

THE RANCH PLAN PLANNED COMMUNITY

Planning Subarea 3.3 School Site

Addendum to:

County of Orange

Final Environmental Impact Report No. 589

(State Clearinghouse No. 2003021141)

The Ranch Plan General Plan Amendment and Zone Change

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1.0 INTRODUCTION AND PROJECT CONTEXT

1.1 PROJECT INTRODUCTION

The Capistrano Unified School District (CUSD) proposes to construct a kindergarten through eighth grade (K-8) school on a minimum 14-acre parcel located in Planning Area 3 (Subarea 3.3) of the Ranch Plan Planned Community (Ranch Plan). A six-acre park site would be located immediately north of the proposed school site and would be available for joint school and community uses. CUSD would be the lead agency for the proposed school project and responsible for the construction of the facilities.

The Ranch Plan has been evaluated in a number of environmental documents prepared pursuant to the California Environmental Quality Act (CEQA) (Sections 21000 et seq. of the California Public Resources Code). These documents are identified below in Section 3.0, Background and Certified Final Program Environmental Impact Reports (FEIRs). The purpose of this Addendum is to assess the potential impacts associated with the construction and operation of a school facility in Planning Subarea 3.3, in light of the requirements of Section 21166, of the Public Resources Code and the CEQA Guidelines, to determine if any supplemental CEQA documentation is necessary or if the impacts of the school have been fully addressed in the previously certified FEIR 589 that addresses the Ranch Plan, including the construction and operation of school sites.

Although no substantial changes have occurred in relationship to the Ranch Plan since the certification of FEIR 589, CUSD has chosen to prepare an Addendum to FEIR 589 to document there are no new significant or substantially more severe impacts resulting from the proposed action.

1.2 ORGANIZATION OF THIS ADDENDUM

This evaluation has been divided into the following seven major areas:

- Introduction and Project Context—This section provides a basic context and purpose of this evaluation and provides the reader with the format used for the analysis
- Conclusion—This section summarizes the findings of the analysis provided in this Addendum as it pertains to previously approved and certified CEQA documentation.
- Background and Certified Final Program Environmental Impact Reports—This section provides background on the previous approvals and environmental documents for development within the Ranch Plan.
- Project Setting—An overview of the physical and regulatory setting for the project is provided.
- Project Description—This section identifies the assumptions used for the analysis and provides the most current site development plan.
- Environmental Analysis—This section includes the questions from the CEQA Checklist Form (Checklist) contained in Appendix G of the CEQA Guidelines and issues applicable to construction and operation of a school site pursuant to Section 21158 of the Public Resources Code. For each of the topical areas on the CEQA Checklist there is an abbreviated summation of the analysis contained in FEIR 589 and Addendum 3.1 prepared for the Planning Areas 3 and 4 Master Area Plans and Subarea Plans (Addendum 3.1) and how the analysis applies to the proposed school site.

- References—This section is a listing of the references used in this Addendum, as well as a listing of the technical studies completed for FEIR 589 and Addendum 3.1, prepared for the Planning Areas 3 and 4 Master Area Plans and Subarea Plans.

2.0 CONCLUSION

The project description in the FEIR identified a number of new schools and general locations of the schools throughout the planned community. Development assumptions for the schools were incorporated into the technical studies prepared for FEIR 589 to ensure the analysis for the Ranch Plan was comprehensive.¹ This includes, but is not limited to, the traffic analysis, utilities demand, air emissions, and noise. Furthermore, all of the school locations would be within the Ranch Plan development areas, which assumes all the natural resources would be removed in those locations.

The Orange County planning program requires that these assumptions be further refined through the Master Area Plan and Subarea Plans for each planning area. Such plans, and Addendum 3.1 prepared pursuant to CEQA, were initially approved for Planning Areas 3 and 4 by the Planning Commission on February 25, 2015. On September 11, 2019, the Orange County Planning Commission approved minor modifications to the plans and reaffirmed the adequacy of Addendum 3.1 as the appropriate CEQA document.

Based on the review of the certified FEIR and approved documents in light of the proposed location for the school in Planning Subarea 3.3, there would be (1) no new significant or substantially more severe impacts that would warrant major revisions to the FEIR; (2) no substantial changes to the project, which would require major revisions to the FEIR; (3) no substantial changes in the circumstances under which the project is being undertaken that will require major revisions to the FEIR; and (4) no new information available, which was not known and could not have been known at the time the FEIR was certified. Therefore, none of the conditions outlined in Section 21166 of the Public Resources Code apply.

