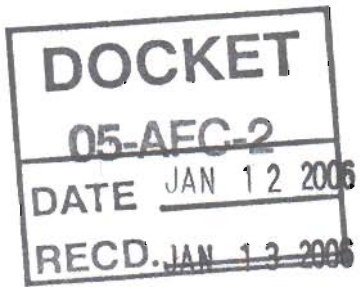
EDISON
MISSION ENERGY
An EDISON INTERNATIONAL℠ Company



January 12, 2006

Mr. B.B. Blevins
Executive Director
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814

Dear Mr. Blevins:

SUBJECT: SUPPLEMENT IN RESPONSE TO DATA ADEQUACY COMMENTS ON THE APPLICATION FOR CERTIFICATION FOR THE WALNUT CREEK ENERGY PARK (05-AFC-02)

Dear Mr. Blevins:

In accordance with the provisions of Title 20, California Code of Regulations, Walnut Creek Energy, LLC hereby submits this document titled *Supplement in Response to Data Adequacy Comments on the Application for Certification for the Walnut Creek Energy Park (05-AFC-02)*. The Walnut Creek Energy Park is a 500 megawatt, natural gas-fired power plant to be located in the City of Industry, Los Angeles County, California.

As an officer of the company, I hereby attest, under penalty of perjury, that the contents of this application are truthful and accurate to the best of my knowledge.

Dated this 12th day of January 2006.

Sincerely,

W. James Scilacci
Senior Vice President & Chief Financial Officer

WJS:bpm

18101 Von Karman Avenue
Suite 1700
Irvine, CA 92612 1046
Tel: 949 752 5588
Fax: 949 752 5624

Supplement

In Response to Data Adequacy Review

of the

Application for Certification

for the

Walnut Creek Energy Park

City of Industry, California

(05-AFC-02)

Submitted to the:

California Energy Commission

Submitted by:

Walnut Creek Energy, LLC

A wholly-owned subsidiary of

With Technical Assistance by:

Sacramento, California

January 2006

Contents

1.0 INTRODUCTION S-1

2.0 PROJECT OVERVIEW S-2

6.0 TRANSMISSION SYSTEM ENGINEERING S-3

8.1 AIR QUALITY S-5

8.10 SOCIOECONOMICS S-6

8.13 VISUAL RESOURCES S-7

8.14 WASTE MANAGEMENT S-12

8.15 WATER RESOURCES S-15

1.0 Introduction

This supplement to Walnut Creek Energy, LLC's (WCE's) Application for Certification (AFC) for the Walnut Creek Energy Park (05-AFC-02), responds to comments that California Energy Commission (CEC) Staff have made as a result of their data adequacy review of the AFC. The intention of this supplement is to provide all additional information necessary for Staff to find that the AFC contains adequate data to begin a power plant site certification proceeding under Title 20, California Code of Regulations and the Warren-Alquist Energy Resources Conservation and Development Act.

The format for this supplement follows the order of the AFC and provides additional information and responses to CEC information requests on Project Overview (Chapter 2), Transmission System Engineering (Chapter 6), Air Quality (Chapter 8.1), Socioeconomics (8.10), Visual Resources (Chapter 8.13), Waste Management (Chapter 8.14), and Water Resources (Chapter 8.15). Only sections for which CEC Staff posed requests or questions related to data adequacy are addressed in this supplement. If the response calls for additional appended material, it is included at the end of each subsection.

Each subsection contains data adequacy questions or information requests, with numbers and summary titles and, in parentheses, the citation from Appendix B, Title 22, California Code of Regulations (Regulations Pertaining to the Rules of Practice and Procedure and Power Plant Site Certification) indicating a particular information requirement for the AFC. Each item follows with the CEC Staff comment on data adequacy for this item, under the heading "Information required to make AFC conform with regulations" followed by WCE's response to the information request and the information requested.

2.0 Project Overview

1. Photographic Reproduction (Appendix B [a] [1] [D])

A full-page color photographic reproduction depicting the visual appearance of the site prior to construction, and a full-page color simulation or artist's rendering of the site and all project components at the site, after construction.

Information required to make AFC conform with regulations:

Please provide a full-page color copy of a photograph of the site prior to construction.

Response—See response to information request #1 under Visual Resources and Figure 8.13-S1.

6.0 Transmission System Engineering

1. Power-Flow Diagrams (Appendix B [b] [2] [C])

A detailed description of the design, construction, and operation of any electric transmission facilities, such as power lines, substations, switchyards, or other transmission equipment, which will be constructed or modified to transmit electrical power from the proposed power plant to the load centers to be served by the facility…. This description shall include power load flow diagrams which demonstrate conformance or nonconformance with utility reliability and planning criteria at the time the facility is expected to be placed in operation and five years thereafter;

Information required to make AFC conform with regulations:

Provide power flow diagrams (MVA, % loading & P. U. voltage) for all N-1 and N-2 contingencies where overloads or voltage violations appear.

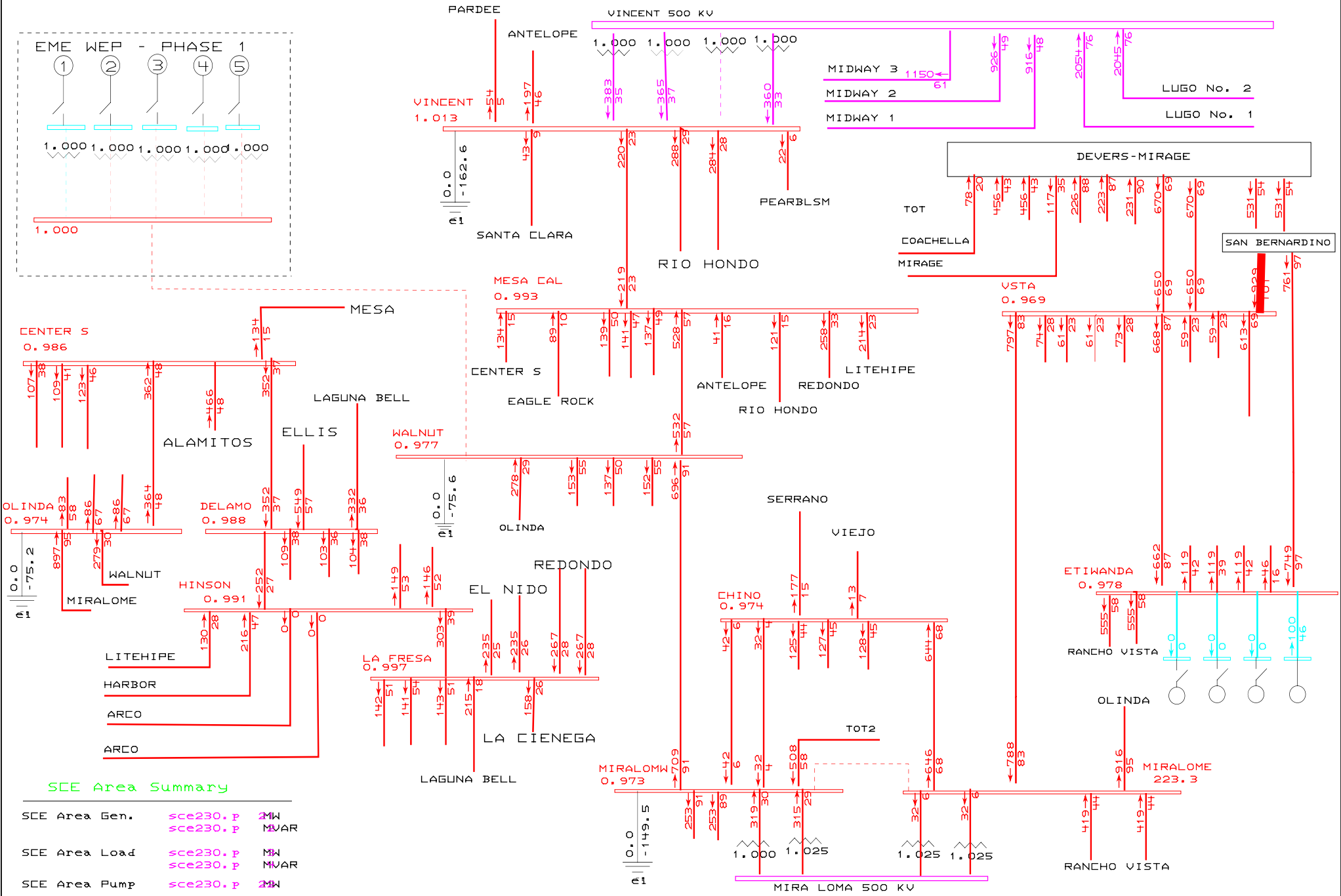
Response – Power flow diagrams for cases for which the WCEP would aggravate existing transmission system overloads are attached.

Power Flow Diagrams
Walnut Creek Energy Park

APPENDIX A

POWER FLOW RESULTS
(POWER FLOW DIAGRAMS)

BASE CASE
(N-0)



SCE Area Summary

SCE Area Gen.	sce230.p	MW
	sce230.p	MVAR
SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\lsp-prewalnutpark-06.sav

MW/% rate

Tue Jan 03 13:02:08 2006

PRE-PROJECT LIGHT SPRING: BASE CASE

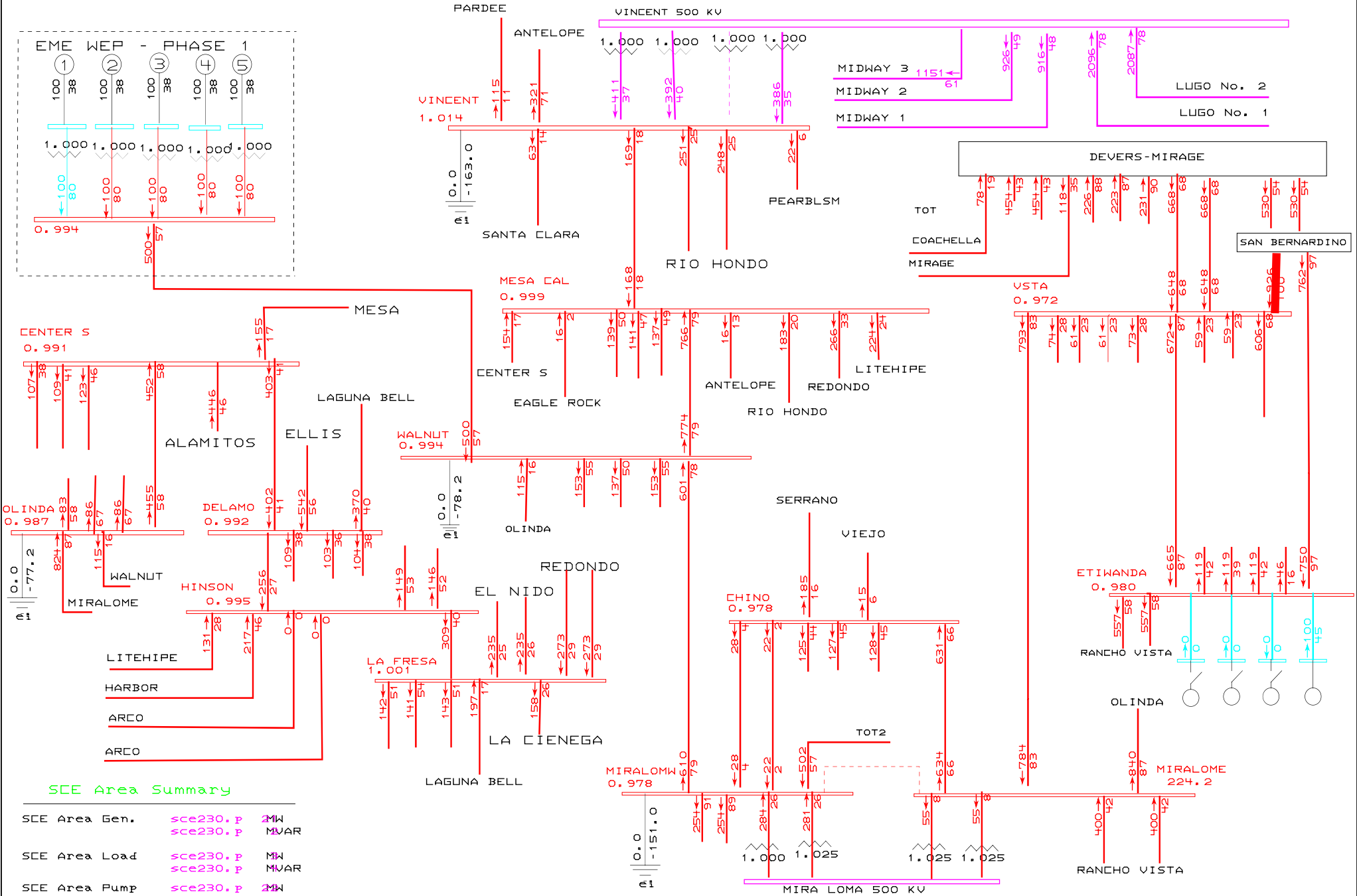
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1

PSLF Program

emewalnut3.drw

Rating = 1



2006expansion\walnut\final cases\lsp-postwalnutpark-06.sav MW/% rate Tue Jan 03 12:59:59 2006

POST-PROJECT LIGHT SPRING: BASE CASE

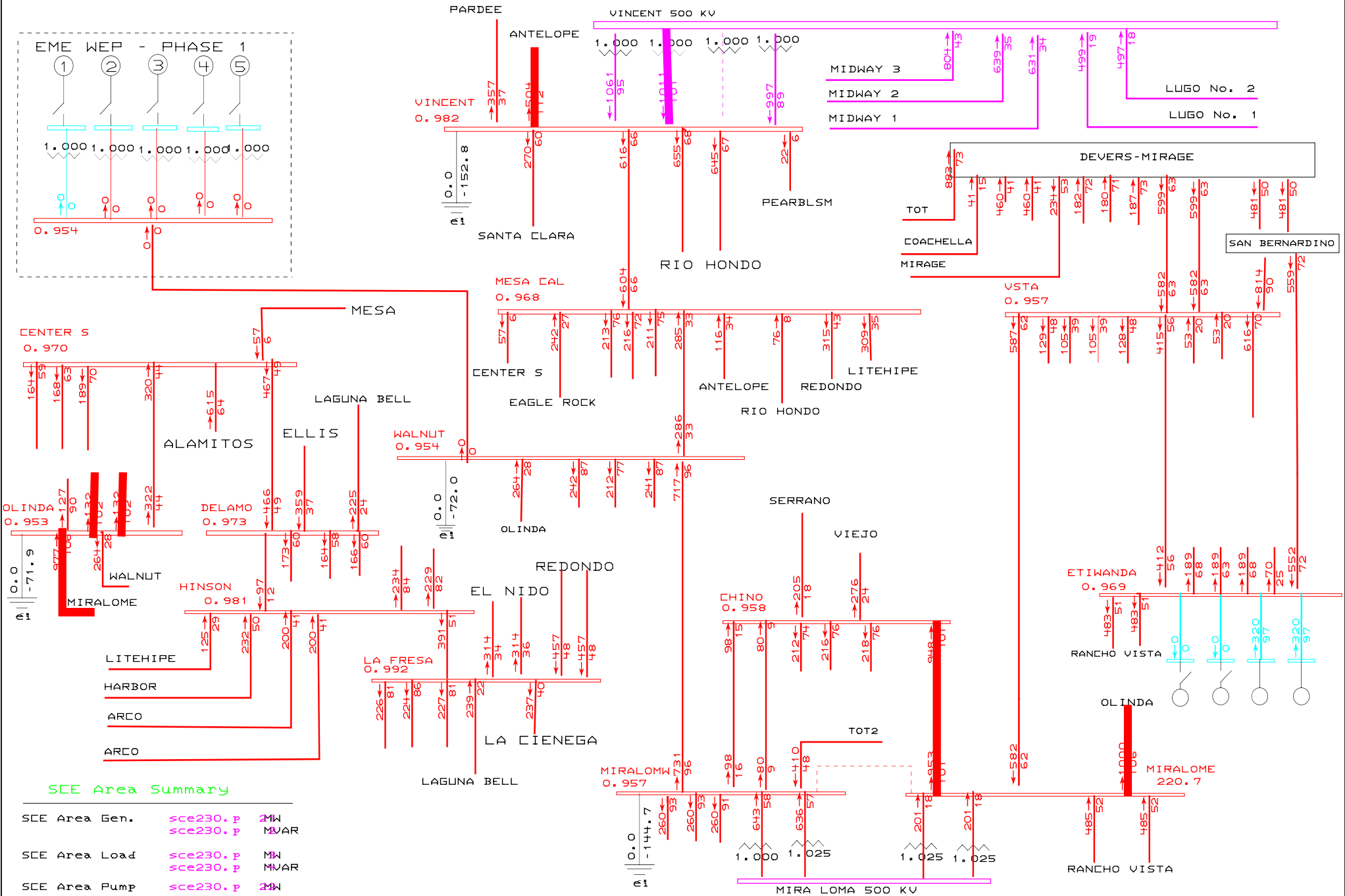
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program

emewalnut3.drw

Rating = 1



SCE Area Summary

SCE Area Gen.	sce230.p	MW
	sce230.p	MVAR
SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\hs-prewalnutpark-04.sav

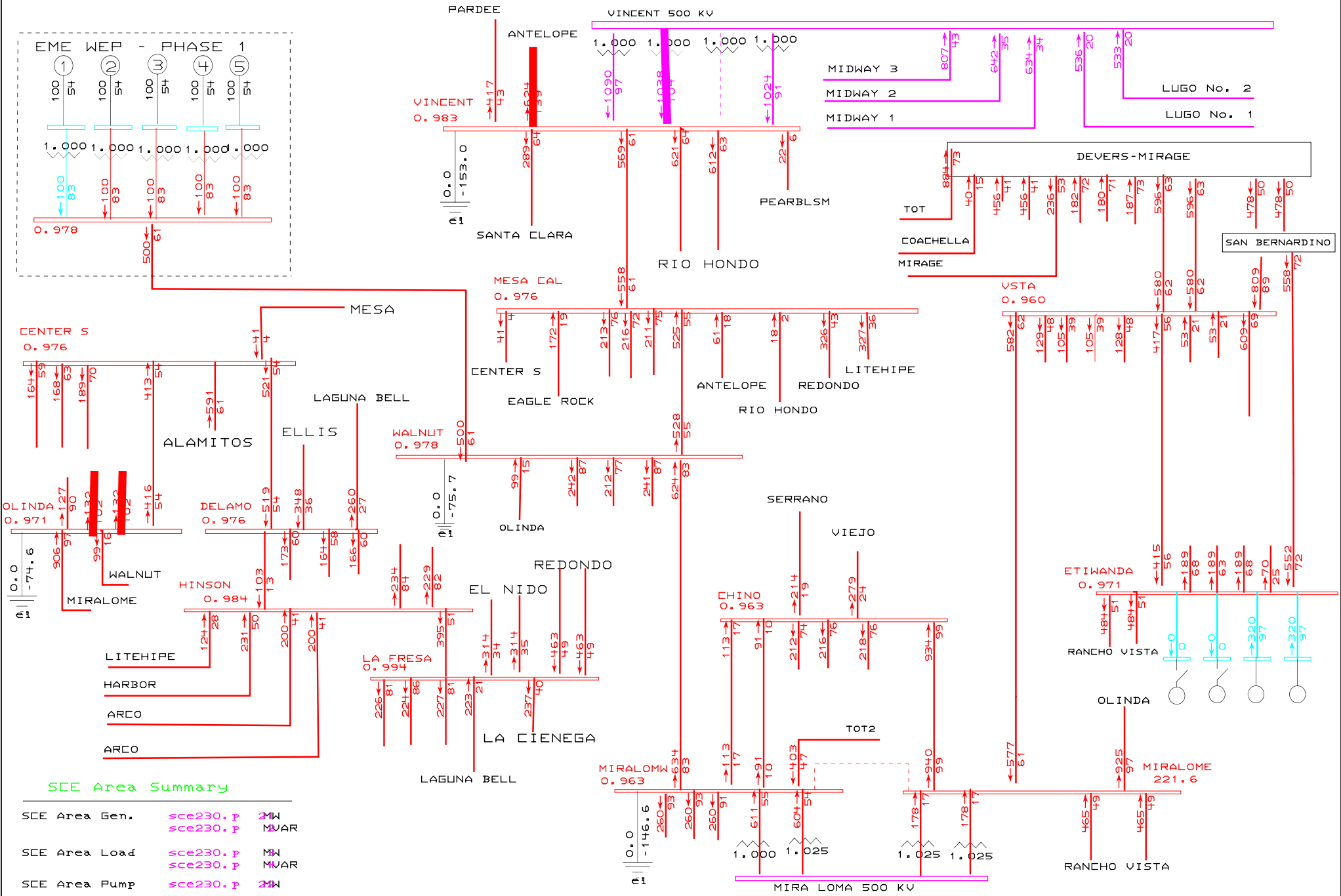
MW/% rate

Tue Jan 03 13:57:57 2006

PRE-PROJECT HEAVY SUMMER
BASE CASE
SYSTEM IMPACT STUDY

EDISON MISSION ENERGY
WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program
emewalnut3.drw
Rating = 1



SCE Area Summary

SCE Area Gen.	sce230.p	MW
	sce230.p	MVAR
SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\hs-postwalnutpark-04.sav

MW/% rate

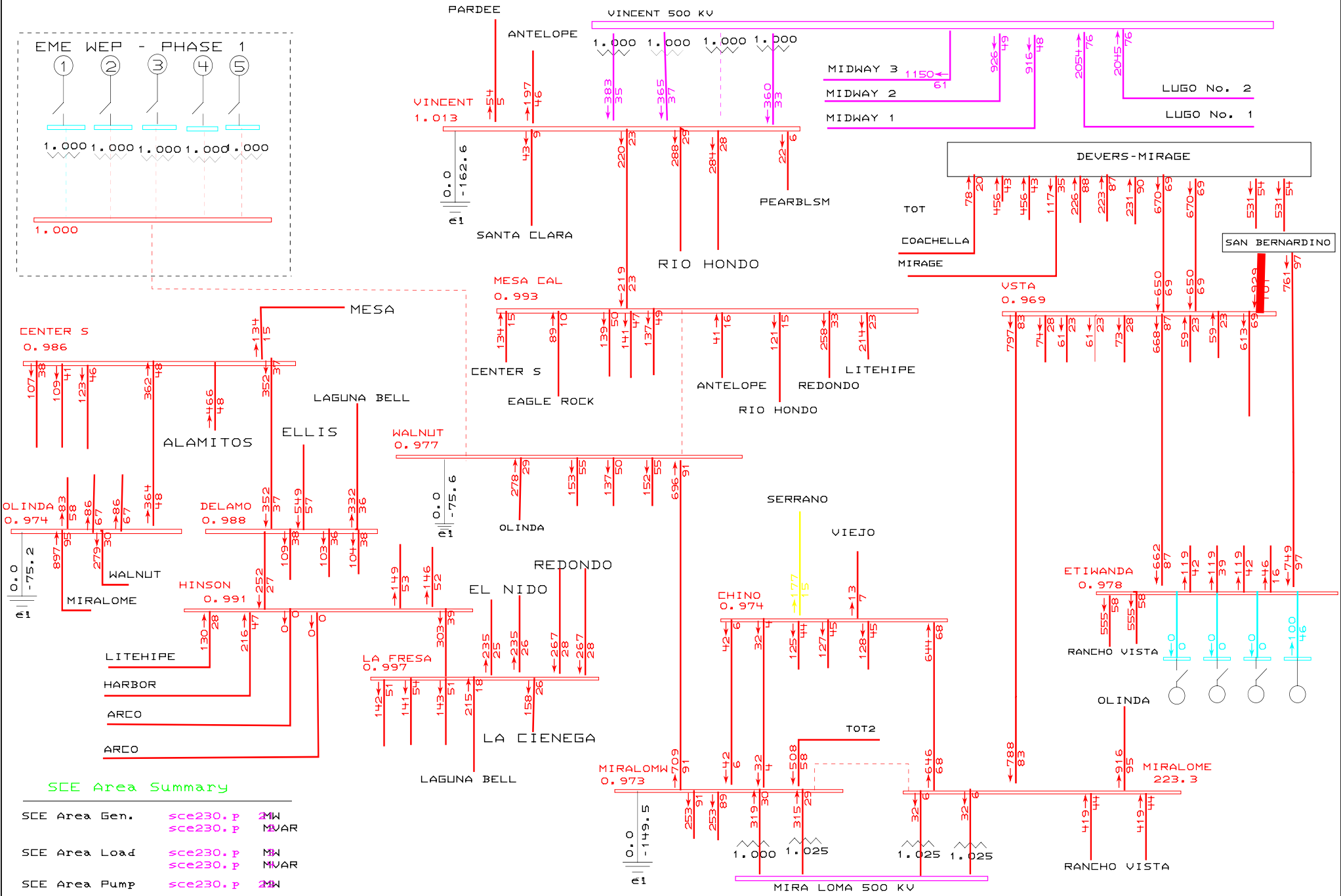
Tue Jan 03 14:05:29 2006

POST-PROJECT HEAVY SUMMER
BASE CASE
SYSTEM IMPACT STUDY

EDISON MISSION ENERGY
WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program
emewalnut3.drw
Rating = 1

SINGLE CONTINGENCY (N-1)



2006expansion\walnut\final cases\lsp-prewalnutpark-06.sav

MW/% rate

Tue Jan 03 13:37:22 2006

PRE-PROJECT LIGHT SPRING

SINGLE CONTINGENCY (N-1):

230 KV MESA-WALNUT

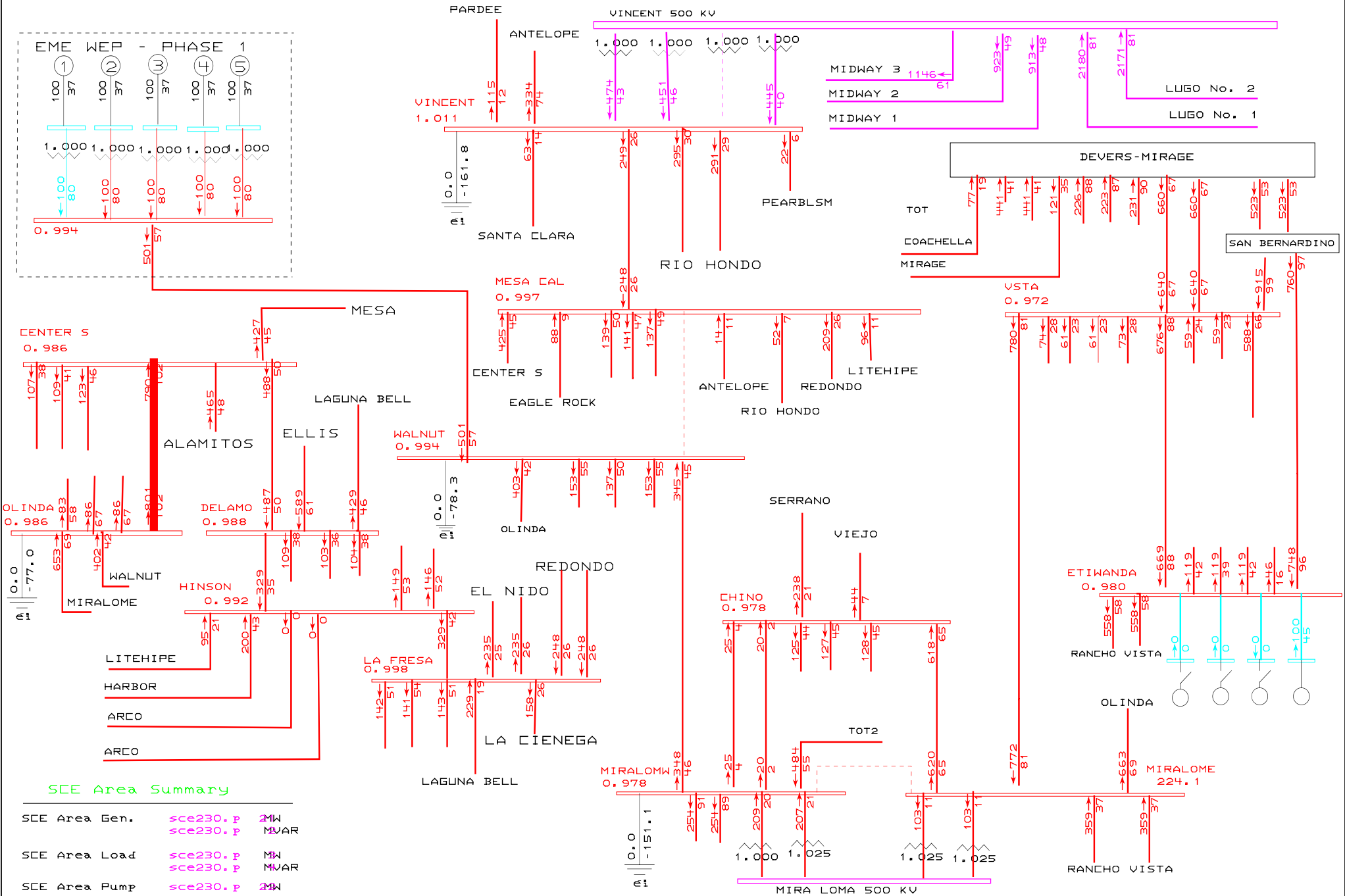
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program

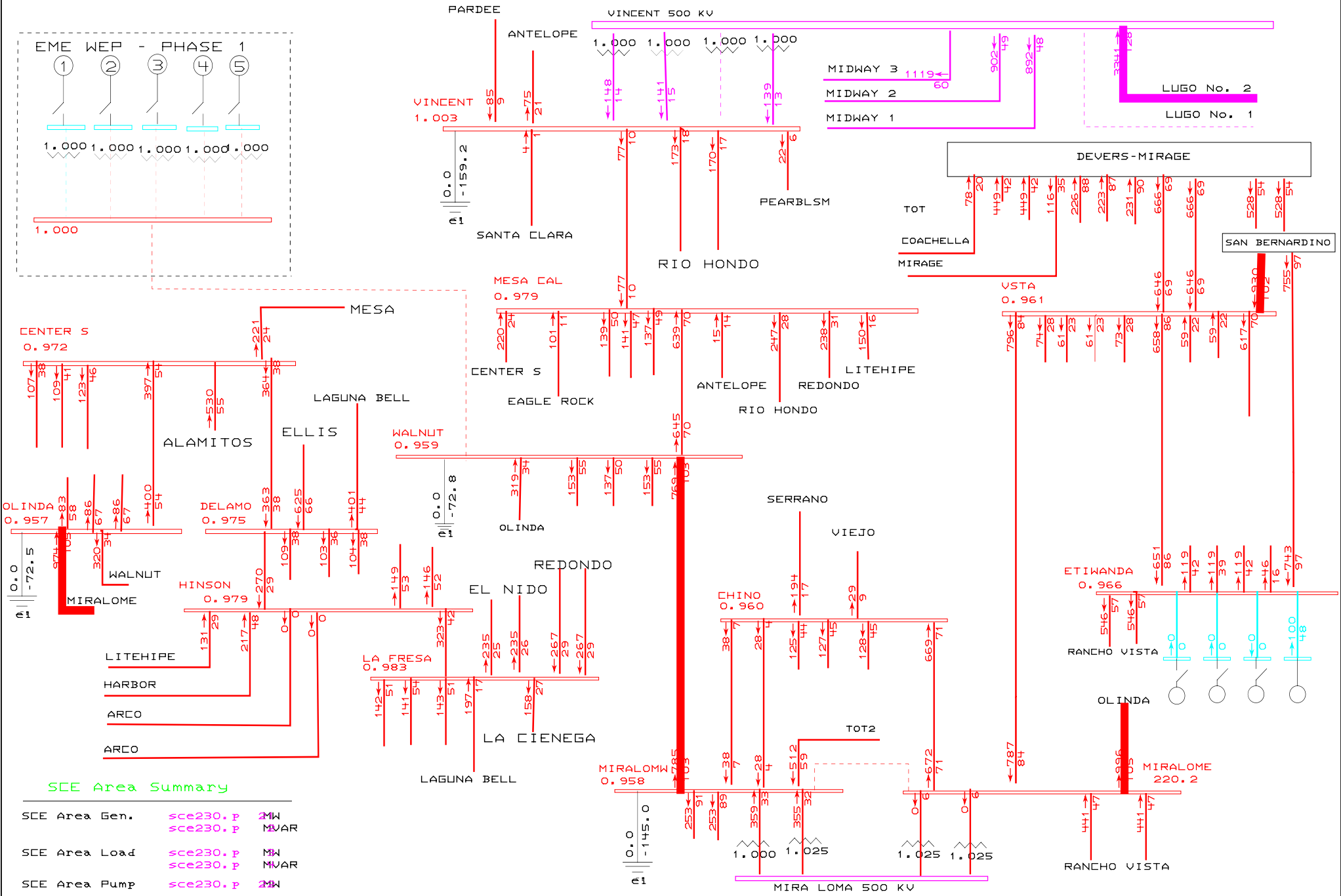
emewalnut3.drw

Rating = 1



2006expansion\walnut\final cases\lsp-postwalnutpark-06.sav MW/% rate Tue Jan 03 13:40:50 2006

	POST-PROJECT LIGHT SPRING SINGLE CONTINGENCY (N-1): 230 KV MESA WALNUT	SYSTEM IMPACT STUDY-EDISON MISSION ENERGY WALNUT ENERGY PARK PHASE 1 (WEP-P1)	PSLF Program emewalnut3.drw Rating = 1



SCE Area Summary

SCE Area Gen.	sce230.p	MW
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SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\lsp-prewalnutpark-06.sav

MW/% rate

Tue Jan 03 13:44:14 2006

PRE-PROJECT LIGHT SPRING

SINGLE CONTINGENCY (N-1):

