		
Facility Status:	NOT REPORTED		
Facility Life:	PERMITTED/LICENSED		
Permit Status:	MIXED WASTE		
Waste:			

Map ID

1

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

VISTA Address*:	CALIFORNIA SILICA PRODUCTS CO 31302 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	72961
		Distance/Direction:	0.63 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	CALIFORNIA SILICA PRODUCTS CO 31302 ORTEGA S J CAPISTRANO, CA 92693		
Underground Tanks:	4		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Map ID

2



SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

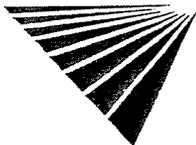
Tank ID:	T000U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (*)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	T000U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (*)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	T000U	Tank Status:	CLOSED REMOVED
Tank Contents:	UNKNOWN	Leak Monitoring:	Agency Code (*)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	T000U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (*)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL

CORTESE / SRC# 4840	Agency ID:	9UT2489
Agency Address:	CALIFORNIA SILICA PRODUCT 31302 ORTEGA SAN JUAN CAPISTRANO, CA 926750000	
List Name:	LEAKING TANK	
Site ID:	9UT2489	

RCRA-SmGen - RCRA-Small Generator / SRC# 6556	EPA ID:	CAD040522351
Agency Address:	CALIFORNIA SILICA PROD CO 31302 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675	
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597	EPA/Agency ID:	N/A
Agency Address:	CA SILICA PRODUCTS CO. 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675	
Facility ID:	9UT1752	
Leak Date:	10/11/90	
Leak Report Date:	10/11/90	
Case Closed Date:	06/20/91	
Leak Cause:	UNKNOWN	
Leak Source:	UNKNOWN	
Substance:	DIESEL	
Remediation Event:	ENFORCEMENT: NONE TAKEN	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Lead Agency:	LOCAL AGENCY (COUNTY)	
Description / Comment:	LOCASENUM: 90UT240, BASINNUM: 901.20, GWDEPTH:	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597	EPA/Agency ID:	N/A
Agency Address:	CALIFORNIA SILICA PRODUCTS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675	
Facility ID:	9UT2489	
Leak Date:	03/19/93	



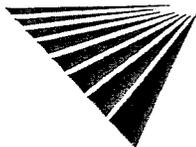
SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

Leak Report Date: 03/19/93
 Leak Detection Method: OTHER MEANS
 Leak Cause: UNKNOWN
 Leak Source: UNKNOWN
 Substance: GASOLINE
 Remediation Event: LEAK STOPPED BY: CLOSE TANKLEAK STOP DATE: 04/02/93 ENFORCEMENT: NONE TAKEN
 Remediation Status: PRELIMINARY SITE ASSESSMENT WORKPLAN REQ
 Media Affected: SOIL ONLY
 Lead Agency: LOCAL AGENCY (COUNTY)
 Description / Comment: BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 93UT15, BASIN NUM: 901.28, GWDEPTH:

STATE LUST - State Leaking Underground Storage Tank / SRC# 6658 EPA/Agency ID: N/A
 Agency Address: CA SILICA PRODUCTS CO.
 31302 ORTEGA HWY
 SAN JUAN CAPISTRANO, CA 92675
 Facility ID: 9UT1752
 Leak Report Date: 10/11/19
 Site Assessment Plan Submitted: 11/01/19
 Case Closed Date: 06/20/19
 Substance: DIESEL
 Remediation Status: CASE CLOSED
 Media Affected: SOIL ONLY
 Lead Agency: LOCAL AGENCY
 Region / District: SAN DIEGO REGION
 Description / Comment: COUNTY: ORANGEXSTREET: REVIEW DATE: 05/28/19

STATE LUST - State Leaking Underground Storage Tank / SRC# 6658 EPA/Agency ID: N/A
 Agency Address: CALIFORNIA SILICA PRODUCTS
 31302 ORTEGA HWY
 SAN JUAN CAPISTRANO, CA 92675
 Facility ID: 9UT2489
 Leak Report Date: 03/19/19
 Site Assessment Plan Submitted: 03/19/19
 Substance: GASOLINE
 Remediation Status: PRELIMINARY SITE ASSESSMENT WORKPLAN REQ
 Media Affected: SOIL ONLY
 Lead Agency: LOCAL AGENCY
 Region / District: SAN DIEGO REGION
 Description / Comment: COUNTY: ORANGEXSTREET: REVIEW DATE: 08/31/19

STATE LUST - State Leaking Underground Storage Tank / SRC# 6667 EPA/Agency ID: N/A
 Agency Address: CALIFORNIA SILICA PRODUCTS CO
 31302 ORTEGA HWY
 SAN JUAN CAPISTRANO, CA 92675
 Facility ID: 9OUT240
 Case Closed Date: 06/20/91
 Substance: DIESEL
 Remediation Status: DETERMINE SITE STATUS/NOTIFY STATE BOARD
 Media Affected: SOIL ONLY
 Lead Agency: LOCAL



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #10

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6667	EPA/Agency ID:	N/A	
Agency Address:	CALIFORNIA SILICA PRODUCTS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	93UT15		
Case Closed Date:	03/14/94		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	DETERMINE SITE STATUS/NOTIFY STATE BOARD		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL		

VISTA Address*:	OGLEBAY NORTON INDUSTRIAL SAND 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	5521324
		Distance/Direction:	0.63 MI / E
		Plotted as:	Point

Map ID
2

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597	EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE		
Facility ID:	9UT3523		
Leak Date:	06/28/97		
Leak Report Date:	07/31/97		
Leak Detection Method:	TANK TEST		
Substance:	DIESEL		
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN REQ		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY (COUNTY)		
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 97UT23, BASINUM: 901.25, GWDEPTH:		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6658	EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE		
Facility ID:	9UT3523		
Leak Report Date:	07/31/19		
Site Assessment Plan Submitted:	07/31/19		
Substance:	DIESEL		
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN REQ		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN DIEGO REGION		
Description / Comment:	COUNTY: ORANGEX STREET: LUCAS CANYON ROAD REVIEW DATE: 08/29/19		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #11

SITES IN THE SURROUNDING AREA. (within 1/2 - 1 mile) CONT.

STATE UST - State Underground Storage Tank / SRC# 6666		EPA/Agency ID:	N/A
Agency Address:	OGLEBOY NORTON INDUSTRIAL SANDS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6667		EPA/Agency ID:	N/A
Agency Address:	OGLEBOY NORTON INDUSTRIAL SANDS INC 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	97UT24		
Substance:	DIESEL		
Remediation Status:	PRELIMINARY SITE ASSESSMENT		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES		

VISTA Address:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1239230
		Distance/Direction:	0.74 MI / W
		Plotted as:	Point

Map ID
3

STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1001U	Tank Status:	CLOSED REMOVED
Tank Contents:	UNKNOWN	Leak Monitoring:	Agency Code (*)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL

CORTESE / SRC# 4840		Agency ID:	9UT2195
Agency Address:	SAME AS ABOVE		
List Name:	LEAKING TANK		
Site ID:	9UT2195		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	9UT2195		
Leak Report Date:	03/18/92		
Contamination Confirmed Date:	03/18/92		
Remediation Plan Date:	05/24/93		
Leak Cause:	UNKNOWN		
Leak Source:	UNKNOWN		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		



SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

Remediation Event:	ENFORCEMENT: NONE TAKEN
Remediation Status:	REMEDATION PLAN SUBMITTED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY (COUNTY)
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE/LOCASENUM: 92UT48,BASINNUM:901.28,GWDEPTH:

STATE LUST - State Leaking Underground Storage Tank / SRC# 6658		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	9UT2195		
Leak Report Date:	03/18/19		
Site Assessment Plan Submitted:	12/13/19		
Contamination Confirmed Date:	03/18/19		
Remediation Plan Date:	05/24/19		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN DIEGO REGION		
Description / Comment:	COUNTY: ORANGEXSTREET:REVIEW DATE: 06/09/19		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6667		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28675 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	92UT48		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	REMEDIAL INVEST,FEASIBILITY STUDY, ETC.		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONALSITE OPEN: YES		

VISTA Address:	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	6831650
		Distance/Direction:	0.77 MI / S
		Plotted as:	Point

Map ID:
4

STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	30-AB-0372
Agency Address:	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA		
Facility Type:	COMPOSTING FACILITY		
Facility Status:	ACTIVE		
Facility Life:	NOT REPORTED		
Permit Status:	PERMITTED/LICENSED		
Waste:	ANIMALS (WASTE BODIES)		



SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

VISTA Address*:	SAN JUAN COMPANY 31471 ORTEGA HWY 87 SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	6947722
		Distance/Direction:	0.79 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 6666		EPA/Agency ID:	N/A
Agency Address:		SAN JUAN COMPANY 31471 ORTEGA HWY 87 SAN JUAN CAPISTRANO, CA	
Underground Tanks:		NOT REPORTED	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	

Map ID

5

VISTA Address*:	RANCHO MISSION VIEJO 31471 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1284456
		Distance/Direction:	0.79 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:		RANCHO MISSION VIEJO 31471 ORTEGA SAN JUAN CAPISTRANO, CA 92675	
Underground Tanks:		1	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	

Map ID

5

Tank ID:	T007U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	PETROLEUM	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL
RCRA-SmGen - RCRA-Small Generator / SRC# 6556		EPA ID:	CAD983598731
Agency Address:		RANCHO MISSION VIEJO 31471 ORTEGA HWY BLG 87 SAN JUAN CAPISTRANO, CA 92675	
Generator Class:		Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

VISTA Address*:	INDUSTRIAL ASPHALT 31511 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	3200575
		Distance/Direction:	0.81 MI / E
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 5873		EPA/Agency ID:	N/A
Agency Address:		INDUSTRIAL ASPHALT 31511 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA	
Substance:		NOT HAZARD	
Remediation Status:		CASE CLOSED/CLEANUP COMPLETE	
Responsible Party:		INDUSTRIAL ASPHALT	

Map ID

5



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #14

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

VISTA Address*:	CALIFORNIA PORTLAND CEMENT CO 31511 ORTEGA HY SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	12712810
		Distance/Direction:	0.81 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 6666		EPA/Agency ID:	N/A
Agency Address:	CALIFORNIA PORTLAND CEMENT CO 31511 ORTEGA HY SAN JUAN CAPISTRANO, CA		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Map ID:
5

VISTA Address*:	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	5356626
		Distance/Direction:	0.99 MI / W
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6556		EPA ID:	CAD981393085
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

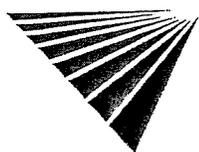
Map ID:
6

RCRA-TSD / SRC# 6556		EPA ID:	CAD981393085
Agency Address:	SAME AS ABOVE		
Off-Site Waste Received:	NO		
Land Disposal:	NO		
Incinerator:	NO		
Storage/Treatment:	NO		

VISTA Address*:	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	3497554
		Distance/Direction:	1.00 MI / W
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A

Map ID:
6

Agency Address:	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	1001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #15

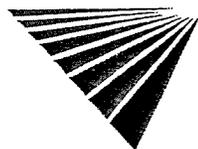
UNMAPPED SITES

VISTA Address*:	SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	VISTA ID#:	7448295
-----------------	---	------------	---------

WMUDS / SRC# 5857	Agency ID:	9 300005NUR
Agency Address:	SAME AS ABOVE	
Solid Waste Inventory System ID:	NOT REPORTED	
Facility Type:	Not reported	
Facility In State Board Waste Discharger System:	NO	
Chapter 15 Facility:	NO	
Solid Waste Assessment Test Facility:	NO	
Toxic Pits Cleanup Act Facility:	NO	
RCRA Facility:	NO	
Department of Defense Facility:	NO	
Open To Public:	NO	
Number Of Waste Management Units:	1	
Rank:	NOT REPORTED	
Enforcements At Facility:	NO	
Violations At Facility:	NO	

VISTA Address*:	LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	4223107
-----------------	--	------------	---------

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	9UT197	
Leak Date:	04/12/85	
Leak Report Date:	04/23/85	
Site Assessment Began:	10/30/85	
Pollution Characterization Date:	07/14/86	
Remediation Plan Date:	09/29/86	
Case Closed Date:	12/11/91	
Leak Detection Method:	OTHER MEANS	
Leak Cause:	UNKNOWN	
Leak Source:	UNKNOWN	
Substance:	GASOLINE	
Remediation Event:	EXCAVATE AND TREAT	
Remediation Event:	LEAK STOPPED BY: OTHER MEANS ENFORCEMENT: NONE TAKEN	
Remediation Status:	CASE CLOSED	
Media Affected:	AQUIFER (MUNICIPAL USE)	
Lead Agency:	LOCAL AGENCY (COUNTY)	
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 85UT40, BASINUM: 901.27, GWDEPTH: 6.8'	



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #16

UNMAPPED SITES CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 6658		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	9UT197		
Leak Report Date:	04/23/19		
Site Assessment Plan Submitted:	04/23/19		
Site Assessment Began:	10/30/19		
Pollution Characterization Date:	07/14/19		
Remediation Plan Date:	09/29/19		
Case Closed Date:	12/11/19		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND TREAT		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN DIEGO REGION		
Description / Comment:	COUNTY: ORANGEXSTREET: LA NOVIA AVENUE REVIEW DATE: 08/27/19		

VISTA Address*:	PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	7431245
-----------------	---	------------	---------

WMUDS / SRC# 5857		Agency ID:	9 300002NUR
Agency Address:	SAME AS ABOVE		
Solid Waste Inventory System ID:	NOT REPORTED		
Facility Type:	Not reported		
Facility In State Board Waste Discharger System:	NO		
Chapter 15 Facility:	NO		
Solid Waste Assessment Test Facility:	NO		
Toxic Pits Cleanup Act Facility:	NO		
RCRA Facility:	NO		
Department of Defense Facility:	NO		
Open To Public:	NO		
Number Of Waste Management Units:	1		
Rank:	NOT REPORTED		
Enforcements At Facility:	NO		
Violations At Facility:	NO		

VISTA Address*:	PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	VISTA ID#:	6830417
-----------------	--	------------	---------

STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	30-CR-0053
Agency Address:	SAME AS ABOVE		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	OTHER		
Permit Status:	UNDER REVIEW		



SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 6558 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was January, 2000.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 6599 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was October, 1999.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 6556 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

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's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 1 MILE

CERCLIS
SRC#: 6474 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for CERCLIS was October, 1999.

The CERCLIS List 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. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.