As noted above, Section 15168 of the CEQA Guidelines provides that with a program EIR subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared. It further states that many subsequent activities can be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required. This Addendum has been prepared to provide CUSD, as the lead agency, with documentation that given the nature of the project, reliance on FEIR 589 is appropriate as the CEQA compliance document for the proposed school in Planning Subarea 3.3.

¹ The list of technical studies for FEIR 589 is provided in Section 7.0 Reference.

3.0 BACKGROUND AND CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORTS

When considering any development in the Ranch Plan area, it is important to understand the past approvals and the extensive environmental compliance documentation that has been prepared in order to understand the project context. The following provides a brief overview of the past approvals relevant to development of the proposed school site.

3.1.1 THE RANCH PLAN GENERAL PLAN AND ZONING APPROVALS AND CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT 589 (STATE CLEARINGHOUSE NO. 2003021141)

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the remaining 22,815-acre Rancho Mission Viejo landholdings. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. This approved alternative (commonly identified as the “Ranch Plan”) allowed for the construction of 14,000 dwelling units, 3,480,000 square feet of Urban Activity Center (UAC) uses on 251 acres, 500,000 square feet of Neighborhood Center uses on 50 acres, and 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 7,683 acres of the Ranch Plan project area. The balance of the Ranch Plan project area, totaling approximately 15,132 gross acres (or approximately 66.32 percent), was identified for open space uses.

As a result of the Boards approval of the Ranch Plan, the General Plan designates the Ranch Plan site as 1B Suburban Residential, 4 UAC, and 5 Open Space. The site is zoned PC Planned Community. The *Ranch Plan Planned Community Program Text* provides the regulations and procedures that apply to each of the land use categories approved as a part of the Ranch Plan project. The regulations and standards adopted as part of the *Ranch Plan Planned Community Program Text* apply to the development and implementation of the Ranch Plan project.

The Ranch Plan was developed in coordination with the Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (NCCP/MsAA/HCP) and the Special Area Management Plan (SAMP)² planning programs to ensure that the Ranch Plan was substantially consistent with the draft planning guidelines and principles formulated to address biological and water resources in the larger subregion. In addition, a third

² A SAMP is a voluntary watershed-level planning and U.S. Army Corps of Engineers (USACE) permitting process involving local landowners and public agencies that seek permit coverage under Section 404 of the Federal Clean Water Act for future actions that affect jurisdictional “waters of the U.S.”. The San Juan Creek and Western San Mateo Creek Watersheds SAMP provides a framework for permit coverage for the San Juan Creek Watershed (approximately 113,000 acres) and the western portion of the San Mateo Creek Watershed (approximately 15,104 acres). The SAMP study area includes the Ranch Plan Planned Community area and the USACE issued an Individual Permit of extended duration to RMV. Since the proposed school site does not include any SAMP jurisdictional lands, this planning program is not discussed further in this Addendum.

process, the South County Outreach and Review Effort (SCORE), was developed by the County of Orange to seek input from the community on the Ranch Plan.

Final Program Environmental Impact Report 589

As noted above, FEIR 589 is one of the key documents that evaluated the comprehensive impacts associated with the development of the Ranch Plan.³ The document evaluated the full scope of the development approval identified in the section above and the infrastructure needed to support the development (e.g., schools, roads, and utilities). Within Planning Area 3, FEIR 589 identified there would be potential for two elementary schools and a middle school. Based on comments from CUSD, FEIR 589 did identify the potential for joint elementary and middle schools (i.e., K-8). If needed, FEIR 589 also identified this planning area would have a high school. The precise location and number of facilities would be determined at subsequent levels of approval.

FEIR 589 addressed the full range of environmental impacts associated with the Ranch Plan. As a large scale planned community, the implementation of new schools was an integral part of the planned improvements. FEIR 589 identified CUSD as a Responsible Agency. The District reviewed the Draft EIR and provided comments to the County of Orange on August 9, 2004. All comments were responded to in writing and revisions to the Draft EIR were incorporated into the FEIR in response to comments from CUSD. A copy of the FEIR was sent to CUSD.

When certifying FEIR 589, the Board of Supervisors adopted a Findings of Fact and a Statement of Overriding Considerations. The Findings of Fact for significant unavoidable adverse impacts were made for the following topical areas: land use and relevant planning, agricultural resources, water resources, air quality, noise, aesthetics and visual resources, mineral resources, fire protection services and facilities, traffic and circulation, and biological resources. These impacts are associated with the development of the entire Ranch Plan and are not applicable to each component of development allowed by the Ranch Plan.