500 KV LUGO-VINCENT NO. 1

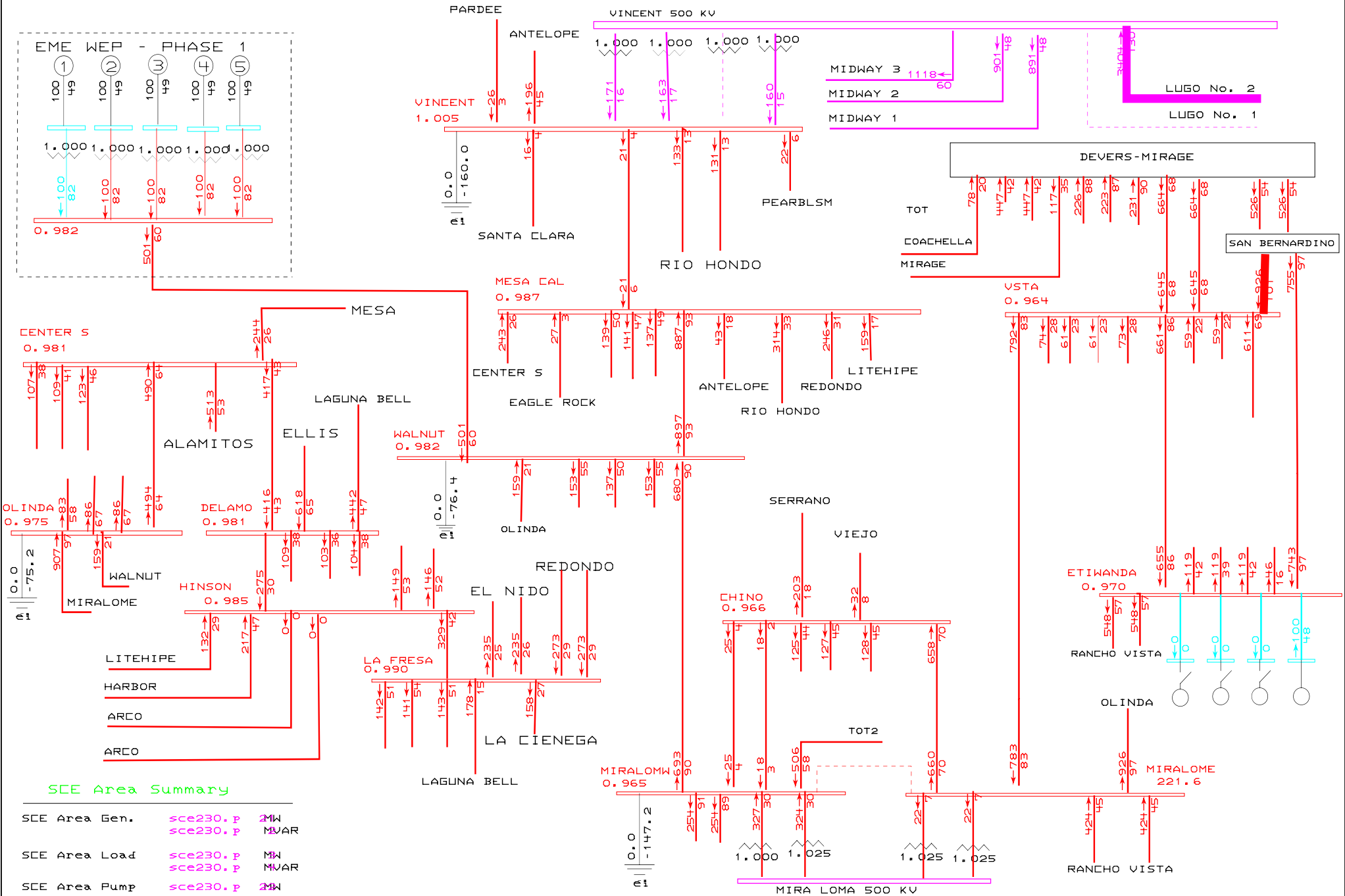
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program

emewalnut3.drw

Rating = 1



SCE Area Summary

SCE Area Gen.	sce230.p	MW
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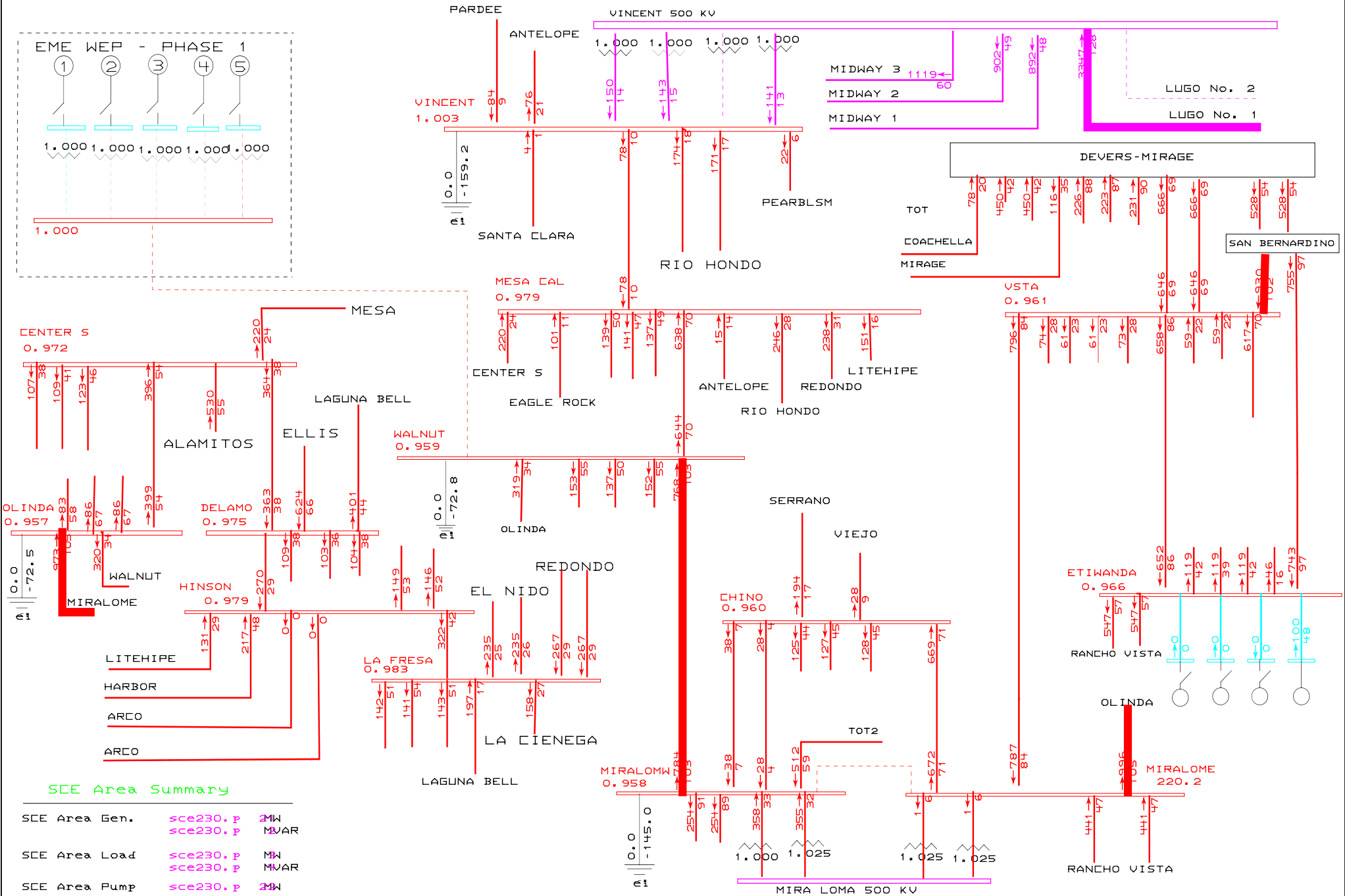
SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\lsp-postwalnutpark-06.sav

MW/% rate

Tue Jan 03 13:46:34 2006

POST-PROJECT LIGHT SPRING SINGLE CONTINGENCY (N-1): 500 KV LUGO-VINCENT NO. 1	SYSTEM IMPACT STUDY-EDISON MISSION ENERGY WALNUT ENERGY PARK PHASE 1 (WEP-P1)	PSLF Program emewalnut3.drw Rating = 1



SCE Area Summary

SCE Area Gen.	sce230.p	MW
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SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\lsp-prewalnutpark-06.sav

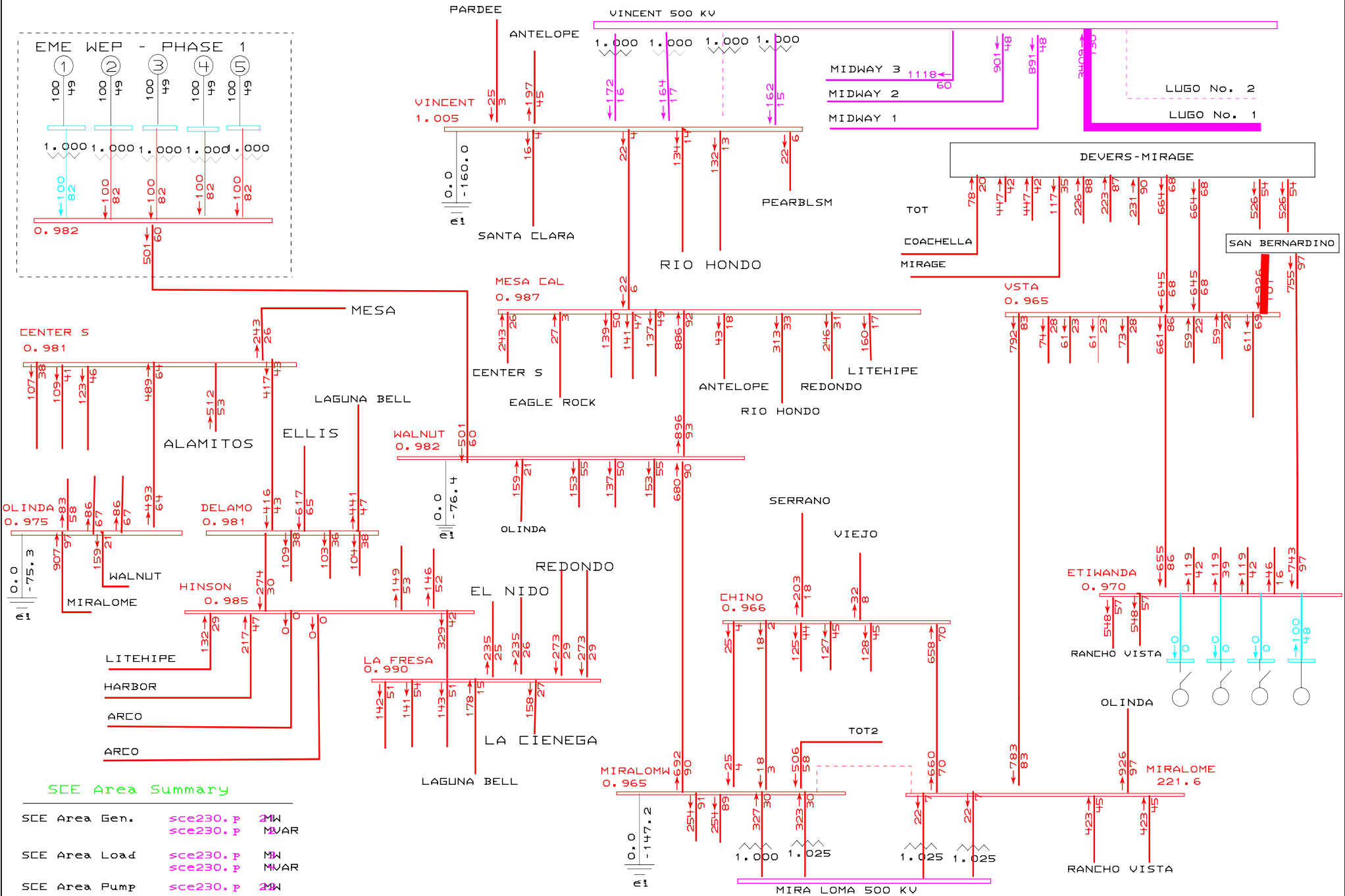
MW/% rate

Tue Jan 03 13:48:46 2006

PRE-PROJECT LIGHT SPRING
SINGLE CONTINGENCY (N-1):
500 KV LUGO-VINCENT NO. 2

SYSTEM IMPACT STUDY-EDISON MISISON ENERGY
WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program
emewalnut3.drw
Rating = 1



SCE Area Summary

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SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

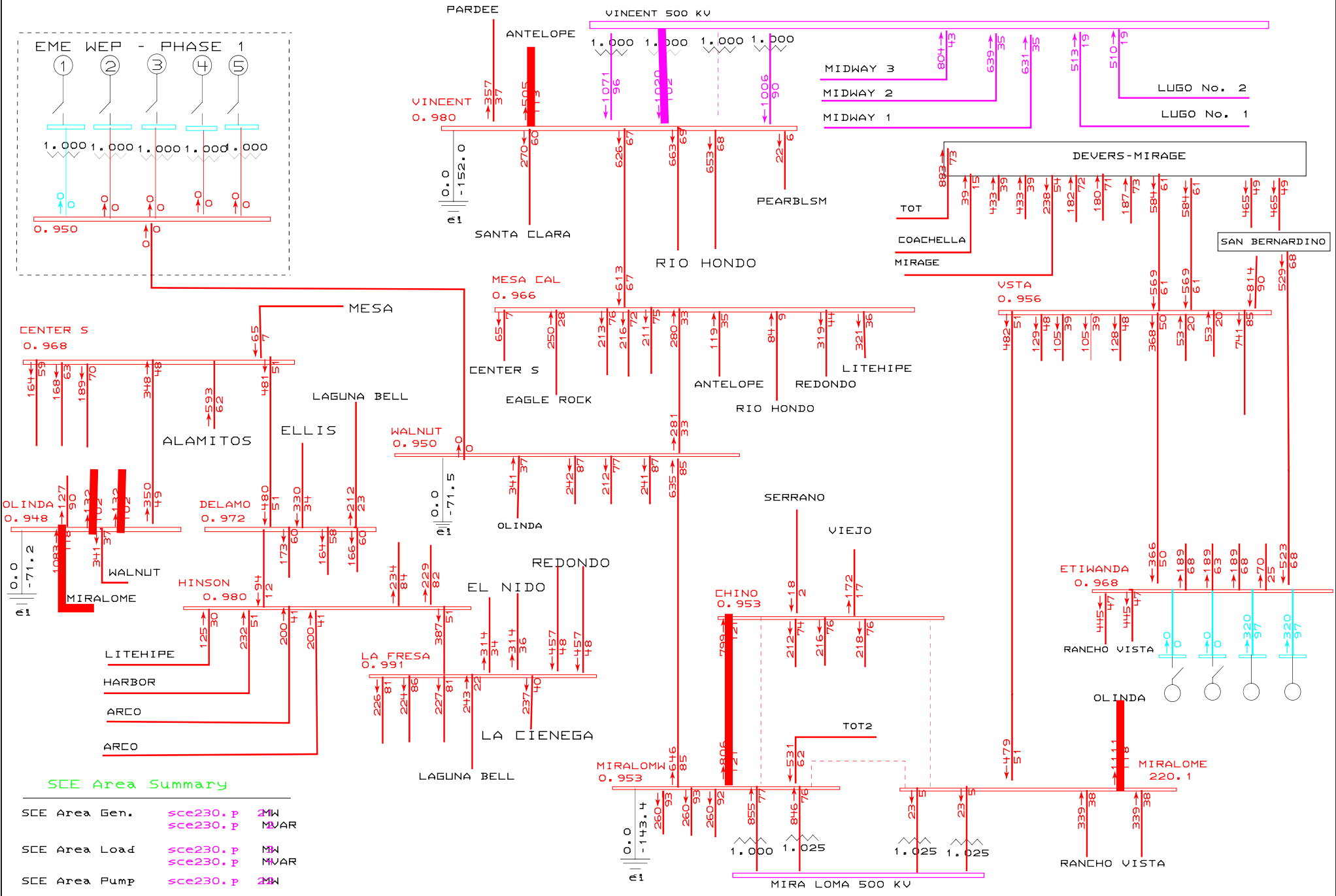
2006expansion\walnut\final cases\lsp-postwalnutpark-06.sav

MW/% rate

Tue Jan 03 13:51:15 2006

POST-PROJECT LIGHT SPRING	SYSTEM IMPACT STUDY-EDISON MISSION ENERGY	PSLF Program
SINGLE CONTINGENCY (N-1)	WALNUT ENERGY PARK PHASE 1 (WEP-P1)	emewalnut3.drw
500 KV LUGO-VINCENT NO. 2		Rating = 1

DOUBLE CONTINGENCY (N-2)



SCE Area Summary

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SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\hs-prewalnutpark-04.sav

MW/% rate

Tue Jan 03 14:01:00 2006

PRE-PROJECT HEAVY SUMMER: DOUBLE CONTINGENCY (N-2)

230 KV CHINO-MIRALOMA NO. 2

230 KV CHINO-MIRALOMA NO. 3

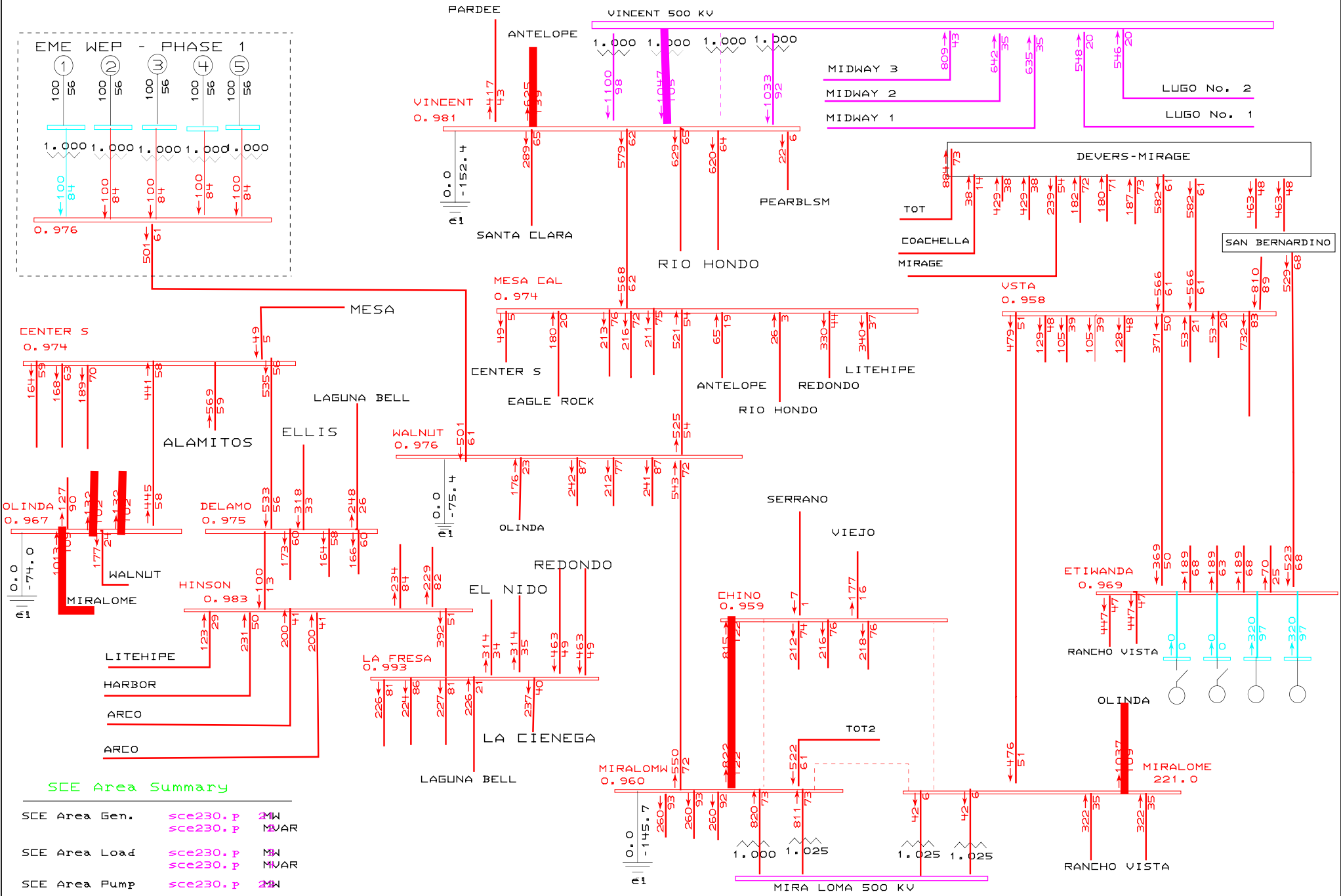
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program

emewalnut3.drw

Rating = 1



SCE Area Summary

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SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\hs-postwalnutpark-04.sav MW/% rate Tue Jan 03 14:08:14 2006

POST-PROJECT HEAVY SUMMER: DOUBLE CONTINGENCY (N-2)

230 KV CHINO-MIRALOMA NO. 2

230 KV CHINO-MIRALOMA NO. 3

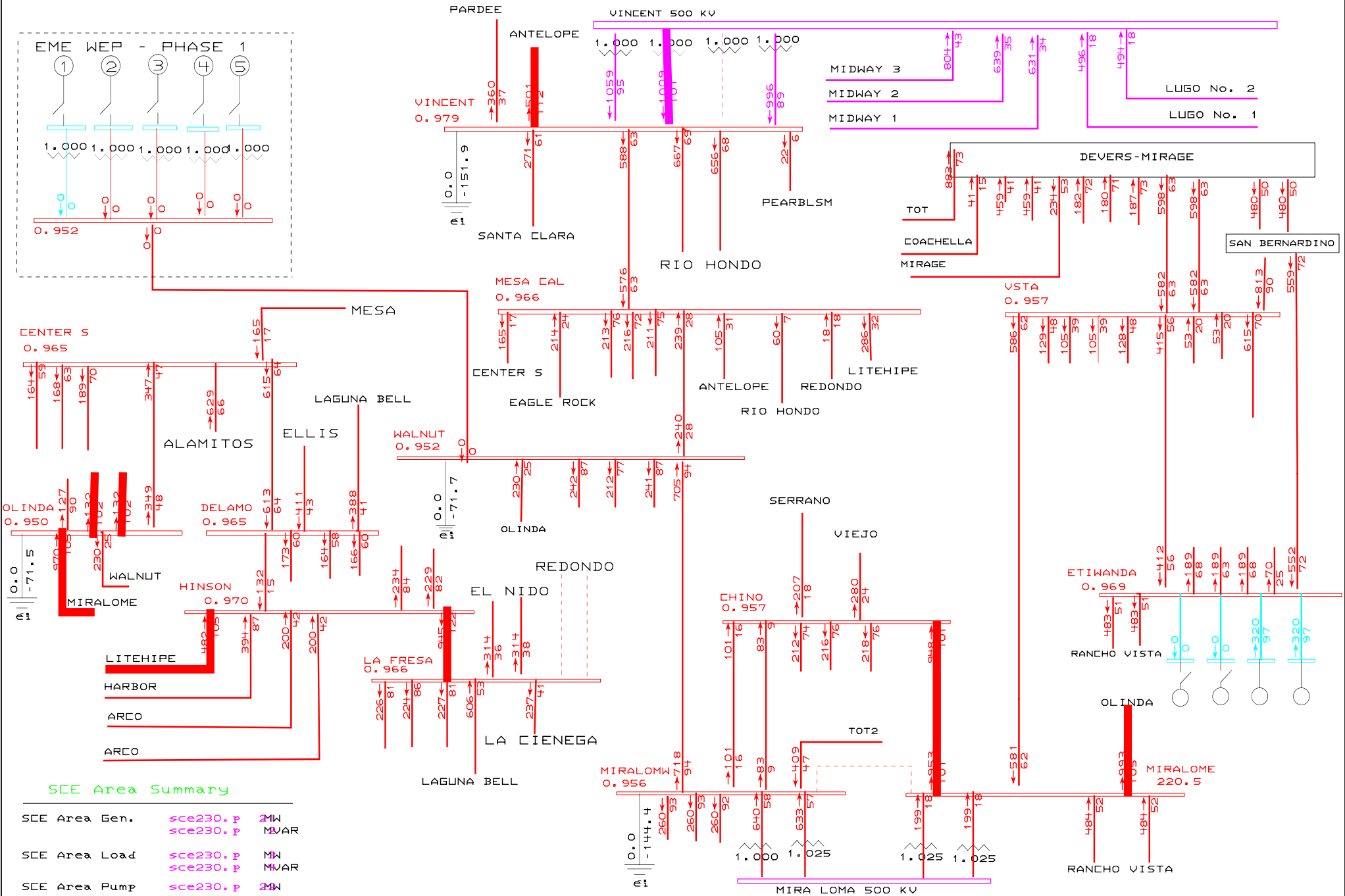
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program

emewalnut3.drw

Rating = 1



SCE Area Summary

SCE Area Gen.	sce230.p	MW
	sce230.p	MVAR
SCE Area Load	sce230.p	MW
	sce230.p	MVAR
SCE Area Pump	sce230.p	MW

2006expansion\walnut\final cases\hs-prewalnutpark-04.sav

MW/% rate

Tue Jan 03 14:03:40 2006

PRE-PROJECT HEAVY SUMMER: DOUBLE CONTINGENCY (N-2)

230 KV LA FRESA-REDONDO NO. 1

230 KV LA FRESA-REDONDO NO. 2

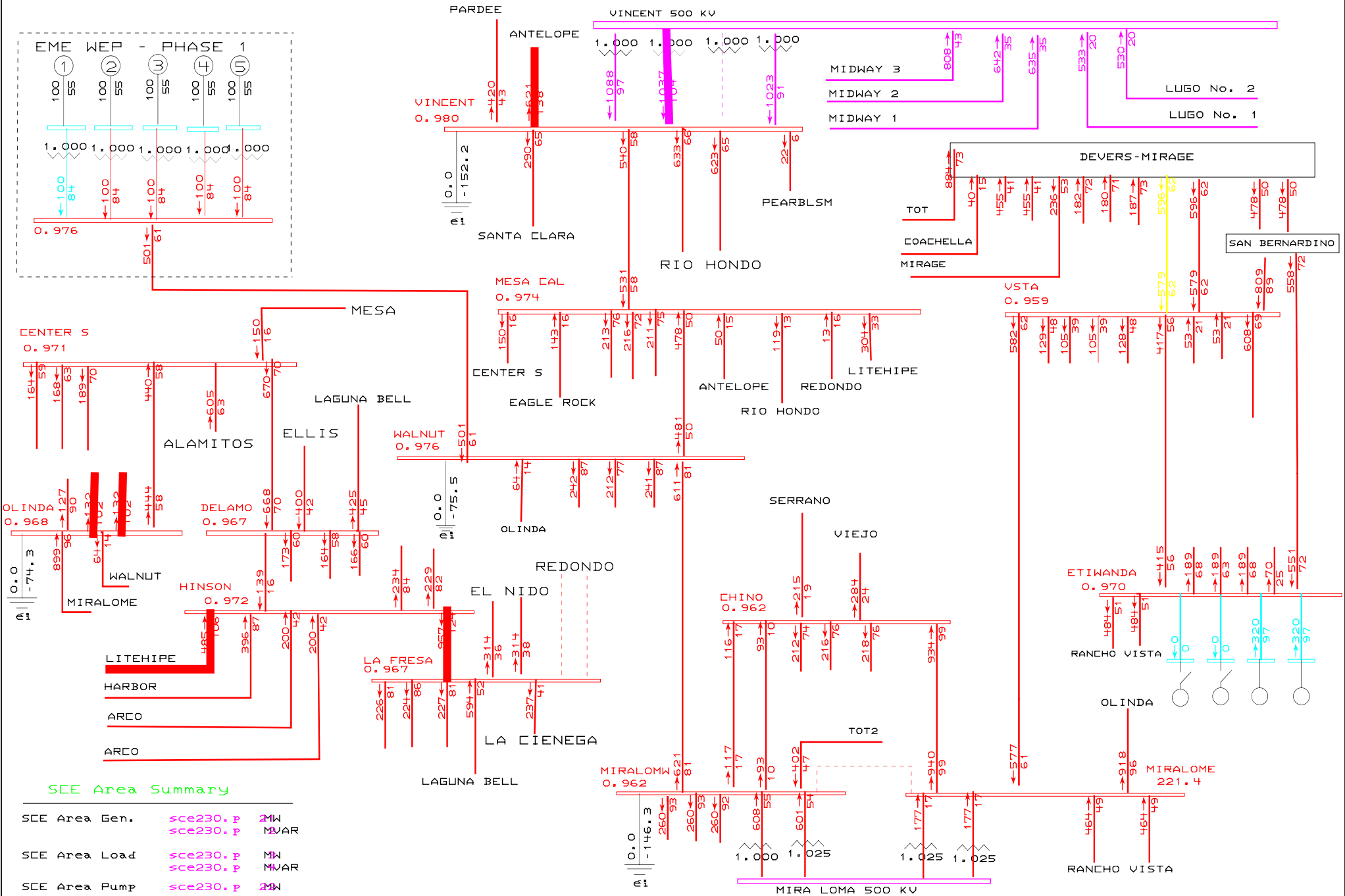
SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1

PSLF Program

emewalnut3.drw

Rating = 1



2006expansion\walnut\final cases\hs-postwalnutpark-04.sav

MW/% rate

Tue Jan 03 14:12:42 2006

POST-PROJECT HEAVY SUMMER: DOUBLE CONTINGENCY (N-2)

230 KV LA FRESA-REDONDO NO. 1

230 KV LA FRESA-REDONDO NO. 2

SYSTEM IMPACT STUDY-EDISON MISSION ENERGY

WALNUT ENERGY PARK PHASE 1 (WEP-P1)

PSLF Program

emewalnut3.drw

Rating = 1

8.1 Air Quality

1. Effectiveness of Potential Offsets (Appendix B[g][1]):

...provide a discussion of the existing site conditions, the expected direct, indirect and cumulative impacts due to the construction, operation and maintenance of the project, the measures proposed to mitigate adverse environmental impacts of the project, the effectiveness of the proposed measures, and any monitoring plans proposed to verify the effectiveness of the mitigation.

Information required to make AFC conform with regulations:

Along with the list of potential offsets requested under Appendix B (g) (8) (J) (ii), please provide a discussion of the "effectiveness of the proposed measures."

Response—WCE will offset its emissions in accordance with state and federal law and as administered by the South Coast Air Quality Management District (SCAQMD). WCE has prepared a "Confidential Offset Strategy" document that has been filed under separate cover along with its Request for Confidential Designation. The information contained in the Confidential Offset Strategy discusses each criteria pollutant and the offset strategy to be employed to ensure the WCEP complies with all applicable LORS and does not result in significant air quality impacts.

2. Potential Offset Sources (Appendix B[g][8] [J] [ii]):

Potential offset sources, including location, and quantity of emission reductions;

Information required to make AFC conform with regulations:

Please provide a list of offset holders with whom you have entered into negotiations. You may submit this information to the CEC with a request for confidential status.

Response—The list of offset holders with whom WCE has entered into negotiations is contained in our Confidential Offset Strategy, which has been filed under separate cover.

3. Emission Reduction Method (Appendix B[g][8] [J] [iii]):

Method of emission reduction.

Information required to make AFC conform with regulations:

Please identify the mechanism of reduction for each potential offset identified in response to Appendix B(g)(8)(J)(ii) above.

Response—This information is included in the Confidential Offset Strategy, which has been filed under separate cover.

8.10 Socioeconomics

1. Locally Purchased Materials During Operation (Appendix B [g][7][B][viii]):

An estimate of the expenditures for locally purchased materials for the construction and operation phases of the project;

Information required to make AFC conform with regulations:

Please provide an estimate of locally (within Los Angeles County) purchased materials for the WCEP during the operations phase.

Response—Section 8.10.2.3.5 of the WCEP AFC, "Fiscal Impacts," states "The annual operations budget is expected to be approximately $3 million, all of which, it is assumed, would be spent locally within Los Angeles County." The $3 million represents expenditures on locally purchased materials for WCEP during operation.

2. Tax Revenues (Appendix B [g][7][B][ix]):

An estimate of the capital cost of the project [and] of the potential impacts on tax revenues from construction and operation of the project.

Information required to make AFC conform with regulations:

Please provide an estimate of: a) the property taxes on the WCEP, and b) the value of the lease of land for the WCEP.

Response:

(a) WCEP is expected to bring property tax revenues to the City of Industry and Los Angeles County. Property tax rate for the City of Industry is 1.79 percent. Assuming that the facility is assessed at $220 million to $250 million, the total property tax obligation will range from $3,938,000 to $4,475,000 annually.

(b) WCE has entered into a lease agreement with the Industry Urban Development Agency for the use of the WCEP site. Until formally approved by the City of Industry Council, however, the terms of the lease agreement are proprietary information. In addition, the lease payments are not directly related to an assessment of tax revenues.

8.13 Visual Resources

1. Elevations of Existing Structures (Appendix B [g][6][A][ii]):

Elevations of any existing structures on the site;

Information required to make AFC conform with regulations:

Elevations of existing warehouse not provided. Please provide elevations of all sides of the existing warehouse facility.

Response—Per agreement with Staff, the following are the height measurements, and horizontal dimensions of the existing warehouse on the WCEP site. Attached as figures 8.13-S1 through 8.13-S4 are photographs of the building sides. The building height measurements were recorded using a laser range-finding device. Building dimensions other than heights are taken from the American Land Title Association (ALTA) survey map (AFC Appendix 1A).

The dimensions of the building sides are as follows:

South elevation:
- Length: 1,081.04 feet
- Height: 32 feet

North elevation:
- Length: The four wall panels are 96.98, 432.20, 528.56, and 23.89 feet, respectively
- Height: 34 feet (northwest corner) - higher along the north wall where the ground elevation is depressed for a truck loading bay area

East elevation:
- Length: The two wall panels are 56.30 and 208.57 feet, respectively
- Height: 32 feet

West Elevation:
- Length: The two wall panels are 63.86 and 185.88 feet, respectively
- Height: 34 feet (northwest corner)

The total building area is 250,695 square feet.

Photographs of the Existing Warehouse Buildings

Figure 8.13-S1
East Elevation, Existing Building at WCEP Site, Looking North Along Bixby Avenue

Figure 8.13-S2
South Elevation, Existing Building at WCEP Site

Figure 8.13-S3
South Elevation, Existing Building at WCEP Site

Figure 8.13-S4
North Elevation, Existing Building at WCEP Site

Figure 8.13-S5
West Elevation, Existing Building at WCEP Site

8.14 Waste Management

Copies of the WCEP AFC delivered in hard copy, (as opposed to copies delivered electronically on CD-ROM) are missing some pages of Appendices 8.14a (Phase I Environmental Site Assessment) and 8.14b (Phase I Update and Phase II Groundwater Investigation). Attached in this supplement are replacement copies of the two appendices that contain these missing pages.

APPENDIX 8.14A

Phase I Environmental Site Assessment

ENVIRONMENTAL STRATEGIES CONSULTING LLC
2025 Gateway Place, Suite 280 • San Jose, California 95110 • (408) 453-6100 • Fax (408) 453-0496

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
OF 911 BIXBY DRIVE
CITY OF INDUSTRY, CALIFORNIA

FINAL

PREPARED FOR
EDISON MISSION ENERGY

PREPARED

BY

ENVIRONMENTAL STRATEGIES CONSULTING LLC

MAY 20, 2005

Contents

	Page
Acronym List	ii
Executive Summary	1
Introduction	4
General	4
Disclaimer	6
Signature of Preparer	6
Assessment of Environmental Risks at the Vacant Property at 911 Bixby Drive, City of Industry, California	7
General Description	7
Environmental Setting	7
Aerial Photographs	8
Historic Maps	11
Materials Handling and Storage Practices	11
Solid and Hazardous Waste	11
Underground and Aboveground Tanks	11
Water, Wastewater, and Storm Water	12
Air Emissions	12
Polychlorinated Biphenyls	12
Asbestos	12
Lead-Based Paint	13
Land Management	13
Regulatory Database Search	13
Risk of Onsite Contamination	15
Conclusions	16
References	17
List of Figures:	
Figure 1 - Site Location	9
Figure 2 - Site Layout	10
List of Appendices:	
Appendix A - Site Photographs	
Appendix B - Environmental Database Report	
Appendix C - Historic Maps	
Appendix D - Statement of Qualifications	

Acronym List

ACM	asbestos-containing material
ASTM	American Society for Testing and Materials
bgs	below ground surface
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Act Information System
CORRACTS	RCRA Corrective Action Sites List
EPA	United States Environmental Protection Agency
ERNS	Emergency Response Notification System
GNRTR	RCRA registered hazardous waste generator database
LUST	Leaking Underground Storage Tank database
mg/Kg	milligram per kilogram
MSDS	material safety data sheet
MTBE	methyl tertiary butyl ether
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
OSHA	Occupational Safety and Health Administration
PCBs	polychlorinated biphenyl
PRG	preliminary remediation goal
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Act Information System
SARA	Superfund Amendments and Reauthorization Act
SPL/SCL	California-equivalent CERCLIS sites databases
USGS	United States Geological Survey
UST	Underground Storage Tank database

Executive Summary

On behalf of Edison Mission Energy (Edison), Environmental Strategies Consulting LLC (Environmental Strategies) conducted a Phase I environmental site assessment of 911 Bixby Drive, City of Industry, California. The property is a proposed location for a new power plant for Edison. Environmental Strategies performed the site inspection on May 9, 2005 and obtained information about the site from Jenifer Morris, managing director of NJ Resources, LLC and Douglas M. Davy, senior project manager of CH2M Hill. Additional information was requested from a Reginald W. Bottger, a representative from the City of Industry, the owner of the property, and two Phase I Environmental Site Assessments, prepared in March 1995, were provided.

This proposed development site is approximately 11.48 acres of mostly asphalt-paved area with a large warehouse-type building occupying approximately 250,000 square feet. The City of Industry owns the site, which is located at 911 Bixby Drive in City of Industry, California. The building was constructed in 1979. Based on the previous Phase I Environmental Site Assessments, Pen-Tab Industries of California (Pen-Tab) was the sole occupant of the building from 1979 until at least 1995. Pen-Tab manufactured school and office products. Coastal Group/ARC, who appear to be in the business of packaging/warehousing/distribution of computer hardware, currently occupies the building. Environmental Strategies did not have access to the building to inspect current operations.

Based on a review of aerial photographs for the years 1928, 1938, 1949, 1952, 1968, 1976, 1989, 1994, and 2002, the development site was vacant, undeveloped land and used for agricultural purposes up until the 1952 photograph. Development was visible in the area in the 1968 and 1976 photographs, but the building was not present on the property. The 1989, 1994, and 2002 photographs show the property and the building as they currently appear. No areas of environmental concern were identified in any of the aerial photographs.

According to the previous Phase I reports and Environmental Strategies observations, there have never been any underground tanks installed or in use at the subject property.

Public drinking water and sewer services are provided to the site. Storm water that comes in contact with the property flows offsite by sheet flow or into a storm drain within the parking lot west of the building.

There is one electrical transformer near the north wall west of the building. The transformer is owned by Southern California Edison (SCE) and SCE previously reported in 1995 that the transformer does not contain PCBs.

Since Environmental Strategies did not have access to the interior of the building, it was not possible to determine if the building may contain asbestos-containing-materials (ACM). In the Phase I report prepared by Building Analytics in 1995, limited asbestos sampling was performed and it was determined that floor tiles and mastic within the copy/break room and the restrooms tested positive for ACM.

No areas of stressed vegetation were observed on the property.

Environmental Strategies reviewed federal and state databases to determine the potential for the site to be affected by releases from neighboring properties. The property is listed in the database search as Prudential Feldco under the Well Investigation Program (WIP). Environmental Strategies spoke with the Los Angeles Regional Water Quality Control Board (RWQCB) and the US Environmental Protection Agency, Region IX. Based on these contacts, the property is not a responsible party in the San Gabriel Valley Superfund Site (see below). A review of the WIP file at the RWQCB could not be performed before this report was written.

The property lies within the San Gabriel Valley Superfund Site, which is listed on the NPL and SPL databases and has undergone investigations and remediation for groundwater contaminated with volatile organic compounds (VOCs). The Superfund Site encompasses a large area within the San Gabriel Valley that includes the subject property. It is likely that groundwater beneath the property is contaminated as a result of sources within the Superfund Site. Additionally, there are several specific sources located upgradient of the property that may have contaminated groundwater beneath the property.

Environmental Strategies conducted a Phase I environmental assessment of the vacant property in the City of Industry, generally in accordance with ASTM E 1527-00 Standard Practice for Environmental Site Assessments. Based on results of the site assessment, Environmental Strategies identified upgradient sources, as well as the property's location within the San Gabriel Valley Superfund Site, that could potentially have led to contamination of groundwater beneath the property. The possible presence of contaminated groundwater beneath the property is a recognized environmental condition.

The subject property is under the Well Investigation Program (WIP) of the Los Angeles RWQCB. Additional information concerning the WIP file should be obtained before the possible purchase or lease of the subject property.

Additionally, there may be perceived or real impacts upon the surrounding area following development of the property as a power plant. Before purchase or lease of the property, consideration should be given to the collection of soil and groundwater samples to establish a baseline of property conditions.