SWLF
SRC#: 6544

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Ca Solid Waste Information System (SWIS) was November, 1999.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists 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 Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

Orange
County Landfill
SRC#: 6433

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Orange County Landfills was April, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

WMUDS
SRC#: 5857

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Waste Management Unit Database System (WMUDS) was February, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

The WMUDS system also accesses information from the following databases from the Waste Discharger System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23. Waters.

LUST
SRC#: 5873

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #9-SLIC List was August, 1996.

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

LUST RG6
SRC#: 6275

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Lahontan Region LUST List was August, 1999.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

LUST
SRC#: 6277

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #8-SLIC List was July, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.



LUST RG8
SRC#: 6542

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was October, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.

LUST RG9
SRC#: 6597

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #9 Leaking Underground Storage Tank List was October, 1999.

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

LUST
SRC#: 6658

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Lust Information System (LUSTIS) was January, 2000.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

LUST
SRC#: 6667

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Orange County-Groundwater Cleanup Program was December, 1999.

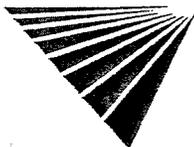
This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

CORTESE
SRC#: 4840

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSTATES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.



Deed
Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

Toxic Pits
SRC#: 2229

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

Water Wells
SRC#: 5384

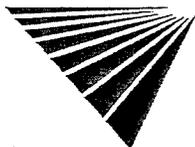
VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for USGS WATER WELLS was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

C) DATABASES SEARCHED TO 1 MILE.

RCRA-Viols/Enf VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.



UST's
SRC#: 1612

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Underground Storage Tank Registrations Database was January, 1994.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5498

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Fullerton Underground Storage Tank List was December, 1998.

This database is provided by the Fullerton Fire Department. The agency may be contacted at: 714-738-3160; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6589

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for City of Orange Underground Storage Tank List was September, 1999.

This database is provided by the City of Orange Fire Department. The agency may be contacted at: 714-288-2541; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6590

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for City of Anaheim UST Listing was October, 1999.

This database is provided by the City of Anaheim. The agency may be contacted at: 714-765-4049; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6666

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Orange County Underground Tank Facilities was December, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6672

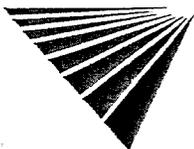
VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Santa Ana City UST List was January, 2000.

This database is provided by the City of Santa Ana Fire Department. The agency may be contacted at: 714-647-5761; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's
SRC#: 6669

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Aboveground Storage Tank Database was December, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.



TRIS
SRC#: 4946

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for TRIS was January, 1998.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities(Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

D) DATABASES SEARCHED TO 1 MILE:

ERNS
SRC#: 6181

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for ERNS was August, 1999.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for 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 ERNS hotline number is (202) 260-2342.

RCRA-LgGen
SRC#: 6556

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 6556

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was December, 1999.

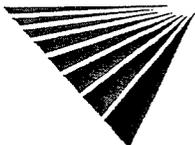
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

SPILL
SRC#: 5849

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Orange County-Industrial Cleanups was January, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

End of Report



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #24

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 08690K Orega Hwy Widening San Juan Capistrano, CA 92675 Latitude/Longitude: (33.512636, 117.640166)	1200S0021 Marta Halabi District 12 Irvine, CA

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions and (TSD) associated TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1 mile:				
STATE SCL State equivalent CERCLIS list	0	0	0	0
US EPA GERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	0	0
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	1	0	0
STATE REG CO LUST Leaking Underground Storage Tanks	0	0	1	0
STATE/REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	5
STATE DEED RSTR Sites with deed restrictions	0	0	0	0
STATE CORTESE State index of properties with hazardous waste	0	0	1	0
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	0
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	0	0	0	0



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

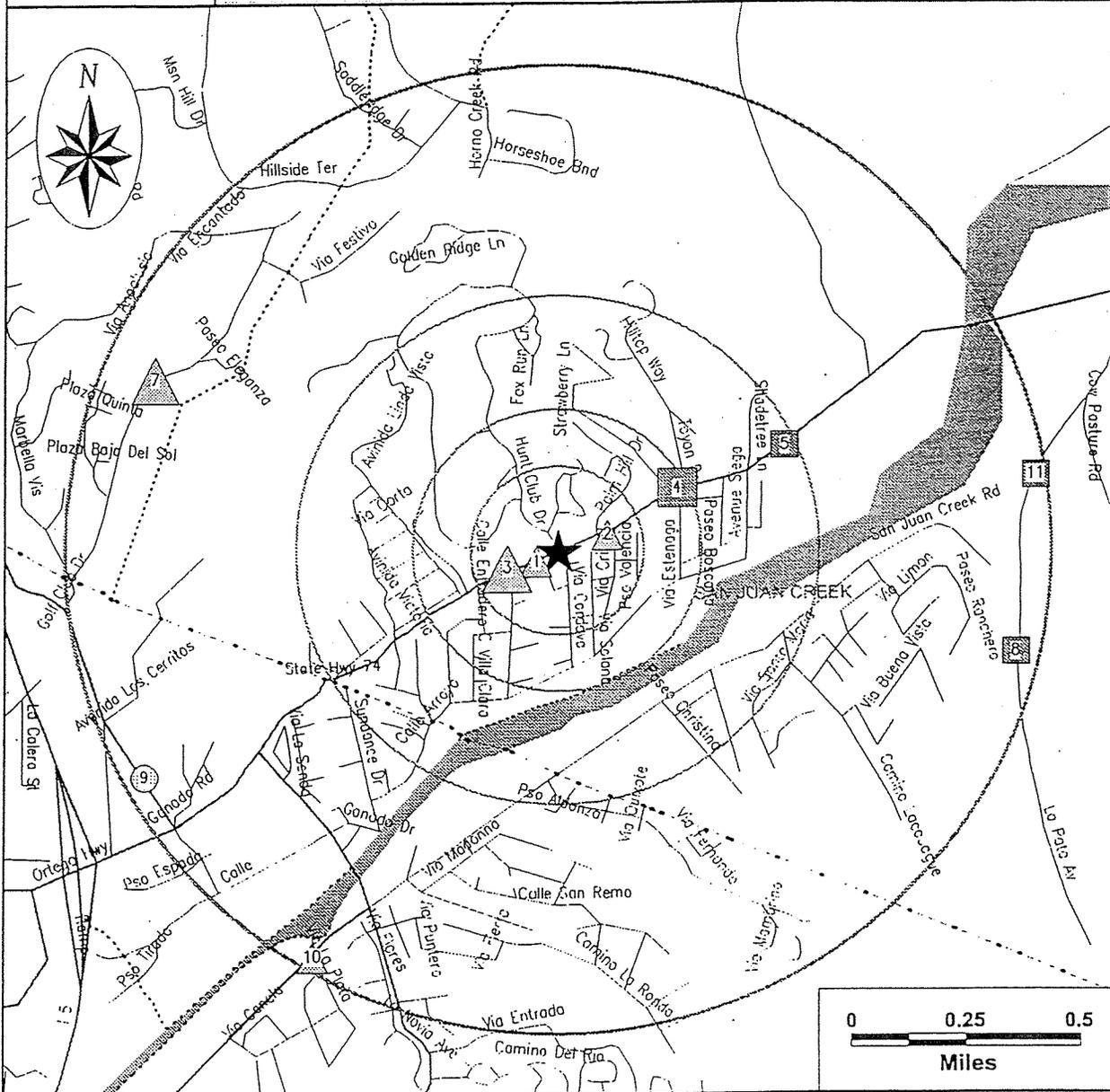
Date of Report: February 2, 2000

Version 2.6.1

Page #1

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

Map of Sites within One Mile



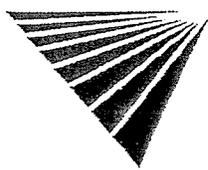
Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆◆	■■	△△	○○
		NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
		If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 1200S0021

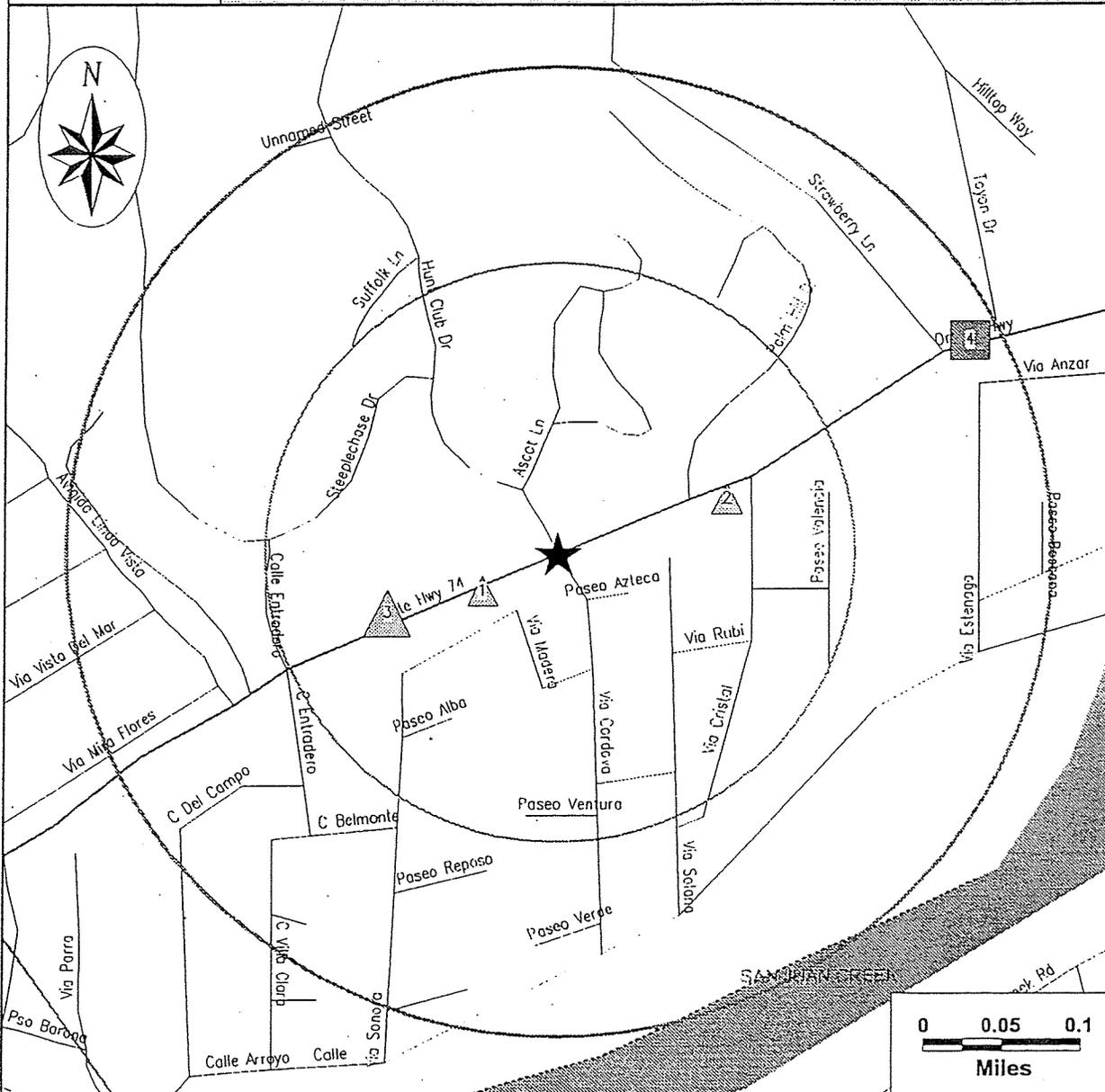
Date of Report: February 2, 2000

Page #3



SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

Map of Sites within Quarter Mile



Subject Site 	Category: Databases Searched to: Single Sites Multiple Sites	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi. 				
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%; border: none;">NPL, SPL, CORRACTS (TSD)</td> <td style="width: 25%; border: none;">CERCLIS, NFRAP, TSD, LUST, SWLF, SCL</td> <td style="width: 25%; border: none;">RCRA VIOL, TRIS, UST</td> <td style="width: 25%; border: none;">ERNS, GENERATORS</td> </tr> </table> <p style="font-size: small; margin-top: 5px;">If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.</p>					NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS						

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

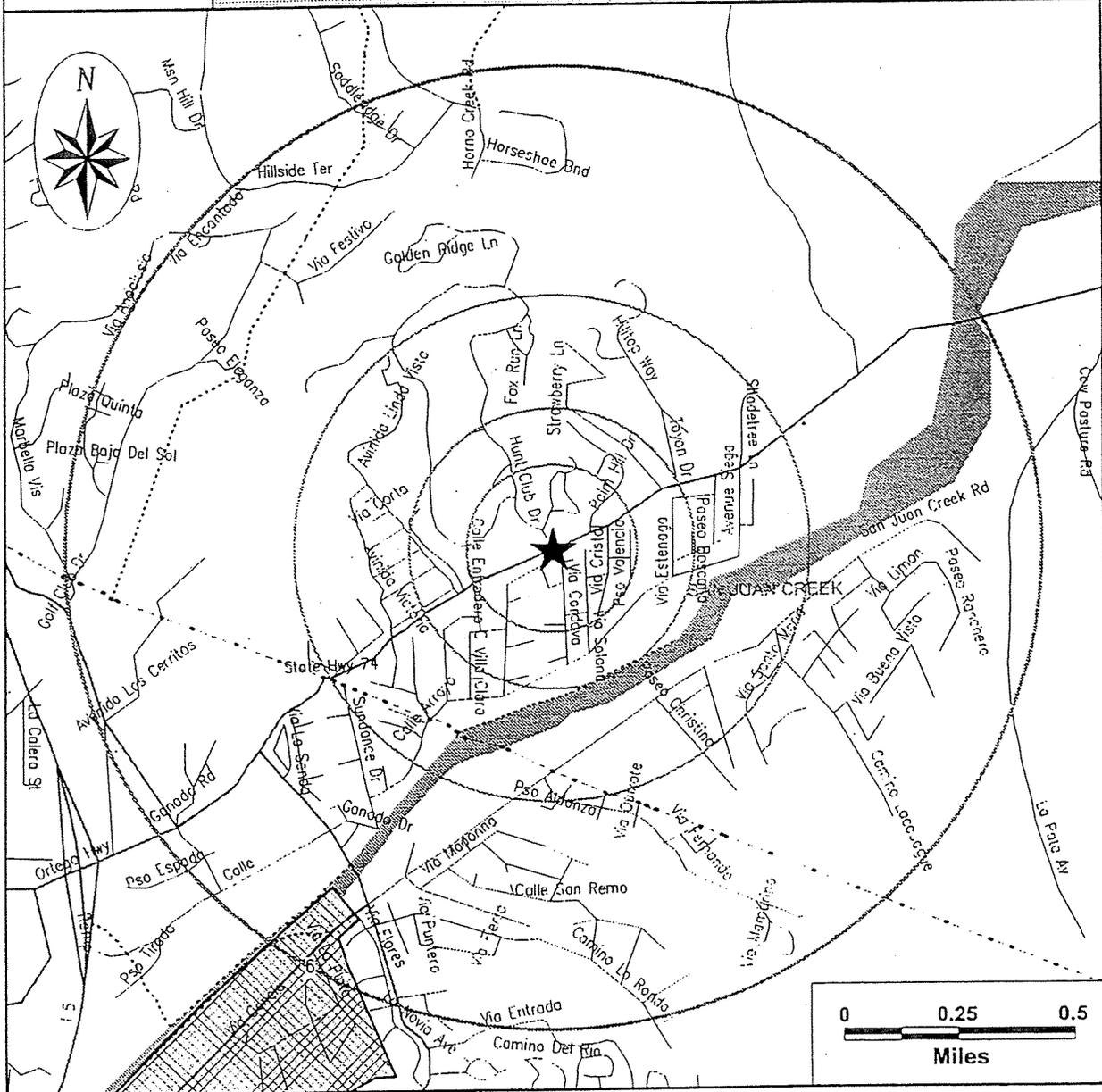
Report ID: 1200S0021

Date of Report: February 2, 2000

Page #4

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

Sites Represented as Polygons



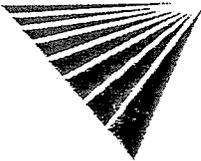
These boundaries are approximated from agency records or other sources such as published maps. They may represent property boundaries, impact zones, or study areas. For more information contact the agency referenced by source number in the site listing.