The City of Mission Viejo and a coalition of concerned environmental groups (Resource Organizations) filed separate actions in the Orange County Superior Court challenging the Board of Supervisors' approval of the Ranch Plan Planned Community project and its certification of FEIR 589. Following a series of meetings and negotiations between representatives of the County, the City, the applicant, and the Resource Organizations, the parties achieved full settlement of the outstanding issues resulting in dismissal of the individual lawsuits. The Settlement Agreement with the Resource Organizations (ROSA) maintained the level of development allowed but increased the amount of open space to 16,942 acres.

3.1.2 SOUTHERN SUBREGION NATURAL COMMUNITY CONSERVATION PLAN/MASTER STREAMBED ALTERATION AGREEMENT/HABITAT CONSERVATION PLAN AND FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT 584 (STATE CLEARINGHOUSE NO. 2006061140)

The Southern Subregion NCCP/MSAA/HCP and EIR/EIS were prepared by the County of Orange in cooperation with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and

³ FEIR 589 (State Clearinghouse No. 2003021141) is located on the County's website at: http://cms.ocgov.com/gov/pw/ds/planning/land_dev/docs.asp. See the link for EIR 589 The Ranch Plan.

Wildlife Service (USFWS) in accordance with the provisions of the NCCP Act, California Endangered Species Act (CESA), the Federal Endangered Species Act (FESA), and Sections 1600 et seq. of the California Fish and Game Code. The Southern Subregion NCCP/MSAA/HCP was developed to provide for the conservation of designated State and federally listed and unlisted species and associated habitats that are currently found within the 132,000-acre NCCP/MSAA/HCP study area. The NCCP/MSAA/HCP is a voluntary, collaborative planning program involving landowners, local governments, State and federal agencies, environmental organizations, and interested members of the public. The purpose of the NCCP Program is to provide long term, large-scale protection of natural vegetation communities and wildlife diversity while allowing compatible land uses and appropriate development and growth.

The Conservation Strategy of the plan “focuses on long-term protection and management of multiple natural communities that provide habitat essential to the survival of a broad array of wildlife and plant species” (County of Orange 2006). This approach also has the benefit of providing protection of sensitive wildlife species that may not have been identified at the time FEIR 584 was prepared but use the same habitat conserved as part of the Habitat Reserve.

The USFWS issued the Biological Opinion (the Opinion) (1-6-07-F-812.8) for the HCP component of the Draft Southern Subregion NCCP/MSAA/HCP (referred to hereinafter as the Southern Subregion HCP or SSHCP), issued a Record of Decision, signed the Implementation Agreement (IA), approved the SSHCP, and issued FESA Section 10(a)(1)(B) ITPs to the County of Orange, Rancho Mission Viejo (RMV), and the Santa Margarita Water District (SMWD) for federally listed species on January 10, 2007 (TE144113-0, TE144140-0, and TE144105-0).

The Opinion states that proposed incidental take will occur as a result of habitat loss and disturbance associated with urban development and other proposed activities (i.e., Covered Activities) identified in the SSHCP. The Opinion further identifies “construction of residential, commercial, industrial and infrastructure facilities” as RMV-Covered Activities. The Opinion addresses 6 federally listed animals, 1 federally listed plant, and 25 unlisted plants and animals for a total of 32 species.

The CDFW issued an MSAA for the Ranch Plan Planned Community on September 29, 2008. The MSAA covers, among other things, the activities associated with implementation of the approved development in Planning Areas 2, 3, 4, 5, and 8.

Final Program Environmental Impact Report 584

To address the potential impacts associated with the NCCP/MSAA/HCP, the Joint Programmatic EIR/EIS included future projects that were identified by the participating landowners (i.e., the County of Orange, SMWD, and RMV), which upon approval of the SSHCP) and issuance of the Incidental Take Permits (ITPs) by USFWS became Covered Activities. The Ranch Plan Planned Community and associated infrastructure were identified as the RMV Covered Activities. One of the alternatives evaluated in FEIR 584, and ultimately adopted, is the B-12 Alternative, which reflects the provisions of the ROSA.