Before any renovation or demolition of the building on the property, an asbestos survey should be completed.

Introduction

General

Environmental Strategies Consulting LLC (Environmental Strategies) was retained on behalf of its client, Edison Mission Energy (Edison) to conduct a Phase I environmental site assessment of 911 Bixby Drive, City of Industry, California. The property is a proposed location for a new power plant for Edison. To the extent that information was available, the work conducted by Environmental Strategies conforms to the ASTM E 1527-00 Standard Practice for Environmental Site Assessments. This report details the findings of the assessment. It is based on a visit to the site by Betsy Mitton, senior consultant, and Richard Freudenberger, partner of Environmental Strategies. Environmental Strategies obtained information about the site from Jenifer Morris, managing director of NJ Resources, LLC and Douglas M. Davy, senior project manager of CH2M Hill. Additional information concerning the current tenant on the property and their use of the property as well as historic property use was requested from a Reginald W. Bottger, a representative from the City of Industry, the owner of the property. Two Phase I Environmental Site Assessments, prepared in March 1995, were provided.

The following work was performed:

- The Phase I site inspection was conducted by Environmental Strategies on May 9, 2005.
- Photographs of the property were taken to document conditions during the property visit and are presented in Appendix A.
- A database search of the site and surrounding properties within the ASTM-specified search radii was ordered through Environmental Data Resources (EDR) and reviewed to help assess the likelihood of problems from migrating hazardous substances or petroleum products. The results of the database search are included in Appendix B. The search (including the approximate minimum search distances) was conducted in accordance with standards established by ASTM E 1527-00. The following databases were reviewed:

  NPL — The National Priority List identifies uncontrolled or abandoned hazardous waste sites listed for remedial actions under the Superfund program.

CORRACTS	A database of RCRA facilities undergoing "corrective action."
SPL	The state priority list identifies sites in California where hazardous substances have been released, or where the potential for such a release exists.
CERCLIS	The Comprehensive Environmental Response, Compensation, and Liability Act Information System identifies possible Superfund hazardous waste sites.
SCL	The State Cerclis List is the state-equivalent of CERCLIS, and identifies sites in the state where hazardous waste has been found or there are any known, suspected, or likely releases of hazardous wastes from a facility.
ERNS	The Emergency Response Notification System contains records on reports of oil and hazardous substance releases.
UST	The Underground Storage Tank database lists underground storage tanks registered in the state.
LUST	The Leaking Underground Storage Tank database identifies leaking underground storage tanks that have been reported in the state.
SWLF	The Operating Solid Waste Facilities database identifies facilities permitted as solid waste landfills, incinerators, or transfer stations.
AST	The Storage Tank Data System - Aboveground Tanks identifies registered aboveground storage tanks in the state.
GNRTR	RCRA registered small or large quantity generators of hazardous waste.
TSD	Resource Conservation and Recovery Act (RCRA) permitted treatment, storage, and disposal facilities.
SPILLS	State spills list provided by the regional water quality control board.
CORTESE	California state listing of potential and confirmed hazardous waste sites published annually by the CAL EPA Office of Emergency Information.

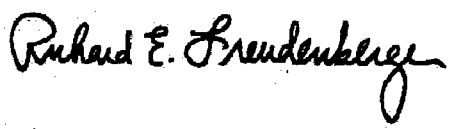
- Environmental Strategies obtained aerial photographs from EDR for the years 1928, 1938, 1949, 1952, 1968, 1976, 1989, 1994, and 2002 to evaluate potential areas of environmental concern.
- Environmental Strategies reviewed two previous Phase I Environmental Site Assessments prepared in 1995:
    - Phase I Environmental Site Assessment dated March 1995, prepared by Building Analytics for Crown Associates Realty, Incorporated.
    - Phase I Environmental Site Assessment dated March 27, 1995, prepared by Centec Engineering, Inc. for Crown Associates Realty, Incorporated.

Disclaimer

Portions of this report are based on documents and oral information, which have not been independently verified. While this report is accurate to the best of Environmental Strategies' knowledge and belief, Environmental Strategies cannot guarantee the completeness or accuracy of any description or conclusions based on the supplied information.

Signature of Preparer

This report was prepared by Richard Freudenberger, partner of Environmental Strategies. Mr. Freudenberger's resume is included in Appendix D.



Richard Freudenberger

Assessment of Environmental Risks at the Property in City of Industry, California

General Description

This proposed development site is approximately 11.48 acres of mostly asphalt-paved area with a large warehouse-type building occupying approximately 250,000 square feet. The City of Industry owns the site, which is located at 911 Bixby Drive in City of Industry, California. The building was constructed in 1979. An open undeveloped, vegetated area with a drainage swale is located within the property at its' western boundary. To the north of the site are a power line easement and a railroad and rail storage areas, rail lines are located south of the site followed by Gale Street, and Bixby Drive is to the east followed by a furniture company building. Further to the north is the concrete-lined San Jose Creek. Storm water appears to flow offsite via sheet flow across paved areas, or discharges in a storm sewer located on the west side of the building.

Based on the previous Phase I Environmental Site Assessments, Pen-Tab Industries of California (Pen-Tab) was the sole occupant of the building from 1979 until at least 1995. Pen-Tab manufactured school and office products. Coastal Group/ARC, who appear to be in the business of packaging/warehousing/distribution of computer hardware, currently occupies the building. Environmental Strategies did not have access to the building to inspect current operations. Outdoor storage at the site includes pallets, dry materials, and trucks and trailers are parked throughout the paved areas.

Based on a review of aerial photographs for the years 1928, 1938, 1949, 1952, 1968, 1976, 1989, 1994, and 2002, the development site was vacant, undeveloped land and used for agricultural purposes up until the 1952 photograph. Development was visible in the area in the 1968 and 1976 photographs, but the building was not present on the property. The 1989, 1994, and 2002 photographs show the property and the building as they currently appear.

Environmental Setting

The property is located in an industrial and commercial area of City of Industry, California. The subject property is approximately 355 feet above mean sea level and the land at the site is relatively flat. No wetlands were observed on the property.

According to the U.S. Department of Agriculture Soil Conservation Service Soil Survey of Los Angeles County, the subject property is located within the Pacific Border physiographic province. The soils located at the site are classified as belonging to the Cropley association. The Cropley association consists of 90% Cropley soils and are characterized by a three-foot layer of dark gray neutral and mildly alkaline clay surface layers underlain by 12 inches of grayish-brown, moderately alkaline and calcareous clay subsoil. The substratum consists of grayish-brown gravelly clay loam. Inclusions of Altamont and Diablo soils are also present in the Cropley association.

According to the U.S. Geological Survey, Ground Water Atlas of the United States, Segment 1, the subject property is underlain by the Los Angeles-Orange County Coastal Plain aquifer system, which mostly consists of folded consolidated sedimentary, igneous, and metamorphic rock. According to reports from nearby facilities, the depth to groundwater beneath the subject property is approximately 15 to 50 feet below ground surface (bgs), dependent upon seasonal conditions. Based on the topography of the subject property and reports from nearby facilities, groundwater flow direction is suspected to be toward the west.

Aerial Photographs

Environmental Strategies obtained aerial photographs from EDR for the years 1928, 1938, 1949, 1952, 1968, 1976, 1989, 1994, and 2002 to evaluate potential areas of environmental concern.

The 1928, 1938, 1949, and 1952 photographs show the property and the surrounding area as agricultural land. The property is undeveloped in the 1968 photograph and the railroad north of the property is present. In the 1976 photograph, the property remains vacant; the building across Bixby Drive to the east is present and the surrounding area shows additional development. The 1989, 1994, and 2002 photographs show increased development in the area and the property and building are similar to their current appearance.

No areas of environmental concern were identified in any of the aerial photographs.

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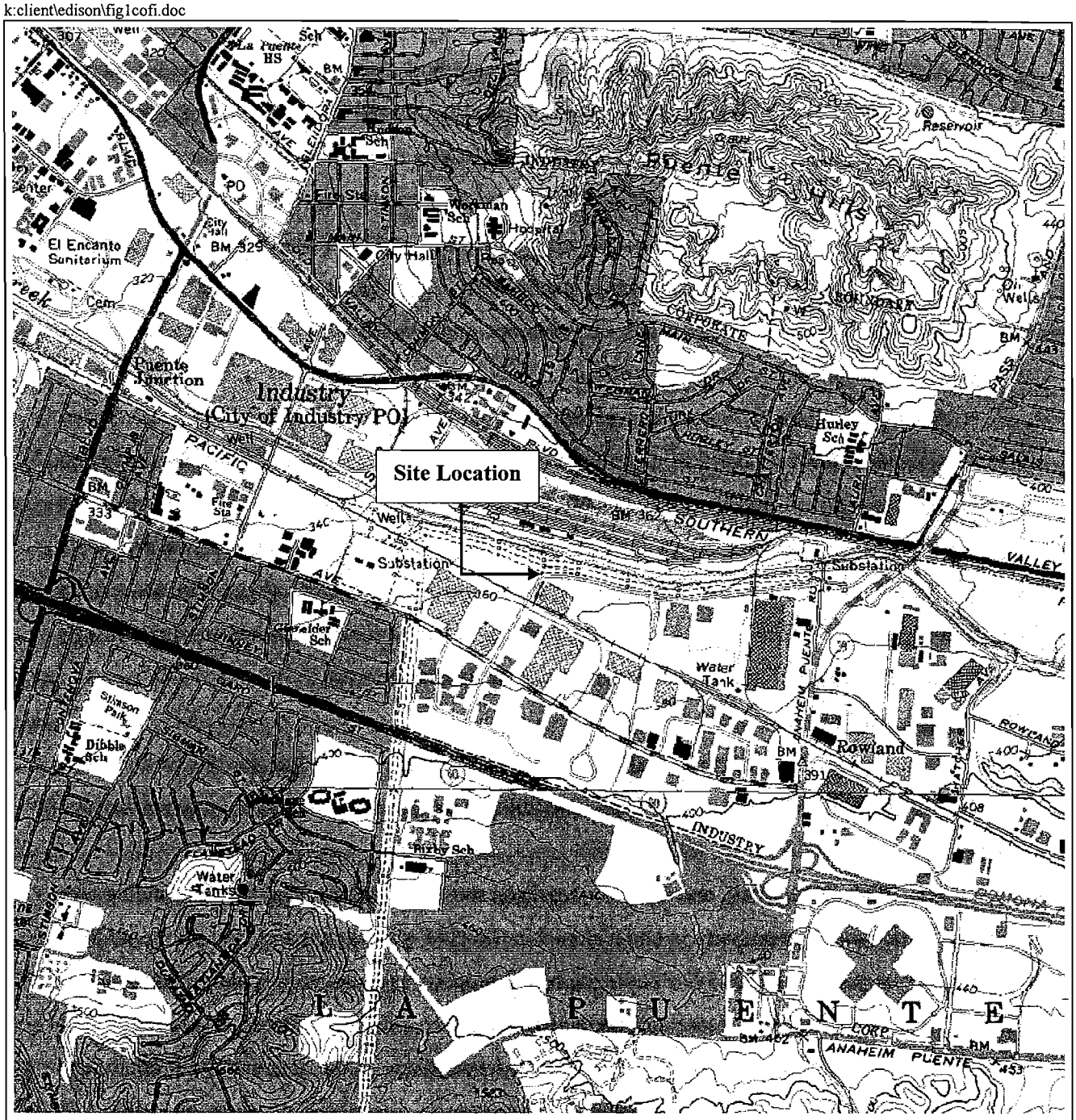


Reference
7.5 Minute Series Topographic Quadrangle
City of Industry, California
Photorevised 1953 Scale 1:24,000

Quadrangle Location

1000 0 2000 4000
Scale in Feet

ENVIRONMENTAL STRATEGIES CONSULTING LLC
2025 GATEWAY PLACE, SUITE 280
SAN JOSE, CALIFORNIA 95110
408-453-6100

Figure 1
Site Location
911 Bixby Street
City of Industry, California

ENVIRONMENTAL STRATEGIES CONSULTING LLC
2025 GATEWAY PLACE SUITE 280
SAN JOSE, CALIFORNIA 95110
(408) 453-6100

Figure 2
Site Layout
911 Bixby Street
City of Industry, California

21831901.DWG

Historic Maps

A search for historic maps of the property was conducted by EDR. The results of the search (Appendix C) indicate that no Sanborn map coverage is available for the site. Historic topographic maps were obtained from EDR for 1898, 1912, 1924, 1927, 1946, 1966, 1972, and 1981. All of the maps show the subject property as undeveloped land (the 1981 map does not show the building on the property despite the fact that the building was constructed in 1979).

Materials Handling and Storage Practices

The property appears to be currently occupied by Coastal Group/ARC, who appear to be in the business of packaging/warehousing/distribution of computer hardware. Outdoor storage at the site includes pallets, dry materials, and trucks and trailers are parked throughout the paved areas. Environmental Strategies did not have access to the interior of the building to inspect current operations.

According to two previous Phase I Environmental Site Assessments prepared in 1995, Pen-Tab, a manufacturer of school and office paper products occupied the building from its' construction in 1979 until at least 1995. Pen-Tab reportedly used inks, glue, lubricating oil, and cleaning solvents in their manufacturing operations.

Solid and Hazardous Waste

The property address is not listed in the EDR database as a generator of hazardous waste. A large dumpster filled with miscellaneous dry wastes was observed outside the north side of the building. No other information concerning the generation of solid or hazardous wastes, raw materials, or equipment was available for the current tenant.

Pen-Tab reportedly previously generated waste paper, inks, oil, and cleaning solvents from its' manufacturing operations.

Underground and Aboveground Tanks

The property address is not listed in the EDR database as having registered aboveground or underground tanks. There is a 500-gallon aboveground propane tank located adjacent to the north side of the building used to fuel forklifts. Based on Environmental Strategies' cursory outside property inspection and review of aerial photographs, there was no evidence of underground

storage tanks onsite. The 1995 Phase I reports indicate that no underground tanks had ever been present at the property.

Water, Wastewater, and Storm Water

No public or private water wells appear to be located on the property. The Roland Water District provides water service and the Los Angeles County Sanitation District provides sewer service to the building. It is not known what types of wastewater, other than sanitary wastewater, may be currently generated on, or discharged from, the subject property. Storm water appears to flow offsite via sheet flow across paved areas, or discharges into a storm sewer located on the west side of the building in the parking lot. San Jose Creek, a concrete-lined drainage channel, is located north of the property.

Air Emissions

It is not known if there are any regulated sources of air emissions present on the subject property. Future use of the site by Edison will likely include the construction of a power plant with a stack for air emissions. There may be visual impacts to the surrounding area from the proposed stack.

Polychlorinated Biphenyls (PCBs)

There is one electrical transformer near the north wall west of the building's offices. The transformer is owned by Southern California Edison (SCE) and SCE previously reported in 1995 that the transformer does not contain PCBs. Environmental Strategies did not observe any abandoned machinery or any other equipment on the property that could potentially contain PCBs.

Asbestos

Since Environmental Strategies did not have access to the interior of the building, it was not possible to determine if the building may contain asbestos-containing-materials (ACM).

In the Phase I report prepared by Building Analytics in 1995, limited asbestos sampling was performed and it was determined that floor tiles and mastic within the copy/break room and the restrooms tested positive for ACM. These non-friable materials, if still present, present no risk if left undisturbed.

Before any renovation or demolition activities at the building, a complete asbestos survey should be performed.

Lead-Based Paint

Since Environmental Strategies did not have access to the interior of the building, it was not possible to determine if the building may contain lead-based paint. However, the production of lead-based paint was phased out in 1978. The building was completed in 1996; therefore it is unlikely that paint containing lead is present.

Land Management

Currently, no areas of stressed vegetation were observed on the property.

Regulatory Database Search

Environmental Strategies reviewed federal and state regulatory databases to identify reported environmental issues for the subject property and surrounding properties.

Federal and state databases were also searched to determine the potential for the site to be affected by releases from neighboring properties. The facility is located within an industrial and commercial area.

The property is listed in the database search as Prudential Feldco under the Well Investigation Program (WIP). Environmental Strategies spoke with Robert Aha of the Los Angeles Regional Water Quality Control Board (RWQCB) (213-576-6740) and Penelope McDaniel of the US Environmental Protection Agency, Region IX (415-972-3178). Based on these contacts, the property is not a responsible party in the San Gabriel Valley Superfund Site (see below). A review of the WIP file at the RWQCB could not be performed before this report was written.

Nineteen sites within a 1-mile radius of the facility are listed on the databases searched by Environmental Strategies and VISTA. The complete database report, which provides detailed descriptions for each site, is provided in Appendix B.

The sites that have the greatest potential to have caused environmental contamination are those that have had releases or spills of hazardous materials and those that have had significant environmental releases and underwent or were targeted for remedial investigation or cleanup.

The facilities in these categories that are of potential concern to the vacant property are those that are upgradient or in close proximity to the facility. Although specific information regarding groundwater flow is not available for the site, based on reports from investigations in the area, the direction of flow is expected to be to the west. Therefore, based on these criteria, the sites that are of the greatest potential concern are those to the east of the facility. Four sites located in an easterly direction from the subject property may have had releases that could have affected the subject property.

The property lies within the San Gabriel Valley Superfund Site. The San Gabriel Valley Superfund Site is listed on the NPL and SPL databases and has undergone investigations and remediation for groundwater contaminated with volatile organic compounds (VOCs). The Superfund Site encompasses a large area within the San Gabriel Valley that includes the subject property. It is likely that groundwater beneath the property is contaminated as a result of sources within the Superfund Site.

The Pac Foundries Industry site, located 0.125 to 0.25 miles east of the property, is listed on the RCRA Info, FINDS, HAZNET, and EMISSIONS databases. Under the FINDS database, Pac Foundries is listed alternatively as Teledyne/Picco, who is a responsible party within the San Gabriel Valley Superfund Site (Teledyne/Picco is also listed separately within the database search). Thus, it is possible that activities at the Pac Foundries location have affected subsurface conditions beneath the subject property.

Carrier Southern California, located 0.125 to 0.25 miles east of the property, and Monterey Carpets, located 0.125 to 0.5 miles southeast of the property, are listed an the CA SLIC database, which indicates that the RWQCB is requiring remedial activity at these locations. Thus, it is possible that activities at the Carrier Southern California and Monterey Carpets locations have affected subsurface conditions beneath the subject property.

The GTE La Puente PLT Yard, located 0.25 to 0.5 miles north-northeast of the property, is listed on the LUST database for a leaking underground storage tank, but the case was closed in July 1997.

No other releases at sites located upgradient of the facility were identified within the ASTM-specified search distances.

Risk of Onsite Contamination

Based on the results of the assessment, Environmental Strategies identified upgradient off-site sources that may have impacted subsurface conditions and groundwater beneath the subject property. Additionally, the subject property lies within the San Gabriel Valley Superfund Site, which involves a large plume of contaminated groundwater. The possible presence of contaminated groundwater beneath the property is a recognized environmental condition.

The subject property has not been identified as a responsible party within the San Gabriel Valley Superfund Site, but is under the WIP of the Los Angeles RWQCB. Additional information concerning the WIP file should be obtained before the possible purchase or lease of the subject property.

Additionally, there may be perceived or real impacts upon the surrounding area following development of the property as a power plant. Before purchase or lease of the property, consideration should be given to the collection of soil and groundwater samples to establish a baseline of property conditions.

Conclusions

Conclusions

Environmental Strategies conducted a Phase I environmental assessment of the vacant property in the City of Industry, generally in accordance with ASTM E 1527-00 Standard Practice for Environmental Site Assessments. Based on results of the site assessment, Environmental Strategies identified upgradient sources, as well as the property's location within the San Gabriel Valley Superfund Site, that could potentially have led to contamination of groundwater beneath the property. The possible presence of contaminated groundwater beneath the property is a recognized environmental condition.

The subject property has not been identified as a responsible party within the San Gabriel Valley Superfund Site, but is under the WIP of the Los Angeles RWQCB. Additional information concerning the WIP file should be obtained before the possible purchase or lease of the subject property.

Additionally, there may be perceived or real impacts upon the surrounding area following development of the property as a power plant. Before purchase or lease of the property, consideration should be given to the collection of soil and groundwater samples to establish a baseline of property conditions.

Before any renovation or demolition of the building on the property, an asbestos survey should be completed.

References

Environmental Data Resources Inc., EDR Radius Map, May 4, 2005, Inquiry Number 1414351.2s.

Environmental Data Resources Inc., Sanborn Map Report, May 5, 2005, Inquiry Number 1414351.3s.

Environmental Data Resources Inc., Historical Topographic Map Report, May 6, 2005, Inquiry Number 1414351.10.

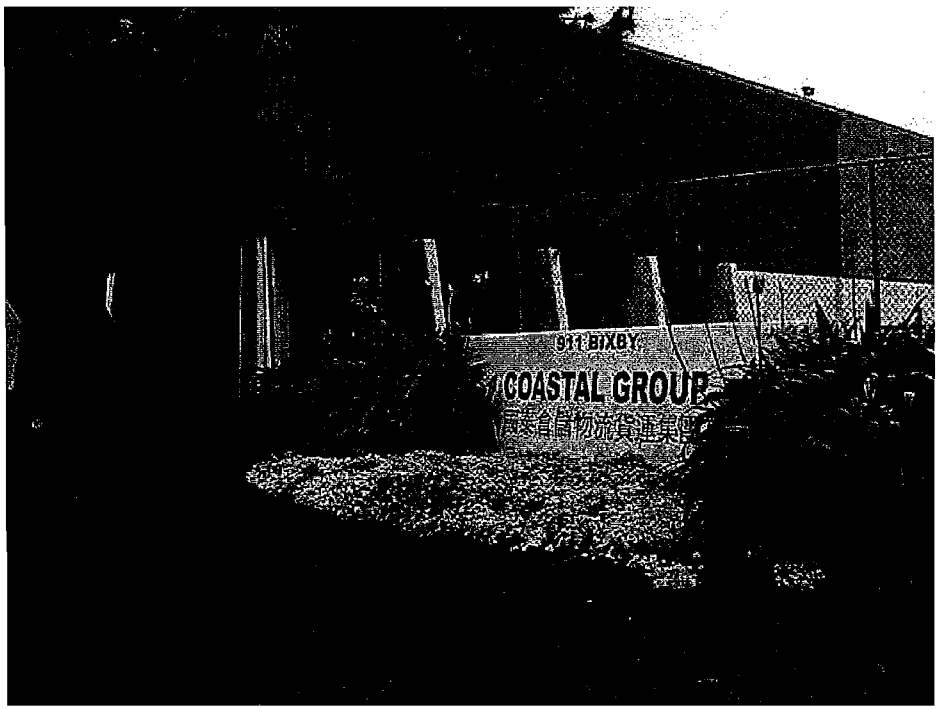
Environmental Data Resources, Inc., May 5, 2005, Aerial Photographs from 1928, 1938, 1949, 1952, 1968, 1976, 1989, 1994, and 2002

Phase I Environmental Site Assessment dated March 1995, prepared by Building Analytics for Crown Associates Realty, Incorporated.

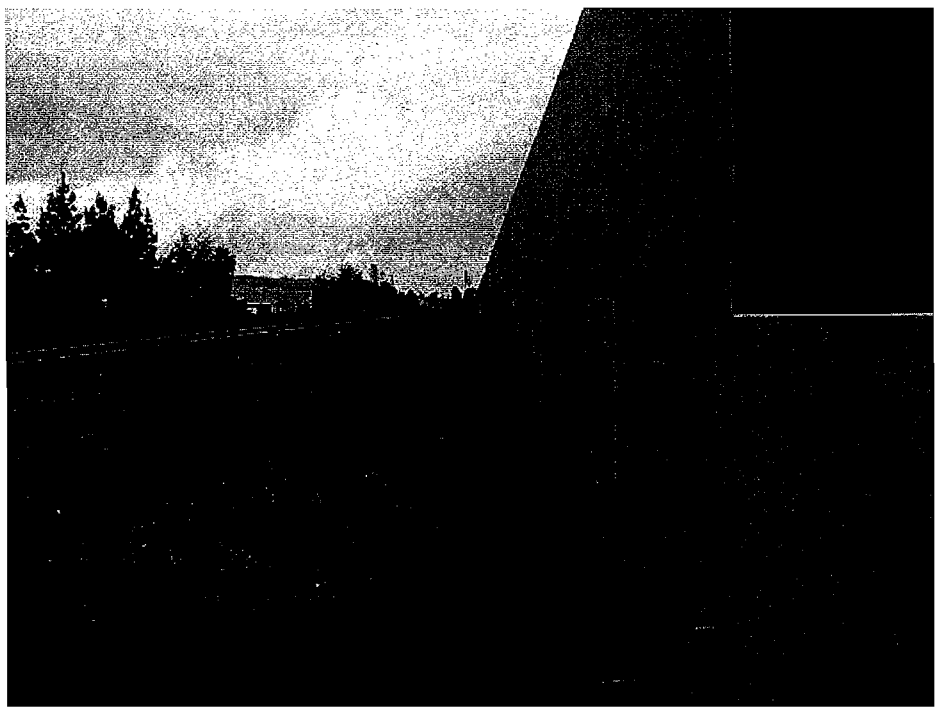
Phase I Environmental Site Assessment dated March 27, 1995, prepared by Centec Engineering, Inc. for Crown Associates Realty, Incorporated.

U.S. Geological Survey. 1995. Ground Water Atlas of the United States, Segment 1.

Appendix A - Site Photographs

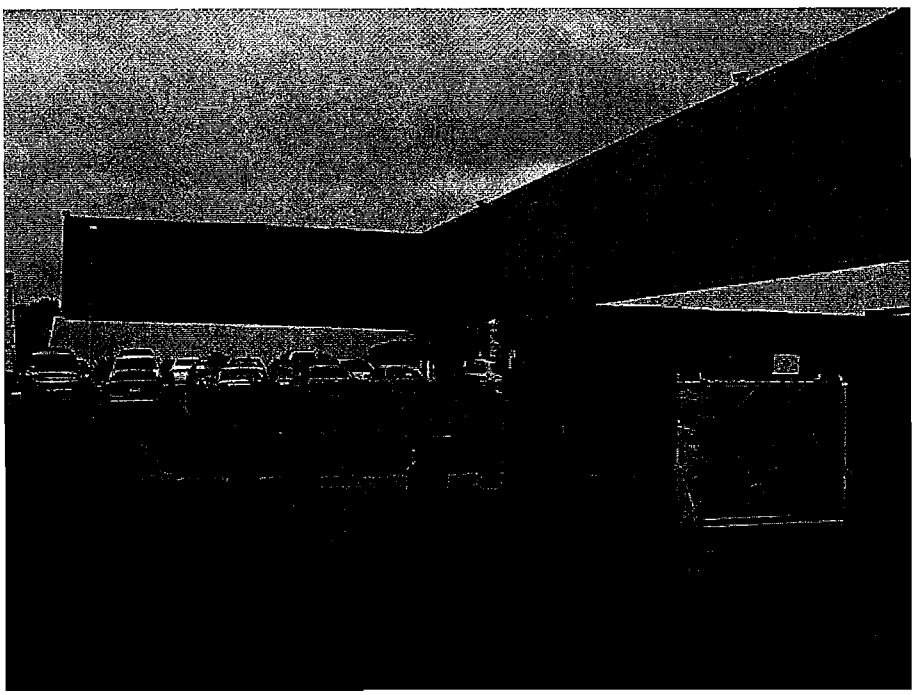


Photograph 1: View of main building entrance

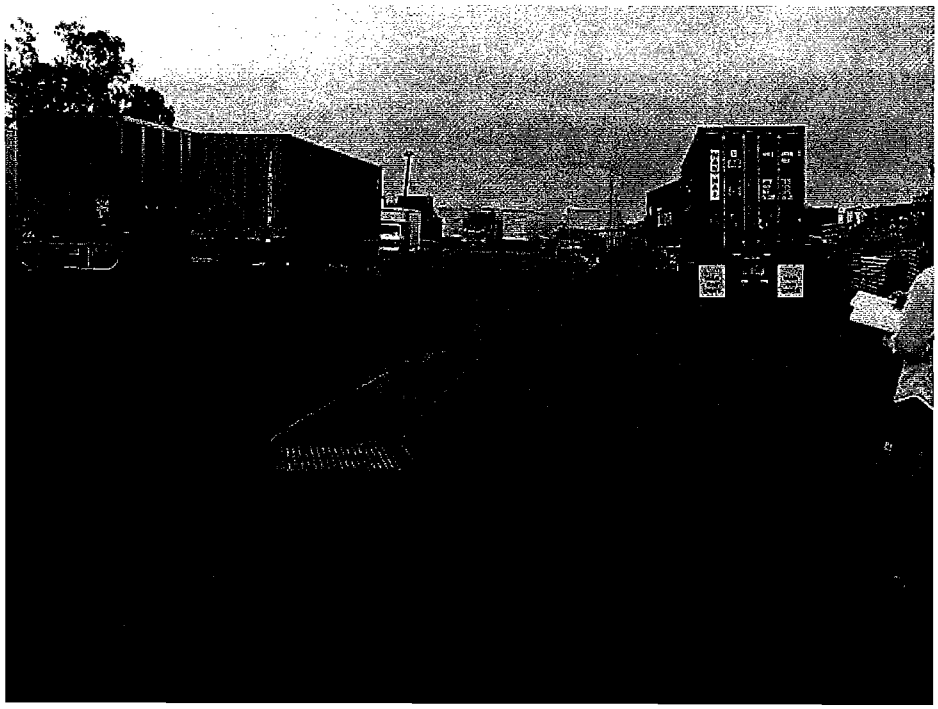


Photograph 2: View of southern wall of building, railroad track

Photograph 3: View of fence along northern property boundary



Photograph 4: View of northern edge of building, dumpster



Photograph 5: View of storm drain in parking lot

Photograph 6: View of fence within western edge of property

Appendix B - Environmental Database Report

EDR™ Environmental
Data Resources Inc

The EDR Radius Map
with GeoCheck®

Walnut Substation
S. Bixby Dr./E. Chestnut St.
Hacienda Heights, CA 91748

Inquiry Number: 1414351.2s

May 04, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

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

FORM-WIL

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
EDR Proprietary Historical Map Findings	29
Orphan Summary	30
EPA Waste Codes	EPA-1
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-13

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

S. BIXBY DR./E. CHESTNUT ST.
HACIENDA HEIGHTS, CA 91748

COORDINATES

Latitude (North):	34.008100 - 34° 0' 29.2"
Longitude (West):	117.942400 - 117° 56' 32.6"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	412976.2
UTM Y (Meters):	3763260.0
Elevation:	355 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	34117-A8 BALDWIN PARK, CA
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

Proposed NPL---------- Proposed National Priority List Sites
CERC-NFRAP---------- CERCLIS No Further Remedial Action Planned
CORRACTS---------- Corrective Action Report
RCRA-TSDF---------- Resource Conservation and Recovery Act Information
ERNS---------- Emergency Response Notification System

STATE ASTM STANDARD

AWP---------- Annual Workplan Sites
Cal-Sites---------- Calsites Database

EXECUTIVE SUMMARY

CHMIRS..... California Hazardous Material Incident Report System
Toxic Pits..... Toxic Pits Cleanup Act Sites
SWF/LF..... Solid Waste Information System
WMUDS/SWAT..... Waste Management Unit Database
CA BOND EXP. PLAN..... Bond Expenditure Plan
UST..... List of Underground Storage Tank Facilities
VCP..... Voluntary Cleanup Program Properties
INDIAN UST..... Underground Storage Tanks on Indian Land
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
UMTRA..... Uranium Mill Tailings Sites
ODI..... Open Dump Inventory
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
INDIAN RESERV..... Indian Reservations
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS INSP..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Petroleum Storage Tank Facilities
CLEANERS..... Cleaner Facilities
CA WDS..... Waste Discharge System
DEED..... Deed Restriction Listing
NFE..... Properties Needing Further Evaluation
SCH..... School Property Evaluation Program
EMI..... Emissions Inventory Data
NFA..... No Further Action Determination
HAZNET..... Facility and Manifest Data
LOS ANGELES CO. HMS..... HMS: Street Number List
LA Co. Site Mitigation..... Site Mitigation List

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
US INST CONTROL..... Sites with Institutional Controls
VCP..... Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

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

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

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

FEDERAL ASTM STANDARD

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

A review of the NPL list, as provided by EDR, and dated 12/14/2004 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SAN GABRIEL VALLEY (AREA 4)	***STIMSON AVE & OLD VALLE***	***0 - 1/8***	***0***	***6***

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

A review of the CERCLIS list, as provided by EDR, and dated 02/15/2005 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SAN GABRIEL VALLEY (AREA 4)	***STIMSON AVE & OLD VALLE***	***0 - 1/8***	***0***	***6***

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that

move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/13/2005 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
PAC FOUNDRIES INDUSTRY	***16800 CHESTNUT ST***	***1/8 - 1/4 E***	***B6***	***11***

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/13/2005 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
ARC INTERNATIONAL CORP	911 S BIXBY DR	1/8 - 1/4 SSW	A5	10
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
TELEDYNE ELECTRONIC TECHNOLOGI	16830 CHESTNUT ST	1/8 - 1/4 E	B8	18

STATE ASTM STANDARD

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

A review of the Cortese list, as provided by EDR, has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
GTE LA PUENTE PLT YARD	16500 VALLEY	1/4 - 1/2 NNE	C14	23
BULLOCKS DISTIBUTION CO	***16633 GALE AVE E***	***1/4 - 1/2 WSW***	***18***	***24***

EXECUTIVE SUMMARY

NOTIFY 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CARRIER CORPORATION	***855 ANAHEIM PUENTE ROAD***	***1/2 - 1 E***	***19***	***26***

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

A review of the LUST list, as provided by EDR, and dated 01/10/2005 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
GTE LA PUENTE PLT YARD	16500 VALLEY BLVD E	1/4 - 1/2 NNE	C13	21
BULLOCKS DISTIBUTION CO	***16633 GALE AVE E***	***1/4 - 1/2 WSW***	***18***	***24***

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
PERRIN MANUFACTURING CO	***1020 BIXBY DR***	***1/8 - 1/4 SSW***	***10***	***19***

HIST UST: Historical UST Registered Database.

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

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
PERRIN MANUFACTURING COMPANY	1020 BIXBY DRIVE	1/8 - 1/4 SSW	12	20

FEDERAL ASTM SUPPLEMENTAL

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

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

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SAN GABRIEL VALLEY (AREA 4)	***STIMSON AVE & OLD VALLE***	***0 - 1/8***	***0***	***6***

ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SAN GABRIEL VALLEY (AREA 4)	*STIMSON AVE & OLD VALLE*	*0 - 1/8*	*0*	*6*

STATE OR LOCAL ASTM SUPPLEMENTAL

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

A review of the WIP list, as provided by EDR, and dated 01/27/2005 has revealed that there are 8 WIP sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
RACHLIN FURNITURE	16610 E. CHESTNUT ST	0 - 1/8 SE	2	10
PRUDENTIAL FELDCO	911 BIXBY DR	1/8 - 1/4 SSW	A4	10
PERRIN MANUFACTURING CO	*1020 BIXBY DR*	*1/8 - 1/4 SSW*	*10*	*19*

Lower Elevation	Address	Dist / Dir	Map ID	Page
ALMAC FELT COMPANY	16620 E. CHESTNUT ST	0 - 1/8 ENE	1	10
PORT PLASTICS	16750 CHESTNUT ST	0 - 1/8 E	3	10
TELEDYNE PICCO	*16800 CHESTNUT ST*	*1/8 - 1/4 E*	*B7*	*17*
TELEDYNE ANALYTIC INSTRUMENTS	*16830 CHESTNUT ST*	*1/8 - 1/4 E*	*B9*	*18*
CARRIER SOUTHERN CALIFORNIA	*16900 CHESTNUT ST.*	*1/8 - 1/4 E*	*11*	*20*

REF: This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another tate or local regulatory agency.

A review of the REF list, as provided by EDR, and dated 02/07/2005 has revealed that there is 1 REF site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
PAC FOUNDRIES INDUSTRY	*16800 CHESTNUT ST*	*1/8 - 1/4 E*	*B6*	*11*

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there are 4 CA SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
FORMER TTFI, INC.	*1225 JOHNSON DR.*	*1/4 - 1/2 SW*	*D15*	*23*
LILI INTERNATIONAL	*1245 JOHNSON DR.*	*1/4 - 1/2 SW*	*D16*	*23*
MONTEREY CARPETS	*1100 JOHN REED CT.*	*1/4 - 1/2 SE*	*17*	*24*

Lower Elevation	Address	Dist / Dir	Map ID	Page
CARRIER SOUTHERN CALIFORNIA	*16900 CHESTNUT ST.*	*1/8 - 1/4 E*	*11*	*20*

AOCONCERN:area where VOC contamination is at or above the MCL as designated by region 9 epa office.

A review of the AOCONCERN list, as provided by EDR, and dated 12/31/1998 has revealed that there is 1 AOCONCERN site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SAN GABRIEL VALLEY		0 - 1/8	0	6

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

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

Site Name	Database(s)
SAN GABRIEL RIVER RESPONSE	CERCLIS, FINDS
LA PUENTE DUMP	CERC-NFRAP
EXXON/MOBIL OIL #18-E34	LUST
AMERICAN TRUCKING	CA SLIC

OVERVIEW MAP - 1414351.2s - Environmental Strategies Corp.