Subject Site

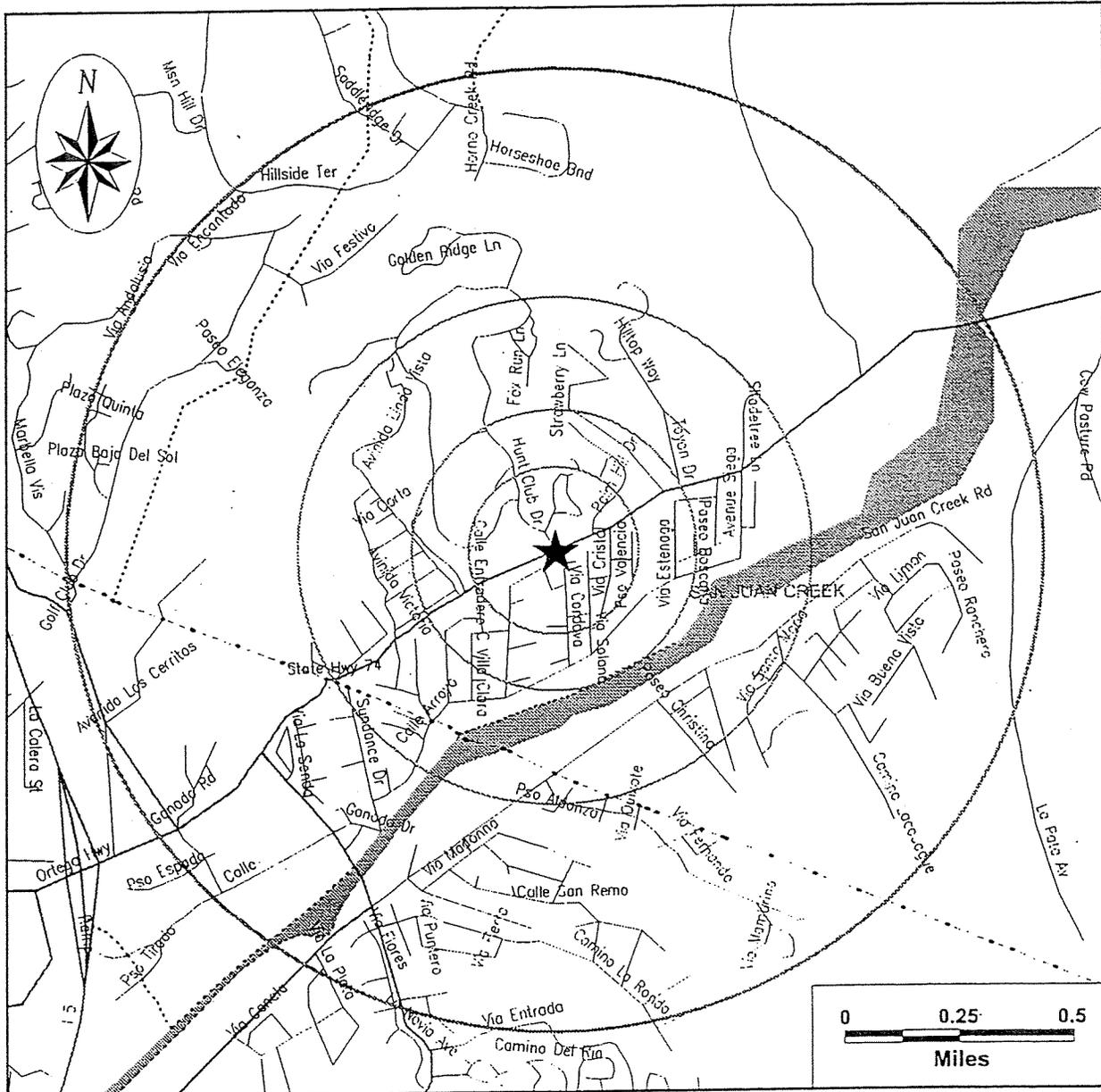


Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities



SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

Street Map



Subject Site



Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B						C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1	CAPISTRANO WHOLESALE NURSERY 29812 ORTEGA SAN JUAN CAPISTRA, CA 92675	1284439 0.00 MI NA														X			
2	TALEGA LIFT STATION #2 31500 ORTEGA HY SAN JUAN CAPISTRANO, CA	4988387 0.05 MI E														X			
3	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA HY SAN JUAN CAPISTRANO, CA	1284443 0.05 MI W														X			
3	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1178126 0.05 MI W														X			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B						C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
4	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, GA 92675	3497554 0.23 MI NE														X			
4	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	5356626 0.24 MI E					X											X	



X = search criteria; * = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #7

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A			B						C			D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
5	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1239230 0.48 MI E							X			X				X			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B						C			D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
6	FORSTER CANYON LANDFILL I-5 AT SAN JUAN CREEK ROAD SANTA ANA, CA 92701	5445794 0.82 MI								X									
6	FORSTER CANYON LANDFILL - CLOSED LA NOVA SAN JUAN CREEK RD. SAN JUAN CAPISTRANO, CA	5338285 0.82 MI								X									
6	FORSTER CANYON LANDFILL STN 17 FORSTER CANYON ROAD SAN JUAN CAPISTRANO, CA	4824755 0.82 MI								X									
7	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB DR SAN JUAN CAPISTRANO, CA 92675	1284450 0.88 MI W														X			
7	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB SAN JUAN CAPISTRANO, CA 92675	4027920 0.88 MI W														X			
8	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	6831650 0.95 MI E								X									
9	ORTEGA CLEANERS 31654 RANCHO VIEJO RD STE F SAN JUAN CAPISTRANO, CA 92675	312375 0.95 MI SW																	X
10	SAN JUAN HILLS GOLF CLUBHOUSE 32120 SAN JUAN CREEK SAN JUAN CAPISTRANO, CA 92675	4042340 0.97 MI SW														X			
11	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	5338246 0.98 MI E								X									



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #8

UNMAPPED SITES	VISTA ID	A			B							C			D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	7448295							X											
RE ED RESERVOIR LATITUDE 33-29-33N SAN JUAN CAPISTRANO, CA 92675	4950373																	X	
SAN JUAN CAPISTRANO (DIST. 12) SAN JUAN CAPISTRANO, CA	6612759														X				
PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	7431245							X											
PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	6830417							X											
LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	4223107						X												



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

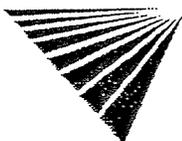
Page #9

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	CAPISTRANO WHOLESALE NURSERY 29812 ORTEGA SAN JUAN CAPISTRA, CA 92675	VISTA ID#:	1284439	Map ID: 1
		Distance/Direction:	0:00 MI / NA	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE			
Underground Tanks:	1			
Aboveground Tanks:	NOT REPORTED			
Tanks Removed:	NOT REPORTED			
Tank ID:	1001U	Tank Status:	OTHER	
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (*)	
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL	
Tank Size (Units):	550 (GALLONS)	Tank Material:	BARE STEEL	
VISTA Address*:	TALEGA LIFT STATION #2 31500 ORTEGA HY SAN JUAN CAPISTRANO, CA	VISTA ID#:	4988387	Map ID: 2
		Distance/Direction:	0:05 MI / E	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 6438		EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE			
Underground Tanks:	NOT REPORTED			
Aboveground Tanks:	NOT REPORTED			
Tanks Removed:	NOT REPORTED			
VISTA Address*:	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA HY SAN JUAN CAPISTRANO, CA	VISTA ID#:	1284443	Map ID: 3
		Distance/Direction:	0:05 MI / W	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 6438		EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE			
Underground Tanks:	NOT REPORTED			
Aboveground Tanks:	NOT REPORTED			
Tanks Removed:	NOT REPORTED			



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #10

PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1178126
		Distance/Direction:	0.05 MI / W
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A

Map ID
3

Agency Address:		<i>CHIQUITA WATER RECLAMATION PL 28793 ORTEGA SAN JUAN CAPISTRANO, CA 92675</i>	
Underground Tanks:		6	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	<i>1001U</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>
Tank Contents:	<i>DIESEL</i>	Leak Monitoring:	<i>Agency Code (')</i>
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>BARE STEEL</i>
Tank Size (Units):	<i>4000 (GALLONS)</i>	Tank Material:	<i>FIBERGLASS</i>
Tank ID:	<i>1001U</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>
Tank Contents:	<i>UNLEADED GAS</i>	Leak Monitoring:	<i>Agency Code (')</i>
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>BARE STEEL</i>
Tank Size (Units):	<i>4000 (GALLONS)</i>	Tank Material:	<i>FIBERGLASS</i>
Tank ID:	<i>1001U</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>
Tank Contents:	<i>PETROLEUM</i>	Leak Monitoring:	<i>Agency Code (')</i>
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>BARE STEEL</i>
Tank Size (Units):	<i>550 (GALLONS)</i>	Tank Material:	<i>FIBERGLASS</i>
Tank ID:	<i>1001U</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>
Tank Contents:	<i>DIESEL</i>	Leak Monitoring:	<i>Agency Code (')</i>
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>BARE STEEL</i>
Tank Size (Units):	<i>2500 (GALLONS)</i>	Tank Material:	<i>FIBERGLASS</i>
Tank ID:	<i>1001U</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>
Tank Contents:	<i>PETROLEUM</i>	Leak Monitoring:	<i>Agency Code (')</i>
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>BARE STEEL</i>
Tank Size (Units):	<i>550 (GALLONS)</i>	Tank Material:	<i>FIBERGLASS</i>
Tank ID:	<i>1001U</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>
Tank Contents:	<i>DIESEL</i>	Leak Monitoring:	<i>Agency Code (')</i>
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>BARE STEEL</i>
Tank Size (Units):	<i>1000 (GALLONS)</i>	Tank Material:	<i>FIBERGLASS</i>



SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address:	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	3497554
		Distance/Direction:	0.23 MI / NE
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	1001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL

Map ID:
4

VISTA Address:	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	5356626
		Distance/Direction:	0.24 MI / E
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD981393085
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		
RCRA-TSD / SRC# 6379		EPA ID:	CAD981393085
Agency Address:	SAME AS ABOVE		
Off-Site Waste Received:	NO		
Land Disposal:	NO		
Incinerator:	NO		
Storage/Treatment:	NO		

Map ID:
4

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1239230
		Distance/Direction:	0.48 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Map ID:
5



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Tank ID:	100TU	Tank Status:	CLOSED REMOVED
Tank Contents:	UNKNOWN	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL
CORTESE / SRC# 4840		Agency ID:	9UT2195
Agency Address:	SAME AS ABOVE		
List Name:	LEAKING TANK		
Site ID:	9UT2195		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6351		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	9UT2195		
Leak Report Date:	03/18/92		
Site Assessment Plan Submitted:	12/13/92		
Contamination Confirmed Date:	03/18/92		
Remediation Plan Date:	05/24/93		
Leak Cause:	UNKNOWN		
Leak Source:	UNKNOWN		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Event:	ENFORCEMENT: NONE TAKEN		
Remediation Status:	REMEDICATION PLAN SUBMITTED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY (COUNTY)		
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 92UT48, BASINNUM: 901.28, GWDEPIH:		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28675 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	92UT48		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	9UT2195		
Leak Report Date:	03/18/92		
Site Assessment Plan Submitted:	12/13/92		
Contamination Confirmed Date:	03/18/92		
Remediation Plan Date:	05/24/93		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #13

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

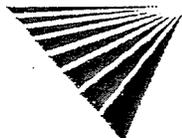
Remediation Status:	REMEDIAN PLAN SUBMITTED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SAN DIEGO REGION
Description / Comment:	COUNTY: ORANGEXSTREET:REVIEW DATE:

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

VISTA Address*:	FORSTER CANYON LANDFILL I-5 AT SAN JUAN CREEK ROAD SANTA ANA, CA 92701	VISTA ID#:	5445794
		Distance:	0.82 MI
		Plotted as:	Polygon
WMUDS / SRC# 5857		Agency ID:	9-000000586