3.1.3 MASTER AND SUBAREA PLANS FOR PLANNING AREAS 3 AND 4 AND ADDENDUM 3.1

Per the Ranch Plan Planned Community Program Text, a Master Area Plan is required for each planning area proposed for development. A Master Area Plan shows the relationship of proposed uses within the entire planning area. All grading, development, and improvements shall be in substantial conformance with the provisions of the approved Master Area Plan. The Master Area Plan divides the planning area into subareas. The Subarea Plans must be consistent with the Master Area Plan; however, they provide more detail on the proposed development. The Subarea Plans provide information on the key features of the development proposed in the Subarea. This would include, but not be limited to, (1) the specific residential use categories and other non-residential uses; (2) locations and acreage of park, recreation, and other open space uses; (3) circulation features; (4) a concept grading plan; and (5) community facility locations.

The Master Area and Subarea Plans for Planning Areas 3 and 4 were processed concurrently and the combined development provides for 7,500 residential units, approximately 2.83 million square feet of Urban Activity Center, 145,000 square feet of neighborhood commercial, and 305,000 square feet of business park. Addendum 3.1 to FEIR 584 and FEIR 589 was prepared to provide a more focused evaluation of the uses identified in the Master Area and Subarea Plans.

Addendum 3.1 for Planning Areas 3 and 4

Addendum 3.1 was prepared to analyze the potential differences between the impacts evaluated in FEIR 589 and FEIR 584 and those that would be associated with the development which was defined in greater detail in the Master Area Plan and Subarea Plans for Planning Areas 3 and 4. The two planning areas were addressed together given the interconnectivity of the circulation network. This approach allowed for a more comprehensive evaluation. However, the scope of Planning Areas 3 and 4 Project is a subset of the larger Ranch Plan addressed in FEIR 589 and was included as part of the RMV Property evaluated in FEIR 584 in the context of the SSHCP. Addendum 3.1 is to both FEIR 584 and FEIR 589 because both documents are relevant to the evaluation of the impacts associated with the approvals required for the Master Plan and Subarea Plans.⁴

These plans and Addendum 3.1 were approved by the Orange County Planning Commission on February 25, 2015. On September 11, 2019, the Planning Commission approved modifications to the plans and reaffirmed the adequacy of Addendum 3.1 as the appropriate CEQA document.

Subarea Plan 3.3 allows for: up to 430 dwelling units, none of which are planned as age-qualified units; a potential affordable housing site (up to 6 acres); potential Home Based Business Enclave (HBBE)⁵; Recreational Uses, and Community Facility uses. The Subarea Plan specifically identifies a K-8 public school as one of the Community Facility uses. The Land Use Plan (Exhibit 4) in Subarea

⁴ FEIR 584 was certified after FEIR 589. As part of the review process for FEIR 584, a minor modification was made to Cow Camp Road from what was evaluated in FEIR 589. This alignment is shown in the Master Area Plans and Subarea Plans; therefore both FEIRs were cited in Addendum 3.1.

⁵ Section III.A.6 of *The Ranch Plan Planned Community Program Text* specifies that the purpose and intent of the HBBE use category is to provide for the development and maintenance of neighborhoods that allow opportunities for small, entrepreneurial business owners to operate out of their homes, or in facilities on the same lot as their homes, within the context of an enclave geared toward the special needs of home based business owners. Permitted use are designed to be complementary to, and can exist in harmony with, a residential neighborhood.

Plan 3.3 depicts the proposed location of the school (using a Community Facilities symbol) and park facility.

The level of detail in FEIR 584 and FEIR 589 is of sufficient detail to support the issuance of regulatory permits for the Ranch Plan by federal and State regulatory agencies. The following permits provide regulatory coverage for the construction of Planning Areas 3 and 4, which includes Cow Camp Road: ACOE 404 SPL-2017-00783; CDFW SAA #1600-2006-0438-0013-R5; SDRWQCB R9-2017-0175:841103:dbradford; and USFWS ITP TE-144140-0.

4.0 PROJECT SETTING

4.1 REGULATORY SETTING

4.1.1 USE OF A PROGRAM EIR

FEIR 589 was prepared as a program EIR consistent with the requirements of the State CEQA Guidelines (Title 14 California Code of Regulations Sections 15000, et seq.). Section 15168(a) states:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related ... (1) Geographically, ... (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

When a Program EIR has been prepared, Section 15168 of the CEQA Guidelines provides the following direction for use of that document with later activities:

Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

- (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
- (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
- (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.
- (5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

4.1.2 USE OF AN ADDENDUM

As noted above, this evaluation assesses the construction of a proposed school in Planning Subarea 3.3 of the Ranch Plan pursuant to Section 21166 of the Public Resources Code to determine the adequacy of FEIR 589 prepared pursuant to the CEQA, as the CEQA compliance document for the proposed school. Section 21166 states:

“When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs”:

1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

If any of these three conditions apply, then subsequent environmental documentation would be required. The State CEQA Guidelines, specifically, Section 15162, provides more detail on how to assess the applicability of these standards. These parameters, summarized as follows, have been applied in the environmental analysis contained in Section 6 of this Addendum.