TARGET PROPERTY:	Walnut Substation	CUSTOMER:	Environmental Strategies Corp.
ADDRESS:	S. Bixby Dr./E. Chestnut St.	CONTACT:	Betsy Mitton
CITY/STATE/ZIP:	Hacienda Heights CA 91748	INQUIRY #:	1414351.2s
LAT/LONG:	34.0081 / 117.9424	DATE:	May 04, 2005 8:29 pm

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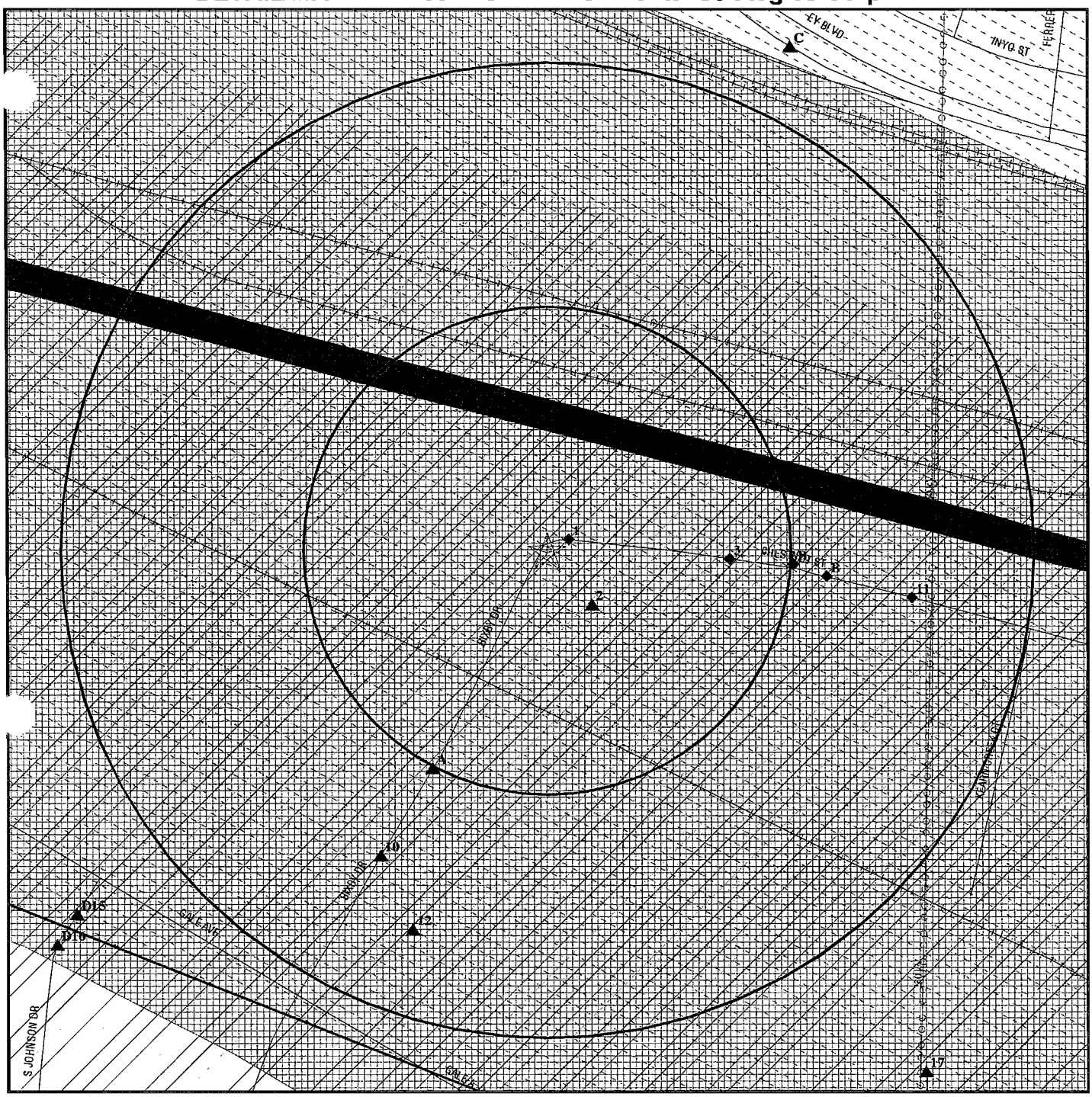
DETAIL MAP - 1414351.2s - Environmental Strategies Corp.



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Coal Gasification Sites
- Historical Gas Stations / Historical Dry Cleaners See the EDR Proprietary Historical Map Findings
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

TARGET PROPERTY:	Walnut Substation	CUSTOMER:	Environmental Strategies Corp.
ADDRESS:	S. Bixby Dr./E. Chestnut St.	CONTACT:	Betsy Mitton
CITY/STATE/ZIP:	Hacienda Heights CA 91748	INQUIRY #:	1414351.2s
LAT/LONG:	34.0081 / 117.9424	DATE:	May 04, 2005 8:30 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	1	0	0	0	NR	1
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	1	0	0	NR	NR	1
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	1	NR	NR	NR	1
RCRA Sm. Quan. Gen.		0.250	0	2	NR	NR	NR	2
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	2	NR	NR	2
Notify 65		1.000	0	0	0	1	NR	1
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	2	NR	NR	2
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
CA FID UST		0.250	0	1	NR	NR	NR	1
HIST UST		0.250	0	1	NR	NR	NR	1
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	1	0	0	0	NR	1
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	1	0	0	NR	NR	1
ODI		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
WIP		0.250	3	5	NR	NR	NR	8
EMI		TP	NR	NR	NR	NR	NR	0
REF		0.250	0	1	NR	NR	NR	1
NFA		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	1	3	NR	NR	4
HAZNET		TP	NR	NR	NR	NR	NR	0
Los Angeles Co. HMS		TP	NR	NR	NR	NR	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
AOCONCERN		1.000	1	0	0	0	NR	1
EDR PROPRIETARY HISTORICAL DATABASES								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
BROWNFIELDS DATABASES								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

SAN GABRIEL VALLEY — **AOCONCERN** — **CCA0000001**
< 1/8 — **N/A**
1 ft. **LOS ANGELES (County), CA**

AOCONCERN:
area where VOC contamination is at or above the MCL as designated by region 9 EPA office

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NPL **SAN GABRIEL VALLEY (AREA 4)** — **CERCLIS** **1000114960**
Region **STIMSON AVE & OLD VALLEY BLVD** — **FINDS** **CAD980817985**
LA PUENTE, CA 91744 — **NPL**
< 1/8 — **ROD**
1 ft. — **US ENG CONTROLS**

CERCLIS Classification Data:

Site incident category:	Not reported	Federal Facility:	Not a Federal Facility
Non NPL Status:	Not reported		
Ownership Status:	Not reported	NPL Status:	Currently on the Final NPL
Contact:	Elizabeth Adams	Contact Tel:	(415) 972-3183
Contact Title:	Not reported		
Contact:	Jere Johnson	Contact Tel:	(415) 972-3094
Contact Title:	Not reported		
Contact:	Kathleen Salyer	Contact Tel:	(415) 972-3267
Contact Title:	Not reported		

Site Description: The Puente Valley Operable Unit (PVOU) is located within the southeastern portion of the San Gabriel Valley, approximately 25 miles from the Pacific Coast, in eastern Los Angeles County. Located within the San Gabriel Valley is the San Gabriel Basi n. The majority of the groundwater pumped from the main San Gabriel Basin is used for drinking water, supplied to the public by purveyors that are regulated as public water supply systems. Land use at the site includes industrial, commercial, and r esidential. The San Gabriel Valley has been the subject of environmental investigation since 1979 when groundwater contaminated with volatile organic compounds (VOCs) was first identified. In May 1984, four broad areas of contamination within the b asin were listed as San Gabriel Areas 1 through 4 on the Environmental Protection Agency's (EPA's) National Priorities List (NPL). EPA subsequently divided the basin into eight operable units (OUs) to provide a means of describing hydrogeology an d contaminant distribution, and planning remedial activities in the basin. In May 1993, EPA sent Special Notice letters to 58 potentially responsible parties (PRPs), requesting that these parties present a good faith offer to perform the remedial i nvestigation/feasibility study (RI/FS) for the PVOU. Forty-two of these PRPs formed the Puente Valley Steering Committee (PVSC), and in September 1993 entered into an administrative order on consent (AOC) with EPA to conduct the RI/FS. Also in September 1993, EPA issued a unilateral administrative order (UAO) to two PRPs, Goe Engineering and Diversey Corporation, that failed to present a good faith offer. Diversey Corporation completed the activities that the UAO required in 1996, and t he PVSC and EPA completed the RI/FS in May 1997. PRPs in the EL Monte and South El Monte OUs have entered into AOCs to perform the RI/FS for their respective OUs. EPA also issued UAOs to two parties in the El Monte OU. In the Baldwin Park OU
, EPA issued a ROD in March 1993.

CERCLIS Assessment History:

Assessment:	DISCOVERY	Completed:	04/01/1980
Assessment:	PRELIMINARY ASSESSMENT	Completed:	09/01/1983

SAN GABRIEL VALLEY (AREA 4) (Continued) **1000114960**

Assessment:	SITE INSPECTION	Completed:	09/01/1983
Assessment:	HRS PACKAGE	Completed:	09/01/1983
Assessment:	SITE INSPECTION	Completed:	09/01/1983
Assessment:	PROPOSAL TO NPL	Completed:	09/08/1983
Assessment:	FINAL LISTING ON NPL	Completed:	05/08/1984
Assessment:	REMOVAL ASSESSMENT	Completed:	12/27/1991
Assessment:	RISK/HEALTH ASSESSMENT	Completed:	09/16/1992
Assessment:	ECOLOGICAL RISK ASSESSMENT	Completed:	09/16/1992
Assessment:	ADMIN ORDER ON CONSENT	Completed:	09/30/1993
Assessment:	RI/FS NEGOTIATIONS	Completed:	09/30/1993
Assessment:	NPL RP SEARCH	Completed:	07/01/1994
Assessment:	NPL RP SEARCH	Completed:	07/01/1994
Assessment:	PRP RI/FS	Completed:	12/20/1996
Assessment:	ADMIN ORDER ON CONSENT	Completed:	07/02/1997
Assessment:	ADMIN ORDER ON CONSENT	Completed:	02/25/1998
Assessment:	RECORD OF DECISION	Completed:	09/30/1998
Assessment:	COMBINED RI/FS	Completed:	09/30/1998
Assessment:	ADMIN ORDER ON CONSENT	Completed:	09/14/1999
Assessment:	NPL RP SEARCH	Completed:	09/28/2000
Assessment:	UNILATERAL ADMIN ORDER	Completed:	09/13/2001
Assessment:	RD/RA NEGOTIATIONS	Completed:	09/27/2001
Assessment:	RD/RA NEGOTIATIONS	Completed:	03/21/2002
Assessment:	UNILATERAL ADMIN ORDER	Completed:	03/21/2002
Assessment:	Lodged By DOJ	Completed:	07/31/2003
Assessment:	READY-FOR-REUSE EVALUATION CHECKLIST	Completed:	03/24/2004

CERCLIS Site Status:
Not reported

CERCLIS Alias Name(s):
SAN GABRIEL VALLEY (AREA 4)

US Engineering Control Sites:

EPA ID:	CAD980817985
Site ID:	0902091
EPA Region:	09
County:	LOS ANGELES
Event Code :	Not reported
Actual Date:	Not reported
Action ID:	001
Action Name:	RECORD OF DECISION
Action Completion date:	19980930
Planned Completion date:	19980930
Operable Unit:	01
Contaminated Media:	Groundwater
Contam. Media num.:	9271247.00000
Engineering Control:	Pump And Treat

NPL:

EPA ID:	CAD980817985
Region:	09
Federal:	General
Final Date:	05/08/1984

NPL SUMMARY:

Summary : Conditions at listing September 1983): San Gabriel Valley Area 4) is a ground water plume that runs along the axis of the San Jose Creek in the San Gabriel ground water basin in La Puenta, Los Angeles County, California. The plume is about 1 mil
e long and 1 mile wide.Ground water is contaminated with trichloroethylene TCE)

SAN GABRIEL VALLEY (AREA 4) (Continued) **1000114960**

and perchloroethylene PCE), according to analyses by State agencies and local water companies. Many public wells in the area exceed the EPA Suggested No Adverse Respo
nse Levels SNARL) for TCE and PCE. Approximately 100,000 people are affected. Cities and public water companies in the area have tested to ensure that their water supplies contain less than 5 parts per billion ppb) of TCE, a level considered saf
e for human consumption. When alternative methods of reducing the TCE level below 5 ppb are not effective, wells are removed from service.Status June 1984): A supplemental sampling program of contaminated wells will begin soon to get a snapshot
view of the degree of contamination. The State Department of Health Services and EPA are preparing to initiate a remedial investigation/feasibility study to determine the aerial and vertical extent of contamination and to develop alternatives for t
reatment and management of the problem.EPA continues its investigation to identify sources of the contamination.This site, along with the three other San Gabriel Valley sites, was added to the NPL in May 1984 because it involves a serious problem th
at required taking immediate remedial action.

NPL Contaminant:

NPL Status:	Final
Substance Id:	U210
Case Num:	79-34-5
Substance :	TETRACHLOROETHENE
Pathway :	The Ground water migration route , or pathway.
GW Scoring :	Observed Release & Toxicity
SW Scoring :	Not reported
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported

NPL Status:	Final
Substance Id:	U228
Case Num:	79-01-6
Substance :	TRICHLOROETHYLENE (TCE)
Pathway :	The Ground water migration route , or pathway.
GW Scoring :	Observed Release & Toxicity
SW Scoring :	Not reported
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported

NPL Site:

CERCLIS Id:	CAD980817985
Site City:	La Puente
Site State:	CA
NPL Status:	Final
Status Date:	05/08/84
Federal Site:	Not reported
HRS Score:	28.90
GW Score:	50.00
SW Score:	0.00
Air Score:	0.00
Soil Score:	0.00
DC Score:	0.00

SAN GABRIEL VALLEY (AREA 4) (Continued) **1000114960**

FE Score: 0.00

NPL Char:

NPL Status:	Final
Category Description:	DEPTH TO AQUIFER
Category Value:	1
NPL Status:	Final
Category Description:	DISTANCE TO THE NEAREST POPULATION
Category Value:	10
NPL Status:	Final
Category Description:	OBSERVED RELEASE-Ground Water
Category Value:	Not reported
NPL Status:	Final
Category Description:	OTHER GROUND WATER USE-Industrial Process Cooling
Category Value:	Not reported
NPL Status:	Final
Category Description:	OTHER GROUND WATER USE-Irrigation
Category Value:	Not reported
NPL Status:	Final
Category Description:	PHYSICAL STATE-Liquid
Category Value:	Not reported
NPL Status:	Final
Category Description:	SITE ACTIVITY WASTE SOURCE-Ground Water Plume
Category Value:	Not reported
NPL Status:	Final
Category Description:	SITE ACTIVITY WASTE SOURCE-Unknown
Category Value:	Not reported
NPL Status:	Final
Category Description:	SURFACE WATER ADJACENT TO SITE-Stream
Category Value:	Not reported
NPL Status:	Final
Category Description:	SURFACE WATER ADJACENT TO SITE-Wetland
Category Value:	Not reported

NPL SITE STATUS:

NPL Status:	Final
Proposed Date:	09/08/1983
Final Date:	05/08/1984
Deleted Date:	Not reported

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

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Comprehensive Environmental Response, Compensation and Liability Information System
Integrated Compliance Information

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
1 ENE < 1/8 65 ft. Relative: Lower Actual: 354 ft.	**ALMAC FELT COMPANY** **16620 E. CHESTNUT ST** **CITY OF INDUSTRY, CA 91745** WIP: Region : 4 File Number : 105.0014 File Status : Historical	WIP	S106764790 N/A
2 SE < 1/8 189 ft. Relative: Equal Actual: 355 ft.	**RACHLIN FURNITURE** **16610 E. CHESTNUT ST** **CITY OF INDUSTRY, CA 91745** WIP: Region : 4 File Number : 105.0231 File Status : Historical	WIP	S106764928 N/A
3 East < 1/8 494 ft. Relative: Lower Actual: 354 ft.	**PORT PLASTICS** **16750 CHESTNUT ST** **CITY OF INDUSTRY, CA 91745** WIP: Region : 4 File Number : 105.0223 File Status : Historical	WIP	S106764920 N/A
A4 SSW 1/8-1/4 666 ft. Relative: Higher Actual: 364 ft.	**PRUDENTIAL FELDCO** **911 BIXBY DR** **CITY OF INDUSTRY, CA 91745** **Site 1 of 2 in cluster A** WIP: Region : 4 File Number : 105.0229 File Status : Historical	WIP	S106764926 N/A
A5 SSW 1/8-1/4 666 ft. Relative: Higher Actual: 364 ft.	**ARC INTERNATIONAL CORP** **911 S BIXBY DR** **CITY OF INDUSTRY, CA 91746** **Site 2 of 2 in cluster A**	RCRA-SQG	1006816720 CAR000145714

ARC INTERNATIONAL CORP (Continued) **1006816720**

RCRAInfo:
Owner: JAY HOOPER
EPA ID: CAR000145714

Contact: JAY HOOPER
626-855-8011

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

B6 **PAC FOUNDRIES INDUSTRY** **FINDS** **1000921594**
East **16800 CHESTNUT ST** **HAZNET** **91745TLDYN16**
1/8-1/4 **INDUSTRY, CA 91745** **RCRA-LQG**
665 ft. **TRIS**
REF
Relative: **Site 1 of 4 in cluster B** **EMI**
Lower

Actual: RCRAInfo:
354 ft. Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD075301390

Contact: Not reported

Classification: Large Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 279.20-24
Area of Violation: 09UOG
Date Violation Determined: 08/04/2000
Actual Date Achieved Compliance: 01/08/2001

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 01/08/2001
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	09UOG	20010108

FINDS:
Other Pertinent Environmental Activity Identified at Site:
HWTS-DATAMART
National Emissions Inventory
Resource Conservation and Recovery Act Information system
Toxics Release Inventory

REF:
Facility ID 19340771
Dtsc Region Code : 3
Region Code Definition : GLENDALE
County Code : 19
Site Name Under : TELEDYNE/PICCO
Current Status Date : 01281997
Current Status Code : REFRW
Current Status : PROPERTY/SITE REFERRED TO RWQCB
Lead Agency Code : Not reported

PAC FOUNDRIES INDUSTRY (Continued) **1000921594**

Lead Agency :	N/A
Site Type Code :	Not reported
Site Type :	N/A
National Priorities List :	Not reported
Tier :	Not reported
Source Of Funding Code :	Not reported
Staff Member :	Not reported
Supervisor :	Not reported
Sic Code :	34
Sic Code Definition :	MANU - FABRICATED METAL PRODUCTS
Site Mitigatn & Brnflds Reuse Prog (SMBR) Code :	SA
SMBR Branch :	SO CAL - GLENDALE
Regional Water Quality Control Board :	Not reported
RWQCB Definition :	Not reported
Site Access Controlled :	Not reported
Listed In Haz Wst & Substncs Sites List (CORTESE):	Not reported
Date Hazard Ranked :	Not reported
GW Contamination Suspected :	Not reported
# Of Sources Contributing To Contamination :	0
Lat/Long :	0° 0′ 0″ / 0° 0′ 0″
Direction Lat :	Not reported
Direction Long :	Not reported
Lat/long Method :	Not reported
Entity Lat/long Coordinates Refer To :	Not reported
State Assembly Distt Code :	Not reported
State Senate Distt Code :	Not reported
Identifying Code:	CSTAR
ID Value:	300649
Other ID Desc:	CALSTARS CODE
Alternate Name(s):	TELEDYNE/PICCO
	TELEDYNE CASTING SERVICE - PICCO
Address(es) :	16800 CHESTNUT STREET
	CITY OF INDUSTRY, CA 91745
Background Info :	The 5.5 acre site was apparently vacant prior to 1981. Teledyne-
Background Info :	Picco began in 1981 producing metal castings for aerospace and
Background Info :	gas turbine industries. The casting process involves pouring
Background Info :	molten metal alloy containing Ni and Cr into a mold. Moldings ar
Background Info :	subsequently refined, tempered and tested. Bag houses are used f
Background Info :	collection of dust and metal shavings from the castings.
Background Info :	Not reported
Background Info :	Reports of environmental media sampling indicated soils were
Background Info :	contaminated with Ni and Cr and groundwater is contaminated with
Background Info :	volatile organic compounds. Self-directed soil remediation has b
Background Info :	conducted at the site and Teledyne is working with RWQCB on the
Background Info :	groundwater problem.
Facility Id :	Not reported
AWP Activities Code :	Not reported
DTSC Site Activity Code :	Not reported
Activity Code Def:	Not reported
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	Not reported
Est # Of Person-years To Complete :	Not reported
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	Not reported
Status Code Definition :	Not reported

PAC FOUNDRIES INDUSTRY (Continued) **1000921594**

Cubic Yards Of Solids Removed At Completion : Not reported
Gallons Of Liquid Removed Upon Completion : Not reported
Cubic Yards Of Solids Treated Upon Completion : Not reported
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Special Program Code: Not reported
Special Program : Not reported
Comments Date : 01281997
Comments : On June 12, 1996 the site was referred to DTSC by the L.A. County Fire Dept., Health Hazardous Materials Division. On July 1, 1996 DTSC notified Teledyne that based on its screening evaluation further investigation/remediation was required on the site. It was suggested oversight by DTSC under the Voluntary Cleanup Program (VCP) - or optionally the RWQCB was appropriate. On Dec. 20, 1996 Teledyne applied for DTSC review of self-directe site soil remediation through the VCP. Teledyne is reportedly working with RWQCB on the groundwater problem.
Not reported

HAZNET:
Gepaid: CAD075301390
TSD EPA ID: CAT000646117
Gen County: Los Angeles
Tsd County: Kings
Tons: 4.1780
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Contact: TELEDYNE INDUSTRIES, INC
Telephone: (310) 277-3311
Mailing Address: PO BOX 2348
POMONA, CA 91769 - 2348
County Los Angeles

Gepaid: CAD075301390
TSD EPA ID: CAT000646117
Gen County: Los Angeles
Tsd County: Kings
Tons: .8480
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Land Fill
Contact: TELEDYNE INDUSTRIES, INC
Telephone: (310) 277-3311
Mailing Address: PO BOX 2348
POMONA, CA 91769 - 2348
County Los Angeles

Gepaid: CAD075301390
TSD EPA ID: CAT000646117
Gen County: Los Angeles
Tsd County: Kings
Tons: .0375
Waste Category: Other empty containers 30 gallons or more
Disposal Method: Disposal, Land Fill
Contact: TELEDYNE INDUSTRIES, INC
Telephone: (310) 277-3311
Mailing Address: PO BOX 2348
POMONA, CA 91769 - 2348
County Los Angeles

PAC FOUNDRIES INDUSTRY (Continued) **1000921594**

Gepaid: CAD075301390
TSD EPA ID: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .3458
Waste Category: Unspecified aqueous solution
Disposal Method: Transfer Station
Contact: TELEDYNE INDUSTRIES, INC
Telephone: (310) 277-3311
Mailing Address: PO BOX 2348
POMONA, CA 91769 - 2348
County Los Angeles

Gepaid: CAD075301390
TSD EPA ID: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0583
Waste Category: Unspecified aqueous solution
Disposal Method: Not reported
Contact: TELEDYNE INDUSTRIES, INC
Telephone: (310) 277-3311
Mailing Address: PO BOX 2348
POMONA, CA 91769 - 2348
County Los Angeles

Click this hyperlink while viewing on your computer to access
124 additional CA HAZNET record(s) in the EDR Site Report.

EMISSIONS :

Facility ID :	7037
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	85.10000000
Reactive Organic Gases :	63
Carbon Monoxide Emissions :	0.30000000
NOX Gas Emissions (Nitrogen - Oxygen) :	0.90000000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0

Facility ID :	7037
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	26.78200000
Reactive Organic Gases :	15.61428520

PAC FOUNDRIES INDUSTRY (Continued) **1000921594**

Carbon Monoxide Emissions : 0.91700000
NOX Gas Emissions (Nitrogen - Oxygen) : 3.32000000
SOX Gas Emissions (Sulphur - Oxygen) : 0
Particulate Matter Tons/Yr : 0.21300000
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0.20796000

Facility ID : 7037
Air District Code : SC
SIC Code : 3324
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 19
County ID : 19
Total Organic Hydrocarbon Gases : 15.53600000
Reactive Organic Gases : 9.32376560
Carbon Monoxide Emissions : 0.51700000
NOX Gas Emissions (Nitrogen - Oxygen) : 1.92000000
SOX Gas Emissions (Sulphur - Oxygen) : 0
Particulate Matter Tons/Yr : 0.15927000
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0.14752220

Facility ID : 7037
Air District Code : SC
SIC Code : 3324
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 19
County ID : 19
Total Organic Hydrocarbon Gases : 100
Reactive Organic Gases : 35.20000000
Carbon Monoxide Emissions : 0
NOX Gas Emissions (Nitrogen - Oxygen) : 0
SOX Gas Emissions (Sulphur - Oxygen) : 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Facility ID : 7037
Air District Code : SC
SIC Code : 3324
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 19
County ID : 19
Total Organic Hydrocarbon Gases : 27.90000000
Reactive Organic Gases : 26.52446000
Carbon Monoxide Emissions : 0.40000000
NOX Gas Emissions (Nitrogen - Oxygen) : 1.40000000
SOX Gas Emissions (Sulphur - Oxygen) : 0
Particulate Matter Tons/Yr : 0.10000000
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0.10000000

PAC FOUNDRIES INDUSTRY (Continued) **1000921594**

Facility ID :	7037
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	15.53600000
Reactive Organic Gases :	9.32376560
Carbon Monoxide Emissions :	0.51700000
NOX Gas Emissions (Nitrogen - Oxygen) :	1.92000000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0.15927000
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0.14752220

Facility ID :	126544
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Y
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	15.54000000
Reactive Organic Gases :	11.81193800
Carbon Monoxide Emissions :	0.52000000
NOX Gas Emissions (Nitrogen - Oxygen) :	1.92000000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0.17000000
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0.15594000

Facility ID :	7037
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	14.56600000
Reactive Organic Gases :	8.56892240
Carbon Monoxide Emissions :	0.51700000
NOX Gas Emissions (Nitrogen - Oxygen) :	1.92000000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0.15927000
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0.14752220

Facility ID :	7037
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD

PAC FOUNDRIES INDUSTRY (Continued) **1000921594**

Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	27.90000000
Reactive Organic Gases :	26.52446000
Carbon Monoxide Emissions :	0.40000000
NOX Gas Emissions (Nitrogen - Oxygen) :	1.40000000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0.10000000
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0.10000000

Facility ID :	7037
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	15.53600000
Reactive Organic Gases :	9.32376560
Carbon Monoxide Emissions :	0.51700000
NOX Gas Emissions (Nitrogen - Oxygen) :	1.92000000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0.15927000
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0.14752220

B7 **TELEDYNE PICCO** **EMI S101669365**
East **16800 CHESTNUT ST** **WIP N/A**
1/8-1/4 **CITY OF INDUSTRY, CA 91749** **CA WDS**
665 ft.

Site 2 of 4 in cluster B

Relative:
Lower

Actual:
354 ft.

WIP:

Region :	4
File Number :	105.0276
File Status :	Historical

WDS:

Facility ID:	4 19I016313		
Facility Contact	SOE AUNG	Facility Telephone	(909) 595-2252
SIC Code:	0	SIC Code 2:	Not reported
Agency Name:	CAST PARTS INC		
Agency Address:	PO Box 2348 Pomona 91769 - 2348		
Agency Contact:	STEVE CLODFELTER	Agency Phone:	(909) 595-2252
Design Flow:	Not reported	Baseline Flow:	Not reported

Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.

Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

Agency Type:	Private
Waste Type:	Not reported
Threat to Water:	Not reported
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water

TELEDYNE PICCO (Continued) **S101669365**

dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Reclamation: Not reported
POTW: Not reported
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: Not reported

EMISSIONS :

Facility ID :	126544
Air District Code :	SC
SIC Code :	3324
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	19
County ID :	19
Total Organic Hydrocarbon Gases :	3.42670000
Reactive Organic Gases :	2.33408791
Carbon Monoxide Emissions :	0.53090000
NOX Gas Emissions (Nitrogen - Oxygen) :	1.96600000
SOX Gas Emissions (Sulphur - Oxygen) :	0
Particulate Matter Tons/Yr :	0.14519300
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0.13322331

B8 **TELEDYNE ELECTRONIC TECHNOLOGIES ANALYTI** **RCRA-SQG** **1004676023**
East **16830 CHESTNUT ST** **CAR000079996**
1/8-1/4 **CITY OF INDUSTRY, CA 91748**
759 ft.

Site 3 of 4 in cluster B

Relative: Lower

Actual: 354 ft.

RCRAInfo:
Owner: TELEDYNE TECHNOLOGIES INC
(310) 551-4344
EPA ID: CAR000079996

Contact: STEVEN RICE
(626) 934-1592

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

B9 **TELEDYNE ANALYTIC INSTRUMENTS** **WIP** **S106102801**
East **16830 CHESTNUT ST** **CA WDS** **N/A**
1/8-1/4 **CITY OF INDUSTRY, CA 91749**
763 ft.

Site 4 of 4 in cluster B

Relative: Lower

Actual: 354 ft.

WIP:
Region : 4
File Number : 105.0275
File Status : Historical

WDS:
Facility ID: 4 19I011431

TELEDYNE ANALYTIC INSTRUMENTS (Continued) **S106102801**

Facility Contact	Frank Gregus/Steven D. Rice	Facility Telephone	(626) 934-1592
SIC Code:	3823	SIC Code 2:	Not reported
Agency Name:	TELEDYNE ANALYTICAL INSTRUMENT		
Agency Address:	0		
Agency Contact:	Not reported	Agency Phone:	Not reported
Design Flow:	Not reported	Baseline Flow:	Not reported

Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)

Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

Agency Type: Private

Waste Type: Stormwater Runoff - Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.

Threat to Water: Not reported

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Reclamation: No reclamation requirements associated with this facility.

POTW: The facility is not a POTW.

NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Subregion: Not reported

10
SSW
1/8-1/4
941 ft.

Relative:
Higher

Actual:
368 ft.

PERRIN MANUFACTURING CO **CA FID UST S101618657**
1020 BIXBY DR **WIP N/A**
CITY OF INDUSTRY, CA 91745

FID:

Facility ID:	19009188	Regulate ID:	00029239
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	Not reported
Mail To:	Not reported 1020 BIXBY DR CITY OF INDUSTRY, CA 91745		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

WIP:

Region :	4
File Number :	105.0216
File Status :	Historical

11
East
1/8-1/4
996 ft.

CARRIER SOUTHERN CALIFORNIA
16900 CHESTNUT ST.
CITY OF INDUSTRY, CA 91745

CA SLIC **S106484482**
WIP **N/A**

Relative:
Lower

Actual:
354 ft.

CA STATE SLIC :

Global Id :	SL603798659
Region :	STATE
Assigned Name :	SLICSITE
Lead Agency Contact :	ANGELICA CASTANEDA
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number :	Not reported
Responsible Party :	TOM KOHL
Recent Dtw :	Not reported
Substance Released :	VOC

WIP:

Region :	4
File Number :	105.0060
File Status :	Active

12
SSW
1/8-1/4
1088 ft.

PERRIN MANUFACTURING COMPANY
1020 BIXBY DRIVE
INDUSTRY, CA 09145

HIST UST **U001568308**
N/A

Relative:
Higher

Actual:
371 ft.

UST HIST:

Facility ID:	29239	Owner Name:	PERRIN MANUFACTURING COMPANY
Total Tanks:	2	Region:	STATE
Owner Address:	1020 BIXBY DRIVE INDUSTRY, CA 91745		
Tank Used for:	PRODUCT		
Tank Num:	1	Container Num:	#1
Tank Capacity:	00003000	Year Installed:	1979
Type of Fuel:	UNLEADED	Tank Construction:	1/4 inches
Leak Detection:	Visual		
Contact Name:	ART VAN DE BRAKE	Telephone:	(818) 961-3691
Facility Type:	Other	Other Type:	INJECTION MOLDING

Facility ID:	29239	Owner Name:	PERRIN MANUFACTURING COMPANY
Total Tanks:	2	Region:	STATE
Owner Address:	1020 BIXBY DRIVE INDUSTRY, CA 91745		
Tank Used for:	PRODUCT		
Tank Num:	2	Container Num:	#2
Tank Capacity:	00003000	Year Installed:	1979
Type of Fuel:	UNLEADED	Tank Construction:	1/4 inches
Leak Detection:	Visual		
Contact Name:	ART VAN DE BRAKE	Telephone:	(818) 961-3691
Facility Type:	Other	Other Type:	INJECTION MOLDING

C13 **GTE LA PUENTE PLT YARD** **LUST** **S102431043**
NNE **16500 VALLEY BLVD E** **N/A**
1/4-1/2 **LA PUENTE, CA 91744**
1515 ft.

Site 1 of 2 in cluster C

Relative: Higher

Actual: 362 ft.

State LUST:

Cross Street:	OLD VALLEY BLVD		
Qty Leaked:	Not reported		
Case Number	R-06853		
Reg Board:	4		
Chemical:	Hydrocarbons		
Lead Agency:	Regional Board		
Local Agency :	19000		
Case Type:	Other ground water affected		
Status:	Case Closed		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	1996-05-06 00:00:00		
Monitoring:	1996-05-29 00:00:00		
Close Date:	1997-07-28 00:00:00		
Release Date:	Not reported		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	1996-06-14 00:00:00		
Funding:	Not reported		
Staff Initials:	Not reported		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	UNK		
Leak Source:	Other Source		
MTBE Date :	1965-01-01 00:00:00		
Max MTBE GW :	ND Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JP		
GW Qualifier :	Not reported		
Max MTBE Soil :	ND Parts per Million		
Soil Qualifier :	Not reported		
Hydr Basin #:	SAN FERNANDO VALLEY		
Operator :	BRODECKI, J.S.		
Oversight Prgm:	LUST		
Review Date :	1997-09-11 00:00:00		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	GTE OF CALIF		
RP Address:	P.O. BOX 725, CHINO CA 91708-0725		
Global Id:	T0603704745		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	2		

GTE LA PUENTE PLT YARD (Continued) **S102431043**

Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : LACO DPW SOILS CLOSURE
7/25/97 SITE READY FOR CLOSURE-GW ND FOR TPH-G, BTEX & MTBE
09/11/97 WELL ABANDONMENT RPT

LUST Region 4:
Report Date: 5/23/1996
Lead Agency: Regional Board
Local Agency: 19000
Substance: Hydrocarbons
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: JP

Date Case Last Changed on Database:	9/11/1997
Date Leak Record Entered:	6/14/1996
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Los Angeles
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	GTE OF CALIF
RP Address:	P.O. BOX 725, CHINO CA 91708-0725
Significant Interim Remedial Action Taken:	Yes
Program :	LUST
Lat / Long :	34.0133726 / -1
Local Agency Staff:	Not reported
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Excavate and Dispose
Operator :	BRODECKI, J.S.
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	2623.966779300869466424517706 8
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	5/13/1996
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	Other Source
Date The Leak was Stopped:	12/27/1995
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported

GTE LA PUENTE PLT YARD (Continued) **S102431043**

Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	5/6/1996
Post Remedial Action Monitoring Began:	5/29/1996
Date the Case was Closed:	7/28/1997
Enforcement Action Date:	Not reported
Date Leak First Reported:	5/23/1996
Enforcement Type:	Not reported
Global ID :	T0603704745
Cross Street:	OLD VALLEY BLVD

Summary : LACO DPW SOILS CLOSURE 7/25/97 SITE READY FOR CLOSURE-GW ND FOR TPH-G, BTEX & MTBE 09/11/97 WELL ABANDONMENT RPT

C14 **GTE LA PUENTE PLT YARD** **Cortese** **S105024338**
NNE **16500 VALLEY** **N/A**
1/4-1/2 **LA PUENTA, CA 91744**
1515 ft.

Site 2 of 2 in cluster C

Relative: Higher

CORTESE:
Region: CORTESE
Fac Address 2: Not reported

Actual: 362 ft.

D15 **FORMER TTFI, INC.** **CA SLIC** **S106484503**
SW **1225 JOHNSON DR.** **WIP** **N/A**
1/4-1/2 **CITY OF INDUSTRY, CA 91745**
1613 ft.

Site 1 of 2 in cluster D

Relative: Higher

CA STATE SLIC :

Global Id :	SL603798681
Region :	STATE
Assigned Name :	SLICSITE
Lead Agency Contact :	ANGELICA CASTANEDA
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number :	Not reported
Responsible Party :	JAMES H. RANDALL
Recent Dtw :	Not reported
Substance Released :	VOC

Actual: 372 ft.

WIP:

Region :	4
File Number :	105.6254
File Status :	Active

D16 **LILI INTERNATIONAL** **CA SLIC** **S106484501**
SW **1245 JOHNSON DR.** **WIP** **N/A**
1/4-1/2 **CITY OF INDUSTRY, CA 91745**
1706 ft.

Site 2 of 2 in cluster D

Relative: Higher

CA STATE SLIC :

Global Id :	SL603798679
Region :	STATE
Assigned Name :	SLICSITE
Lead Agency Contact :	ANGELICA CASTANEDA

Actual: 374 ft.

LILI INTERNATIONAL (Continued) **S106484501**

Lead Agency : LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number : Not reported
Responsible Party : UNKNOWN
Recent Dtw : Not reported
Substance Released : VOC

WIP:
Region : 4
File Number : 105.6251
File Status : Active

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17 **MONTEREY CARPETS** **CA SLIC** **S106484490**
SE **1100 JOHN REED CT.** **WIP** **N/A**
1/4-1/2 **CITY OF INDUSTRY, CA 91745**
1743 ft.