Map ID
6

Agency Address:	FORSTER CANYON LANDFILL I-5 AT SAN JUAN CREEK ROAD SAN JUAN CAPISTRANO, CA 92701
Solid Waste Inventory System ID:	30-AB-0366
Facility Type:	SOLID WASTE SITES-CLASS III - Landfills for nonhazardous solid wastes.
Facility In State Board Waste Discharger System:	NO
Chapter 15 Facility:	NO
Solid Waste Assessment Test Facility:	NO
Toxic Pits Cleanup Act Facility:	NO
RCRA Facility:	NO
Department of Defense Facility:	NO
Open To Public:	NO
Number Of Waste Management Units:	1
Threat To Water:	MAJOR THREAT TO WATER QUALITY
Complexity:	Category B - Any facility having a physical, chemical or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marinas with petroleum products, solid wastes, and sewage pump out facilities.
Facility Status:	ACTIVE - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements. Those facilities that are not under Waste Discharge Requirements (WURDs) are coded as ACTIVE when: 1) there is an active enforcement order for the facility, 2) there is a significant violation that has not been resolved to the satisfaction of the Regional Board, 3) after an inspection further action is required to mitigate a problem at the facility, or 4) there is some problem that the Regional Board considers significant enough to warrant classification as an ACTIVE facility.
Waste 1 (Nature/Type):	"NONHAZARDOUS SOLID WASTES - Influent or solid wastes that contain nonhazardous putrescible and nonputrescible solid, semisolid, and liquid wastes (e.g. garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid wastes)." / "SOLID WASTES"
Waste 2 (Nature/Type):	NOT REPORTED
Rank:	NOT REPORTED
Enforcements At Facility:	NO
Violations At Facility:	YES



SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

VISTA Address*	FORSTER CANYON LANDFILL - CLOSED LA NOVA SAN JUAN CREEK RD. SAN JUAN CAPISTRANO, CA	VISTA ID#:	5338285
		Distance	0.82 MI
		Plotted as:	Polygon

Map ID
6

STATE SWLF	Solid Waste Landfill / SRC# 6544	Agency ID:	30-AB-0366
Agency Address:	SAME AS ABOVE		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	CLOSED		
Facility Life:	NOT REPORTED		
Permit Status:	OTHER		
Waste:	OTHER		

VISTA Address*	FORSTER CANYON LANDFILL STN 17 FORSTER CANYON ROAD SAN JUAN CAPISTRANO, CA	VISTA ID#:	4824755
		Distance	0.82 MI
		Plotted as:	Polygon

Map ID
6

WMUDS / SRC# 5857	Agency ID:	9-000036N90
-------------------	------------	-------------

Agency Address:	SAME AS ABOVE
Solid Waste Inventory System ID:	NOT REPORTED
Facility Type:	SOLID WASTE SITES-CLASS III - Landfills for nonhazardous solid wastes.
Facility In State Board Waste Discharger System:	NO
Chapter 15 Facility:	NO
Solid Waste Assessment Test Facility:	NO
Toxic Pits Cleanup Act Facility:	NO
RCRA Facility:	NO
Department of Defense Facility:	NO
Open To Public:	NO
Number Of Waste Management Units:	1
Threat To Water:	MODERATE THREAT TO WATER QUALITY
Complexity:	Category B - Any facility having a physical, chemical or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as manure with petroleum products, solid wastes, and sewage pump out facilities.
Facility Status:	HISTORICAL - Any regulated facility for which the Regional Board has rescinded all WDRs or consciously allowed an NPOS permit to expire. Those facilities that are not under Waste Discharge Requirements (WDRs) may be set to HISTORY when the Regional Board considers regular enforcement, monitoring or compliance activities unnecessary at the facility any unregulated discharger with a pending application.
Waste 1 (Nature/Type):	*NONHAZARDOUS SOLID WASTES - Influent or solid wastes that contain nonhazardous putrescible and nonputrescible solid, semisolid, and liquid wastes (e.g. garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid wastes). / *SOLID WASTES*
Waste 2 (Nature/Type):	NOT REPORTED
Rank:	NOT REPORTED
Enforcements At Facility:	NO
Violations At Facility:	NO



SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

VISTA Address*:	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB DR SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1284450
		Distance/Direction:	0.88 MI / W
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 6438		EPA/Agency ID:	N/A
Agency Address:	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB DR SAN JUAN CAPISTRANO, CA		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Map ID:
7

VISTA Address*:	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	4027920
		Distance/Direction:	0.88 MI / W
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	U001U	Tank Status:	NOT AVAILABLE
Tank Contents:	NOT AVAILABLE	Leak Monitoring:	UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	NOT REPORTED (NOT AVAILABLE)	Tank Material:	NOT AVAILABLE

Map ID:
7

VISTA Address*:	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	6831650
		Distance/Direction:	0.95 MI / E
		Plotted as:	Point
STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	30-AB-0372
Agency Address:	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA COMPOSTING FACILITY		
Facility Type:	COMPOSTING FACILITY		
Facility Status:	ACTIVE		
Facility Life:	NOT REPORTED		
Permit Status:	PERMITTED/LICENSED		
Waste:	ANIMALS (WASTE BODIES)		

Map ID:
8

VISTA Address*:	ORTEGA CLEANERS 31654 RANCHO VIEJO RD STE F SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	312315
		Distance/Direction:	0.95 MI / SW
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD982029530
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID:
9



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #16

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

VISTA Address*	SAN JUAN HILLS GOLF CLUBHOUSE	VISTA ID#:	4042340
	32120 SAN JUAN CREEK	Distance/Direction:	0.97 MI / SW
	SAN JUAN CAPISTRANO, CA 92675	Plotted as:	Point

Map ID
10

STATE UST - State Underground Storage Tank / SRC# 1612 EPA/Agency ID: N/A

Agency Address:	SAN JUAN HILLS GOLF CLUBHOUSE 32120 SAN JUAN CREEK SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	2000 (GALLONS)	Tank Material:	FIBERGLASS

VISTA Address*	LA PATA ROAD GREENWASTE FACILITY	VISTA ID#:	5338246
	31748 LA PATA ROAD	Distance/Direction:	0.98 MI / E
	SAN JUAN CAPISTRANO, CA 92675	Plotted as:	Point

Map ID
11

STATE SWLF - Solid Waste Landfill / SRC# 6544 Agency ID: 30-AB-0364

Agency Address:	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA COMPOSTING FACILITY		
Facility Type:	ACTIVE		
Facility Status:	NOT REPORTED		
Facility Life:	PERMITTED/LICENSED		
Waste:	MIXED WASTE		



UNMAPPED SITES

VISTA Address*:	SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	VISTA ID#:	7448295
WMUDS / SRC# 5857		Agency ID:	9:300005NUR
Agency Address:	<i>SAME AS ABOVE</i>		
Solid Waste Inventory System ID:	<i>NOT REPORTED</i>		
Facility Type:	<i>Not reported</i>		
Facility In State Board Waste Discharger System:	<i>NO</i>		
Chapter 15 Facility:	<i>NO</i>		
Solid Waste Assessment Test Facility:	<i>NO</i>		
Toxic Pits Cleanup Act Facility:	<i>NO</i>		
RCRA Facility:	<i>NO</i>		
Department of Defense Facility:	<i>NO</i>		
Open To Public:	<i>NO</i>		
Number Of Waste Management Units:	<i>1</i>		
Rank:	<i>NOT REPORTED</i>		
Enforcements At Facility:	<i>NO</i>		
Violations At Facility:	<i>NO</i>		

VISTA Address*:	PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	7431245
WMUDS / SRC# 5857		Agency ID:	9:300002NUR
Agency Address:	<i>SAME AS ABOVE</i>		
Solid Waste Inventory System ID:	<i>NOT REPORTED</i>		
Facility Type:	<i>Not reported</i>		
Facility In State Board Waste Discharger System:	<i>NO</i>		
Chapter 15 Facility:	<i>NO</i>		
Solid Waste Assessment Test Facility:	<i>NO</i>		
Toxic Pits Cleanup Act Facility:	<i>NO</i>		
RCRA Facility:	<i>NO</i>		
Department of Defense Facility:	<i>NO</i>		
Open To Public:	<i>NO</i>		
Number Of Waste Management Units:	<i>1</i>		
Rank:	<i>NOT REPORTED</i>		
Enforcements At Facility:	<i>NO</i>		
Violations At Facility:	<i>NO</i>		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

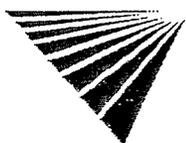
Page #18

UNMAPPED SITES CONT.

VISTA Address*	PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	VISTA ID#:	6830417
STATE SWLF	Solid Waste Landfill / SRC# 6544	Agency ID:	30-CR-0053
Agency Address:	SAME AS ABOVE		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	OTHER		
Permit Status:	UNDER REVIEW		

VISTA Address*	LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	4223107
STATE LUST	State Leaking Underground Storage Tank / SRC# 6351	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	9UT197		
Leak Date:	04/12/85		
Leak Report Date:	04/23/85		
Site Assessment Plan Submitted:	04/23/85		
Site Assessment Began:	10/30/85		
Pollution Characterization Date:	07/14/86		
Remediation Plan Date:	09/29/86		
Case Closed Date:	12/11/91		
Leak Detection Method:	OTHER MEANS		
Leak Cause:	UNKNOWN		
Leak Source:	UNKNOWN		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND TREAT		
Remediation Event:	LEAK STOPPED BY: OTHER MEANS ENFORCEMENT: NONE TAKEN		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY (COUNTY)		
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 85UT40.BASINNUM:901.27.GWDEPTH: 6.8'		

STATE LUST	State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	9UT197		
Leak Report Date:	04/23/85		
Site Assessment Plan Submitted:	04/23/85		
Site Assessment Began:	10/30/85		
Pollution Characterization Date:	07/14/86		
Remediation Plan Date:	09/29/86		
Case Closed Date:	12/11/91		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND TREAT		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #19

SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 6476 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was November, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 6282 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was July, 1999.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 6379 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

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's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 1 MILE

CERCLIS
SRC#: 6474 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for CERCLIS was October, 1999.

The CERCLIS List 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. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.



Cal Cerclis
SRC#: 2462

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: . These are regional utility descriptions for California CERCLIS sites.

NFRAP
SRC#: 6475

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for CERCLIS-NFRAP was October, 1999.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SCL
SRC#: 6281

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was July, 1999.

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at: .

The CalSites database includes both known and potential sites. Two- thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRA-TSD
SRC#: 6379

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 5945

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for City of Los Angeles Landfills was April, 1999.

This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.



SWLF
SRC#: 6544 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was November, 1999.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists 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 Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

Orange
County Landfill
SRC#: 6433 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Orange County Landfills was April, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

WMUDS
SRC#: 5857 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Waste Management Unit Database System (WMUDS) was February, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

The WMUDS system also accesses information from the following databases from the Waste Discharge System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23. Waters.

LUST
SRC#: 5873 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Region #9-SLIC List was August, 1996.

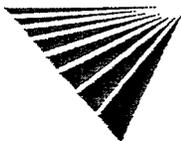
This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

LUST RG6
SRC#: 6275 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Lahontan Region LUST List was August, 1999.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

LUST
SRC#: 6277 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Region #8-SLIC List was July, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.



LUST RG9
SRC#: 6351

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #9 Leaking Underground Storage Tank List was August, 1999.

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

LUST
SRC#: 6540

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Orange County-Groundwater Cleanup Program was September, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

LUST RG8
SRC#: 6542

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was October, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.

LUST
SRC#: 6545

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Lust Information System (LUSTIS) was October, 1999.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

CORTESE
SRC#: 4840

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #24

Deed
Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

Toxic Pits
SRC#: 2229

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

Water Wells
SRC#: 5384

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for USGS WATER WELLS was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

C) DATABASES SEARCHED TO 1 MILE

RCRA-Viols/Enf VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.



UST's
SRC#: 1612 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Underground Storage Tank Registrations Database was January, 1994.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5498 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Fullerton Underground Storage Tank List was December, 1998.

This database is provided by the Fullerton Fire Department. The agency may be contacted at: 714-738-3160; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6239 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for City of Anaheim UST Listing was July, 1999.

This database is provided by the City of Anaheim. The agency may be contacted at: 714-765-4049; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6243 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for City of Orange Underground Storage Tank List was July, 1999.

This database is provided by the City of Orange Fire Department. The agency may be contacted at: 714-288-2541; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6355 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Santa Ana City UST List was September, 1999.

This database is provided by the City of Santa Ana Fire Department. The agency may be contacted at: 714-647-5761; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6438 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Orange County Underground Tank Facilities was October, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's
SRC#: 5513 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Aboveground Storage Tank Database was December, 1998.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.



TRIS VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 4946 The agency release date for TRIS was January, 1998.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities(Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

D) DATABASES SEARCHED TO 1 MILE

ERNS VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 6181 The agency release date for was August, 1999.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for 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 ERNS hotline number is (202) 260-2342.