Relative:
Higher

Actual:
375 ft.

CA STATE SLIC :
Global Id : SL603798667
Region : STATE
Assigned Name : SLICSITE
Lead Agency Contact : H. ALAN HSU
Lead Agency : LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number : Not reported
Responsible Party : BILL JAMES
Recent Dtw : Not reported
Substance Released : VOC

WIP:
Region : 4
File Number : 105.0182
File Status : Active

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18 **BULLOCKS DISTIBUTION CO** **LUST** **S101296388**
WSW **16633 GALE AVE E** **Cortese** **N/A**
1/4-1/2 **INDUSTRY, CA 91744**
1981 ft.

Relative:
Higher

Actual:
364 ft.

State LUST:
Cross Street: BIXBY ST
Qty Leaked: Not reported
Case Number I-13974
Reg Board: 4
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19000
Case Type: Other ground water affected
Status: Case Closed
Review Date: 1992-03-30 00:00:00
Confirm Leak: 1992-03-30 00:00:00
Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 1996-09-11 00:00:00
Release Date: Not reported
Cleanup Fund Id : Not reported
Discover Date : Not reported
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 1992-04-23 00:00:00

BULLOCKS DISTIBUTION CO (Continued) **S101296388**

Funding: Federal Funds
Staff Initials: Not reported
How Discovered: OM
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SAN FERNANDO VALLEY
Operator : DOLAN, DAVID
Oversight Prgm: LUST
Review Date : 1995-11-28 00:00:00
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyMACY'S WEST
RP Address: 2850 N. MAIN ST., SANTA ANA CA 92701 L
Global Id: T0603704123
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : 11/14 EDR;12/12WP; MTBE DATE 4/20/98.

LUST Region 4:
Report Date: 3/30/1992
Lead Agency: Regional Board
Local Agency: 19000
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: 11/28/1995
Date Leak Record Entered: 4/23/1992
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported
County: Los Angeles
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: MACY'S WEST

BULLOCKS DISTIBUTION CO (Continued) **S101296388**

RP Address:	2850 N. MAIN ST., SANTA ANA CA 92701
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.0045889 / -1
Local Agency Staff:	Not reported
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	DOLAN, DAVID
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	2501.8875108647032332406917305
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Federal Funds
Date the Leak was Discovered:	2/18/1992
How the Leak was Discovered:	OM
How the Leak was Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	Tank
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	3/30/1992
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	9/11/1996
Enforcement Action Date:	Not reported
Date Leak First Reported:	3/30/1992
Enforcement Type:	Not reported
Global ID :	T0603704123
Cross Street:	BIXBY ST
Summary :	

CORTESE:

Region:	CORTESE
Fac Address 2:	16633 GALE AVE E

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19 **CARRIER CORPORATION** **Notify 65** **1000107995**
East **855 ANAHEIM PUENTE ROAD** **FINDS** **CAD066702689**
1/2-1 **ROWLAND HEIGHTS, CA 91748** **RCRA-LQG**
3788 ft. **CA FID UST**
HIST UST

Relative:
Higher

Actual:
375 ft.

CARRIER CORPORATION (Continued) **1000107995**

RCRAInfo:
Owner: BDP CO DIV OF CARRIER CORP
(213) 964-1211
EPA ID: CAD066702689

Contact: Not reported

Classification: Large Quantity Generator
TSDF Activities: Not reported

BIENNIAL REPORTS:
Last Biennial Reporting Year: 2001

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D002	7962.77	D039	250.00

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
HWTS-DATAMART
Integrated Compliance Information
National Emissions Inventory
Resource Conservation and Recovery Act Information system
Toxics Release Inventory

NOTIFY 65:
Date Reported: Not reported Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 91748-1032

FID:

Facility ID:	19000764	Regulate ID:	00020482
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(818) 000-0000
Mail To:	Not reported BOX INDUSTRY, CA		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

UST HIST:

Facility ID:	50560	Owner Name:	CARRIER CORPORATION
Total Tanks:	2	Region:	STATE
Owner Address:	CARRIER PARKWAY, P.O. BOX 4808 SYRACUSE, NY 13221		
Tank Used for:	PRODUCT		
Tank Num:	1	Container Num:	1
Tank Capacity:	00008000	Year Installed:	1956
Type of Fuel:	Not reported	Tank Construction:	6 inches
Leak Detection:	None		
Contact Name:	MR. P. THOMPSON, PLANT MANAGER	Telephone:	(818) 964-1211
Facility Type:	Other	Other Type:	MANUFACTURING

CARRIER CORPORATION (Continued) **1000107995**

Facility ID:	50560	Owner Name:	CARRIER CORPORATION
Total Tanks:	2	Region:	STATE
Owner Address:	CARRIER PARKWAY, P.O. BOX 4808 SYRACUSE, NY 13221		
Tank Used for:	WASTE		
Tank Num:	2	Container Num:	2
Tank Capacity:	00015000	Year Installed:	1956
Type of Fuel:	Not reported	Tank Construction:	6 inches
Leak Detection:	None		
Contact Name:	MR. P. THOMPSON, PLANT MANAGER	Telephone:	(818) 964-1211
Facility Type:	Other	Other Type:	MANUFACTURING

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE

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

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CITY OF INDUSTRY	1001475705	SAN GABRIEL RIVER RESPONSE	SAN GABRIEL RIVER	91745	CERCLIS, FINDS
INDUSTRY	S106116200	EXXON/MOBIL OIL #18-E34	15580 VALLEY BLVD. E.	91744	LUST
LA PUENTE	1003878492	LA PUENTE DUMP	AZUSA AVE N OF VLY BLVD	91744	CERC-NFRAP
WILMINGTON	S106568468	AMERICAN TRUCKING	1152 PACIFIC COAST HWY	91744	CA SLIC

EPA Waste Codes Addendum

Code	Description
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D039	TETRACHLOROETHYLENE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

FEDERAL ASTM STANDARD RECORDS

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

Date of Government Version: 12/14/04
Date Made Active at EDR: 02/03/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 02/01/05
Elapsed ASTM days: 2
Date of Last EDR Contact: 02/01/05

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites
Source: EPA
Telephone: N/A

Date of Government Version: 12/14/04
Date Made Active at EDR: 02/03/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 02/01/05
Elapsed ASTM days: 2
Date of Last EDR Contact: 02/01/05

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/15/05
Date Made Active at EDR: 04/06/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/22/05
Elapsed ASTM days: 15
Date of Last EDR Contact: 03/22/05

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 03/22/05
Date Made Active at EDR: 04/06/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/05
Elapsed ASTM days: 5
Date of Last EDR Contact: 04/01/05

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/15/04
Date Made Active at EDR: 02/25/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/07/05
Elapsed ASTM days: 49
Date of Last EDR Contact: 03/07/05

RCRA: Resource Conservation and Recovery Act Information
Source: EPA
Telephone: 800-424-9346
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/13/05
Date Made Active at EDR: 04/25/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/23/05
Elapsed ASTM days: 33
Date of Last EDR Contact: 03/23/05

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Made Active at EDR: 03/24/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05
Elapsed ASTM days: 56
Date of Last EDR Contact: 04/25/05

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 04/15/05
Date of Next Scheduled EDR Contact: 06/13/05

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

Date of Government Version: 12/14/04
Database Release Frequency: Varies

Date of Last EDR Contact: 04/26/05
Date of Next Scheduled EDR Contact: 07/25/05

ROD: Records Of Decision
Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/10/05
Database Release Frequency: Annually

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

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

Date of Government Version: 12/14/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/01/05
Date of Next Scheduled EDR Contact: 05/02/05

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

Date of Government Version: 01/12/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

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

Date of Government Version: 11/16/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05
Date of Next Scheduled EDR Contact: 07/18/05

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

Date of Government Version: 01/12/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

MINES: Mines Master Index File
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/15/04
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 03/30/05
Date of Next Scheduled EDR Contact: 06/27/05

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 02/22/05
Date of Next Scheduled EDR Contact: 05/23/05

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/21/04
Database Release Frequency: Annually
Date of Last EDR Contact: 02/23/05
Date of Next Scheduled EDR Contact: 05/09/05

DOD: Department of Defense Sites
Source: USGS
Telephone: 703-692-8801
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

UMTRA: Uranium Mill Tailings Sites
Source: Department of Energy
Telephone: 505-845-0011
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Database Release Frequency: Varies
Date of Last EDR Contact: 03/22/05
Date of Next Scheduled EDR Contact: 06/20/05

ODI: Open Dump Inventory
Source: Environmental Protection Agency
Telephone: 800-424-9346
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 05/23/95
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites
Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/03
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

INDIAN RESERV: Indian Reservations
Source: USGS
Telephone: 202-208-3710
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

US ENG CONTROLS: Engineering Controls Sites List
Source: Environmental Protection Agency
Telephone: 703-603-8867
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/10/05
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-566-0250
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 03/22/05
Date of Next Scheduled EDR Contact: 06/20/05

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 04/05/05
Date of Next Scheduled EDR Contact: 06/06/05

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-566-1667

Date of Government Version: 04/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05
Date of Next Scheduled EDR Contact: 06/20/05

SSTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-5008
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03
Database Release Frequency: Annually
Date of Last EDR Contact: 04/19/05
Date of Next Scheduled EDR Contact: 07/18/05

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 09/13/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/21/05
Date of Next Scheduled EDR Contact: 06/20/05

STATE OF CALIFORNIA ASTM STANDARD RECORDS

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

Date of Government Version: 02/07/05
Date Made Active at EDR: 04/05/05
Database Release Frequency: Annually
Date of Data Arrival at EDR: 03/01/05
Elapsed ASTM days: 35
Date of Last EDR Contact: 03/01/05

CAL-SITES: Calsites Database
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 02/07/05
Date Made Active at EDR: 04/05/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/01/05
Elapsed ASTM days: 35
Date of Last EDR Contact: 03/01/05

CHMIRS: California Hazardous Material Incident Report System
Source: Office of Emergency Services
Telephone: 916-845-8400
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/03
Date Made Active at EDR: 06/25/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 05/18/04
Elapsed ASTM days: 38
Date of Last EDR Contact: 02/23/05

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 04/25/05

NOTIFY 65: Proposition 65 Records
Source: State Water Resources Control Board
Telephone: 916-445-3846
Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 04/18/05

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

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/01/05

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-341-6320
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/14/05
Date Made Active at EDR: 04/05/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/15/05
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/15/05

WMUDS/SWAT: Waste Management Unit Database
Source: State Water Resources Control Board
Telephone: 916-227-4448
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 03/07/05

LUST: Geotracker's Leaking Underground Fuel Tank Report
Source: State Water Resources Control Board
Contact: Los Angeles County Public Works, (626) 458-3511
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/10/05
Date Made Active at EDR: 02/21/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 01/10/05
Elapsed ASTM days: 42
Date of Last EDR Contact: 04/13/05

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

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities
Source: SWRCB
Contact: Los Angeles County Public Works, (626) 458-3511
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/10/05
Date Made Active at EDR: 02/21/05
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 01/10/05
Elapsed ASTM days: 42
Date of Last EDR Contact: 04/13/05

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/07/05
Date Made Active at EDR: 03/31/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/01/05
Elapsed ASTM days: 30
Date of Last EDR Contact: 03/01/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land
Source: Environmental Protection Agency
Telephone: 415-972-3372
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/18/05
Date Made Active at EDR: 04/13/05
Database Release Frequency: Varies
Date of Data Arrival at EDR: 03/21/05
Elapsed ASTM days: 23
Date of Last EDR Contact: 02/22/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land
Source: EPA Region 10
Telephone: 206-553-2857
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/02/05
Date Made Active at EDR: 03/28/05
Database Release Frequency: Varies
Date of Data Arrival at EDR: 02/02/05
Elapsed ASTM days: 54
Date of Last EDR Contact: 01/31/05

INDIAN UST: Underground Storage Tanks on Indian Land
Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: 11/02/04
Date Made Active at EDR: 12/13/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 11/03/04
Elapsed ASTM days: 40
Date of Last EDR Contact: 02/22/05

CA FID UST: Facility Inventory Database
Source: California Environmental Protection Agency
Telephone: 916-341-5851
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database
Source: State Water Resources Control Board
Telephone: 916-341-5851
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities
Source: State Water Resources Control Board
Telephone: 916-341-5712
Registered Aboveground Storage Tanks.

Date of Government Version: 02/01/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 02/24/05
Date of Next Scheduled EDR Contact: 05/02/05

CLEANERS: Cleaner Facilities
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 11/29/04
Database Release Frequency: Annually
Date of Last EDR Contact: 04/15/05
Date of Next Scheduled EDR Contact: 07/04/05

CA WDS: Waste Discharge System
Source: State Water Resources Control Board
Telephone: 916-341-5227
Sites which have been issued waste discharge requirements.

Date of Government Version: 03/21/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/22/05
Date of Next Scheduled EDR Contact: 06/20/05

DEED: Deed Restriction Listing
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 04/05/05
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

NFA: No Further Action Determination
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 02/07/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/01/05
Date of Next Scheduled EDR Contact: 05/30/05

EMI: Emissions Inventory Data
Source: California Air Resources Board
Telephone: 916-322-2990
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/02
Database Release Frequency: Varies
Date of Last EDR Contact: 04/22/05
Date of Next Scheduled EDR Contact: 07/18/05

WIP: Well Investigation Program Case List
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 01/27/05
Database Release Frequency: Varies
Date of Last EDR Contact: 04/25/05
Date of Next Scheduled EDR Contact: 07/25/05

REF: Unconfirmed Properties Referred to Another Agency
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 02/07/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/01/05
Date of Next Scheduled EDR Contact: 05/30/05

SCH: School Property Evaluation Program
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/07/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/01/05
Date of Next Scheduled EDR Contact: 05/30/05

NFE: Properties Needing Further Evaluation
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 02/07/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/01/05
Date of Next Scheduled EDR Contact: 05/30/05

SLIC: Statewide SLIC Cases
Source: State Water Resources Control Board
Contact: Los Angeles County Public Works, (626) 458-3511
The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 01/10/05
Database Release Frequency: Varies

Date of Last EDR Contact: 04/13/05
Date of Next Scheduled EDR Contact: 07/11/05

HAZNET: Facility and Manifest Data
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/17/05
Date of Next Scheduled EDR Contact: 05/09/05

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 02/14/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/25/05
Date of Next Scheduled EDR Contact: 07/25/05

Underground Tanks
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 02/15/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/25/05
Date of Next Scheduled EDR Contact: 07/25/05

CONTRA COSTA COUNTY:

Site List
Source: Contra Costa Health Services Department
Telephone: 925-646-2286
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/04/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/28/05
Date of Next Scheduled EDR Contact: 05/30/05

FRESNO COUNTY:

CUPA Resources List
Source: Dept. of Community Health
Telephone: 559-445-3271
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/31/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/19/05
Date of Next Scheduled EDR Contact: 05/09/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 12/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

LOS ANGELES COUNTY:

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

Date of Government Version: 02/01/05
Database Release Frequency: Varies

Date of Last EDR Contact: 02/18/05
Date of Next Scheduled EDR Contact: 05/16/05

City of El Segundo Underground Storage Tank
Source: City of El Segundo Fire Department
Telephone: 310-524-2236

Date of Government Version: 02/14/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/16/05

City of Long Beach Underground Storage Tank
Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 03/28/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/05
Date of Next Scheduled EDR Contact: 05/23/05

City of Torrance Underground Storage Tank
Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 03/24/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/28/05
Date of Next Scheduled EDR Contact: 05/16/05

City of Los Angeles Landfills
Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/05
Database Release Frequency: Varies

Date of Last EDR Contact: 03/18/05
Date of Next Scheduled EDR Contact: 06/13/05

HMS: Street Number List
Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 02/28/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/16/05

Site Mitigation List
Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/09/05
Database Release Frequency: Annually

Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/16/05

San Gabriel Valley Areas of Concern
Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 02/08/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/31/05
Date of Next Scheduled EDR Contact: 05/02/05

NAPA COUNTY:

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

Date of Government Version: 03/29/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/28/05
Date of Next Scheduled EDR Contact: 06/27/05

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

Date of Government Version: 03/29/05
Database Release Frequency: Annually

Date of Last EDR Contact: 03/28/05
Date of Next Scheduled EDR Contact: 06/27/05

ORANGE COUNTY:

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

Date of Government Version: 02/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/11/05
Date of Next Scheduled EDR Contact: 06/06/05

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

Date of Government Version: 03/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/11/05
Date of Next Scheduled EDR Contact: 06/06/05

List of Industrial Site Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 03/01/05
Database Release Frequency: Annually

Date of Last EDR Contact: 03/11/05
Date of Next Scheduled EDR Contact: 06/06/05

PLACER COUNTY:

Master List of Facilities
Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 04/05/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/21/05
Date of Next Scheduled EDR Contact: 06/20/05

RIVERSIDE COUNTY:

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

Date of Government Version: 02/14/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 07/18/05

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

Date of Government Version: 02/14/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 07/18/05

SACRAMENTO COUNTY:

CS - Contaminated Sites
Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 12/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/05
Date of Next Scheduled EDR Contact: 05/02/05

ML - Regulatory Compliance Master List
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 12/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/05
Date of Next Scheduled EDR Contact: 05/02/05

SAN BERNARDINO COUNTY:

Hazardous Material Permits
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/25/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

SAN DIEGO COUNTY:

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

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 02/22/05
Date of Next Scheduled EDR Contact: 05/23/05

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

Date of Government Version: 06/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/22/05
Date of Next Scheduled EDR Contact: 07/04/05

SAN FRANCISCO COUNTY:

Local Oversite Facilities
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 03/09/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

Underground Storage Tank Information
Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 03/09/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

SAN MATEO COUNTY:

Fuel Leak List
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 02/14/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/11/05
Date of Next Scheduled EDR Contact: 07/11/05

Business Inventory
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/28/05
Database Release Frequency: Annually

Date of Last EDR Contact: 04/11/05
Date of Next Scheduled EDR Contact: 07/11/05

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report
Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 03/29/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/29/05
Date of Next Scheduled EDR Contact: 06/27/05

Hazardous Material Facilities
Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 01/14/05
Database Release Frequency: Annually

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

SOLANO COUNTY:

Leaking Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770

Date of Government Version: 04/18/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 06/13/05

Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770

Date of Government Version: 12/14/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 06/13/05

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 01/27/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/25/05
Date of Next Scheduled EDR Contact: 07/25/05

SUTTER COUNTY:

Underground Storage Tanks
Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 07/04/05

VENTURA COUNTY:

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

Date of Government Version: 08/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/05
Date of Next Scheduled EDR Contact: 05/23/05

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

Date of Government Version: 03/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/18/05
Date of Next Scheduled EDR Contact: 06/13/05

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

Date of Government Version: 12/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/15/05
Date of Next Scheduled EDR Contact: 07/11/05

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

Date of Government Version: 03/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/18/05
Date of Next Scheduled EDR Contact: 06/13/05

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 01/18/05
Database Release Frequency: Annually

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 07/18/05

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation
Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/23/05
Date of Next Scheduled EDR Contact: 05/23/05

LUST REG 2: Fuel Leak List
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 09/30/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 04/11/05
Date of Next Scheduled EDR Contact: 07/11/05

LUST REG 3: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/19/03
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/16/05

LUST REG 4: Underground Storage Tank Leak List
Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/04
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 03/29/05
Date of Next Scheduled EDR Contact: 06/27/05

LUST REG 5: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291

Date of Government Version: 01/01/05
Database Release Frequency: Quarterly
Date of Last EDR Contact: 04/19/05
Date of Next Scheduled EDR Contact: 07/04/05

LUST REG 6L: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 04/12/05
Date of Next Scheduled EDR Contact: 06/06/05

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 08/09/04
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 04/15/05
Date of Next Scheduled EDR Contact: 07/04/05

LUST REG 7: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 02/26/04
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 03/29/05
Date of Next Scheduled EDR Contact: 06/27/05

LUST REG 8: Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-4130
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/05
Database Release Frequency: Varies
Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

LUST REG 9: Leaking Underground Storage Tank Report
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 04/19/05
Date of Next Scheduled EDR Contact: 07/18/05

California Regional Water Quality Control Board (RWQCB) SLIC Records

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

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 02/23/05
Date of Next Scheduled EDR Contact: 05/23/05

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 04/11/05
Date of Next Scheduled EDR Contact: 07/11/05

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/21/05
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/23/05

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/17/04
Database Release Frequency: Varies
Date of Last EDR Contact: 04/25/05
Date of Next Scheduled EDR Contact: 07/25/05

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/05
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/05/05
Date of Next Scheduled EDR Contact: 07/04/05

SLIC REG 6L: SLIC Sites
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574

Date of Government Version: 09/07/04
Database Release Frequency: Varies
Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 01/25/05
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 07/04/05

SLIC REG 7: SLIC List
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 11/24/04
Database Release Frequency: Varies

Date of Last EDR Contact: 02/22/05
Date of Next Scheduled EDR Contact: 05/23/05

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298

Date of Government Version: 07/01/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/06/05
Date of Next Scheduled EDR Contact: 07/04/05

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 09/10/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/01/05
Date of Next Scheduled EDR Contact: 05/30/05

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

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

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/07/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/01/05
Date of Next Scheduled EDR Contact: 05/30/05

US BROWNFIELDS: A Listing of Brownfields Sites
Source: Environmental Protection Agency
Telephone: 202-566-2777
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/10/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/14/05
Date of Next Scheduled EDR Contact: 06/13/05

US INST CONTROL: Sites with Institutional Controls
Source: Environmental Protection Agency
Telephone: 703-603-8867
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

OTHER DATABASE(S)

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

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

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

WALNUT SUBSTATION
S. BIXBY DR./E. CHESTNUT ST.
HACIENDA HEIGHTS, CA 91748

TARGET PROPERTY COORDINATES

Latitude (North):	34.008099 - 34° 0' 29.2"
Longitude (West):	117.942398 - 117° 56' 32.6"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	412976.2
UTM Y (Meters):	3763260.0
Elevation:	355 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

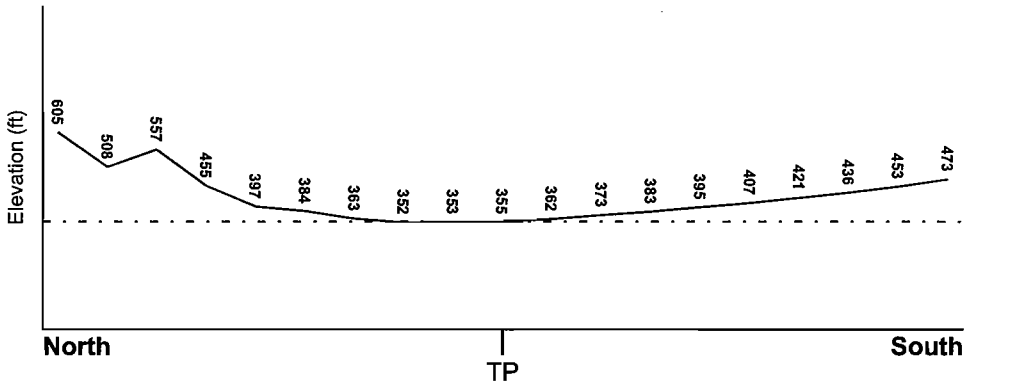
TOPOGRAPHIC INFORMATION

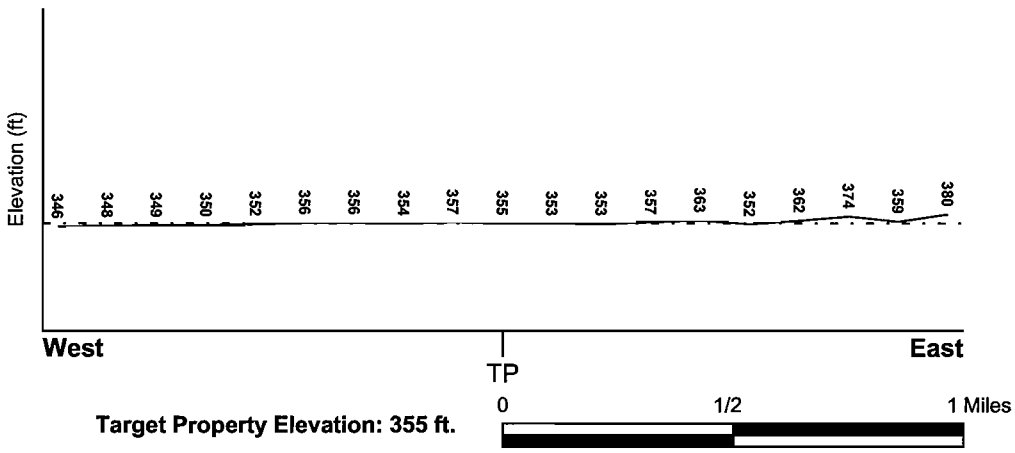
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map:	34117-A8 BALDWIN PARK, CA
General Topographic Gradient:	General North
Source:	USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 355 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
LOS ANGELES, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	0650350000A
Additional Panels in search area:	0650390000A 0650430870B 0650430960B

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	Not Available

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1/2 - 1 Mile WNW
Site Name:	San Gabriel Valley (Area 4)
Site EPA ID Number:	CAD980817985
Groundwater Flow Direction:	CONSISTENT WITH TOPOGRAPHICAL CONDITIONS IN THE ABSENCE OF PUMPING OF WELLS.
Measured Depth to Water:	15 feet at the northeastern end of the site and 50 feet at the southwestern end of the site.
Hydraulic Connection:	Information is not available about the hydraulic connection between aquifer(s) underlying the site.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information based on site-specific subsurface investigations is documented in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

Soil Layer Information

	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:	loam clay silt loam clay loam sandy loam gravelly - sandy loam loamy sand fine sand coarse sand sand gravelly - sand
Surficial Soil Types:	loam clay silt loam clay loam sandy loam gravelly - sandy loam loamy sand fine sand coarse sand sand gravelly - sand
Shallow Soil Types:	fine sandy loam gravelly - loam sand silty clay
Deeper Soil Types:	stratified clay loam silty clay loam gravelly - sandy loam coarse sand sand weathered bedrock very fine sandy loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS3135910	1/2 - 1 Mile West
7	USGS3135920	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

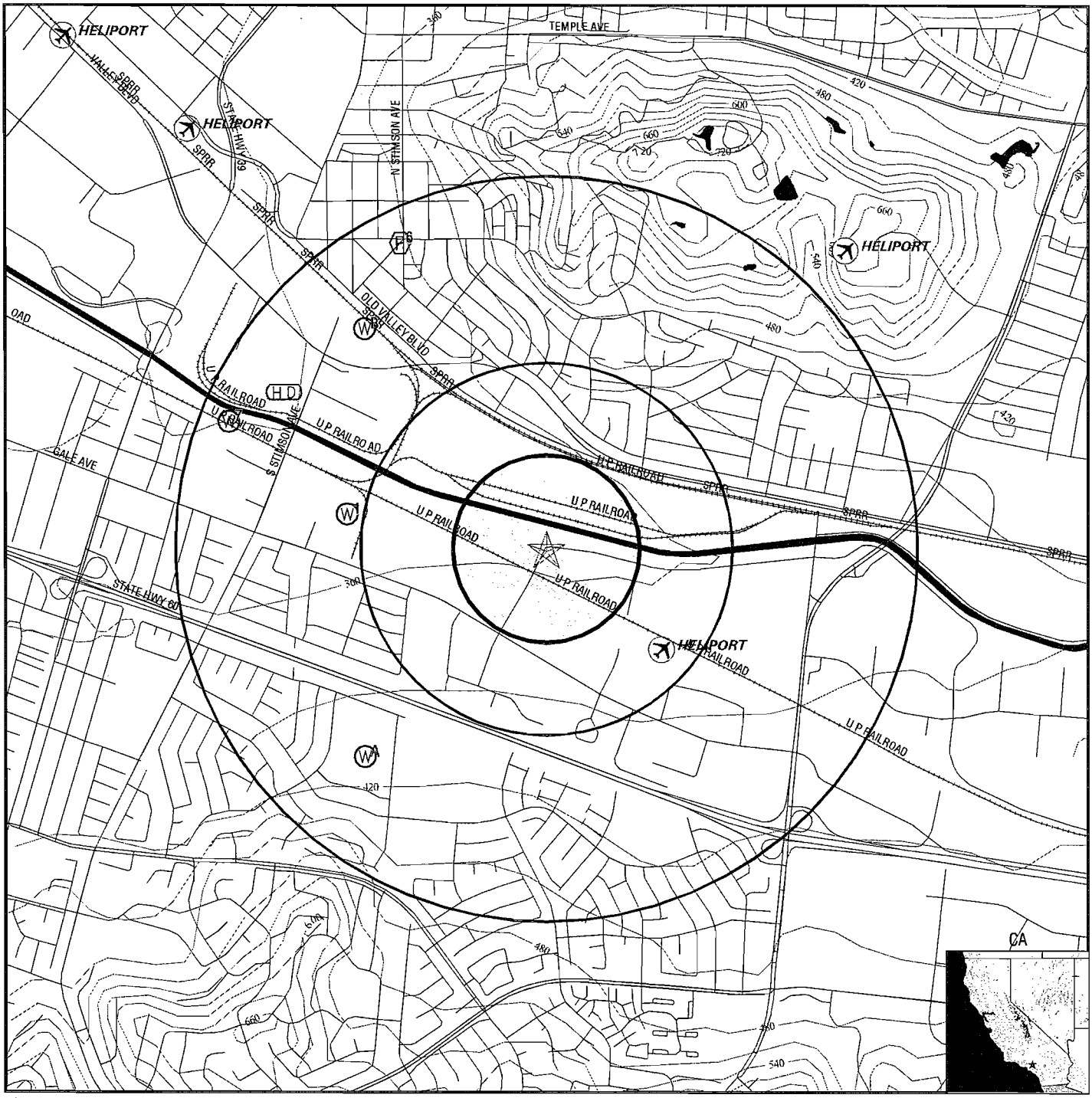
MAP ID	WELL ID	LOCATION FROM TP
6	CA1910046	1/2 - 1 Mile NNW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	2723	1/2 - 1 Mile SW
A3	2722	1/2 - 1 Mile SW
B4	2721	1/2 - 1 Mile NW
B5	2720	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 1414351.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY:	Walnut Substation	CUSTOMER:	Environmental Strategies Corp.
ADDRESS:	S. Bixby Dr./E. Chestnut St.	CONTACT:	Betsy Mitton
CITY/STATE/ZIP:	Hacienda Heights CA 91748	INQUIRY #:	1414351.2s
LAT/LONG:	34.0081 / 117.9424	DATE:	May 04, 2005 8:30 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1 **West** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS3135910**

Agency cd:	USGS	Site no:	340034117570301
Site name:	002S010W08L001S		
Latitude:	340034		
Longitude:	1175703	Dec lat:	34.00945617
Dec lon:	-117.95173063	Coor meth:	M
Coor accr:	S	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	BALDWIN PARK	Map scale:	24000
Altitude:	Not Reported	Altitude method:	Not Reported
Altitude accuracy:	Not Reported	Altitude datum:	Not Reported
Hydrologic:	San Gabriel. California. Area = 713 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y	Type of ground water site:	Single well, other than collector or Ranney type
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	Not Reported	Hole depth:	Not Reported
Source of depth data:	Not Reported	Project number:	9479335800
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

	Database	EDR ID Number
A2 **SW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**2723**

Water System Information:

Prime Station Code:	02S/10W-08L01 S	User ID:	MET
FRDS Number:	1910205019	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340000.0 1175700.0	Precision:	Undefined
Source Name:	131-W1 - INACTIVE		
System Number:	1910205		
System Name:	SUBURBAN WATER SYSTEMS-SAN JOSE		
Organization That Operates System:			
	1211 E. CENTER COURT DRIVE		
	COVINA, CA 91724		
Pop Served:	89591	Connections:	31997
Area Served:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
A3 **SW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**2722**

Water System Information:

Prime Station Code:	02S/10W-08K01 S	User ID:	MET
FRDS Number:	1910205023	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340000.0 1175700.0	Precision:	Undefined
Source Name:	136-W1 - INACTIVE		
System Number:	1910205		
System Name:	SUBURBAN WATER SYSTEMS-SAN JOSE		
Organization That Operates System:			
	1211 E. CENTER COURT DRIVE COVINA, CA 91724		
Pop Served:	89591	Connections:	31997
Area Served:	Not Reported		

	Database	EDR ID Number
B4 **NW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**2721**

Water System Information:

Prime Station Code:	02S/10W-08E02 S	User ID:	MET
FRDS Number:	1910205043	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340100.0 1175700.0	Precision:	Undefined
Source Name:	155-W2 - INACTIVE		
System Number:	1910205		
System Name:	SUBURBAN WATER SYSTEMS-SAN JOSE		
Organization That Operates System:			
	1211 E. CENTER COURT DRIVE COVINA, CA 91724		
Pop Served:	89591	Connections:	31997
Area Served:	Not Reported		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	03/19/1985	Findings:	37.000 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	03/19/1985	Findings:	14.000 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	03/19/1985	Findings:	16.000 UG/L
Chemical:	TRANS-1,2-DICHLOROETHYLENE		
Sample Collected:	03/19/1985	Findings:	18.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	02/25/1986	Findings:	5.600 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	02/25/1986	Findings:	.600 MG/L
Chemical:	CALCIUM		
Sample Collected:	02/25/1986	Findings:	5.600 PCI/L
Chemical:	GROSS ALPHA		

Sample Collected:	02/25/1986	Findings:	.600 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		

B5
NW
1/2 - 1 Mile
Lower

CA WELLS **2720**

Water System Information:

Prime Station Code:	02S/10W-08E01 S	User ID:	MET
FRDS Number:	1910205042	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340100.0 1175700.0	Precision:	Undefined
Source Name:	155-W1 - INACTIVE		
System Number:	1910205		
System Name:	SUBURBAN WATER SYSTEMS-SAN JOSE		
Organization That Operates System:	1211 E. CENTER COURT DRIVE COVINA, CA 91724		
Pop Served:	89591	Connections:	31997
Area Served:	Not Reported		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	03/19/1985	Findings:	37.000 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	03/19/1985	Findings:	16.000 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	03/19/1985	Findings:	12.000 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	03/19/1985	Findings:	18.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	03/19/1987	Findings:	5.100 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	03/19/1987	Findings:	.600 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		

6
NNW
1/2 - 1 Mile
Higher

FRDS PWS **CA1910046**

PWS ID:	CA1910046	PWS Status:	Not Reported
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	SUBURBAN WATER SYSTEMS-GLENDORA COVINA, CA 91724		
Addressee / Facility:	Not Reported		
Facility Latitude:	34 01 12	Facility Longitude:	117 56 54
City Served:	GLENDORA		
Treatment Class:	Mixed (treated and untreated)	Population:	4348

PWS currently has or had major violation(s) or enforcement: No

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
FED USGS	**USGS3135920**

7
WNW
1/2 - 1 Mile
Lower

Agency cd:	USGS	Site no:	340047117572301
Site name:	002S010W08E002S		
Latitude:	340047		
Longitude:	1175723	Dec lat:	34.01306714
Dec lon:	-117.95728639	Coor meth:	M
Coor accr:	S	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	BALDWIN PARK	Map scale:	24000
Altitude:	Not Reported	Altitude method:	Not Reported
Altitude accuracy:	Not Reported	Altitude datum:	Not Reported
Hydrologic:	San Gabriel. California. Area = 713 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y	Type of ground water site:	Single well, other than collector or Ranney type
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	Not Reported	Hole depth:	Not Reported
Source of depth data:	Not Reported	Project number:	9479335800
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
91748	10	0	0.00

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

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

California Oil and Gas Well Locations for District 2, 3, 5 and 6
Source: Department of Conservation
Telephone: 916-323-1779

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

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

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

Appendix C – Historic Maps

EDR™ Environmental Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Betsy Mitton
Environmental Strategies
2025 Gateway Place
San Jose, CA 95110

Order Date: 5/4/2005 **Completion Date:** 5/5/2005
Inquiry #: 1414351.3s
P.O. #: NA
Site Name: Walnut Substation
Address: S. Bixby Dr./E. Chestnut St.
City/State: Hacienda Heights, CA 91745
Cross Streets:

Customer Project: NA
1082883WIL 408-453-6100

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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Appendix D – Statement of Qualifications

RICHARD E. FREUDENBERGER, P.E.
PARTNER

SUMMARY OF EXPERIENCE

GENERAL CONSULTING

Mr. Freudenberger has over 30 years of experience in performing environmental assessments and remedial investigations, in waste treatment process design, and in technical management programs. He directs the technical staff in a wide range of projects and is currently serving as General Manager in Environmental Strategies' San Jose office.

EXPERT WITNESS TESTIMONY

Mr. Freudenberger has served as an expert witness in various environmental litigation matters. He has extensive experience in insurance related matters and environmental claims, having worked both with the insured and insurers. This insurance work has included issues involving trigger of coverage, fate and transport modeling, and Superfund PRP cases.

ENVIRONMENTAL INVESTIGATIONS

Mr. Freudenberger has been most heavily involved in the design of groundwater cleanup and Superfund remedial investigation programs, assessments for mergers and acquisitions, environmental audits, and environmental assessments for major corporate clients. His previous service with local governments qualifies him to represent clients effectively in negotiations with regulatory agencies. One of Mr. Freudenberger's major clients is an international lead company with smelting operations in the United States and Europe. Mr. Freudenberger has directed extensive RCRA Facility Investigations and Corrective Actions at the client's three U.S. smelters.

RCRA & CERCLA INVESTIGATIONS

Mr. Freudenberger has worked with Environmental Strategies clients in various industries in designing and planning extensive investigations and cleanups under CERCLA (Superfund), RCRA, and ECRA regulations. These industries have included secondary lead smelters, wood preserving, petroleum refineries, telecommunications, electric utilities, automotive parts manufacturing, and industrial chemicals. Specifically, in two Superfund projects, he directed the preparation of remedial investigations and feasibility studies to address the characterization and remediation of groundwater contamination by chlorinated organics.

HEALTH AND SAFETY

He has designed detailed health and safety and soil sampling plans for dioxin, performed field sampling programs, and directed the remedial activities in the field for the cleanup and secure storage of the dioxin-contaminated soils.

REMEDIAL INVESTIGATIONS

Mr. Freudenberger has designed sampling and remedial action programs for groundwater and soil contamination at numerous industrial sites and has performed more than 500 industrial site surveys and risk assessments for a variety of industrial clients. He also oversaw a wastewater facility construction management contract for the city of Baltimore from 1979 to 1981.

ENVIRONMENTAL MANAGEMENT

Mr. Freudenberger was Director of Public Works for Howard County, Maryland, with management responsibility for solid waste collection and disposal, environmental engineering, wastewater treatment, road maintenance, engineering, and capital projects. He also was Project Engineer for a $50-million expansion of the county's wastewater treatment plant and successfully directed the permitting and siting process for a new 600-acre sanitary landfill. He spent 3 years as Superintendent of Operations and Maintenance for a 10-million-gallon per day secondary wastewater treatment plant.

EDUCATION

University of Maryland — College Park, Maryland
Environmental Engineering, M.S.

University of Maryland — College Park, Maryland
Civil Engineering, B.S.

AFFILIATIONS & PROFESSIONAL CREDENTIALS

- Registered Professional Engineer: Maryland, New York, Virginia, Georgia, Kentucky, Indiana, Minnesota, and Ohio
- Maryland Certified Wastewater Treatment Plant Operator
- Diplomate of the American Academy of Environmental Engineers
- California Registered Environmental Assessor

Bitterroot Restoration

445 Quast Lane
Corvallis, MT 59828
(406)961-4991
Fax (406)961-4626

55 Sierra College Blvd
Lincoln, CA 95648
(916)434-9571
Fax (916)434-9671

10459 Roselle St., Suite B
San Diego, CA 92121
(858) 546-1980
Fax (858) 546-9315

NOV 8 2005

Please remit to: PO Box 310, Corvallis, MT 59828

www.bitterrootrestoration.com
email: brenda@bitterrootrestoration.com

INVOICE

Invoice #:	**19085**
Invoice Date:	**11/3/05**
Customer #:	**7347**
Task Order #:	**N/A**
Project ID#:	**282107**
Subcontract#:	**500010**

TAX ID #81-0440317

BILLING ADDRESS

Joint Ventures
A/P
PO Box 24018
Denver, CO 80224

SHIP/PROJECT ADDRESS

CCI/Thames Water Joint Venture
Neil Gittens Contract Admin
Stockton Project
Stockton, CA

ORDER DATE	Period	SHIP DATE	REP	SHIP VIA	AR TERMS
6/3/04	10/01/05 to 10/31/05	11/3/05	Ron Wilson		Net 30

ITEM #	NUMBER ORDERED	NUMBER SHIPPED	PRODUCT DESCRIPTION	UNIT PRICE	ITEM DISCOUNT	LINE TOTAL
1	1	1	Objective 6.2 Replant: Installation progress payment (50%)	$20,829		$20,829
2	1	1	Objective 6.3 Replant: Installation progress payment (50%)	$20,829		$20,829
3	1	1	Objective 5.3 Maintenance/Monitoring: Progess Payment #3	$6,461		$6,461

Billed per Schedule of Values which does not include pending Change Order.

Original Contract:	$ 921,286.00
Add Option:	$ 39,690.00
Add:	$ 7,938.00
Total Contract:	$ 968,914.00
Billed to Date:	$ 923,685.00

Project ID#: 282107
Subcontract#: 500010
Project Title: Stockton Treatment Wetland, Stockton CA
Project Location: Stockton CA

SUBTOTAL	$48,119.00
RETENTION	-$4,811.90
BOXING & HANDLING	$0.00
SALES TAX	$0.00
TOTAL	$43,307.10

Please include this INVOICE NUMBER with payment and mail to:
PO Box 310 CORVALLIS MT 59828
19085

A 1 1/2% monthly service charge, or the highest rate allowed by law, will be assessed on all past due accounts

THANK YOU FOR YOUR ORDER!

Balance Due by **12/3/05** **$43,307.10**

THANK YOU FOR YOUR ORDER!

APPENDIX 8.14B

Phase I Update and Phase II Groundwater Investigation

ENVIRONMENTAL STRATEGIES CONSULTING LLC
2025 Gateway Place, Suite 280 • San Jose, California 95110 • (408) 453-6100 • Fax (408) 453-0496

November 2, 2005

Thomas J. McCabe, Jr.
Edison Mission Energy
18101 Von Karman Avenue Suite 1700
Irvine, California 92715

Re: Walnut Creek Energy Project: Phase I Update and Phase II Groundwater Investigation at 911 Bixby Drive, City of Industry, California

Dear Mr. McCabe,

On behalf of Edison Mission Energy (EME), Environmental Strategies Consulting LLC (Environmental Strategies) gathered information to update a previous Phase I Environmental Site Assessment and conducted a Phase II Groundwater Investigation for the Walnut Creek Energy Project located at 911 Bixby Drive, City of Industry, California (Figure 1).

Environmental Strategies prepared a Phase I Environmental Site Assessment of 911 Bixby Drive, City of Industry, California dated May 20, 2005. The subject property is owned by the City of Industry and leased to ARC International Corporation (ARC). The ARC facility is a California Integrated Waste Management Board (CIWMB) approved Covered Electronic Waste (CEW) Collector and Recycler (CEWID: 101732). The ARC facility also operates as a large quantity generator and transporter of hazardous waste under an EPA ID No.(CAR000145714) issued by EPA Region 9 on July 29, 2003, and California EPA ID No. (CAL000273749) issued by the Department of Toxic Substances Control on August 11, 2003. According to the ARC facility's E-Waste Recycling brochure, operations onsite include electronic waste shipping and receiving, disassembly, CRT discharge, and data reporting/ generation of Certificate of Destruction. Disassembled materials are sorted for reuse before the material is processed by recycling recovery machinery. Plastics, glass, metals, PCBs, and CRT are either baled or bulk packed separately for transport to a licensed smelter for disposal. Based on Environmental Strategies' site visits, ARC's operations are conducted indoors. Interior loading docks are used for loading and unloading electronic waste. Environmental Strategies did not observe any hazardous waste storage areas outdoors. However, miscellaneous furniture and packaging materials were stored outdoors on the west side of the building. Trucks and trailers are parked on the west side of the subject property in a paved area.

The subject property lies within the San Gabriel Valley Superfund Site. The San Gabriel Valley Superfund Site is listed on the National Priority List (NPL) and California State Priority List (SPL) databases, and has undergone investigations and remediation for groundwater contaminated with volatile organic compounds (VOCs). The Superfund Site encompasses a large area within the San Gabriel Valley, which includes the subject property. It is likely that

groundwater beneath the property is contaminated as a result of sources within the Superfund Site.

Phase I Update

In reviewing a database search as part of the Phase I work, the subject property was listed on the Well Investigation Program (WIP) database. On September 14, 2005, Environmental Strategies reviewed a file on the subject property at the Los Angeles Regional Water Quality Control Board (Board). The file contained the following information:

- Letter requests dated December 9, 1987 and April 12, 1988 from the Board to Prudential-Feldco (a previous property owner) for a list of chemicals used at the facility.
- Completed Chemical Storage and Use Questionnaire dated May 26, 1988. This questionnaire indicated that operations at the subject property consisted of the manufacturing of school and office supplies and that these operations began in February 1979. The previous owner of the property was Williamhouse-Regency, Inc. The major chemicals in use included hydraulic oil, gear lubricants, and turbine oil (55-gallon drums), propylene glycol (5-gallon pail), butoxy triglycol (55-gallon drums), solvent based inks (55-gallon drums), cleaning solvents (one gallon containers), Amsco solvent (55-gallon drum) which contained 1,1,1-trichloroethane (TCA), and isopropanol (one gallon containers).
- Letter report from the Board dated September 10, 1991 documenting a June 20, 1991 inspection of the subject property by the Board. This letter report is presented in Appendix A. The name of the property was "Pen-Tab Industries." The letter report includes a rough drawing that shows a "previous haz. chem. storage" area on the north side of the building. The report indicated that materials were stored inside and outside without spill containment and recommended that steps be taken to provide such containment. The case was to "...be held in abeyance pending further subsurface investigation in the neighborhood area."
- A follow-up letter to the 1991 inspection by the Board dated October 8, 1996 (Appendix A) indicates that "The facility should be given a no further action notice because there are no signs of any chemical discharges to the ground that were observed and it is Board Staff's opinion that this area is properly managed. As a result no subsurface investigation was deemed necessary."

In addition, additional research was performed concerning the current occupants of the subject property. ARC International Corporation (ARC) is an Approved Collector and Recycler for Covered Electronic Waste (CEW) within California. In their recycling process, electronic equipment is disassembled and sorted. Circuit boards are packed for offsite processing. Plastics are shredded and metals are crushed and sent offsite for recycling. There does not appear to be any continuous outside storage of any raw or processed materials.

Groundwater Investigation Procedures

Based on the results of the Phase I Site Assessment, Environmental Strategies identified upgradient sources, as well as the subject property's location within the San Gabriel Valley Superfund Site, that could potentially have led to contamination of groundwater beneath the subject property. Additionally, Environmental Strategies identified perceived or real impacts upon the surrounding area that could follow development of the subject property as a power plant. Soil and groundwater sampling were recommended to establish a baseline of subject property conditions. This Phase II report describes the groundwater investigation conducted by Environmental Strategies to establish baseline conditions before EME considers purchasing or leasing the subject property.

Groundwater investigation activities were performed by Environmental Strategies on September 7, 2005. The investigation involved installation of three temporary groundwater monitoring wells, collection of three groundwater grab samples, and subsequent abandonment of the temporary groundwater monitoring wells. A non-production well permit was obtained for temporary well construction and abandonment, issued on September 1, 2005 by the Los Angeles County, Environmental Health Division, Water & Sewage/ Mountain & Rural Programs. All work was performed under the direction of a California registered geologist. Drilling activities were performed by West Hazmat Drilling, a C57 licensed drilling contractor (819548) from Anaheim, California.

The three temporary groundwater monitoring wells were installed on September 7, 2005. TMW-1 and TMW-2 were installed in the truck and trailer parking area on the west side of the site, and TMW-3 was installed on the north side of the site in a visitor parking area (Figure 2).

The three temporary groundwater monitoring wells were in installed to depths of approximately 35 feet below ground surface (bgs). Groundwater samples were collected from each temporary groundwater monitoring well using clean disposable bailers. The temporary wells were constructed with 2-inch diameter schedule 40 PVC casing and 20 foot screens consisting of 0.020-inch slot size. The well screens were set from the bottom of the wells with RMC No. 3 sand, followed by blank riser to approximately one foot above ground surface. Soils were generally characterized as sandy clays, clayey sands, and sands, and were logged at five-foot intervals using the Unified Soil Classification System (USCS). The boring logs are presented in Appendix B. Soil cuttings were collected in 55-gallon Department of Transportation (DOT) approved drums for disposal in accordance with federal, state, and local regulations.

On September 7, 2005, Environmental Strategies personnel collected groundwater samples from the three temporary groundwater monitoring wells. The depth to water was recorded in each well before sampling. Nitrile gloves were worn by the sampling personnel and gloves were changed between wells to prevent potential cross contamination. Samples were decanted from the samplers into the appropriate laboratory-supplied containers and were immediately chilled in an ice chest (to approximately 4°C). The samples were transported to Centrum Analytical Laboratories, Inc. (Centrum) in Riverside, California with chain-of-custody documentation (Appendix C). Once the temporary monitoring wells were sampled, the PVC casing and screen were removed and hydrated bentonite pellets were used to abandon each well.

Laboratory analyses were performed for VOCs, total petroleum hydrocarbon (TPH) as gasoline (TPHg) and diesel (TPHd), 1,4-dioxane, Title 22 metals, perchlorate, N-nitrosodimethylamine (NDMA), and chromium VI (Cr6), by EPA methods 8260B, 8015B, 8270C, 6010B/7470A, 314.0, 1625, and 7199, respectively. All metal samples were filtered at the laboratory before analysis. Centrum subcontracted Calscience Environmental Laboratories, Inc. of Garden Grove, California to perform the 1,4-dioxane, perchlorate, NDMA, and Cr6 analyses. The groundwater sample analytical report is presented in Appendix D.

Groundwater Investigation Results

Groundwater sampling results are presented in Table 1. Groundwater sample results were compared to the California Primary Maximum Contaminant Levels (MCLs) for drinking water contaminants. An MCL for 1,4-dioxane has not been established; however, the California Department of Health (CDH) has issued a provisional action level of 3 µg/l. The CDH has also issued an action level for NDMA (0.1 g/l). The Public Health Goal (PHG) for drinking water developed by the California state Office of Environmental Health Hazard Assessment (OEHHA) (6 µg/l) was used as a screening level for perchlorate.

Groundwater sampling results for VOCs, metals, Cr6, TPH fuel scan, 1,4-dioxane, perchlorate, and NDMA are presented in Table 1. No VOCs were detected, except for tetrachloroethene (PCE) and trichloroethene (TCE). PCE was detected below the MCL for PCE (5 µg/l) in TMW-1 and TMW-2 at 4.5 µg/l and 4.6 µg/l. PCE was detected above the MCL in TMW-3 at 22 µg/l. TCE was detected below the MCL for TCE (5 µg/l) in TMW-3 at 1.6 µg/l.

All metals were detected below their respective screening levels, except for total chromium and lead. Total chromium was detected above the MCL for chromium (0.05 mg/l) in TMW-1 at 0.056 mg/l. Lead was detected in all three groundwater samples at concentrations exceeding the MCL for lead (0.015 mg/l). Lead was detected in TMW-1, TMW-2, and TMW-3 at 0.073 mg/l, 0.028 mg/l, and 0.027 mg/l, respectively.

TPHd was detected in TMW-3 at 0.48 mg/l. There is no screening level for TPHd in drinking water or groundwater. TPHg, 1,4-dioxane, and NDMA were not detected. Perchlorate was detected above the PHG for perchlorate in TWM-2 at 6.4 µg/l.

The depth to groundwater ranged from approximately 20 feet bgs to 22 feet bgs. Environmental Strategies was unable to determine the groundwater flow direction at the subject property due to the limited data and locations of the temporary groundwater monitoring wells.

Investigation Derived Waste

Soil cuttings generated during temporary groundwater well installation activities were collected in five 55-gallon DOT approved drums for disposal in accordance with federal, state, and local regulations. A composite soil sample from the soil cuttings was collected in pre-cleaned laboratory supplied glass jars. The sample was placed in a plastic bag, and immediately chilled in an ice chest (to approximately 4°C). The sample was transported to Centrum with chain-of-custody documentation (Appendix C).

The composite soil sample (Soil Cuttings) was analyzed for VOCs and Title 22 metals by EPA methods 8260B and 6010B/7471A. The composite soil laboratory analytical results are presented in Appendix C. Pending approval from EME, Environmental Strategies will subcontract a TSDF for transport and disposal of soil cuttings generated during well installation activities at the site.

The composite soil characterization analytic results are presented in Table 2. In accordance with 22 California Code of Regulations (CCR) § 66261.24, laboratory analyses from the composite soil sample were compared to California toxicity characteristic regulatory levels established for inorganic chemicals to determine whether the investigation derived waste is hazardous. All Title 22 metal concentrations were either not detected at their respective reporting limit or were detected below their respective Total Threshold Limit Concentration (TTLC) in the composite soil sample.

Conclusions

Environmental Strategies installed, sampled, and abandoned three temporary groundwater monitoring wells at the site. All VOCs were detected below their respective MCLs, except for PCE. All metals were detected below their respective screening levels, except for total chromium and lead. Lead was detected above the MCL in each of the three temporary groundwater monitoring wells.

TPHd was detected in TMW-3; however, is no screening level for TPHd in drinking water or groundwater. TPHg, 1,4-dioxane, and NDMA were not detected. Perchlorate was detected above the PHG for perchlorate in TMW-1.

Based on the results of the Phase II Groundwater Investigation and the knowledge of previous operations and chemical use at the subject property, Environmental Strategies concludes that it is unlikely that there here have been impacts upon groundwater beneath the subject property from past operations. The detections of PCE, TCE, and perchlorate are likely due to offsite sources associated with the San Gabriel Valley Superfund Site and there is a proposed remedy to pump and treat contaminated groundwater within the Valley; therefore, corrective actions for their presence in groundwater beneath the property is not likely to be required. The detection of chromium and lead above their respective MCLs also does not appear to represent conditions that would require corrective actions to the groundwater beneath the property. However, the current processing of electronic waste at the property by ARC could include the handling of materials containing lead and chromium. It does not appear that ARC stores electronic raw or processed materials outside on a continuous basis and it is not considered likely that lead or chromium bearing materials handled by ARC are a source of the lead and chromium found in the groundwater beneath the property.

In the event that future construction on the subject property would require dewatering and collection of groundwater and if the groundwater is considered contaminated through additional characterization, the groundwater could be collected in Baker tanks for batch treatment and discharged either to a publicly owned treatment works (preferred), or, alternatively, through a National Pollutant Discharge Elimination System (NPDES) permit as construction derived wastewater.

It is important to recognize these baseline conditions represent existing impacts to the groundwater from PCE, chromium, lead, and perchlorate. The groundwater sampling results confirm the recognized environmental condition at the subject property noted in the previous Phase I report.

Recommendations

Based on the information obtained from the June 20, 1991 property inspection by the Board, the detections of lead and chromium in the groundwater, and the potential that ARC may be handling lead and chromium bearing materials, it is recommended that several near surface soil samples be collected along the north side of the building and analyzed for VOCs and Title 22 metals.

References

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California Regional Water Quality Control Board, Los Angeles Region. April 12, 1988. Chemical Use Questionnaire (File No. AB105.229).

California Regional Water Quality Control Board, Los Angeles Region. May 26, 1998. Chemical Storage and Use Questionnaire. Prudential-Feldco of California, Inc.

California Regional Water Quality Control Board, Los Angeles Region. September 10, 1991. Site Inspection—Well Investigation Program (File No. 105.0229).

California Regional Water Quality Control Board, Los Angeles Region. September 13, 1996. Summary of Site History, Prudential FeldCo.

Sincerely yours,

Richard E. Freudenberger

Richard E. Freudenberger
Partner

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cc/enclosures: Dereck Benham, Edison Mission Energy

List of Figures:

Figure 1 – Site Location
Figure 2 – Temporary Groundwater Monitoring Well Locations

List of Tables:

Table 1 – Groundwater Analytical Results
Table 2 – Composite Soil Characterization Analytical Results

List of Appendices:

Appendix A – Los Angeles Regional Water Quality Control Board Letters
Appendix B – Soil Boring Logs
Appendix C – Chain-of-Custody Documentation
Appendix D – Groundwater Sampling Results

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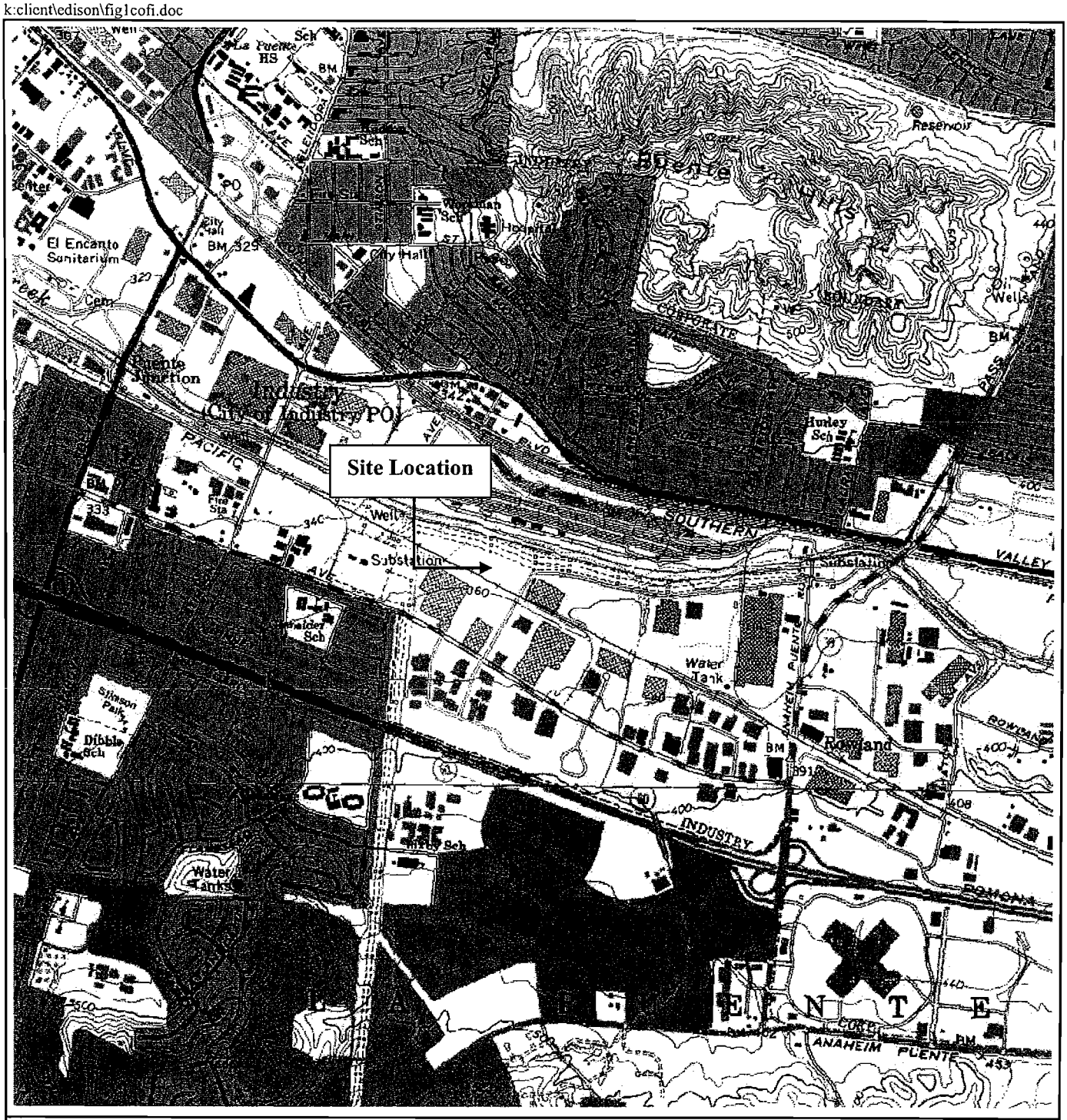
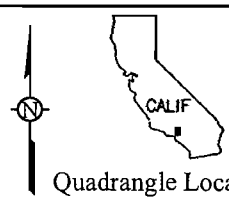


Reference
7.5 Minute Series Topographic Quadrangle
City of Industry, California
Photorevised 1953 Scale 1:24,000



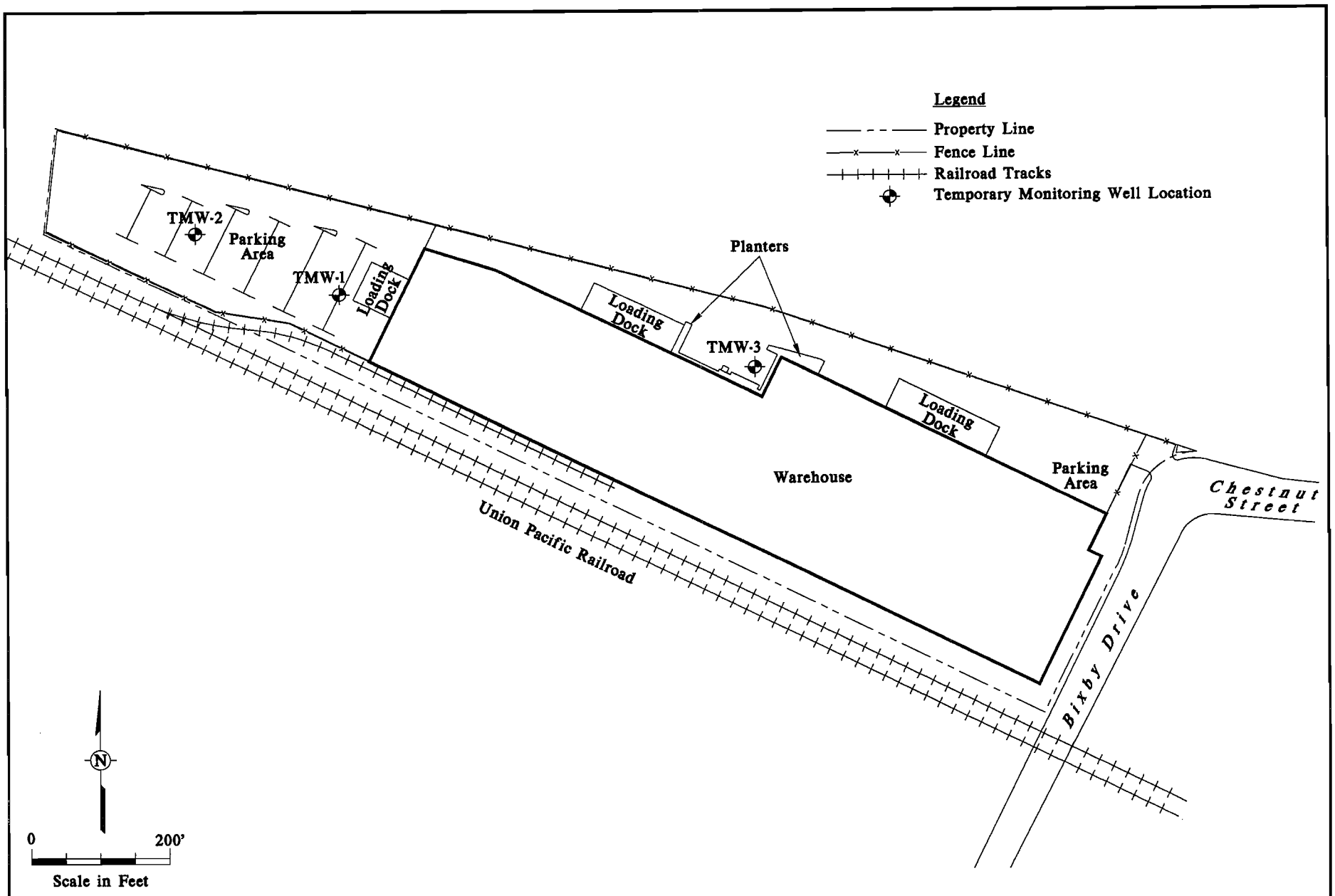
Quadrangle Location

1000 0 2000 4000

Scale in Feet

ENVIRONMENTAL STRATEGIES CONSULTING LLC
2025 GATEWAY PLACE, SUITE 280
SAN JOSE, CALIFORNIA 95110
408-453-6100

Figure 1
Site Location
911 Bixby Street
City of Industry, California



ENVIRONMENTAL STRATEGIES CONSULTING LLC
2025 GATEWAY PLACE SUITE 280
SAN JOSE, CALIFORNIA 95110
(408) 453-6100

Figure 2
Temporary Groundwater Monitoring Well Locations
911 Bixby Drive
City of Industry, California

2183290I.DWG

Table 1

Groundwater Analytical Results
911 Bixby Drive
City of Industry, California
September 7, 2005

Parameter	MCL	TMW-1	TMW-2	TMW-3
Volatile Organic Compounds (µg/l)				
Acetone	NL	50 U	50 U	50 U
tert-Amyl Methyl Ether (TAME)	NL	5.0 U	5.0 U	5.0 U
Benzene	1	0.5 U	0.5 U	0.5 U
Bromobenzene	NL	1.0 U	1.0 U	1.0 U
Bromochloromethane	NL	1.0 U	1.0 U	1.0 U
Bromodichloromethane	NL	0.5 U	0.5 U	0.5 U
Bromoform	NL	0.5 U	0.5 U	0.5 U
Bromomethane	NL	2.0 U	2.0 U	2.0 U
tert-Butanol (TBA)	NL	10 U	10 U	10 U
2-Butanone (MEK)	NL	10 U	10 U	10 U
n-Butylbenzene	NL	1.0 U	1.0 U	1.0 U
sec-Butylbenzene	NL	0.5 U	0.5 U	0.5 U
tert-Butlybenzene	NL	0.5 U	0.5 U	0.5 U
Carbon disulfide	NL	10 U	10 U	10 U
Carbon tetrachloride	0.5	0.5 U	0.5 U	0.5 U
Chlorobenzene	70	0.5 U	0.5 U	0.5 U
Chloroethane	NL	0.5 U	0.5 U	0.5 U
Chloroform	NL	0.5 U	0.5 U	0.5 U
Chloromethane	NL	2.0 U	2.0 U	2.0 U
2-Chlorotoluene	NL	0.5 U	0.5 U	0.5 U
4-Chlorotoluene	NL	0.5 U	0.5 U	0.5 U
Dibromochloromethane	NL	0.5 U	0.5 U	0.5 U
1,2-Dibromoethane	NL	0.5 U	0.5 U	0.5 U
1,2-Dibromo-3-chloropropane	NL	10 U	10 U	10 U
Dibromomethane	NL	0.5 U	0.5 U	0.5 U
1,2-Dichlorobenzene	600	0.5 U	0.5 U	0.5 U
1,3-Dichlorobenzene	NL	0.5 U	0.5 U	0.5 U
1,4-Dichlorobenzene	5	0.5 U	0.5 U	0.5 U
Dichlorodifluoromethane	NL	0.5 U	0.5 U	0.5 U
1,1-Dichloroethane	5	0.5 U	0.5 U	0.5 U
1,2-Dichloroethane	0.5	0.5 U	0.5 U	0.5 U
1,1-Dichloroethene	6	0.5 U	0.5 U	0.5 U
cis-1,2-Dichloroethene	6	0.5 U	0.5 U	0.5 U
trans-1,2-Dichloroethene	10	0.5 U	0.5 U	0.5 U
1,2-Dichloropropane	5	0.5 U	0.5 U	0.5 U
1,3-Dichloropropane	NL	0.5 U	0.5 U	0.5 U
2,2-Dichloropropane	NL	0.5 U	0.5 U	0.5 U
1,1-Dichloropropene	NL	0.5 U	0.5 U	0.5 U
cis-1,3-Dichloropropene	0.5	0.5 U	0.5 U	0.5 U
trans-1,3-Dichloropropene	0.5	0.5 U	0.5 U	0.5 U
Diisopropyl Ether (DIPE)	NL	5.0 U	5.0 U	5.0 U
Ethylbenzene	300	0.5 U	0.5 U	0.5 U
Ethyl tert-Butyl Ether (EtBE)	NL	5.0 U	5.0 U	5.0 U
Hexachlorobutadiene	NL	0.5 U	0.5 U	0.5 U

Table 1

Groundwater Analytical Results
911 Bixby Drive
City of Industry, California
September 7, 2005

	MCL	TMW-1	TMW-2	TMW-3
Volatile Organic Compounds (µg/l)				
2-Hexanone	NL	10 U	10 U	10 U
Isopropyl benzene	NL	0.5 U	0.5 U	0.5 U
p-Isopropyltoluene	NL	0.5 U	0.5 U	0.5 U
Methylene chloride	NL	50 U	50 U	50 U
4-Methyl-2-pentanone	NL	5.0 U	5.0 U	5.0 U
Methyl-tert Butyl Ether (MtBE)	13	1.0 U	1.0 U	1.0 U
Napthalene	NL	0.5 U	0.5 U	0.5 U
n-Propylbenzene	NL	0.5 U	0.5 U	0.5 U
Styrene	100	0.5 U	0.5 U	0.5 U
1,1,1,2-Tetrachloroethane	NL	0.5 U	0.5 U	0.5 U
1,1,2,2-Tetrachloroethane	1	1.0 U	1.0 U	1.0 U
Tetrachloroethene	5	**4.5**	**4.6**	**22**
Toluene	150	0.5 U	0.5 U	0.5 U
1,2,3-Trichlorobenzene	NL	0.5 U	0.5 U	0.5 U
1,2,4-Trichlorobenzene	5	0.5 U	0.5 U	0.5 U
1,1,1-Trichloroethane	200	0.5 U	0.5 U	0.5 U
1,1,2-Trichloroethane	5	0.5 U	0.5 U	0.5 U
Trichloroethene	5	0.5 U	0.5 U	**1.6**
1,2,3-Trichloropropane	NL	0.5 U	0.5 U	0.5 U
Trichlorofluoromethane	150	0.5 U	0.5 U	0.5 U
Trichlorotrifluoroethane	NL	5.0 U	5.0 U	5.0 U
1,2,4-Trimethylbenzene	NL	0.5 U	0.5 U	0.5 U
1,3,5-Trimethylbenzene	NL	0.5 U	0.5 U	0.5 U
Vinyl chloride	0.5	0.5 U	0.5 U	0.5 U
Xylenes, m-, p-	1,750	1.0 U	1.0 U	1.0 U
Xylenes, o-	1,750	0.5 U	0.5 U	0.5 U
Metals (mg/l)				
Antimony	0.006	0.20 U	0.10 U	0.10 U
Arsenic	0.05	0.040 U	0.020 U	0.020 U
Barium	1	**0.11**	**0.069**	**0.10**
Beryllium	0.004	0.020 U	0.010 U	0.010 U
Cadmium	0.005	0.020 U	0.010 U	0.010 U
Chromium (total)	0.05	**0.056**	0.010 U	**0.015**
Chromium VI	0.05	**0.0029**	**0.0015**	0.0010 U
Cobalt	NL	0.020 U	0.010 U	**0.024**
Copper	1.3 (a)	0.060 U	0.030 U	0.030 U
Lead	0.015 (a)	**0.073**	**0.028**	**0.027**
Mercury	0.002	0.0004 U	0.0004 U	0.0004 U
Molybdenum	NL	0.20 U	0.10 U	0.10 U
Nickel	0.1	**0.059**	**0.046**	**0.064**
Selenium	0.05	0.20 U	0.10 U	0.10 U
Silver	0.1 (b)	0.080 U	0.040 U	0.040 U
Thallium	0.002	0.20 U	0.10 U	0.10 U
Vanadium	NL	0.20 U	0.10 U	0.10 U
Zinc	5 (b)	0.40 U	0.20 U	0.20 U

Table 1

Groundwater Analytical Results
911 Bixby Drive
City of Industry, California
September 7, 2005

	MCL	TMW-1	TMW-2	TMW-3
Petroleum Hydrocarbons (mg/l)				
TPHd	NL	0.40 U	0.40 U	**0.48**
TPHg	NL	0.50 U	0.50 U	0.50 U
1,4-dioxane (µg/l)	3 (c)	2.0 U	2.0 U	2.0 U
Perchlorate (µg/l)	6 (d)	2.0 U	**6.4**	**3.4**
NDMA (µg/l)	10,000 (c)	2.0 U	2.0 U	2.0 U

a/ California Code of Regulations § 64672.3 lead and copper action levels
b/ California Secondary MCL
c/ California Department of Health provisional action level
d/ Perchlorate Public Health Goal for drinking water developed by the Office of Environmental Health Hazard Assessment
e/ Highlighted values indicate an exceedance of the California MCL.
NL/ not listed
U/ Compound not detected above method detection limit

Table 2

Composite Soil Characterization Analytical Results
911 Bixby Drive
City of Industry, California
September 7, 2005

Parameter	Soil Cuttings
Volatile Organic Compounds (mg/kg)	
Acetone	0.050 U
tert-Amyl Methyl Ether (TAME)	0.005 U
Benzene	0.001 U
Bromobenzene	0.005 U
Bromochloromethane	0.005 U
Bromodichloromethane	0.001 U
Bromoform	0.005 U
Bromomethane	0.005 U
tert-Butanol (TBA)	0.020 U
2-Butanone (MEK)	0.010 U
n-Butylbenzene	0.002 U
sec-Butylbenzene	0.002 U
tert-Butlybenzene	0.002 U
Carbon disulfide	0.010 U
Carbon tetrachloride	0.001 U
Chlorobenzene	0.001 U
Chloroethane	0.005 U
Chloroform	0.002 U
Chloromethane	0.001 U
2-Chlorotoluene	0.002 U
4-Chlorotoluene	0.002 U
Dibromochloromethane	0.002 U
1,2-Dibromoethane	0.002 U
1,2-Dibromo-3-chloropropane	0.010 U
Dibromomethane	0.001 U
1,2-Dichlorobenzene	0.001 U
1,3-Dichlorobenzene	0.002 U
1,4-Dichlorobenzene	0.002 U
Dichlorodifluoromethane	0.005 U
1,1-Dichloroethane	0.001 U
1,2-Dichloroethane	0.001 U
1,1-Dichloroethene	0.005 U
cis-1,2-Dichloroethene	0.002 U
trans-1,2-Dichloroethene	0.002 U
1,2-Dichloropropane	0.001 U
1,3-Dichloropropane	0.001 U
2,2-Dichloropropane	0.001 U
1,1-Dichloropropene	0.001 U
cis-1,3-Dichloropropene	0.001 U
trans-1,3-Dichloropropene	0.001 U
Diisopropyl Ether (DIPE)	0.005 U
Ethylbenzene	0.001 U
Ethyl tert-Butyl Ether (EtBE)	0.005 U
Hexachlorobutadiene	0.001 U

Table 2

Composite Soil Characterization Analytical Results
911 Bixby Drive
City of Industry, California
September 7, 2005

	Soil Cuttings
Volatile Organic Compounds (mg/kg)	
2-Hexanone	0.010 U
Isopropyl benzene	0.001 U
p-Isopropyltoluene	0.002 U
Methylene chloride	0.050 U
4-Methyl-2-pentanone	0.010 U
Methyl-tert Butyl Ether (MtBE)	0.005 U
Napthalene	0.002 U
n-Propylbenzene	0.001 U
Styrene	0.001 U
1,1,1,2-Tetrachloroethane	0.001 U
1,1,2,2-Tetrachloroethane	0.002 U
Tetrachloroethene	0.001 U
Toluene	0.001 U
1,2,3-Trichlorobenzene	0.002 U
1,2,4-Trichlorobenzene	0.002 U
1,1,1-Trichloroethane	0.001 U
1,1,2-Trichloroethane	0.003 U
Trichloroethene	0.001 U
1,2,3-Trichloropropane	0.003 U
Trichlorofluoromethane	0.001 U
Trichlorotrifluoroethane	0.005 U
1,2,4-Trimethylbenzene	0.001 U
1,3,5-Trimethylbenzene	0.001 U
Vinyl chloride	0.002 U
Xylenes, m-, p-	0.002 U
Xylenes, o-	0.001 U
Metals (mg/kg)	
Antimony	5.0 U
Arsenic	**4.4**
Barium	**110**
Beryllium	0.50 U
Cadmium	**0.66**
Chromium (total)	**16**
Cobalt	**7.3**
Copper	**19**
Lead	**5.6**
Mercury	**0.04**
Molybdenum	5.0 U
Nickel	**18**
Selenium	5.0 U
Silver	2.0 U
Thallium	10 U
Vanadium	**23**
Zinc	**47**

U/ Compound not detected above method detection limit

Appendix A

Los Angeles Regional Water Quality Control Board Letters

ATE OF CALIFORNIA — PETE WILSON, Governor

ALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—
OS ANGELES REGION
1 CENTRE PLAZA DRIVE
ONTEREY PARK, CA 91754-2156
3) 266-7500

September 10, 1991

Mr. Martin Getchell
Pen-Tab Industries
911 Bixby Drive, P.O. Box 790
Industry, CA 91747-0790

SITE INSPECTION--WELL INVESTIGATION PROGRAM
(FILE NO. 105.0229)

On June 20, 1991 your facility was inspected by a member of this Regional Board's staff. The inspection mainly focused on chemical storage, usage, and disposal at your facility.