RCRA-LgGen VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 6379 The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

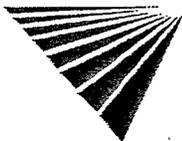
RCRA-SmGen VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 6379 The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

SPILL VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 5849 The agency release date for Orange County-Industrial Cleanups was January, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

End of Report



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

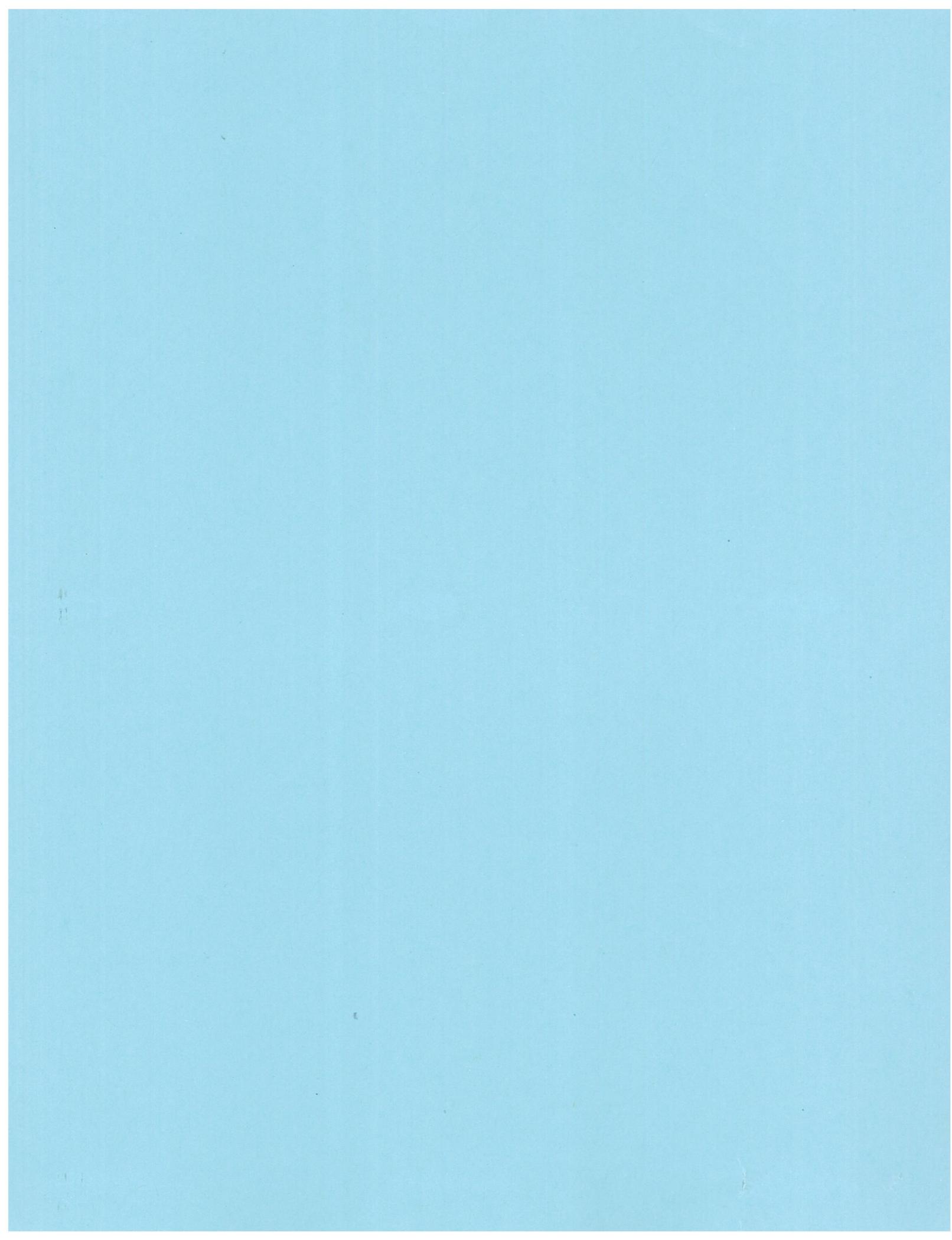
Page #27

APPENDIX

D

APPENDIX D
REFERENCES

1. City of San Juan Capistrano, 949-443-6345.
2. Continental Aerial Photo, Inc., 714-236-9084.
3. Fairchild Aerial Photo Collection, Whittier College, 562-307-4220.
4. California Regional Water Quality Control Board San Diego Region, Water Quality Control Plan for the San Diego Basin (9), dated September 8, 1994.
5. Vista Information Solutions 800-767-0403.
6. United States Geological Survey, Topographic Maps for Cañada Gobernadora and San Juan Capistrano, California Quadrangles, 1968, Photorevised 1988 and 1981, respectively.
7. Geologic Map Of Orange County California, Showing Mines and Mineral Deposits, compiled by P. K. Morton and R. V. Miller, and dated 1981.
8. Santa Margarita Water District, 949-459-6400.
9. County of Orange, Health Care Agency, 714-834-3446.



**ULTIMATE AERIALY DEPOSITED LEAD SITE INVESTIGATION
ORTEGA HIGHWAY WIDENING PROJECT
SAN JUAN CAPISTRANO AND
ORANGE COUNTY, CALIFORNIA
CALTRANS EA: 086900**

Prepared for

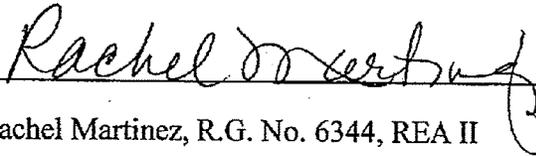
GMU Geotechnical, Inc.
23241 Arroyo Vista
Rancho Santa Margarita, California 92688

Prepared by

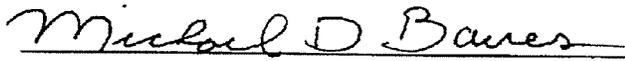
LAGUNA GEOSCIENCES, INC
Laguna Beach, California

December 1, 2006

This Ultimate Aerially Deposited Lead Site Investigation has been performed by Laguna Geosciences, Inc. under the direction of the undersigned California Registered Geologists. The findings, recommendations, specifications or professional opinions presented in this document were prepared in accordance with generally accepted professional geologic practice and are, to the best of our knowledge and beliefs, true, accurate and complete.



Rachel Martinez, R.G. No. 6344, REA II
Principal Geologist



Michael D. Barnes, R.G. No. 5700
Project Manager

LAGUNA GEOSCIENCES, INC.
31642 South Coast Highway, Suite 100
Laguna Beach, California 92651
Tel. (949) 499-7874
Fax (949) 499-7430

CONTENTS

	<u>Page</u>
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	4
2.1 Objective	4
2.2 Scope of Work	5
3.0 PROJECT DESCRIPTION AND BACKGROUND	7
3.1 Site Location	7
3.2 Project Background	8
3.3 Leaded Gasoline Background	8
4.0 FIELD INVESTIGATION	10
4.1 Highway Shoulder Soil Borings	10
4.2 Highway Interior Soil Borings	10
4.3 Retaining Wall Test Pits	11
4.4 Sound Wall Soil borings	11
4.5 Bridge Soil borings	11
4.6 Analytical Testing	12
4.7 Equipment Decontamination	13
4.8 Waste Containment	13
5.0 FINDINGS AND DISCUSSION	14
5.1 Analytical Testing Results	14
5.2 Quality Control Testing Results	16
5.3 Statistical Analysis	16
5.3.1 Statistical Analysis of Total Lead Results	17

CONTENTS (Continued)

	<u>Page</u>
5.3.2 Regression Analysis of Lead Results	18
5.3.3 Correlation Coefficient of Lead Results	18
6.0 CONCLUSIONS	20
7.0 RECOMMENDATIONS	21
8.0 LIMITATIONS	22
9.0 REFERENCES	23

TABLES

Table 1: Soil Boring Summary	End of Report
Table 2: Soil Analytical Results	End of Report
Table 3: Total Lead Statistical Analysis Summary	18
Table 4: Predicted Soluble Lead Concentrations	18
Table 5: Correlation Coefficient Summary	19

FIGURES

Figure 1: Site Location Map	End of Report
Figure 2: Site Plan	End of Report
Figure 3: Site Plan	End of Report
Figure 4: Site Plan	End of Report
Figure 5: Site Plan	End of Report

APPENDICES

Appendix A: Caltrans District 12 Variance
Appendix B: Laboratory Analytical Results
Appendix C: Statistical Analysis
Appendix D: Qualifications of the Environmental Professionals

1.0 EXECUTIVE SUMMARY

Laguna Geosciences, Inc. (LGI) was retained by GMU Geotechnical, Inc. (GMU) to conduct an Ultimate Aerially Deposited Lead (ADL) Site Investigation ("Project") on Ortega Highway in San Juan Capistrano and Orange County, California (Figure 1). We understand that GMU is under contract to HDR Engineering, Inc. (HDR) to provide geotechnical services for the proposed Project. HDR is providing civil engineering and project management services to Caltrans for the Project.

Ortega Highway was constructed in approximately 1930 to 1932. Caltrans has proposed widening Ortega Highway from Calle Entradero to approximately 0.38 miles east of the La Pata Avenue/Antonio Parkway intersection. They have proposed widening the highway from two lanes to four lanes with a raised median.

An Initial Site Assessment was conducted in May 2000 to evaluate the project for potential hazardous materials/waste impacts on properties along the highway. The report concluded that lead contamination in soil from vehicular emissions may be encountered during excavation in unpaved areas next to traffic lanes.

The objective of the Ultimate ADL Site Investigation was to: 1) evaluate if soil lead concentrations on the shoulder of the highway meet the California Department of Toxic Substance Control (DTSC) Variance issued to Caltrans District 12 for reuse as fill at the Intersection; and 2) notify HDR of the soil lead concentrations so they can implement appropriate health and safety procedures to protect its employees and the public, and to prevent or minimize exposure to potentially hazardous substances.

LGI performed the Ultimate ADL Site Investigation in general accordance with Caltrans District 7, Initial Site Assessment/Site Investigation Protocol. We understand that District 12 does not have published site investigation guidelines or protocol.

Between June 27 and 30, 2006, GMU advanced 10 geotechnical test pits to a maximum depth of 15 feet. LGI coordinated with GMU and collected soil samples from their test pits at the surface (0 - 0.5 feet), 1.5- 2.0 feet, 3.0 - 3.5 feet, 4.0 - 4.5 feet, 5.0 - 5.5 feet, and 10.0 - 10.5 feet bgs. Between July 24 and August 2, 2006 LGI advanced 23 highway shoulder soil borings, 14

highway interior soil borings, 10 sound wall soil borings, and 8 bridge soil borings. Soil samples were collected at the surface (0 - 0.5-feet), 1.5- 2.0 feet, 3.0 - 3.5 feet, and 4.0 - 4.5 feet bgs. In addition, bridge samples were attempted at 5- 5.5 feet bgs.

The soil samples were analyzed for total lead using Environmental Protection Agency (EPA) Method 6010B. Soil samples with total lead results less than 1,000 milligrams per kilogram (mg/kg) but greater than or equal to 75 mg/kg (in accordance with Caltrans comments) were analyzed for soluble lead using the California Waste Extraction Test (WET) Method and EPA Method 6010B. Soil samples with STLC results greater than 5 milligrams per liter (mg/l) were analyzed for soluble lead using de-ionized water according to the California WET (DI-WET) Method and EPA Method 6010B. Ten percent of the samples were analyzed for pH using EPA Method 9045.

Total lead was reported in the majority of the samples tested and ranged from non-detect (<2.0 mg/kg) to 110 mg/kg (SW-5@0). The 90 percent upper confidence interval for total lead ranged from 5.97 mg/kg (bridge) to 8.44 mg/kg (sound wall). All the total lead results, with the exception of SW-5@0 (110 mg/kg), are within the range of concentrations considered background levels for soils in California. According to Kearney Foundation (1996) lead background concentrations in California soils range from 12.4 to 97.1 mg/kg.

Only one sample (SW-5@0) exceeded the 75 mg/kg limit and was required to be analyzed for soluble lead using the WET Method. However, in order to calculate a mean concentration approximately 10 percent of the samples were analyzed for soluble lead. Soluble lead concentrations ranged from non-detect (<0.10 mg/l) to 5.3 mg/l (SW-5@0). The predicted soluble lead concentration corresponding to the total lead 90 percent upper confidence interval ranged from 0.06 mg/l (North Ortega Highway) to 0.17 mg/l (Bridge). The soluble lead result for SW-5@0 exceeded the limit of 5.0 mg/l and required testing by the DI-WET Method. The soluble lead concentration for SW-5@0 using the DI-WET method was 0.11 mg/l.

LGI analyzed 10 percent of the samples for pH. The pH results ranged from 5.24 (RW-9@0) to 8.88 (B-5@1.5).

Based on the results of the ADL site investigation, the soil is considered non-hazardous and is acceptable for re-use as fill at the Project since: all but one of the results are within the range of lead background concentrations in California soils; all results are less than the California Human

Health Screening Levels for lead in residential soils; and the 90 percent upper confidence intervals lead concentrations are significantly less than the DTSC Variance levels.

LGI recommends that HDR distribute this lead data to the appropriate subcontractors and incorporate this data into the project Health and Safety Plan so they can implement appropriate health and safety procedures to protect its employees and the public, and to prevent or minimize exposure to potentially hazardous substances.

2.0 INTRODUCTION

LGI was retained GMU to conduct an Ultimate ADL Site Investigation on Ortega Highway in San Juan Capistrano and Orange County, California ("Project", Figure 1). The Project is located in Caltrans District 12, EA 086900. We understand that GMU is under contract to HDR to provide geotechnical services for the proposed project. HDR is providing civil engineering and project management services to Caltrans for the Project. This investigation was conducted in accordance with the authorized subcontract agreement between GMU and LGI dated May 10, 2006.

LGI performed the Ultimate ADL Site Investigation in general conformance with Caltrans District 7, Initial Site Assessment/Site Investigation Protocol. We understand that District 12 does not have published site investigation guidelines or protocol.

On June 14, 2006 LGI submitted a copy of our proposal/workplan to Caltrans District 12 for review. On July 8, 2006 LGI received comments from Caltrans on our proposal/workplan. On July 19, 2006 LGI held a conference call with Caltrans to discuss comments. LGI also had additional conversations with Caltrans regarding soil analytical methods. LGI performed the site investigation in general accordance with Caltrans recommendations.

2.2 Objective

The Ultimate ADL Site Investigation was designed to achieve the following objectives:

- Determine if soil lead concentrations at the retaining walls, sound walls, bridge and along the highway meet the DTSC Variance issued to Caltrans District 12 for reuse as fill at the Project; and
- Notify HDR of the soil lead concentrations so they can implement appropriate health and safety procedures to protect its employees and the public, and to prevent or minimize exposure to potentially hazardous substances.

The DTSC Variance, Variance No. 00-H-VAR-07, dated September 22, 2000 (Appendix A) states:

- “Soil containing 500 ug/l extractible lead or less (based on a modified waste extraction test using deionized water as the extractant) and 350 ppm or less total lead may be used as fill provided that the lead-contaminated soil is placed a minimum of 5 feet above the maximum water table elevation and covered with at least one (1) foot of nonhazardous soil”; and
- “Contaminated soil with a pH < 5.0 shall only be used as fill material only under the paved portion of the roadway”.

The Variance expired September 22, 2005, however, a DTSC letter dated April 6, 2006 extended the Variance until June 30, 2007.

2.3 Scope of Work

The scope of work to achieve the desired objectives consisted of the following tasks:

- Prepared an LGI Site specific health and safety plan for drilling and sampling activities which was signed by a Certified Industrial Hygienist;
- Highway Shoulder Borings. Advanced 23 soil borings using a hand auger to approximately 4.5-foot bgs. Collected soil samples at the surface (0 - 0.5 feet), 1.5- 2.0 feet, 3.0 - 3.5 feet, and 4.0 - 4.5 feet bgs;
- Highway Interior Borings: Advanced 14 soil borings using a hand auger to approximately 4.5-foot bgs. Collected soil samples at the surface (0 - 0.5-foot), 1.5- 2.0 feet, 3.0 - 3.5 feet, and 4.0 - 4.5 feet bgs;
- Retaining Wall Test Pits: GMU advanced 10 test pits with a backhoe to a maximum depth of 15 feet bgs. LGI collected soil samples from the test pits at surface (0 - 0.5 feet), 1.5- 2.0 feet, 3.0 - 3.5 feet, 4.0 - 4.5 feet, 5.0 - 5.5 feet, and 10.0 - 10.5 feet bgs;
- Sound Wall Borings: Advanced 10 soil borings using a hand auger to approximately 4.5-foot bgs. Collected soil samples at the surface (0 - 0.5 feet), 1.5- 2.0 feet, 3.0 - 3.5 feet, and 4.0 - 4.5 feet bgs;
- Bridge Borings: Advanced 8 soil borings using a hand auger to approximately 5.5-foot bgs. Collected soil samples at the surface (0 - 0.5 feet), 1.5- 2.0 feet, 3.0 - 3.5 feet, 4.0 - 4.5 feet, and 5- 5.5 feet bgs;
- Submitted the soil samples to a State-certified laboratory for chemical analysis;

- Performed statistical analysis of the data; and
- Prepared a report of the results of our investigation.