During the site visit, it was observed that approximately twenty barrels of different oils and inks were stored in-door, on concrete; and at least three barrels apparently empty or containing chemicals not in use were stored out-door, all without proper spill containment. Bulk liquid chemicals/chemical wastes must be stored under shelter, on concrete, and with proper containment, such as spill pans or surrounding concrete berm. Contact Los Angeles County Department of Health Services and the local Fire Department for details.

This case will be held in abeyance pending further subsurface investigation in the neighborhood area. However, you are requested to notify this Board of any change in your operation, including storage and handling of chemicals or processing and disposal of waste. It should be noted that this letter in no way releases you from any chemical and/or waste handling requirements of this or any other agency.

Please contact Samuel Yu of our staff at (213)266-7541 if you have any questions, and address all correspondence to his attention.

ROY R. SAKAIDA
Senior Water Resources
Control Engineer

cc: Neil Ziemba, USEPA, Region IX

INSPECTION CHECKLIST

SITE NAME PEN-TAB INDUSTRIES 1803 ID NO. 105.0229

ADDRESS 911 BIXBY DRIVE PSD

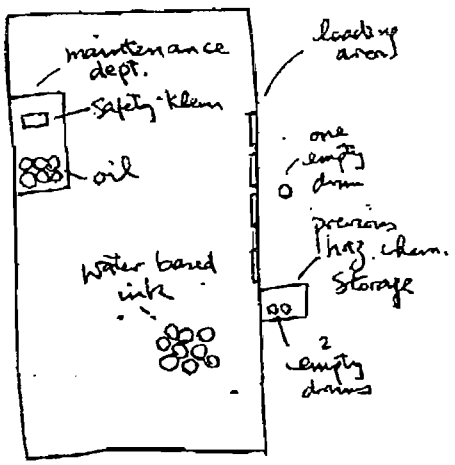
INDUSTRY, CA 91747-0790 SIC CODE

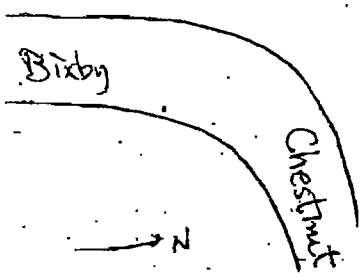
CONTACT MARTIN GETCHELL TELEPHONE NO. (818) 961-7231

	ACTIVITIES		PERMITS		PERMIT NOS.
	yes	no	yes	no	
GENERATOR	✓				
TREATMENT		✓			
STORAGE		✓			
DISPOSAL		✓			
TRANSPORTER		✓			

OWNERSHIP: FEDERAL ___ STATE ___ LOCAL AGCY ___ PRIVATE ✓

SITE DESCRIPTION:





Old name: Prudential-Feldco of California, Inc. Same company now use the "logo name" Pen-Tab Manufacture School and office supplies. The main procen that use bulk liquid chemicals is printing. They use different water-based & Solvent-based inks and oils for the machines. All liquid chemicals were stored indoor on concrete. A previous outdoor hazardous material storage area was empty except for two empty drums. The condition of this area is fair. Safety-Klean solvent is used in the maintenance department.

PRIORITY 3

INSPECTOR Sy DATE 6/20/91

CHECKLIST (2)

	yes/no	YES	NO
QUESTIONNAIRES			
Submitted		✓	—
Returned Complete/Completed		✓	—
Copy Left For Submittal		—	✓
OVERALL FACILITY IMPRESSIONS			
Clean		✓	—
Good Housekeeping Practices		✓	—
No Evidence of Discharge		✓	—
STORAGE AREAS			
Underground Tanks:		~~✓~~	✓
permits	—		
tested for leaks	—		
under monitoring program	—		
Above Ground Tanks:		—	✓
good condition	—		
no appearance of discharges	—		
Other Storage:		✓	—
covered	✓		
approved containment	N		
All Materials listed in Questionnaire		✓	—
PROCESS, HANDLING, DISPOSAL			
Potential for Leaks, Spills, or Discharges		✓	—
Clarifier(s)		—	✓
Sumps(s)		—	✓
Solvents		✓	—

COMMENTS (Make sure questionnaires are complete, use another page if necessary for your comments):

(1) Hold because of the large quantity of bulk liquid chemicals & solvent usage

(2) Recommend improvement in chemical storage

INSPECTOR Fg DATE 6/20/91

Date: September 13, 1996

File No.: 105.0229

Case Name: Prudential FeldCo.

Subject: Summary of Site History

Chemical Questionnaire (CQ)

An CQ was mailed on December 9, 1987. The facility information included the following:

Standard Industrial Classification Code (SIC): Unk.
Generator Number (EPA/STATE): Unk.
Brief Description of Operations: Manufacturing of school and office supplies.
Sewer System: Municipal, and the sewer system used in the past has not changed.
History (Date of Operations and Previous Owners): 1979

The chemicals stored on site included the following: See attached list on the chemical questionnaire.

Initial Site Inspection (ISI)

An ISI was conducted on June 20, 1991. The following areas of concern were identified as potential source areas of contamination:

Storage Area. Twenty barrels of different oils and inks were stored indoor on concrete without proper containment.

Inspector's Notes. The facility was clean with good housekeeping practices and no evidence of discharge.

Conclusion

10/11

The facility should be given a no further action notice because there are no signs of any chemical discharges to the ground that were observed and it is Board Staff's opinion that this area is properly managed. As a result no subsurface investigation was deemed necessary.

LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD
SOURCE INVESTIGATION PROGRAM

FACILITY TRACKING SHEET

FACILITY LOCATION INFORMATION

ITY NAME :PRUDENTIAL FELDCO FILE NUMBER :105.0229 SITE NUMBER :PSP00698 SIC CODE :

LITY ADDRESS
ER : 911 . SUB NUMBER : DIRECTION : STREET NAME :BIXBY DR. CITY :CITY OF INDUSTRY ZIP :91745-

ING ADDRESS :P.O. BOX 790
City of Industry, CA 91747

FACILITY CONTACT :MIKE BROCKETT
PHONE :818-961-7231

INVESTIGATION STATUS INFORMATION

ICAL USE QUESTIONNAIRE SENT :88.04.12 DUE : . . RECEIVED :88.05.27 STATUS :R PRIORITY :4 STAFF :RFW

INSPECTION	DESCRIPTION		DESCRIPTION	STAFF
.06.20	TYPE :IIN: INITIAL INSPECTION	RECOMMENDATION :HFN:	HOLD FOR NOW	SY

INVESTIGATION ACTION	DESCRIPTION	REQUIRED	DUE	RECEIVED	PROPOSED NEXT ACTION
:NON: NONE		. .	. .	. .	: :

ING INVESTIGATION ACTION
:NON: NONE

DATE ACTION REQUIRED: . . DUE DATE FOR PENDING ACTION : . .
ORIGINAL DUE DATE: . . NUMBER OF EXTENTIONS:0

CONTAMINATION CONFIRMED :NOT YET SAMPLED GROUNDWATER CONTAMINATION CONFIRMED :NOT YET SAMPLED

CLEAN UP STATUS

CLEAN-UP ACTIONS STATED AT THE SITE :NO CLEAN-UP ACTION NUMBER : 0

CLEAN-UP ACTION TYPE :NON DESCRIPTION : DATE REQUESTED : . .

ENFORCEMENT STATUS

ANY ENFORCEMENT ACTIONS BEEN TAKE AT THIS SITE :NO

T ENFORCEMENT ACTION TYPE :NON DESCRIPTION : DATE REQUESTED : . .

COMMENTS

USE INKS FOR PRINTING OFFICE SUPPLIES, AND OIL FOR MACHINES. CHEM. STORED INDOOR.

REFERRAL STATUS

HAS THIS SITE BEEN REFERRED TO ANOTHER AGENCY :NO
REFERRED TO :
DATE REFERRED : . .

INFORMATION STATUS

SOIL SAMPLING RESULTS AVAILABLE IN TDM FOR SOIL :NO
HAS THE FACILITY BEEN DIGITIZED :NO

ARE GROUNDWATER MONITORING RESULTS AVAILABLE IN TDM2 :NO
HAS A COMPREHENSIVE FILE REVIEW BEEN COMPLETED :NO

OU : FACILITY LAST UPDATE IN DATABASE ON :94.06.08

CIAL INTEREST CATEGORY : DESCRIPTION :

NO FURTHER ACTION STATUS

TYPE :INS DESCRIPTION :NFA AT INSPECTION DATE ISSUED :96.10.08

THE SITE RECEIVED A JOINT RWQCB & EPA NO FUTHER ACTION LETTER :NO DATE ISSUED : . .

PRINTED :97.12.31

Appendix B

Soil Boring Logs

Boring Log: TMW-1

Project: Edison Mission Energy

Project No.: 218329 **Surface Elevation (feet AMSL*):** Not Determined

Location: City of Industry, California **Total Depth (feet):** 35

Completion Date: September 07, 2005 **Borehole Diameter (inches):** 8

Sample Data					Subsurface Profile	
Depth	Sample/Interval	PID/OVM (ppm)	Blow Count	% Recovery	Lithology	Description
						Ground Surface
						Asphalt
						Baserock
2	1			100		
4						*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; soft; moist.
6						
8	2			100		
10						*Sandy Clay (CL)* Very dark gray (7.5YR 3/1) sandy clay, medium stiff, moist.
12	3			100		
14						*Sandy Clay (CL)* Brown (7.5YR 4/2) sandy clay; medium stiff; dry.
16						
18	4			100		
20						*Sandy Clay (CL)* Brown (7.5YR 4/2) sandy clay; soft; moist.

Geologist(s): Sharon Harichandran

Subcontractor: West Hazmat Drilling

Driller/Operator: Oscar

Method: Hollow Stem Auger

**AMSL = Above mean sea level*

Boring Log: TMW-1

Project: Edison Mission Energy

Project No.: 218329 **Surface Elevation (feet AMSL*):** Not Determined

Location: City of Industry, California **Total Depth (feet):** 35

Completion Date: September 07, 2005 **Borehole Diameter (inches):** 8

Sample Data					Subsurface Profile	
Depth	Sample/Interval	PID/OVM (ppm)	Blow Count	% Recovery	Lithology	Description
22–24	5			100		*Sandy Clay (CL)* Very dark gray (7.5YR 3/1) sandy clay; very soft; moist.
26–30	6			100		*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; very soft; moist.
32–34	7			100		*Sandy Clay (CL)* Brown (7.5YR 4/2) sandy clay; very soft; moist.
36–40						Bottom of Boring at 35 feet

Geologist(s): Sharon Harichandran

Subcontractor: West Hazmat Drilling

Driller/Operator: Oscar

Method: Hollow Stem Auger

**AMSL = Above mean sea level*

Boring Log: TMW-2

Project: Edison Mission Energy

Project No.: 218329 **Surface Elevation (feet AMSL*):** Not Determined

Location: City of Industry, California **Total Depth (feet):** 35

Completion Date: September 07, 2005 **Borehole Diameter (inches):** 8

Sample Data					Subsurface Profile	
Depth	Sample/Interval	PID/OVM (ppm)	Blow Count	% Recovery	Lithology	Description
						Ground Surface
						Asphalt
						Baserock
2	1			100		
4						*Sandy Clay (CL)* Dark brown (7.5YR 3/2) sandy clay; very soft; moist.
6						
	2			100		
8						
10						*Sandy Clay (CL)* Dark brown (7.5YR 3/4) sandy clay; very soft; moist.
12						
	3			100		
14						*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; soft; moist.
16						
	4			100		
18						*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; soft; dry.
20						

Geologist(s): Sharon Harichandran

Subcontractor: West Hazmat Drilling

Driller/Operator: Oscar

Method: Hollow Stem Auger

**AMSL = Above mean sea level*

Boring Log: TMW-2

Project: Edison Mission Energy

Project No.: 218329 **Surface Elevation (feet AMSL*):** Not Determined

Location: City of Industry, California **Total Depth (feet):** 35

Completion Date: September 07, 2005 **Borehole Diameter (inches):** 8

Sample Data					Subsurface Profile	
Depth	Sample/Interval	PID/OVM (ppm)	Blow Count	% Recovery	Lithology	Description
22–24	5			100		*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; soft; moist.
26–30	6			100		*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; very soft; moist.
32–34	7			100		*Sandy Clay (CL)* Dark brown (7.5YR 3/2) sandy clay; very soft; moist
36–40						Bottom of Boring at 35 feet

Geologist(s): Sharon Harichandran

Subcontractor: West Hazmat Drilling

Driller/Operator: Oscar

Method: Hollow Stem Auger

**AMSL = Above mean sea level*

Boring Log: TMW-3

Project: Edison Mission Energy

Project No.: 218329 **Surface Elevation (feet AMSL*):** Not Determined

Location: City of Industry, California **Total Depth (feet):** 35

Completion Date: September 07, 2005 **Borehole Diameter (inches):** 8

Sample Data					Subsurface Profile	
Depth	Sample/Interval	PID/OVM (ppm)	Blow Count	% Recovery	Lithology	Description
						Ground Surface
						Asphalt
						Baserock
2	1			100		
4						*Sandy Clay (CL)* Black (7.5YR 2.5/1) sandy clay; medium stiff; moist.
6						
8	2			100		
10						*Sandy Clay (CL)* Black (7.5YR 2.5/1) sandy clay; medium stiff; moist.
12	3			100		
14						*Sandy Clay (CL)* Brown (7.5YR 4/3) sandy clay; medium stiff; moist.
16	4			100		
18						*Sandy Clay (CL)* Brown (7.5YR 4/4) sandy clay; stiff; moist.
20						

Geologist(s): Sharon Harichandran

Subcontractor: West Hazmat Drilling

Driller/Operator: Oscar

Method: Hollow Stem Auger

**AMSL = Above mean sea level*

Boring Log: TMW-3

Project: Edison Mission Energy

Project No.: 218329 **Surface Elevation (feet AMSL*):** Not Determined

Location: City of Industry, California **Total Depth (feet):** 35

Completion Date: September 07, 2005 **Borehole Diameter (inches):** 8

Sample Data					Subsurface Profile	
Depth	Sample/Interval	PID/OVM (ppm)	Blow Count	% Recovery	Lithology	Description
22–24	5			100		*Clayey Sand (SC)* Brown (7.5YR 4/4) clayey sand; moist.
26–30	6			100		*Clayey Sand (SC)* Brown (7.5YR 4/2) clayey sand; moist.
32–34	7			100		*Well-Graded Sand (SW)* Brown (10YR 5/3) sand; wet.
36–40						Bottom of Boring at 35 feet

Geologist(s): Sharon Harichandran

Subcontractor: West Hazmat Drilling

Driller/Operator: Oscar

Method: Hollow Stem Auger

**AMSL = Above mean sea level*

Appendix C

Chain-of-Custody Documentation

CHAIN OF CUSTODY RECORD

26842

No. 035101

Project Number:	Site and Location:
218329-1	911 Bixby Dr., City of Industry, CA

Sampler's Name(s): Sharan Harichandran

Sampler's Signature(s): Sharan Harichandra

Matrices: S = Soil; Aq = Aqueous; A = Air; W = Wipe; Bi = Biota; OW = Oily Waste; O = Other

RUSH

Requested Analyses

	Sample Identification:	Date	Time	Matrix	Number of Containers	VOCs 8260	TPH Fuel Scan 8015 *	1,4-dioxane 8270	CAM 22 Metals (Lab Filter) 6000/7000	Perchlorate 314	NDMA 1625	Cr VI 7199		Remarks
1	TMW-1	9/7/05	1125	Aq	8	X	X	X	X	X	X	X	X	Standard TAT for VOCs, TPH, and CAM 22 Metals (lab filter)
2	TMW-2	9/7/05	0940	Aq	8	X	X	X	X	X	X	X	X	
3	TMW-3	9/7/05	~~0945~~	Aq	8	X	X	X	X		X	X	X	
4	Soil Cuttings	9/7/05	1500	S	2	X			X					
8A	~~Sediment~~	~~9/7/05~~		S	2	X	X	X	X		X	X	X	48-hr rush TAT for 1,4-dioxane, NDMA, perchlorate and CrVI
														For all final results by 9/12/05
														* TPH-Diesel, TPH-Gas

Relinquished by (Signature): Sharan Harichandra	Date/Time: 9/7/05 16:21	Received by (Signature): J Jimenez	Date/Time: 9/7/05 9:20
Relinquished by (Signature): J Jimenez	Date/Time: 9-7 5:40	Received by (Signature): [illegible]	Date/Time: 9/8/05 05:40pm
Turn-Around Time: Standard + rush		Tracking Number:	

Laboratory Name: Centrum Analytical

Laboratory Location: Riverside, CA

Custody Seal Numbers:

Method of Shipment: Lab Courier

ENVIRONMENTAL STRATEGIES CONSULTING LLC
A QUANTA TECHNICAL SERVICES COMPANY

☐ Reston Office: 11911 Freedom Dr, # 900, Reston, VA 20190
Tel: (703) 709-6500, Fax: (703) 709-8505

☐ Pittsburgh Office: 300 Corporate Center Dr, # 200, Moon Twp, PA 15108
Tel: (412) 604-1040, Fax: (412) 604-1055

☐ Denver Office: 4600 South Ulster, # 930, Denver, CO 80237
Tel: (303) 850-9200, Fax: (303) 850-9214

☐ Minneapolis Office: 123 North 3rd St, #706, Minneapolis, MN 55401
Tel: (612) 343-0510, Fax: (612) 343-0506

☒ San Jose Office: 2025 Gateway Place, Ste. 280, San Jose, CA 95110 (408) 453-6100 / (408) 453-0496

Appendix D

Groundwater Sampling Results

Centrum Analytical Laboratories, Inc.
CERTIFIED HAZARDOUS WASTE TESTING MOBILE & IN HOUSE LABORATORIES

Client: Environmental Strategies
2025 Gateway Place, Ste. 280
San Jose, CA 95110

Date Sampled: 09/07/05
Date Received: 09/07/05
Job Number: 26842

Project: 911 Bixby Dr., City of Industry, CA

CASE NARRATIVE

The following information applies to samples which were received on 09/07/05:

The samples were received at the laboratory chilled and sample containers were intact.

The 1,4-Dioxane, Perchlorate, NDMA and Hex Chrome analyses were subcontracted to ELAP Lab #1230. The original report is attached to, but is not part of, this report.

Unless otherwise noted below, the Quality Control acceptance criteria were met for all samples for every analysis requested. The date of issue for this report is 09/12/05.

This report is a re-issue. The data herein is a revised reporting of the results for these analyses and supersedes any other version issued previously.

The date of re-issue for this report is 09/14/05.

Report approved by:

Tom Wilson
Laboratory Director

ELAP Lab# 2419, 2479, 2527, 2373, 2562

RL: Reporting Limit -- The lowest level at which the compound can be reliably detected under normal laboratory conditions.
ND: Not Detected -- The compound was analyzed for, but was not found to be present at or above the Reporting Limit.
NA: Not Analyzed -- This compound was not on the list of compounds requested for analysis.

951•779•0310 or 800•798•9336 fax 951•779•0344
www.centrum-labs.com 1401 Research Park Drive, Suite 100, Riverside, CA 92507

Centrum Analytical Laboratories, Inc.

Metals by EPA 6010B and EPA 7471A

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No:	26842	Date Digested:	09/08/05
Matrix:	Soil	Date Analyzed:	09/08/05
Analyst:	TLB	Batch Number:	6010S3443
			7471S1280

		Sample ID:	Blank	Soil Cuttings
Metals	**Method**	**RL**	mg/Kg	mg/Kg
Antimony	6010B	5.0	ND	ND
Arsenic	6010B	1.0	ND	**4.4**
Barium	6010B	0.50	ND	**110**
Beryllium	6010B	0.50	ND	ND
Cadmium	6010B	0.50	ND	**0.66**
Chromium	6010B	0.50	ND	**16**
Cobalt	6010B	0.50	ND	**7.3**
Copper	6010B	1.0	ND	**19**
Lead	6010B	1.0	ND	**5.6**
Molybdenum	6010B	5.0	ND	ND
Nickel	6010B	1.0	ND	**18**
Selenium	6010B	5.0	ND	ND
Silver	6010B	2.0	ND	ND
Thallium	6010B	10	ND	ND
Vanadium	6010B	5.0	ND	**23**
Zinc	6010B	10	ND	**47**
Mercury	7471A	0.02	ND	**0.04**

Centrum Analytical Laboratories, Inc.

QC Sample Report - Metals by EPA 6010B and EPA 7471A

Matrix: Soil

Metals by EPA 6010B

Batch Number: 6010S3443
Spike Sample ID: Laboratory Control Sample
MS/MSD Sample ID: 26840-3

Compound	Batch Accuracy Results				Batch Precision Results				
	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Antimony	50	**104**	75 - 125	**Pass**	42.66	45.92	**7%**	20%	**Pass**
Arsenic	50	**103**	75 - 125	**Pass**	60.68	57.29	**6%**	20%	**Pass**
Barium	50	**87**	75 - 125	**Pass**	127.8	126.2	**1%**	20%	**Pass**
Beryllium	50	**98**	75 - 125	**Pass**	45.92	47.13	**3%**	20%	**Pass**
Cadmium	50	**100**	75 - 125	**Pass**	44.30	43.02	**3%**	20%	**Pass**
Chromium	50	**102**	75 - 125	**Pass**	69.00	63.73	**8%**	20%	**Pass**
Cobalt	50	**102**	75 - 125	**Pass**	60.27	50.22	**18%**	20%	**Pass**
Copper	50	**99**	75 - 125	**Pass**	98.82	86.49	**13%**	20%	**Pass**
Lead	50	**98**	75 - 125	**Pass**	113.4	103.2	**9%**	20%	**Pass**
Molybdenum	50	**100**	75 - 125	**Pass**	41.70	43.02	**3%**	20%	**Pass**
Nickel*	50	**102**	75 - 125	**Pass**	51.22	51.54	**1%**	20%	**Pass**
Selenium	50	**98**	75 - 125	**Pass**	44.64	45.94	**3%**	20%	**Pass**
Silver	50	**121**	75 - 125	**Pass**	57.14	56.83	**1%**	20%	**Pass**
Thallium	50	**100**	75 - 125	**Pass**	44.81	44.20	**1%**	20%	**Pass**
Vanadium	50	**101**	75 - 125	**Pass**	79.50	75.97	**5%**	20%	**Pass**
Zinc*	50	**103**	75 - 125	**Pass**	51.64	51.28	**1%**	20%	**Pass**

Analytical Notes:

*Unable to use the MS/MSD pair for this analyte due to sample matrix; the LCS/LCSD pair was used to provide precision data for this analytical batch.

Mercury by EPA 7471A

Batch Number: 7471S1280
Spike Sample ID: Laboratory Control Sample
MS/MSD Sample ID: 26838-5

Compound	Batch Accuracy Results				Batch Precision Results				
	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Mercury	0.42	**98**	75 - 125	**Pass**	0.456	0.475	**4%**	20%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Metals by EPA 6010B and EPA 7470A

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No:	26842	Date Digested:	09/08-09/05
Matrix:	Water	Date Analyzed:	09/09/05
Analyst:	TLB	Batch Number:	6010W3444
			7470W1281

		Sample ID:	Blank	TMW-2	TMW-3
Metals	**Method #**	**RL**	mg/L	mg/L	mg/L
Antimony	6010B	0.10	ND	ND	ND
Arsenic	6010B	0.020	ND	ND	ND
Barium	6010B	0.010	ND	**0.069**	**0.10**
Beryllium	6010B	0.010	ND	ND	ND
Cadmium	6010B	0.010	ND	ND	ND
Chromium	6010B	0.010	ND	ND	**0.015**
Cobalt	6010B	0.010	ND	ND	**0.024**
Copper	6010B	0.030	ND	ND	ND
Lead	6010B	0.020	ND	**0.028**	**0.027**
Molybdenum	6010B	0.10	ND	ND	ND
Nickel	6010B	0.020	ND	**0.046**	**0.064**
Selenium	6010B	0.10	ND	ND	ND
Silver	6010B	0.040	ND	ND	ND
Thallium	6010B	0.10	ND	ND	ND
Vanadium	6010B	0.10	ND	ND	ND
Zinc	6010B	0.20	ND	ND	ND
Mercury	7470A	0.0004	ND	ND	ND

Centrum Analytical Laboratories, Inc.

Metals by EPA 6010B and EPA 7470A

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No:	26842	Date Digested:	09/08-09/05
Matrix:	Water	Date Analyzed:	09/09/05
Analyst:	TLB	Batch Number:	6010W3444
			7470W1281

		Sample ID:	TMW-1
Metals	**Method #**	**RL**	mg/L
Antimony	6010B	0.20	ND
Arsenic	6010B	0.040	ND
Barium	6010B	0.020	**0.11**
Beryllium	6010B	0.020	ND
Cadmium	6010B	0.020	ND
Chromium	6010B	0.020	**0.056**
Cobalt	6010B	0.020	ND
Copper	6010B	0.060	ND
Lead	6010B	0.040	**0.073**
Molybdenum	6010B	0.20	ND
Nickel	6010B	0.040	**0.059**
Selenium	6010B	0.20	ND
Silver	6010B	0.080	ND
Thallium	6010B	0.20	ND
Vanadium	6010B	0.20	ND
Zinc	6010B	0.40	ND
Mercury	7470A	0.0004	ND

Centrum Analytical Laboratories, Inc.

QC Sample Report - Metals by EPA 6010B and EPA 7470A

Matrix: Water

Metals by EPA 6010B

Batch Number: 6010W3444
Spike Sample ID: Laboratory Control Sample
MS/MSD Sample ID: Laboratory Control Sample

Compound	Batch Accuracy Results				Batch Precision Results				
	Spike Concentration (mg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail	MS Sample Result (mg/L)	MSD Sample Result (mg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Antimony	1.0	**94**	75 - 125	**Pass**	0.945	0.951	**1%**	20%	**Pass**
Arsenic	1.0	**94**	75 - 125	**Pass**	0.937	0.928	**1%**	20%	**Pass**
Barium	1.0	**76**	75 - 125	**Pass**	0.761	0.775	**2%**	20%	**Pass**
Beryllium	1.0	**98**	75 - 125	**Pass**	0.982	0.981	**0%**	20%	**Pass**
Cadmium	1.0	**97**	75 - 125	**Pass**	0.966	0.991	**3%**	20%	**Pass**
Chromium	1.0	**95**	75 - 125	**Pass**	0.945	0.960	**2%**	20%	**Pass**
Cobalt	1.0	**97**	75 - 125	**Pass**	0.973	0.993	**2%**	20%	**Pass**
Copper	1.0	**98**	75 - 125	**Pass**	0.976	0.979	**0%**	20%	**Pass**
Lead	1.0	**97**	75 - 125	**Pass**	0.970	0.970	**0%**	20%	**Pass**
Molybdenum	1.0	**95**	75 - 125	**Pass**	0.951	0.952	**0%**	20%	**Pass**
Nickel	1.0	**99**	75 - 125	**Pass**	0.989	1.011	**2%**	20%	**Pass**
Selenium	1.0	**92**	75 - 125	**Pass**	0.916	0.937	**2%**	20%	**Pass**
Silver	1.0	**132**	75 - 125	**Pass***	1.319	1.340	**2%**	20%	**Pass**
Thallium	1.0	**95**	75 - 125	**Pass**	0.952	0.988	**4%**	20%	**Pass**
Vanadium	1.0	**96**	75 - 125	**Pass**	0.959	0.975	**2%**	20%	**Pass**
Zinc	1.0	**106**	75 - 125	**Pass**	1.061	1.072	**1%**	20%	**Pass**

Analytical Notes:

* No hits reported for this analyte. Since LCS recovery was out high, data not affected.

Mercury by EPA 7470A

Batch Number: 7470W1281
Spike Sample ID: Laboratory Control Sample
MS/MSD Sample ID: TMW-2

Compound	Batch Accuracy Results				Batch Precision Results				
	Spike Concentration (mg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail	MS Sample Result (mg/L)	MSD Sample Result (mg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Mercury	0.010	**100**	75 - 125	**Pass**	0.0096	0.0100	**4%**	20%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Extractable Hydrocarbons as Diesel by mod. EPA 8015B

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No.:	26842	Date Extracted:	09/08/05
Matrix:	Water	Date Analyzed:	09/08/05
Analyst:	AW	Batch Number:	8015DW3559

	Reporting Limit	Diesel	Surrogate (OTP)
Sample ID	mg/L	mg/L	Limit: 50 - 150%
Method Blank	0.40	ND	94 %
TMW-1	0.40	ND	78 %
TMW-2	0.40	ND	80 %
TMW-3	0.40	**0.48**	88 %

Centrum Analytical Laboratories, Inc.

QC Sample Report - Extractable Hydrocarbons as Diesel by mod. EPA 8015B

Matrix: Water
Batch number: 8015DW3559

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Diesel	3.2	**92**	70 - 130	**Pass**

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (mg/L)	MSD Sample Result (mg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Diesel	2.96	2.86	**3%**	25%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Volatile Hydrocarbons as Gasoline by GCMS

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No.:	26842	Date Analyzed:	09/08/05
Matrix:	Water	Batch Number:	M5TPHGW395
Analyst:	RL		

	Reporting Limit	**Volatile Hydrocarbons as Gasoline**
Sample ID	mg/L	mg/L
Method Blank	0.50	ND
TMW-1	0.50	ND
TMW-2	0.50	ND
TMW-3	0.50	ND

Centrum Analytical Laboratories, Inc.

QC Sample Report - Volatile Hydrocarbons as Gasoline by GCMS

Matrix: Water
Batch Number: M5TPHGW395

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Gasoline	2.0	**99**	70 - 130	**Pass**

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (mg/L)	MSD Sample Result (mg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Gasoline	1.98	2.28	**14%**	25%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Volatile Organic Compounds by EPA 8260B

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No.:	26842	Date Analyzed:	09/09/05
Matrix:	Soil	Batch Number:	SH18260S286
Analyst:	RCG		

	Sample ID:	Blank	Soil Cuttings
Compounds	**RL**	mg/Kg	mg/Kg
Acetone	0.050	ND	ND
tert-Amyl Methyl Ether (TAME)	0.005	ND	ND
Benzene	0.001	ND	ND
Bromobenzene	0.005	ND	ND
Bromochloromethane	0.005	ND	ND
Bromodichloromethane	0.001	ND	ND
Bromoform	0.005	ND	ND
Bromomethane	0.005	ND	ND
tert-Butanol (TBA)	0.020	ND	ND
2-Butanone (MEK)	0.010	ND	ND
n-Butylbenzene	0.002	ND	ND
sec-Butylbenzene	0.002	ND	ND
tert-Butylbenzene	0.002	ND	ND
Carbon disulfide	0.010	ND	ND
Carbon tetrachloride	0.001	ND	ND
Chlorobenzene	0.001	ND	ND
Chloroethane	0.005	ND	ND
Chloroform	0.002	ND	ND
Chloromethane	0.001	ND	ND
2-Chlorotoluene	0.002	ND	ND
4-Chlorotoluene	0.002	ND	ND
Dibromochloromethane	0.002	ND	ND
1,2-Dibromoethane	0.002	ND	ND
1,2-Dibromo-3-chloropropane	0.010	ND	ND
Dibromomethane	0.001	ND	ND
1,2-Dichlorobenzene	0.001	ND	ND
1,3-Dichlorobenzene	0.002	ND	ND
1,4-Dichlorobenzene	0.002	ND	ND
Dichlorodifluoromethane	0.005	ND	ND
1,1-Dichloroethane	0.001	ND	ND
1,2-Dichloroethane	0.001	ND	ND
1,1-Dichloroethene	0.005	ND	ND
cis-1,2-Dichloroethene	0.002	ND	ND
trans-1,2-Dichloroethene	0.002	ND	ND
1,2-Dichloropropane	0.001	ND	ND
1,3-Dichloropropane	0.001	ND	ND
2,2-Dichloropropane	0.001	ND	ND
1,1-Dichloropropene	0.001	ND	ND

Centrum Analytical Laboratories, Inc.

Volatile Organic Compounds by EPA 8260B

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No.:	26842	Date Analyzed:	09/09/05
Matrix:	Soil	Batch Number:	SH18260S286
Analyst:	RCG		

	Sample ID:	Blank	Soil Cuttings
Compounds	**RL**	mg/Kg	mg/Kg
cis-1,3-Dichloropropene	0.001	ND	ND
trans-1,3-Dichloropropene	0.001	ND	ND
Diisopropyl Ether (DIPE)	0.005	ND	ND
Ethylbenzene	0.001	ND	ND
Ethyl tert-Butyl Ether (EtBE)	0.005	ND	ND
Hexachlorobutadiene	0.001	ND	ND
2-Hexanone	0.010	ND	ND
Isopropylbenzene	0.001	ND	ND
p-Isopropyltoluene	0.002	ND	ND
Methylene chloride	0.050	ND	ND
4-Methyl-2-pentanone	0.010	ND	ND
Methyl tert-Butyl Ether (MtBE)	0.005	ND	ND
Naphthalene	0.002	ND	ND
n-Propylbenzene	0.001	ND	ND
Styrene	0.001	ND	ND
1,1,1,2-Tetrachloroethane	0.001	ND	ND
1,1,2,2-Tetrachloroethane	0.002	ND	ND
Tetrachloroethene	0.001	ND	ND
Toluene	0.001	ND	ND
1,2,3-Trichlorobenzene	0.002	ND	ND
1,2,4-Trichlorobenzene	0.002	ND	ND
1,1,1-Trichloroethane	0.001	ND	ND
1,1,2-Trichloroethane	0.003	ND	ND
Trichloroethene	0.001	ND	ND
1,2,3-Trichloropropane	0.003	ND	ND
Trichlorofluoromethane	0.001	ND	ND
Trichlorotrifluoroethane	0.005	ND	ND
1,2,4-Trimethylbenzene	0.001	ND	ND
1,3,5-Trimethylbenzene	0.001	ND	ND
Vinyl chloride	0.002	ND	ND
Xylenes, m-,p-	0.002	ND	ND
Xylene, o-	0.001	ND	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

	Sample ID:	Blank	Soil Cuttings
Dibromofluoromethane		95	91
Toluene-d8		103	103
Bromofluorobenzene		105	102

Centrum Analytical Laboratories, Inc.

QC Sample Report - Volatile Organic Compounds by EPA 8260B

Matrix: Soil
Batch Number: SH18260S286

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
1,1-Dichloroethene	0.050	**95**	70 - 130	**Pass**
Benzene	0.050	**95**	70 - 130	**Pass**
Trichloroethene	0.050	**108**	70 - 130	**Pass**
Toluene	0.050	**100**	70 - 130	**Pass**
Chlorobenzene	0.050	**106**	70 - 130	**Pass**

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
1,1-Dichloroethene	0.0476	0.0499	**5%**	25%	**Pass**
Benzene	0.0478	0.0501	**5%**	25%	**Pass**
Trichloroethene	0.0539	0.0560	**4%**	25%	**Pass**
Toluene	0.0501	0.0516	**3%**	25%	**Pass**
Chlorobenzene	0.0529	0.0547	**3%**	25%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Centrum Analytical Laboratories, Inc.