3.0 PROJECT DESCRIPTION AND BACKGROUND

3.1 Site Location

The Ultimate ADL Site Investigation was performed on Ortega Highway from Calle Entradero in San Juan Capistrano to approximately 0.38 miles northeast of the intersection of La Pata Ave. and Antonio Parkway in Orange County, California (Figures 2 through 5). The project includes the following areas:

- Approximately 8,600 feet of highway shoulder improvements. This includes the existing highway to the edge of earthwork (a maximum of 130 feet), and excavations to about 2 feet bgs;
- Approximately 1,600 linear feet of retaining walls on the north side of the highway. GMU reported the maximum retaining wall excavations will be approximately 10 feet bgs;
- Approximately 2,500 linear feet of sound walls on the south side of the highway. GMU reported the sound wall excavations will be approximately 3 feet bgs; and
- Improvements to the bridge that crosses San Juan Creek. GMU reported the earthwork could extend to 5 feet below the roadway surface at the bridge. In addition, earthwork will be performed in the dry creek channel.

The Ultimate ADL Site Investigation does not include the highway at the intersection of La Pata Ave./Antonio Parkway and Ortega Highway in Orange County, California (Figures 4 and 5). This "Intersection" was previously investigated and the results were presented in a separate "Interim" report (LGI, 2006). The Intersection investigation excluded from this report is as follows: 750 feet north of the intersection on Antonio Parkway; 730 feet east of the intersection on Ortega Highway; 750 south of the intersection on La Pata Avenue; and 650 west of the intersection on Ortega Highway.

3.2 Project Background

Ortega Highway was constructed in approximately 1930 to 1932. Caltrans has proposed widening Ortega Highway from Calle Entradero to approximately 0.38 miles east of the La Pata Avenue/Antonio Parkway intersection. They have proposed widening the highway from two lanes to four lanes with a raised median.

An Initial Site Assessment was conducted in May 2000 to evaluate the project for potential hazardous materials/waste impacts on properties along the highway. The report concluded that lead contamination in soil from vehicular emissions may be encountered during excavation in unpaved areas next to traffic lanes.

On February 3, 2006 LGI provided GMU with a proposal to perform an ADL site investigation for the entire Ortega Highway Widening Project. HDR then directed GMU to perform the improvements to the La Pata Avenue/Antonio Parkway and Ortega Highway Intersection prior to implementing the entire project. On May 25 and 26, 2006 LGI performed the Interim ADL site investigation. The results of this investigation are presented in LGI's report entitled "Interim Aerially Deposited Lead Site Investigation, Ortega Highway Widening Project, La Pata Ave./Antonio Parkway and Ortega Highway Intersection, Orange County, California, CALTRANS EA: 086900" dated July 12, 2006. This report was approved by Caltrans. This Ultimate ADL Site Investigation report addresses the remainder of the Ortega Highway widening project.

3.3 Leaded Gasoline Background

Tetraethyl lead has been blended with gasoline since the early 1920's to help it burn more slowly and smoothly, to prevent knocking and boost octane levels. Other chemicals such as ethylene dichloride and ethylene dibromide were added to gasoline to avoid fouling the combustion chamber with lead compounds. This resulted in the emission of lead halides from the vehicle exhaust (DTSC, 2004). High lead levels have accumulated in soil next to older and/or heavily traveled highways in California.

Beginning in 1973, the U.S. began phasing out the amount of lead added to gasoline. In 1990, the Amendments to the Clean Air Act prohibited the sale of leaded gasoline for use in motor vehicles, effective December 31, 1995. In regulations promulgated in 1996, the EPA clarified

that unleaded gasoline may contain trace amounts of lead, but no gasoline may be sold as motor vehicle fuel that either contains any lead additives, or more than 0.05 grams of lead per gallon of gasoline (DTSC, 2004).

4.0 FIELD INVESTIGATION

Drilling and soil sampling procedures, analytical methods, decontamination procedures, and waste containment protocols used during the Ultimate ADL Site Investigation are discussed in this section. All work was performed under the direction of a California Registered Geologist.

LGI attempted to advance the soil borings to the target depth. If refusal was encountered, LGI advanced an additional soil boring approximately 1 foot from the original location. A maximum of three soil borings were attempted at each location. A summary of the soil boring numbers, location, total depth, and sample intervals is included in Table 1.

4.1 Highway Shoulder Soil Borings

Between July 24 and August 2, 2006, 23 highway shoulder soil borings (HS-1 to HS-23) were advanced to approximately 4.5 feet bgs. Soil borings were located approximately every 300-foot and alternated from one side of the highway to the other. Soil borings were not located on the south side of Ortega Highway between Calle Entradero and Avenida Siega since highway improvements are not proposed in this area. Borings were advanced with a hand auger and samples were collected from each boring at the surface (0 to 0.5 feet), 1.5- 2 feet, 3- 3.5 feet, and 4 – 4.5 feet bgs. Soil borings were backfilled with soil cuttings and marked with a nail and survey flagging. The approximate highway shoulder sampling locations are illustrated on Figures 2 through 5.

4.2 Highway Interior Soil Borings

Caltrans requested that LGI advance an additional soil boring along the highway at any location where the proposed earthwork extends 20 feet from the edge of the existing asphalt. The highway interior boring was placed in the area at least 20 feet from the asphalt and the limit of the proposed earthwork. LGI used the retaining wall samples (RW-1 to RW-10) in lieu of drilling additional soil borings in the area between Palm Hill Drive and the San Juan Capistrano city boundary.

Between July 26 and August 2, 2006, 14 highway interior soil borings (HI-1 to HI-14) were advanced to approximately 4.5 feet bgs. Borings were advanced with a hand auger and samples were collected from each boring at the surface (0 to 0.5 feet), 1.5- 2 feet, 3- 3.5 feet, and 4 – 4.5 feet bgs. Soil borings were backfilled with soil cuttings and marked with a nail and survey flagging. The approximate highway interior sampling locations are illustrated on Figures 2 through 5.

4.3 Retaining Wall Test Pits

LGI coordinated the retaining wall sampling with GMU who was conducting a geotechnical investigation. Between June 27 and 30, 2006 GMU advanced 10 test pits (RW-1 to RW-10) to a maximum depth of approximately 15 feet bgs. The test pits were located on the north side of Ortega Highway between Palm Hill Drive and the San Juan Capistrano city boundary. Test pits were advanced with a backhoe and samples were collected by LGI from each location at the surface (0 to 0.5 feet), 1.5- 2 feet, 3 – 3.5 feet, 4 - 4.5 feet, 5 – 5.5 feet and 10 - 10.5 feet bgs. The 5 foot and 10 foot samples were held at the laboratory pending the results of the shallower samples. The samples between the surface and 5 feet bgs were collected from the test pit side walls. The sample at 10 feet bgs was collected from the backhoe bucket. Test pits were backfilled with soil cuttings. The approximate retaining wall sampling locations are illustrated on Figures 2 and 3.

4.4 Sound Wall Soil Borings

Between July 24 and 26, 2006, 10 sound wall soil borings (SW-1 to SW-10) were advanced to approximately 4.5 feet bgs. The sound wall soil borings were placed approximately every 300-foot on the south side of Ortega Highway between Calle Entradero and Via Errecarte. Borings were advanced with a hand auger and samples were collected from each boring at the surface (0 to 0.5 feet), 1.5- 2 feet, 3- 3.5 feet, and 4 – 4.5 feet bgs. Soil borings were backfilled with soil cuttings and marked with a nail and survey flagging. The approximate sound wall sampling locations are illustrated on Figures 2 and 3.

4.5 Bridge Soil Borings

On July 31 and August 1, 2006, 8 San Juan Creek bridge soil borings (B-1 to B-8) were advanced to approximately 5.5 feet bgs. Borings were advanced with a hand auger and samples

were collected from each boring at the surface (0 to 0.5 feet), 1.5- 2 feet, 3- 3.5 feet, 4 – 4.5 feet, and 5- 5.5 feet bgs. Soil borings were backfilled with soil cuttings and marked with a nail and survey flagging. The approximate bridge sampling locations are illustrated on Figure 4.

4.6 Analytical Testing

Soil samples were transferred immediately from the sampling equipment to laboratory supplied 9-oz. glass containers with Teflon-lined Polypropylene closure and immediately placed in an ice-filled cooler. Samples were transported under chain-of-custody protocol to Del Mar Analytical, a state-certified analytical testing laboratory, in Irvine, California for testing. The soil samples were homogenized by the laboratory prior to analysis.

Soil samples were analyzed for total lead [Total Threshold Limit Concentration (TTLC)] using EPA Method 6010B. The retaining wall samples at 5 feet and 10 feet bgs were held by the laboratory pending the results of the shallower samples.

Soil samples with TTLC results less than 1,000 mg/kg but greater than or equal to 75 mg/kg (in accordance with Caltrans comments) were analyzed for soluble lead [Soluble Threshold Limit Concentration (STLC)] using the WET Method and EPA Method 6010B. Only one sample (SW-5@0) exceeded the 75 mg/kg limit and was required to be analyzed for soluble lead. In addition, in order to calculate a mean concentration approximately 10 percent of the samples were analyzed for soluble lead.

Soil samples with STLC results greater than 5 mg/l were analyzed for soluble lead using de-ionized water according to the California WET (DI-WET) Method and EPA Method 6010B. Only one sample (SW-5@0) exceeded the 5 mg/l limit and was analyzed using this method.

No lead No soil samples exceeded a TTLC of 1,000 mg/kg. Therefore, no samples were analyzed using the Toxicity Characteristic Leaching Process (TCLP) extraction and EPA Method 6010.

Ten percent of the samples were analyzed for pH using EPA Method 9045.

Equipment blanks and the decontamination water sample were analyzed for total lead using EPA Method 6010B.

4.7 Equipment Decontamination

Soil sampling equipment was decontaminated prior to and between each use by washing in an Alconox/tap water solution, rinsing with tap water, and a final rinse with distilled water. One equipment blank sample was collected from the hand auger at the end of each day.

4.8 Waste Containment

Decontamination water was placed in a Department of Transportation (DOT)-approved 55-gallon drum. The drum was sealed, labeled with the contents, date, and contact information, and temporarily stored on Mission Viejo Ranch property. A decontamination water sample was collected at the end of the project.

5.0 FINDINGS AND DISCUSSION

Soil samples were analyzed to evaluate the possible presence of ADL often found in soil next to older and/or heavily traveled highways in California. Sample results are summarized in Table 2. Laboratory data sheets, quality assurance/quality control (QA/QC) data, and chain-of-custody forms are included in Appendix B. Statistical analysis worksheets and figures are included in Appendix C. Sample locations are illustrated on Figures 2 through 5.

5.1 Analytical Testing Results

In general, the total lead results were relatively low and all the results, with the exception of sample SW-5@0 (110 mg/kg), are within the range of concentrations considered background levels for soils in California. According to Kearney (1996) lead background concentrations in California soils range from 12.4 to 97.1 mg/kg.

Caltrans guidance documents recommend grouping and analyzing the data by construction sequencing or phasing. Therefore, the analytical data will be discussed according to these sequences. A list of the borings in each sequence is presented in Table 1.

North Ortega Highway

This group includes all the highway shoulder and highway interior samples collected and analyzed on the north side of Ortega Highway. The testing indicated the presence of total lead in 74 of the 80 samples analyzed. The total lead results ranged from non-detect (<2.0 mg/kg) to 55 mg/kg (HS-2@0). In general, the highest total lead results were reported at the surface, however, at seven locations (HS-1, HS-4, HS-5, HS-6, HS-7, HS-9, HS-11, and HS-18) the subsurface lead results were slightly greater than the surface results. Seven samples were analyzed for soluble lead (WET) and the concentrations ranged from 0.12 mg/l (HS-6@) to 1.4 mg/l (HS-2@0). Nine samples were analyzed for pH and the concentrations ranged from 6.73 (HI-9@0) to 8.56 (HS-11@1.5).

South Ortega Highway

This group includes all the highway shoulder and highway interior samples collected on the south side of Ortega Highway. The testing indicated the presence of total lead in 46 of the 48 samples analyzed. The total lead results ranged from non-detect (<2.0 mg/kg) to 36 mg/kg (HS-10@0). The highest total lead results were reported at the surface in all 14 borings. Seven samples were analyzed for soluble lead (WET) and the concentrations ranged from non-detect (<0.10 mg/l) in four samples to 0.90 mg/l (HS-10@1.5). Six samples were analyzed for pH and the concentrations ranged from 6.93 (HS-10@1.5) to 8.76 (HS-17@3).

Retaining Walls

The retaining wall testing indicated the presence of total lead in all 39 samples analyzed. The total lead results ranged from 2.3 mg/kg (RW-3@3) to 25 mg/kg (RW-6@0). The highest total lead concentrations were reported at the surface in all the borings, except RW-1. Five samples were analyzed for soluble lead. Soluble lead concentrations ranged from non-detect (<0.10 mg/l) in three samples to 0.52 mg/l (RW-1@1.5). Five samples were analyzed for pH and the concentrations ranged from 5.24 (RW9@0) to 8.63 (RW-4@1.5).

Sound Walls

The sound wall testing indicated the presence of total lead in 32 of the 36 samples analyzed. The total lead concentrations ranged from non-detect (<2.0 mg/kg) to 110 mg/kg (SW-5@0). The highest total lead concentrations were reported at the surface. The total lead concentration at SW-5@0 was the only sample that exceeded the 75 mg/kg limit and required testing for soluble lead using the WET method. The soluble lead (WET) result for SW-5@0 was 5.3 mg/l, which exceeded the limit of 5.0 mg/l and required testing by the DI-WET Method. The soluble lead concentration for SW-5@0 using the DI-WET method was 0.11 mg/l. Four additional samples were analyzed for soluble lead using the WET method. These soluble lead results ranged from non-detect (<0.10 mg/l) to 1.4 mg/l (SW-1@0). Five samples were analyzed for pH and the concentrations ranged from 7.06 (SW-1@0) to 7.8 (SW5@1.5).