Volatile Organic Compounds by EPA 8260B

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No.:	26842	Date Analyzed:	09/08/05
Matrix:	Water	Batch Number:	M58260W395
Analyst:	RL		

Sample ID:		Blank	TMW-1	TMW-2	TMW-3
Compounds	**RL**	µg/L	µg/L	µg/L	µg/L
Acetone	50	ND	ND	ND	ND
tert-Amyl Methyl Ether (TAME)	5.0	ND	ND	ND	ND
Benzene	0.5	ND	ND	ND	ND
Bromobenzene	1.0	ND	ND	ND	ND
Bromochloromethane	1.0	ND	ND	ND	ND
Bromodichloromethane	0.5	ND	ND	ND	ND
Bromoform	0.5	ND	ND	ND	ND
Bromomethane	2.0	ND	ND	ND	ND
tert-Butanol (TBA)	10	ND	ND	ND	ND
2-Butanone (MEK)	10	ND	ND	ND	ND
n-Butylbenzene	1.0	ND	ND	ND	ND
sec-Butylbenzene	0.5	ND	ND	ND	ND
tert-Butylbenzene	0.5	ND	ND	ND	ND
Carbon disulfide	10	ND	ND	ND	ND
Carbon tetrachloride	0.5	ND	ND	ND	ND
Chlorobenzene	0.5	ND	ND	ND	ND
Chloroethane	0.5	ND	ND	ND	ND
Chloroform	0.5	ND	ND	ND	ND
Chloromethane	2.0	ND	ND	ND	ND
2-Chlorotoluene	0.5	ND	ND	ND	ND
4-Chlorotoluene	0.5	ND	ND	ND	ND
Dibromochloromethane	0.5	ND	ND	ND	ND
1,2-Dibromoethane	0.5	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	10	ND	ND	ND	ND
Dibromomethane	0.5	ND	ND	ND	ND
1,2-Dichlorobenzene	0.5	ND	ND	ND	ND
1,3-Dichlorobenzene	0.5	ND	ND	ND	ND
1,4-Dichlorobenzene	0.5	ND	ND	ND	ND
Dichlorodifluoromethane	0.5	ND	ND	ND	ND
1,1-Dichloroethane	0.5	ND	ND	ND	ND
1,2-Dichloroethane	0.5	ND	ND	ND	ND
1,1-Dichloroethene	0.5	ND	ND	ND	ND
cis-1,2-Dichloroethene	0.5	ND	ND	ND	ND
trans-1,2-Dichloroethene	0.5	ND	ND	ND	ND
1,2-Dichloropropane	0.5	ND	ND	ND	ND
1,3-Dichloropropane	0.5	ND	ND	ND	ND
2,2-Dichloropropane	0.5	ND	ND	ND	ND
1,1-Dichloropropene	0.5	ND	ND	ND	ND

Centrum Analytical Laboratories, Inc.

Volatile Organic Compounds by EPA 8260B

Client:	Environmental Strategies	Date Sampled:	09/07/05
Project:	911 Bixby Dr., City of Industry, CA	Date Received:	09/07/05
Job No.:	26842	Date Analyzed:	09/08/05
Matrix:	Water	Batch Number:	M58260W395
Analyst:	RL		

	Sample ID:	Blank	TMW-1	TMW-2	TMW-3
Compounds	**RL**	µg/L	µg/L	µg/L	µg/L
cis-1,3-Dichloropropene	0.5	ND	ND	ND	ND
trans-1,3-Dichloropropene	0.5	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	5.0	ND	ND	ND	ND
Ethylbenzene	0.5	ND	ND	ND	ND
Ethyl tert-Butyl Ether (EtBE)	5.0	ND	ND	ND	ND
Hexachlorobutadiene	0.5	ND	ND	ND	ND
2-Hexanone	10	ND	ND	ND	ND
Isopropylbenzene	0.5	ND	ND	ND	ND
p-Isopropyltoluene	0.5	ND	ND	ND	ND
Methylene chloride	50	ND	ND	ND	ND
4-Methyl-2-pentanone	5.0	ND	ND	ND	ND
Methyl-tert-butyl ether (MtBE)	1.0	ND	ND	ND	ND
Naphthalene	0.5	ND	ND	ND	ND
n-Propylbenzene	0.5	ND	ND	ND	ND
Styrene	0.5	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	0.5	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND
Tetrachloroethene	0.5	ND	**4.5**	**4.6**	**22**
Toluene	0.5	ND	ND	ND	ND
1,2,3-Trichlorobenzene	0.5	ND	ND	ND	ND
1,2,4-Trichlorobenzene	0.5	ND	ND	ND	ND
1,1,1-Trichloroethane	0.5	ND	ND	ND	ND
1,1,2-Trichloroethane	0.5	ND	ND	ND	ND
Trichloroethene	0.5	ND	ND	ND	**1.6**
1,2,3-Trichloropropane	0.5	ND	ND	ND	ND
Trichlorofluoromethane	0.5	ND	ND	ND	ND
Trichlorotrifluoroethane	5.0	ND	ND	ND	ND
1,2,4-Trimethylbenzene	0.5	ND	ND	ND	ND
1,3,5-Trimethylbenzene	0.5	ND	ND	ND	ND
Vinyl chloride	0.5	ND	ND	ND	ND
Xylenes, m-,p-	1.0	ND	ND	ND	ND
Xylene, o-	0.5	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

	Sample ID:	Blank	TMW-1	TMW-2	TMW-3
Dibromofluoromethane		101	100	100	99
Toluene-d8		104	104	104	104
Bromofluorobenzene		97	98	97	97

Centrum Analytical Laboratories, Inc.

QC Sample Report - Volatile Organic Compounds by EPA 8260B

Matrix: Water
Batch Number: M58260W395

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (µg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
1,1-Dichloroethene	50	**108**	70 - 130	**Pass**
Benzene	50	**110**	70 - 130	**Pass**
Trichloroethene	50	**111**	70 - 130	**Pass**
Toluene	50	**111**	70 - 130	**Pass**
Chlorobenzene	50	**100**	70 - 130	**Pass**

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (µg/L)	MSD Sample Result (µg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
1,1-Dichloroethene	53.85	52.35	**3%**	25%	**Pass**
Benzene	55.12	51.80	**6%**	25%	**Pass**
Trichloroethene	55.45	51.02	**8%**	25%	**Pass**
Toluene	55.86	53.20	**5%**	25%	**Pass**
Chlorobenzene	50.01	46.47	**7%**	25%	**Pass**

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate
LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

CHAIN OF CUSTODY RECORD

Page 1 of 1

26842

No. 035101

RUSH

Project Number:	Site and Location:
218329-1	911 Bixby Dr., City of Industry, CA

Sampler's Name(s): Sharan Harichandran

Sampler's Signature(s): Sharan Harichandran

Matrices: S = Soil; Aq = Water; A = Air; = Bulk; W = Wipe; Bi = Biota; OW = Oily Waste; O = Other

	Sample Identification:	Date	Time	Matrix	Number of Containers	VOCs 8260	TPH Aue/Scan 8015 *	1,4-dioxane 8270	CAM 22 Metals (Lab Filter) 6010/7000	Perchlorate 314	NDMA 1625	Cr VI 7199		Remarks
1	TMW-1	9/7/05	1125	Aq	8	X	X	X	X	X	X	X	X	Standard TAT for VOCs, TPH, and CAM 22 Metals (lab filter)
2	TMW-2	9/7/05	0940	Aq	8	X	X	X	X	X	X	X	X	
3	TMW-3	9/7/05	0945	Aq	8	X	X	X	X		X	X	X	
4	Soil Cuttings	9/7/05	1500	S	2	X			X					
SH	~~Sediment~~	~~9/7/05~~		S	2	X	X	X	X		X	X	X	48-hr rush TAT for 1,4-dioxane, NDMA, perchlorate and Cr VI
														For all final results by 9/12/05
														* TPH-Diesel, TPH-Gas

Relinquished by (Signature): Sharan Harichandran	Date: 9/7/05 Time: 16:21	Received by (Signature): J Jimenez	Date: 9/7/05 Time: 9:21
Relinquished by (Signature): J Jimenez	Date: 9/7/05 Time: 5:40	Received by (Signature): RMW	Date: 9/8/05 Time: 05:40pm
Turn-Around Time: Standard + rush		Tracking Number:	

Laboratory Name: Centrum Analytical

Laboratory Location: Riverside, CA

Custody Seal Numbers:

Method of Shipment: Lab Courier

ENVIRONMENTAL STRATEGIES CONSULTING LLC
A QUANTA TECHNICAL SERVICES COMPANY

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Tel: (303) 850-9200, Fax: (303) 850-9214

☐ Minneapolis Office: 123 North 3rd St, #706, Minneapolis, MN 55401
Tel: (612) 343-0510, Fax: (612) 343-0506

☒ San Jose Office: 2025 Gateway Place, Ste. 280, San Jose, CA 95110 (408) 453-6100 / (408) 453-0496

Calscience
Environmental
Laboratories, Inc.

September 12, 2005

Marilu Escher
Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Subject: **Calscience Work Order No.: 05-09-0353**
Client Reference: 911 Bixby Dr., City of Industry / 26842

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 9/7/2005 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The original report of any subcontracted analysis is provided herein, and follows the standard Calscience data package. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Stephen Nowak
Project Manager

Calscience Environmental Laboratories, Inc.

Analytical Report

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: 09/07/05
Work Order No: 05-09-0353
Preparation: EPA 3520B
Method: EPA 8270C(M) Isotope Dilution

Project: 911 Bixby Dr., City of Industry / 26842

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
TMW-1	**05-09-0353-1**	**09/07/05**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L05D**

Parameter	Result	RL	DF	Qual	Units
1,4-Dioxane	ND	2.0	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
Nitrobenzene-d5	87	56-123	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
TMW-2	**05-09-0353-2**	**09/07/05**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L05D**

Parameter	Result	RL	DF	Qual	Units
1,4-Dioxane	ND	2.0	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
Nitrobenzene-d5	77	56-123	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
TMW-3	**05-09-0353-3**	**09/07/05**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L05D**

Parameter	Result	RL	DF	Qual	Units
1,4-Dioxane	ND	2.0	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
Nitrobenzene-d5	68	56-123	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-09-004-468**	**N/A**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L05D**

Parameter	Result	RL	DF	Qual	Units
1,4-Dioxane	ND	2.0	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
Nitrobenzene-d5	74	56-123	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Analytical Report

Centrum Analytical Laboratories, Inc.		Date Received:	09/07/05
1401 Research Park Drive		Work Order No:	05-09-0353
Suite 100		Preparation:	EPA 3520B
Riverside, CA 92507-2111		Method:	EPA 1625CM

Project: 911 Bixby Dr., City of Industry / 26842

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
TMW-1	**05-09-0353-1**	**09/07/05**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L06**

Parameter	Result	RL	DF	Qual	Units
N-Nitrosodimethylamine	ND	2.0	1		ng/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Dichlorobenzene-d4	89	50-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
TMW-2	**05-09-0353-2**	**09/07/05**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L06**

Parameter	Result	RL	DF	Qual	Units
N-Nitrosodimethylamine	ND	2.0	1		ng/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Dichlorobenzene-d4	50	50-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
TMW-3	**05-09-0353-3**	**09/07/05**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L06**

Parameter	Result	RL	DF	Qual	Units
N-Nitrosodimethylamine	ND	2.0	1		ng/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Dichlorobenzene-d4	74	50-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-07-027-184**	**N/A**	**Aqueous**	**09/08/05**	**09/09/05**	**050908L06**

Parameter	Result	RL	DF	Qual	Units
N-Nitrosodimethylamine	ND	2.0	1		ng/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Dichlorobenzene-d4	61	50-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Analytical Report

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: 09/07/05
Work Order No: 05-09-0353

Project: 911 Bixby Dr., City of Industry / 26842

Client Sample Number	Lab Sample Number	Date Collected	Matrix
TMW-1	**05-09-0353-1**	**09/07/05**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	ND	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	2.9	1.0	1		ug/L	N/A	09/07/05	EPA 7199

Client Sample Number	Lab Sample Number	Date Collected	Matrix
TMW-2	**05-09-0353-2**	**09/07/05**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	6.4	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	1.5	1.0	1		ug/L	N/A	09/07/05	EPA 7199

Client Sample Number	Lab Sample Number	Date Collected	Matrix
TMW-3	**05-09-0353-3**	**09/07/05**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	3.4	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	ND	1.0	1		ug/L	N/A	09/07/05	EPA 7199

Client Sample Number	Lab Sample Number	Date Collected	Matrix
Method Blank		**N/A**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	ND	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	ND	1.0	1		ug/L	N/A	09/07/05	EPA 7199

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: N/A
Work Order No: 05-09-0353

Project: 911 Bixby Dr., City of Industry / 26842

Matrix: Aqueous

Parameter	Method	Quality Control Sample ID	Date Analyzed	Date Extracted	MS% REC	MSD % REC	%REC CL	RPD	RPD CL	Qualifiers
Chromium, Hexavalent	EPA 7199	TMW-2	09/07/05	N/A	100	100	70-130	0	0-25	
Perchlorate	EPA 314.0	TMW-3	09/08/05	N/A	114	108	80-120	4	0-15	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: N/A
Work Order No: 05-09-0353
Preparation: EPA 3520B
Method: EPA 8270C(M) Isotope Dilution

Project: 911 Bixby Dr., City of Industry / 26842

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-09-004-468	Aqueous	GC/MS P	09/08/05	09/09/05	050908L05D

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
1,4-Dioxane	98	105	50-130	6	0-20	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Centrum Analytical Laboratories, Inc.	Date Received:	N/A
1401 Research Park Drive	Work Order No:	05-09-0353
Suite 100	Preparation:	EPA 3520B
Riverside, CA 92507-2111	Method:	EPA 1625CM

Project: 911 Bixby Dr., City of Industry / 26842

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-07-027-184	Aqueous	GC/MS Y	09/08/05	09/09/05	050908L06

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
N-Nitrosodimethylamine	108	92	50-130	16	0-20	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: N/A
Work Order No: 05-09-0353

Project: 911 Bixby Dr., City of Industry / 26842

Matrix: Aqueous

Parameter	Method	Quality Control Sample ID	Date Extracted	Date Analyzed	LCS % REC	LCSD % REC	%REC CL	RPD	RPD CL	Qual
Chromium, Hexavalent	EPA 7199	099-05-123-1,555	N/A	09/07/05	101	101	80-120	1	0-20	
Perchlorate	EPA 314.0	099-05-203-316	N/A	09/08/05	97	97	85-115	0	0-15	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Glossary of Terms and Qualifiers

Work Order Number: 05-09-0353

Qualifier	Definition
*	See applicable analysis comment.
1	Surrogate compound recovery was out of control due to a required sample dilution, therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike or Matrix Spike Duplicate compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported with no further corrective action required.
A	Result is the average of all dilutions, as defined by the method.
B	Analyte was present in the associated method blank.
C	Analyte presence was not confirmed on primary column.
E	Concentration exceeds the calibration range.
H	Sample received and/or analyzed past the recommended holding time.
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
N	Nontarget Analyte.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
U	Undetected at the laboratory method detection limit.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

RUSH

0353

Chain of Custody Record

Centrum Job # 26842

Centrum Analytical Laboratories, Inc.

1401 Research Park Drive, Suite 100
Riverside, CA 92507
Voice: 951.779.0310 ● 800.798.9336
Fax: 951.779.0344

3299 Hill Street, Suite 305
Signal Hill, CA 90755
Voice: 562.498.7005
Fax: 562.498.8617

www.centrum-labs.com lab@centrum-labs.com

Project No: 26842

Project Name: 911 Bixby Dr, City of Industry CA

Project Manager: Marilu Eaber

Phone: Fax:

Client Name: (Report and Billing) Centrum

Address: (Report and Billing)

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	LUFT Diesel, or EPA 8015B DRO	LUFT Gas, or EPA 8015B GRO	Fuel ID (TVH, TEH), Carbon Chain (specify ranges)	8021B: BTEX/MtBE Only	1,4 dioxane	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	SVOCs: 8270C, or 625	8081A/8082: Pesticides, or PCBs, or Pest/PCB	NDMA	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TCLP, STLC	~~pH, TDS, ~~ Cr(VI) 7199	418.1 (TRPH), or 413.2, or 1664	Perchlorate
1	TMW-1	9/7/05	1125	W							X					X			X		X
2	TMW-2	9/7/05	0942	W							X					X			X		X
3	TMW-3	9/7/05	1415	W							X					X			X		X

Turn-Around Time

- [X] 24 Hr. RUSH* Perchlorate, Cr(VI)
- [X] 48 Hr. RUSH* 1,4 dioxane, NDMA
- [ ] Normal TAT
- [ ] Other _____

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions: need final results by Mon, 9/12/05

1) Relinquished by: (Sampler's Signature)	Date:	Time:	3) Relinquished by:	Date:	Time:
A Jimenez	9/7	18:00			
2) Received by:	Date:	Time:	4) Received by:	Date:	Time:
			5) Relinquished by:	Date:	Time:
			6) Received for Laboratory by: CEL	9/7/5	1800

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

To be completed by Laboratory personnel:

Samples chilled? ☐ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☐ No

All sample containers intact? ☐ Yes ☐ No

☐ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☐ Lab disposal

Laboratory Notes:

Additional Report Formats:

☐ LARWQCB ☐ EDF (Geotracker)

☐ EDD (GISKEY) ☐ EDD (Other)*

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate Gold Copy - Client Copy

v7.1 9/04 coc-long-both-0904.xls

Calscience Environmental Laboratories, Inc.

WORK ORDER #: 05 - 09 - 0353

Cooler _____ of _____

SAMPLE RECEIPT FORM

CLIENT: Centrum DATE: 9/7/05

TEMPERATURE – SAMPLES RECEIVED BY:

CALSCIENCE COURIER:

_____ Chilled, cooler with temperature blank provided.
_____ Chilled, cooler without temperature blank.
_____ Chilled and placed in cooler with wet ice.
_____ Ambient and placed in cooler with wet ice.
_____ Ambient temperature.
_____ °C Temperature blank.

LABORATORY (Other than Calscience Courier):

_____ °C Temperature blank.
2.7 °C IR thermometer.
_____ Ambient temperature.

Initial: NC

CUSTODY SEAL INTACT:

Sample(s): _____ Cooler: _____ No (Not Intact) : _____ Not Applicable (N/A): ✓

Initial: NC

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody document(s) received with samples	✓		
Sample container label(s) consistent with custody papers	✓		
Sample container(s) intact and good condition	✓		
Correct containers for analyses requested	✓		
Proper preservation noted on sample label(s)	✓		
VOA vial(s) free of headspace.			✓
Tedlar bag(s) free of condensation			✓

Initial: NC

COMMENTS:

Calscience
Environmental
Laboratories, Inc.

September 08, 2005

Marilu Escher
Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Subject: **Calscience Work Order No.: 05-09-0353**
Client Reference: 911 Bixby Dr., City of Industry / 26842

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 9/7/2005 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The original report of any subcontracted analysis is provided herein, and follows the standard Calscience data package. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Stephen Nowak
Project Manager

Calscience Environmental Laboratories, Inc.

Analytical Report

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: 09/07/05
Work Order No: 05-09-0353

Project: 911 Bixby Dr., City of Industry / 26842

Client Sample Number	Lab Sample Number	Date Collected	Matrix
TMW-1	**05-09-0353-1**	**09/07/05**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	ND	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	2.9	1.0	1		ug/L	N/A	09/07/05	EPA 7199

Client Sample Number	Lab Sample Number	Date Collected	Matrix
TMW-2	**05-09-0353-2**	**09/07/05**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	6.4	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	1.5	1.0	1		ug/L	N/A	09/07/05	EPA 7199

Client Sample Number	Lab Sample Number	Date Collected	Matrix
TMW-3	**05-09-0353-3**	**09/07/05**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	3.4	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	ND	1.0	1		ug/L	N/A	09/07/05	EPA 7199

Client Sample Number	Lab Sample Number	Date Collected	Matrix
Method Blank		**N/A**	**Aqueous**

Parameter	Result	RL	DF	Qual	Units	Date Prepared	Date Analyzed	Method
Perchlorate	ND	2.0	1		ug/L	N/A	09/08/05	EPA 314.0
Chromium, Hexavalent	ND	1.0	1		ug/L	N/A	09/07/05	EPA 7199

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: N/A
Work Order No: 05-09-0353

Project: 911 Bixby Dr., City of Industry / 26842

Matrix: Aqueous

Parameter	Method	Quality Control Sample ID	Date Analyzed	Date Extracted	MS% REC	MSD % REC	%REC CL	RPD	RPD CL	Qualifiers
Chromium, Hexavalent	EPA 7199	TMW-2	09/07/05	N/A	100	100	70-130	0	0-25	
Perchlorate	EPA 314.0	TMW-3	09/08/05	N/A	114	108	80-120	4	0-15	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive
Suite 100
Riverside, CA 92507-2111

Date Received: N/A
Work Order No: 05-09-0353

Project: 911 Bixby Dr., City of Industry / 26842

Matrix: Aqueous

Parameter	Method	Quality Control Sample ID	Date Extracted	Date Analyzed	LCS % REC	LCSD % REC	%REC CL	RPD	RPD CL	Qual
Chromium, Hexavalent	EPA 7199	099-05-123-1,555	N/A	09/07/05	101	101	80-120	1	0-20	
Perchlorate	EPA 314.0	099-05-203-316	N/A	09/08/05	97	97	85-115	0	0-15	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Glossary of Terms and Qualifiers

Work Order Number: 05-09-0353

Qualifier	Definition
*	See applicable analysis comment.
1	Surrogate compound recovery was out of control due to a required sample dilution, therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike or Matrix Spike Duplicate compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported with no further corrective action required.
A	Result is the average of all dilutions, as defined by the method.
B	Analyte was present in the associated method blank.
C	Analyte presence was not confirmed on primary column.
E	Concentration exceeds the calibration range.
H	Sample received and/or analyzed past the recommended holding time.
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
N	Nontarget Analyte.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
U	Undetected at the laboratory method detection limit.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

RUSH

0353

Chain of Custody Record

Centrum Job # 26842

Centrum Analytical Laboratories, Inc.
1401 Research Park Drive, Suite 100
Riverside, CA 92507
Voice: 951.779.0310 ● 800.798.9336
Fax: 951.779.0344

3299 Hill Street, Suite 305
Signal Hill, CA 90755
Voice: 562.498.7005
Fax: 562.498.8617

www.centrum-labs.com lab@centrum-labs.com

Project No: 26842

Project Name: 911 Bixby Dr, City of Industry CA

Project Manager: Marilu Escher

Phone:

Fax:

Client Name: (Report and Billing) Centrum

Address: (Report and Billing)

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	LUFT Diesel, or EPA 8015B DRO	LUFT Gas, or EPA 8015B GRO	Fuel ID (TVH, TEH), Carbon Chain (specify ranges)	8021B: BTEX/MtBE Only	1,4 dioxane	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	SVOCs: 8270C, or 625	8081A/8082: Pesticides, or PCBs, or Pest/PCB	NDMA	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TCLP, STLC	~~[illegible]~~ Cr(VI) 7199	418.1 (TRPH), or 413.2, or 1664	Perchlorate	Remarks/Special Instructions
1	TMW-1	9/7/5	1125	W							X					X			X		X	need final results
2	TMW-2	9/7/5	0940	W							X					X			X		X	by Mon, 9/12/05
3	TMW-3	9/7/5	1415	W							X					X			X		X	

Turn-Around Time

- ☒ 24 Hr. RUSH* Perchlorate, Cr(VI)
- ☒ 48 Hr. RUSH* 1,4 Dioxane, NDMA
- ☐ Normal TAT
- ☐ Other _____

*Requires PRIOR approval, additional charges apply

Requested due date: _____

	Date:	Time:		Date:	Time:
1) Relinquished by: (Sampler's Signature) A Jimenez	9/7	18:00	3) Relinquished by:		
2) Received by:			4) Received by:		
			5) Relinquished by:		
			6) Received for Laboratory by: [signature] CEL	9/7/5	1800

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes:

To be completed by Laboratory personnel:

Samples chilled? ☐ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☐ No

All sample containers intact? ☐ Yes ☐ No

☐ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☐ Lab disposal

Additional Report Formats:

☐ LARWQCB ☐ EDF (Geotracker)

☐ EDD (GISKEY) ☐ EDD (Other)*

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate Gold Copy - Client Copy

Calscience Environmental Laboratories, Inc.

WORK ORDER #: 05 - 09 - 0353

Cooler _____ of _____

SAMPLE RECEIPT FORM

CLIENT: Centrum DATE: 9/7/05

TEMPERATURE – SAMPLES RECEIVED BY:

CALSCIENCE COURIER:

_____ Chilled, cooler with temperature blank provided.
_____ Chilled, cooler without temperature blank.
_____ Chilled and placed in cooler with wet ice.
_____ Ambient and placed in cooler with wet ice.
_____ Ambient temperature.
_____ °C Temperature blank.

LABORATORY (Other than Calscience Courier):

_____ °C Temperature blank.
2.7 °C IR thermometer.
_____ Ambient temperature.

Initial: NC

CUSTODY SEAL INTACT:

Sample(s): _____ Cooler: _____ No (Not Intact) : _____ Not Applicable (N/A): ✓

Initial: NC

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody document(s) received with samples	✓		
Sample container label(s) consistent with custody papers	✓		
Sample container(s) intact and good condition	✓		
Correct containers for analyses requested	✓		
Proper preservation noted on sample label(s)	✓		
VOA vial(s) free of headspace.			✓
Tedlar bag(s) free of condensation			✓

Initial: NC

COMMENTS:

8.15 Water Resources

1. ***NPDES Permit (Appendix B [g][14][A][ii]):***

All information required by the Regional Water Quality Control Board in the region where project will be located to apply for… a National Pollutant Discharge Elimination System Permit.

Information required to make AFC conform with regulations:

Please provide all information required by the U.S. Army Corps of Engineers for the discharge of stormwater runoff into San Jose Creek, a Section 303d impaired water body. Include all effluent limits and discharge conditions required under LACSD's (or overseeing authority's) existing NPDES permit for municipal stormwater discharge to the San Jose Creek.

Response—There are no stormwater effluent limitations for San Jose Creek. Rather, there is a countywide NPDES permit for municipal stormwater discharges. Oversight for this permit is provided by the Los Angeles County Department of Public Works (LADPW) acting as the Los Angeles County Flood Control District. LADPW is considered to be in compliance with the Clean Water Act as long as it effectively implements its permit. The NPDES permit is described in Section 8.15.5.3 of the AFC. Development of WCEP will comply with the NPDES permit requirements in applying for a connection permit from LADPW. As part of this process, WCEP will demonstrate compliance with the Standard Urban Stormwater Mitigation Plan (SUSMP). As stated in the AFC (Section 8.15.2.3), WCEP will include Best Management Practices consistent with the California Stormwater Quality Association BMP Handbook. Note that this process is in addition to the requirement to prepare an Industrial SWPPP as described in Section 8.15.5.2, but the resulting onsite controls are expected to be the same.

The U.S. Army Corps of Engineers (Corps) has jurisdiction over dredging and filling of jurisdictional waters (waters of the United States). Although San Jose Creek is a water of the United States, the WCEP will not involve dredging or filling in this water and therefore will not require a permit from the Corps.

2. ***Chemical Characteristics of San Jose Creek (Appendix B [g][14][B][ii]):***

A description of the hydrologic setting of the project. The information shall describe, in writing and on maps at a scale of 1:24,000, the chemical and physical characteristics of the following water bodies that may be affected by the proposed project: surface water bodies;

Information required to make AFC conform with regulations:

Please provide the chemical characteristics of San Jose Creek and a detailed description of those contaminants which cause it to be listed as a Section 303d impaired water body.

Response—San Jose Creek is listed under Section 303(d) of the Clean Water Act as impaired for algae and high coliform. These are "low" priority for Total Maximum Daily Load (TMDL) standard preparation, with no proposed TMDL completion date. The Los Angeles Regional Water Quality Control Board (RWQCB) is currently recommending the following changes to the 303(d) list: add ammonia and delete algae. With these changes, the RWQCB will consider San Jose Creek to be impaired because of high ammonia and coliform levels. Although San Jose

Creek may be delisted for excessive algal growth, an overall TMDL is being developed for high nutrient concentrations in the San Gabriel River watershed. The State Water Resources Control Board staff report for the current round of updates is at: http://www.waterboards.ca.gov/tmdl/303d_update.html.

Listing for ammonia is attributed to downstream wastewater treatment plants such as the San Jose Creek Wastewater Reclamation Plant. This and other publicly owned treatment works (POTWs) are causing high ammonia levels in the San Gabriel River watershed, including San Jose Creek. Facility improvements at the POTWs are expected to significantly lower ammonia concentrations.

Information on coliform and detailed chemical characteristics of San Jose Creek is not available through public sources.

3. *FEMA Flood Plain (Appendix B [g][14][B][iii]):*

A description of the hydrologic setting of the project. The information shall describe, in writing and on maps at a scale of 1:24,000, the chemical and physical characteristics of the following water bodies that may be affected by the proposed project: Water inundation zones, such as the 100-year flood plain and tsunami run-up zones.

Information required to make AFC conform with regulations:

On Figure 8.15-2, please provide shading or hatch marks to clarify which areas are outside the 100-year floodplain. Because the FEMA designation is "undetermined," please investigate other sources for available data which describes the inundation potential at the project site, and provide your findings as a narrative.

Response – Replacement Figure 8.15-2 (attached) contains a cross-hatched fill to indicate the Federal Emergency Management Agency (FEMA) designation of "undetermined" for the low-lying (floodplain) area of City of Industry. Extraneous lines have been removed from the figure to clarify that this is the FEMA designation and that the FEMA designation only applies within the City of Industry city limit, as provided by FEMA.

The WCEP site is not within a 100-year floodplain. San Jose Creek (also known as the San Jose Creek Diversion Channel) was designed by the U.S. Army Corps of Engineers to provide 100-year flood protection to the City of Industry. When this facility was completed, FEMA removed the City of Industry from its mapping program (John Ballas, City of Industry, personal communication, January 9, 2006).

4. *Water Demand (Appendix B [g][14][E][i]):*

The effects of project demand on the water supply and other users of this source;

Information required to make AFC conform with regulations:

Please provide an assessment of WCEP's recycled and potable water demand on other users and the ability of Rowland Water District and the San Jose Creek Water Reclamation Plant to provide an adequate and reliable supply.

Response – The Sanitation District of Los Angeles County (LACSD) produces recycled water at several of its Water Reclamation Plants, including the San Jose Creek Water Reclamation Plant west of the City of Industry. One branch of the LACSD's recycled water system serves the

following customers: Rowland Water District, City of Industry, Walnut Valley Water District, Suburban Water Systems, and Industry Hill Golf Course. These entities project an aggregate recycled water requirement of 12,200 acre-feet per year (afy) by 2015, although current deliveries are only a small portion of that amount. Rowland Water District currently serves recycled water to eight end users for landscape irrigation purposes[1], for a total of 362 afy, and its 2015 projection of recycled water use is 1,600 afy of the 12,200 afy aggregate amount. The entities currently have a recycled water allotment of 10,000 afy. Rowland Water District, Walnut Valley Water District, and Suburban Water Systems are negotiating with the City of Industry to secure an additional 10,000 afy allotment held by the City of Industry, bringing the total allotment to 20,000 afy. The expected demand from the WCEP (771 afy) would be supplied by Rowland Water District from the additional 10,000 afy under negotiation. Given the planned growth in Rowland Water District's access to recycled water supplies, the reliability of recycled water deliveries to current recycled water customers would not be jeopardized.

5. *Inundation Zones (Appendix B [g][14][iii]):*

The effects of the project on the 100-year flood plain or other water inundation zones.

Information required to make AFC conform with regulations:

Please provide an assessment of WCEP's foot print and linears on the revised 100-year floodplain area provided for compliance with Appendix B (g)(14)(B)(iii).

Response— The WCEP site is not within a 100-year floodplain. San Jose Creek (also known as the San Jose Creek Diversion Channel) was designed by the U.S. Army Corps of Engineers to provide 100-year flood protection to the City of Industry. When this facility was completed, FEMA removed the City of Industry from its mapping program (John Ballas, City of Industry, personal communication, January 9, 2006).

6. *DHS Contact (Appendix B [h][3]):*

The name, title, phone number, and address, if known, of an official within each agency who will serve as a contact person for the agency.

Information required to make AFC conform with regulations:

Please provide the name, title, phone number, and address, if known, of an official with the Dept. of Health Services responsible for reviewing and approving the Title 22 Engineering Report.

Response— The Los Angeles RWQCB is the permitting agency for the onsite use of Title 22 water. The contact is Blythe Ponek-Bacharowski, Watershed Regulatory Branch, 320 West 4th Street, Suite 200, Los Angeles, CA 90013. (213) 576-6720.

Department of Health Services (DHS) reviews and provides comment to the RWQCB. Contact: Stefan Cajina, District Engineer (Central District), 1449 West Temple Street, Room 202, Los Angeles, CA 90026. (213) 580-5723.

[1]These end users are Rowland Elementary School, Nogales High School, Rincon Intermediate School, Queen of Heaven Cemetery, Farjardo Elementary School, Schabarum Park, Carolyn Rosas Park, and Sunshine Park.

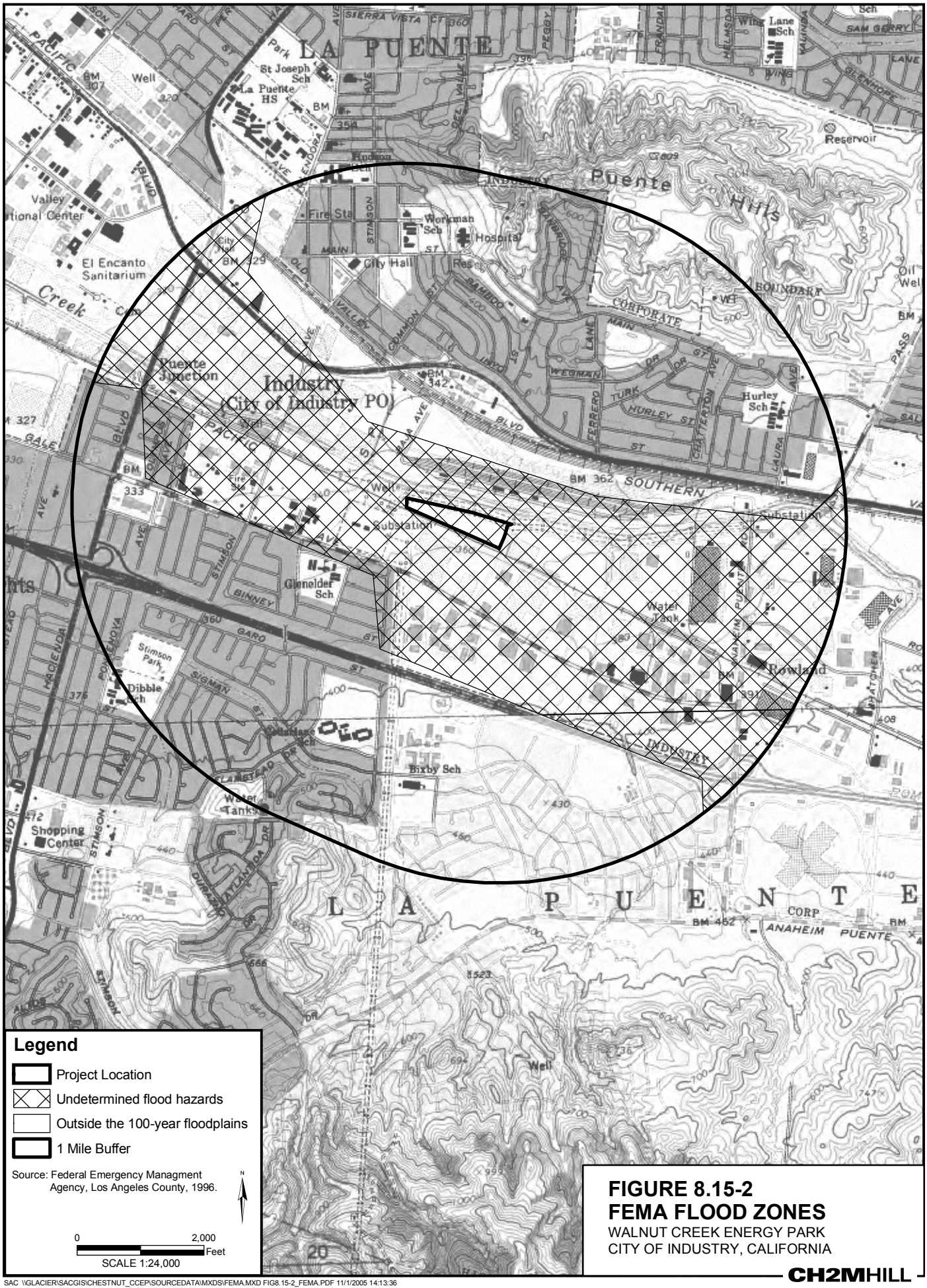

FIGURE 8.15-2
FEMA FLOOD ZONES
WALNUT CREEK ENERGY PARK
CITY OF INDUSTRY, CALIFORNIA

CH2MHILL

SAC \\GLACIER\SACGIS\CHESTNUT_CCEP\SOURCEDATA\MXDS\FEMA.MXD FIG8.15-2_FEMA.PDF 11/1/2005 14:13:36