Bridge

The San Juan Creek Bridge testing indicated the presence of total lead in 17 of the 21 samples analyzed. The total lead ranged from non-detect (<2.0 mg/kg) to 15 mg/kg (B-1@5). The highest total lead concentrations were reported in the surface in all borings, with the exception of B-1. Four samples were analyzed for soluble lead (WET) and the concentrations ranged from non-detect (<0.10 mg/l) to 0.53 mg/l. Three samples were analyzed for pH and the concentrations ranged from 6.73 (B-6@0) to 8.88 (B-5@1.5).

5.2 Quality Control Testing Results

LGI collected one equipment blank at the end of each day (EB-1 and EB-8). Lead was not detected in the equipment blank samples.

LGI collected one decontamination water sample at the completion of the project (DW-1). Lead was not detected in the decontamination water.

5.3 Statistical Analysis

LGI performed statistical analysis of the analytical data as specified in the Caltrans Variance. Statistical analysis was performed in accordance with the guidelines presented in the EPA document entitled "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods (SW-846), Chapter 9, Sampling Plan", dated September 1986.

All the soil analytical results were used in the statistical analysis. Non-detect results were set at one half their detection level.

The analytical data was grouped and evaluated according to the following potential construction sequences or phases:

- North Ortega Highway. This included all highway shoulder, highway interior and retaining wall samples collected and analyzed on the north side of Ortega Highway. The retaining wall samples were included in this group since they were used as the highway interior borings at the western end of the project.

- South Ortega Highway. This included all highway shoulder and highway interior samples collected and analyzed on the south side of Ortega Highway.
- Retaining Walls. This included all retaining wall samples collected and analyzed on the north side of Ortega Highway.
- Sound Walls. This included all sound wall samples collected and analyzed on the south side of Ortega Highway.
- Bridge. This included all bridge samples collected at the road surface and beneath the bridge on both sides of Ortega Highway.

5.3.1 Statistical Analysis of Total Lead Results

The total lead results for each group were analyzed using the stratified random sampling approach. In this method, values for mean and variance are calculated for each stratum (0- 1 foot, 1- 2.5 feet, 2.5- 4 feet, and 4- 5 feet bgs) and then integrated into overall estimates of those statistics. The standard deviation, standard error, and 90 and 95 percent upper confidence intervals (UCI) were calculated using the overall mean and variance values.

A histogram was prepared for the total lead raw data for each group. The skewed histogram, and the fact that the variance was greater than the total mean for each data set, indicated the data had a negative binomial distribution. The raw data was then transformed using the arcsin transformation. A histogram was prepared for the transformed data for each group. The transformed data appeared to be more normally distributed.

A summary of the transformed total lead results are presented in Table 3 below:

Statistical Value	North Ortega Highway	South Ortega Highway	Retaining Walls	Sound Walls	Bridge
Mean (mg/kg)	5.93	5.55	5.55	6.37	4.60
Variance	54.99	19.72	13.22	108.03	0.05
Standard Deviation	1.48	1.43	1.00	3.24	1.57
Standard Error	0.01	0.03	0.03	0.09	0.08
90% UCI (mg/kg)	6.60	6.57	6.44	8.44	5.97
95% UCI (mg/kg)	6.80	6.88	6.71	9.10	6.39

5.3.2 Regression Analysis of Lead Results

The total lead results were relatively low and only one sample was required to be analyzed for soluble lead. LGI analyzed approximately 10 percent of the samples in each group for soluble lead in order to estimate the mean soluble lead content. Linear regression analysis was performed using total lead as the independent variable and soluble lead as the dependent variable. The raw data was plotted and a best fit line was drawn through the data points. The predicted soluble lead content corresponding to the transformed 90 and 95 percent upper confidence intervals for total lead data was obtained from the graph. The predicted soluble lead levels are presented in Table 4.

	90 % UCI	95% UCI
North Ortega Highway	0.05	0.06
South Ortega Highway	0.12	0.13
Retaining Walls	0.11	0.12
Sound Walls	<0.1	<0.1
Bridge	0.15	0.17

5.3.3 Correlation Coefficient of Lead Results

LGI calculated the correlation coefficient of the total versus soluble lead raw data using the Pearson product-moment equation. Total lead and soluble lead are generally

considered bivariate data with a linear structure and should have a strong relationship. The results of the correlation analysis are presented in Table 5.

North Ortega Highway	0.89
South Ortega Highway	0.94
Retaining Walls	0.25
Sound Walls	0.97
Bridge	0.86

All the correlation coefficients, with the exception of the retaining walls, are high (greater than 0.80) and indicate a strong relationship between the total lead and soluble lead data. Therefore, the predicted soluble lead concentrations are considered valid. The correlation coefficient for the retaining walls is relatively low. The soluble lead content for sample RW-6@ 0 is generally out of range compared to the other data points. LGI has contacted the laboratory to confirm the soluble lead result has been reported correctly.

6.0 CONCLUSIONS

The objective of the site investigation was to evaluate if soil lead concentrations meet the Caltrans District 12 Variance for reuse as fill at the Project, and to notify HDR of the soil lead concentrations so they can implement appropriate health and safety procedures to protect its employees and the public, and to prevent or minimize exposure to potentially hazardous substances.

All the total lead results, with the exception of SW-5@0 (110 mg/kg), are within the range of concentrations considered background levels for soils in California. According to Kearney Foundation (1996) lead background concentrations in California soils range from 12.4 to 97.1 mg/kg.

The only soil sample to exceed lead background concentrations was SW-5 at 0-feet (110 mg/kg). This sample is less than the California Human Health Screening Level (CHHSL) for lead in residential land use soil at 150 mg/kg (California EPA, 2005) and is not considered hazardous.

The 90 percent upper confidence interval for total lead at the Project ranged from 5.97 mg/kg (Bridge samples) to 8.44 mg/kg (Sound Wall samples). The predicted soluble lead concentration ranged from 0.06 mg/l (North Ortega Highway) to 0.17 mg/l (Bridge samples). These concentrations are significantly less than the DTSC Variance levels for total lead of 350 mg/kg and soluble lead of 0.5 mg/l.

Based on the results of the ADL site investigation, the soil is not considered hazardous and is acceptable for re-use as fill at the Project.

7.0 RECOMMENDATIONS

Based on the results of the ADL site investigation, the soil is considered non-hazardous and is acceptable for re-use as fill at the Project since: all but one of the results are within the range of lead background concentrations in California soils; all results are less than the CHHSLs for lead in residential soils; and the 90 percent upper confidence intervals lead concentrations are significantly less than the DTSC Variance levels.

The Variance does not provide a lower level at which the "Specifications of the Conditions, Limitations, or Other Requirement" are required to be implemented by the contractor. However, because the lead concentrations are relatively low, LGI does not believe the Variance applies.

LGI recommends that HDR distribute this lead data to the appropriate subcontractors and incorporate this data into the project Health and Safety Plan so they can implement appropriate health and safety procedures to protect its employees and the public, and to prevent or minimize exposure to potentially hazardous substances

Lead was not detected in the decontamination water and LGI recommends pouring it onto the ground surface in an area which will not intercept a storm drain or other receptor.

8.0 LIMITATIONS

The work has been objectively conducted in accordance with generally-accepted professional practice standards for this type of work by California Registered Geologists (See resumes, Appendix D). LGI believes the analysis performed and the conclusions and recommendations developed to be accurate and relevant. However, certain information contained in this report may have been rightfully provided to LGI by third parties or other outside sources. LGI does not make any warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held accountable or responsible in the event that any such inaccuracies are present.

The judgments, conclusions, and recommendations described in this report pertain to the conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein and this report is not intended for use in future evaluations of the Site unless an update is conducted by a consultant familiar with environmental assessments. This report has been prepared solely for the use of GMU, its agents, and its legal counsel, as it pertains to the Site. The purpose of this assessment was to provide information about the Site relative to the potential environmental concerns and the potential presence of hazardous/toxic materials at the Site. Any reliance on, or use of, this report by any third party shall be at such party's sole risk.

9.0 REFERENCES

- California Department of Toxic Substances Control. 2004. *Draft lead Report*. August.
- California Environmental Protection Agency, Department of Toxic Substance Control. 2000. Variance No. 00-H-VAR-07. September 22.
- California Environmental Protection Agency. 2005. *Use of the California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties*. January.
- California Environmental Protection Agency, Department of Toxic Substance Control. 2006. *Lead Contaminated Soil Variance Modification, Caltrans District 7*. April 6.
- Caltrans. *ISA/SI Protocol, District 7*. Not Dated.
- Caltrans Environmental Engineering Branch. 2006. *Review of ADL Site Investigation Proposal for Ortega Highway Widening Project Prepared by Laguna Geosciences, dated June 14, 2006*. June 22.
- Kearney Foundation. 1996. *Background Concentrations of Trace and Major Elements in California Soils*. March.
- Laguna Geosciences, Inc. 2006. *Interim Aerially Deposited Lead Site Investigation, Ortega Highway Widening Project, La Pata Avenue/Antonio Parkway and Ortega Highway Intersection, Orange County, California, Caltrans EA: 086900*. July 12.
- US Environmental Protection Agency. 1986. *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods (SW-846), Chapter 9, Sampling Plan*.

APPENDIX E

SAN DIEGO GAS & ELECTRIC RESPONSE LETTER



Commercial/Industrial Customer Services
8306 Century Park Court
San Diego, CA 92123

June 25, 2008

Angie Kung, REA
Environmental Planner
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614.

Re: Letter Request: Confirmation – Absence of PCB's in SDG&E Equipment
Locations: Ortega Highway (SR-74 Project Limits) San Juan Capistrano

Dear Ms. Kung:

This letter is in response to your inquiry on June 23, 2008, regarding San Diego Gas & Electric Company transformer equipment along the Ortega Highway, San Juan Capistrano.

SDG &E has always specified and purchased non-PCB transformers. Although only mineral oil transformers are purchased, the manufacturer inadvertently contaminated some older (pre 1980) mineral oil transformers with PCB's.

Based on SDG&E's statistical sampling and testing program, it is unlikely that the equipment along the Ortega Highway is PCB-contaminated. The only way to know with certainty is by testing. The testing may involve a service interruption at specific locations, while the crew draws a sample of the oil inside.

SDG&E is responsible for ensuring that its transformers comply with Environmental Protection Agency (EPA) regulations governing PCB's. However, EPA regulations do not require the testing of individual mineral oil transformers. Therefore, should you wish the testing be done, there will be a charge. The charge will be for the actual cost of the work and must be paid in advance. In the unlikely event that the transformer is found to be contaminated, SDG&E will refund your payment.

If you wish to proceed with testing, or need additional information, please contact me at (858) 654-8318.

Best Regards,

A handwritten signature in cursive script that reads 'Renell Hill'.

Renell Hill
Sr. Project Coordinator
Commercial & Industrial Services
(858) 654-8318

APPENDIX F

**STATE FIRE MARSHAL PIPELINE SAFETY DIVISION
RESPONSE LETTER**



Office of the State Fire Marshal

Pipeline Safety Division

P.O. Box 944246

Sacramento, CA 94244-2460

Request ID: 03172008SFM002

Page 1 of 1

TO: LSA
ANGIE KUNG
20 EXECUTIVE PARK #200
IRVINE, CA 92614

FROM: Lisa Dowdy

Phone: (916) 445-8477

Fax: (916) 445-8526

Phone: 949 553 0666

Fax: 949 553 8076

PIPELINE LOCATION REQUEST FOR:

**HWY 74 & STRAWBERRY
CALLE ENTRADERO, CA 92675**

LOS ANGELES Thomas Brothers Book
Page 952, Grid F6,G6

THE FOLLOWING COMPANY(S) HAVE STATE FIRE MARSHAL JURISDICTIONAL PIPELINES IN THE AREA YOU HAVE REQUESTED:

Kinder Morgan

CSFM ID 0328

SIZE 16

COMMODITY Refined Product (Gasoline, Jet Fuel, Gas Oil)

For more information and exact location of Kinder Morgan pipelines and any other pipelines they may have in the area please call the following representative:

Don Quinn (714) 560-4940

- FOR NATURAL GAS PIPELINES PLEASE CONTACT YOUR LOCAL GAS COMPANY
- FOR OTHER TYPES OF PIPELINE PLEASE CONTACT THE DIVISION OF OIL AND GAS AT (714) 816-6847
- FOR PUBLIC UTILITIES PLEASE CONTACT THE PUBLIC UTILITIES COMMISSION AT (415) 703-2782

Lisa Dowdy
Research Analyst I
Office of the State Fire Marshal

APPENDIX G

**HISTORICAL AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS
(TRACK INFO SERVICES, LLC)**



2002

1" : 3,333'



1938

1" : 1,666'



1946

1" : 2,000'



1952

1" : 1,666'



1960

1":1,200'



1977

1" : 2,000'



1983

1" : 3,000'

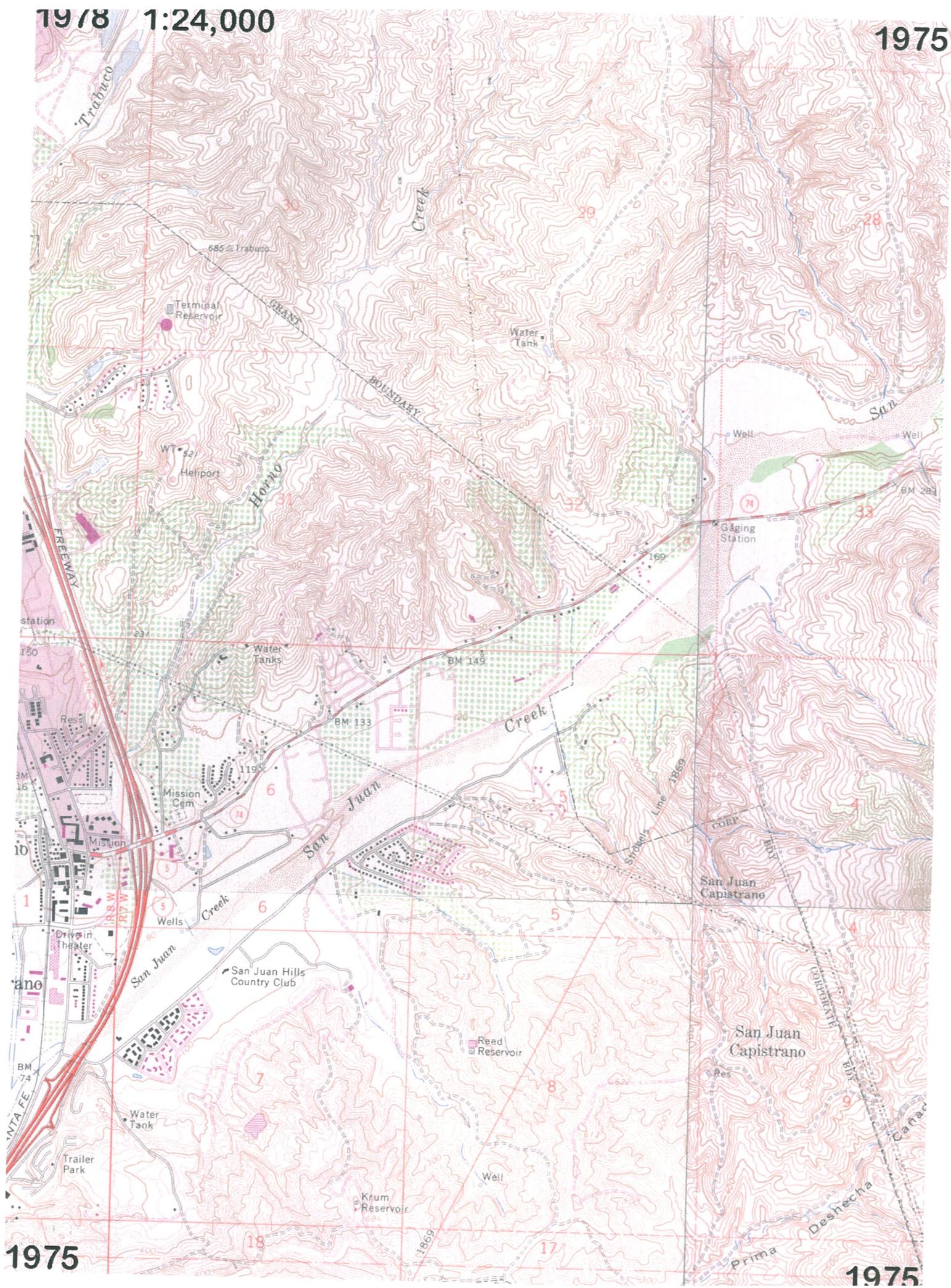


1994

1" : 3,333'

1978 1:24,000

1975

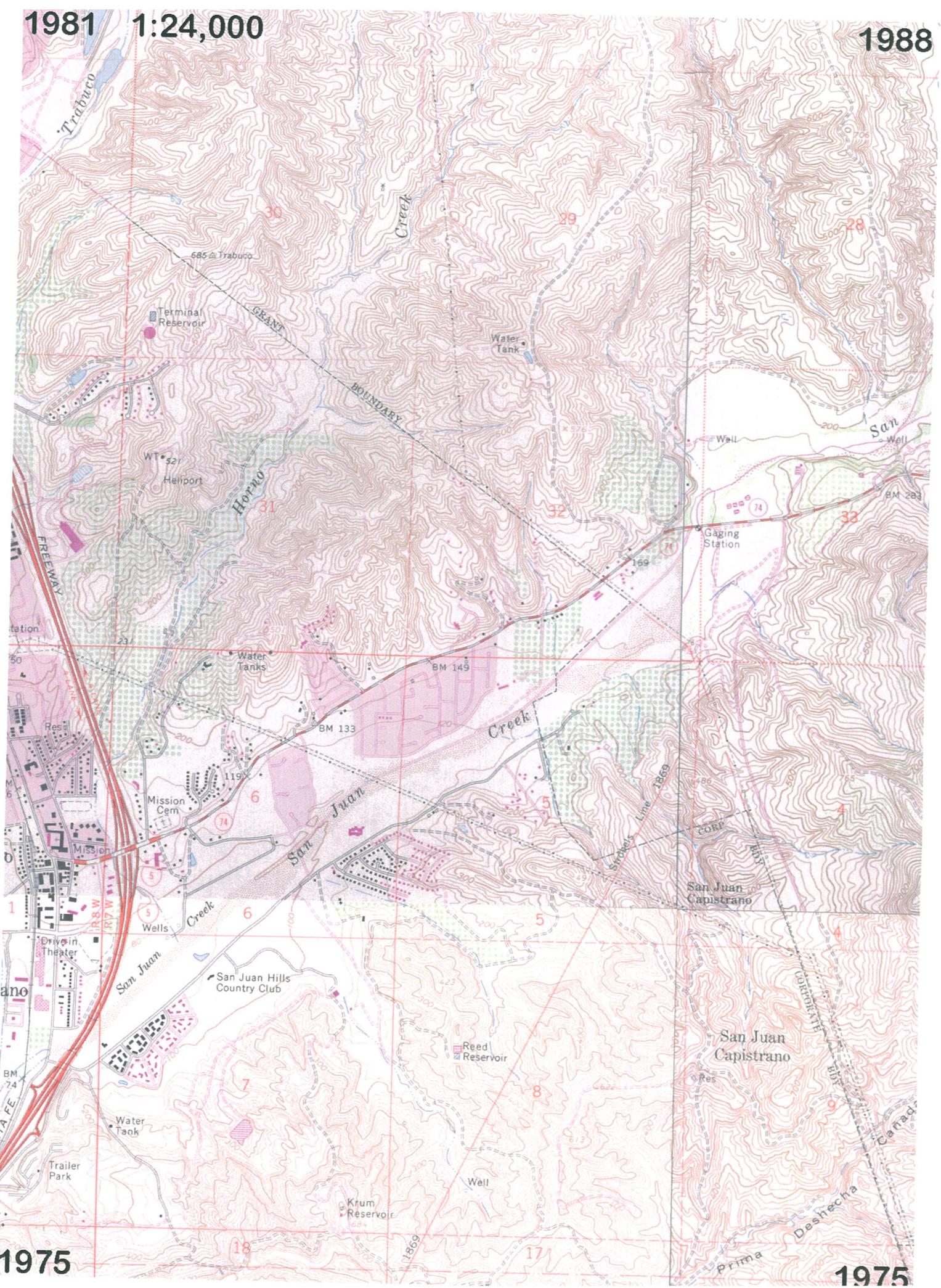


1975

1975

1981 1:24,000

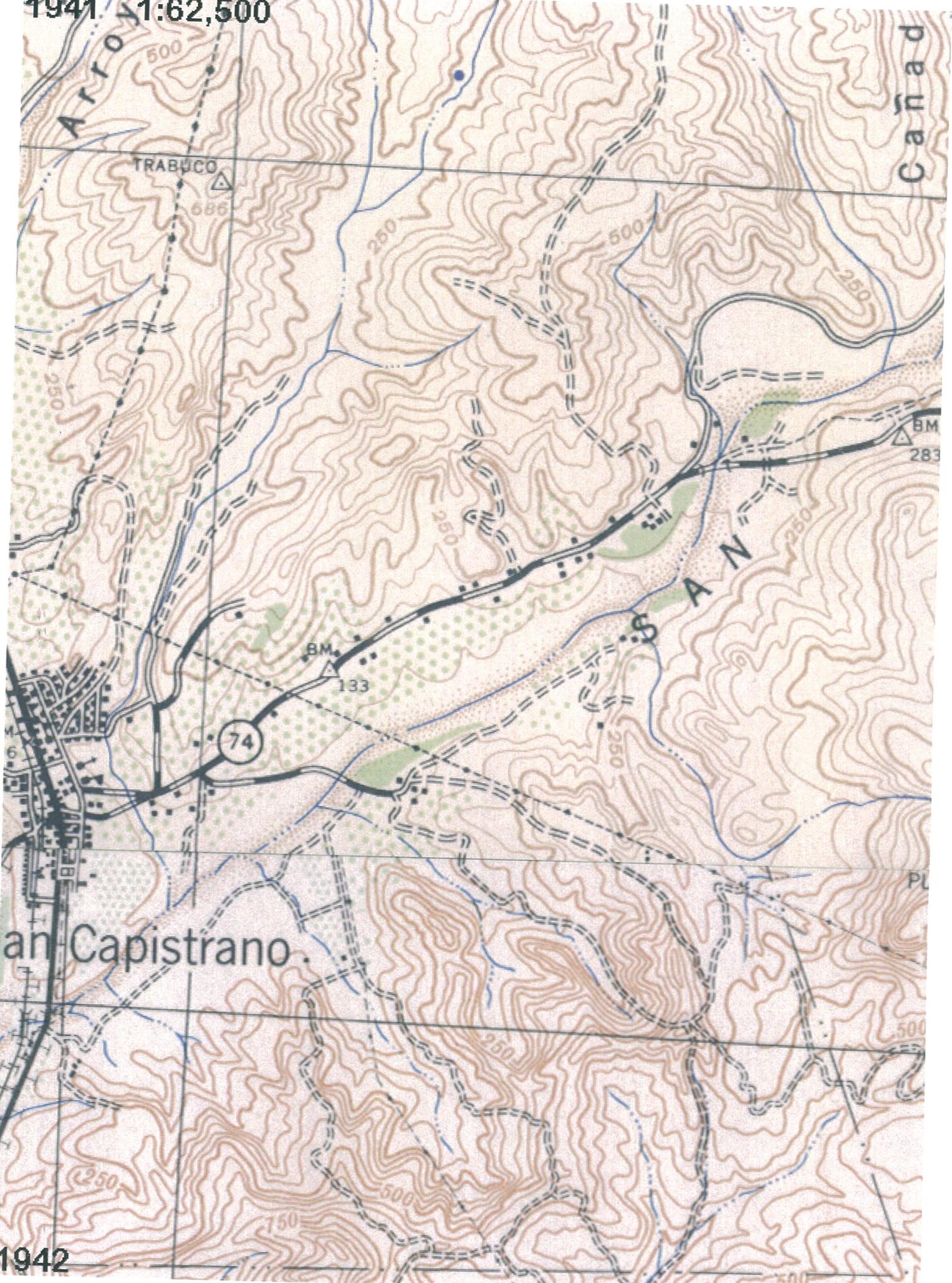
1988



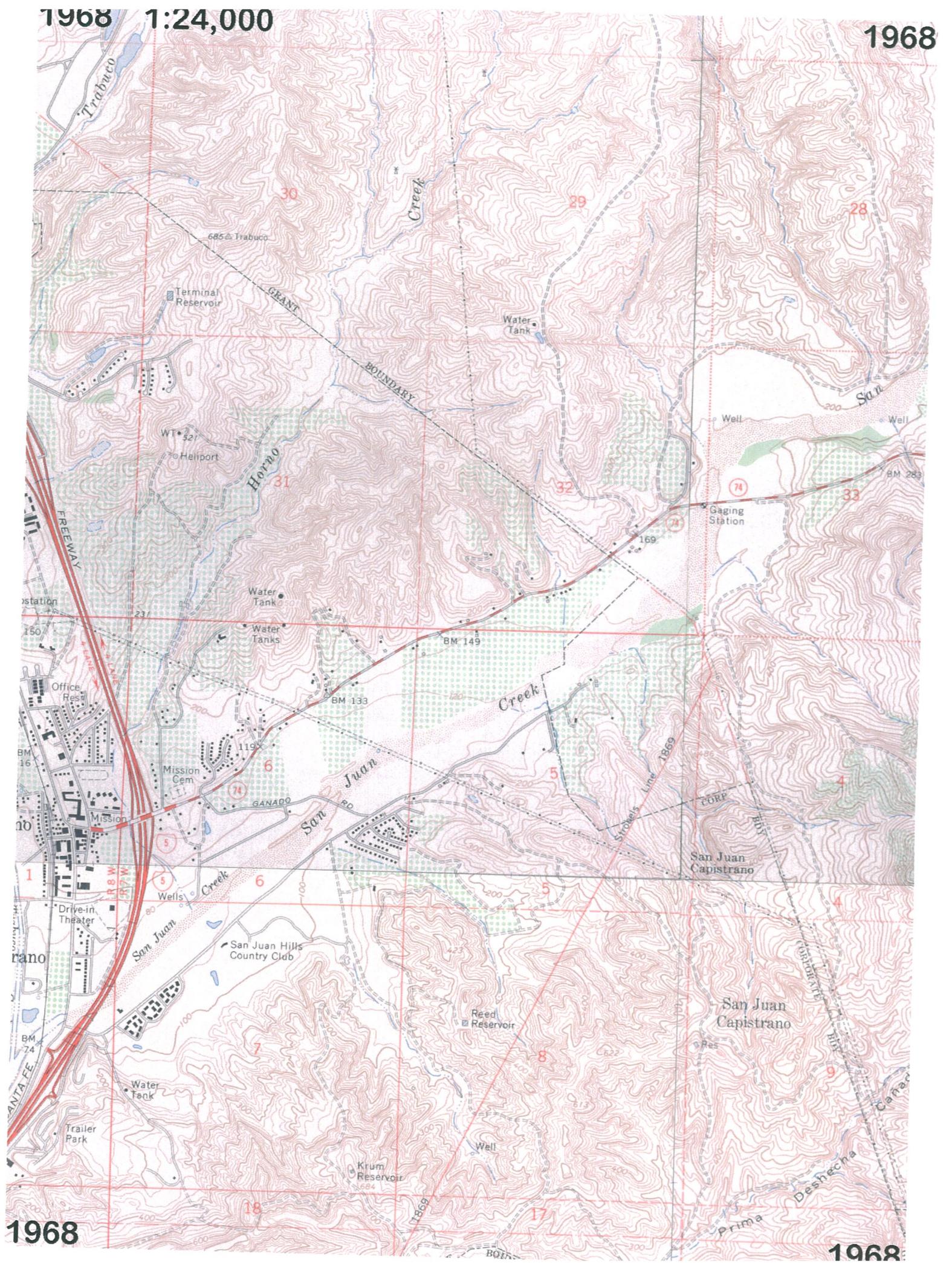
1975

1975

1941 1:62,500



1942



APPENDIX H

CALTRANS UNKNOWN HAZARDS PROCEDURES FOR CONSTRUCTION

Table 7-1.1 Unknown Hazards Procedures