- (a) Substantial changes are proposed in the project which will require major revisions of the EIR.

The following four conditions must be found to exist for a finding that the first part of the test applies:

- The change in the project is substantial;
- The change involves new significant environmental impacts or a substantial increase in the severity of previously identified significant environmental impacts;
- The change will require major revisions to the previous EIR based on the new or more severe significant environmental impacts; and
- The new or more severe impacts were not considered in the previous EIR

- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR.

Four conditions must be found to exist for a finding that the second part of the test applies:

- The change in circumstances is substantial;
- The change involves new significant environmental impacts or a substantial increase in the severity of previously identified significant environmental impacts;
- The change will require major revisions to the previous EIR based on the new or more severe significant environmental impacts; and
- The new or more severe impacts were not considered in the previous EIR

- (c) New information of substantial importance, which was not known and could not have been known at the time the EIR was certified, becomes available.

New information must show one of the following for the third part of the test to apply:

- The project will have significant effects not evaluated in the prior EIR;
- Significant effects previously examined will be substantially more severe than shown in the prior EIR;
- Mitigation measures or alternatives previously found infeasible are in fact feasible and would substantially reduce significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative.

As noted above, CUSD has chosen to prepare an Addendum to FEIR 589 to document there are no new significant or substantially more severe impacts resulting from the proposed action that would necessitate the preparation of a subsequent or supplemental EIR.

4.1.3 SECTION 21151.8

In addition to the questions on the CEQA Checklist, Section 21151.8 of the Public Resources Code identifies issues to be addressed when locating a new elementary or secondary school. Although this section of the Public Resources Code was not specifically identified in FEIR 589 or Addendum 3.1 prepared for the Master Area Plan and Subarea Plans for Planning Areas 3 and 4, the potential for impacts of the nature identified in the Public Resources Code was evaluated in the context of the Ranch Plan. As part of this evaluation, a discussion of these issues has been included under the appropriate topics, namely Air Quality and Hazards and Hazardous Materials. Section 21151.8 reads as follows:

- (a) An environmental impact report shall not be certified or a negative declaration shall not be approved for a project involving the purchase of a school site or the construction of a new elementary or secondary school by a school district unless all of the following occur:
- (1) The environmental impact report or negative declaration includes information that is needed to determine if the property proposed to be purchased, or to be constructed upon, is any of the following:
 - (A) The site of a current or former hazardous waste disposal site or solid waste disposal site and, if so, whether the wastes have been removed.
 - (B) A hazardous substance release site identified by the Department of Toxic Substances Control in a current list adopted pursuant to Section 25356 of the Health and Safety Code for removal or remedial action pursuant to Chapter 6.8 (commencing with Section 25300) of Division 20 of the Health and Safety Code.
 - (C) A site that contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, extremely hazardous substances, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood, or other nearby schools.
 - (D) A site that is within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor.
 - (2) (A) The school district, as the lead agency, in preparing the environmental impact report or negative declaration has notified in writing and consulted with the administering agency

- in which the proposed schoolsite is located, pursuant to Section 2735.3 of Title 19 of the California Code of Regulations , and with any air pollution control district or air quality management district having jurisdiction in the area, to identify both permitted and nonpermitted facilities within that district's authority, including, but not limited to, freeways and busy traffic corridors, large agricultural operations, and railyards, within one-fourth of a mile of the proposed school site, that might reasonably be anticipated to emit hazardous emissions or handle hazardous or extremely hazardous substances or waste. The notification by the school district, as the lead agency, shall include a list of the locations for which information is sought.
- (B) Each administering agency, air pollution control district, or air quality management district receiving written notification from a lead agency to identify facilities pursuant to subparagraph (A) shall provide the requested information and provide a written response to the lead agency within 30 days of receiving the notification. The environmental impact report or negative declaration shall be conclusively presumed to comply with subparagraph (A) as to the area of responsibility of an agency that does not respond within 30 days.
- (C) If the school district, as a lead agency, has carried out the consultation required by subparagraph (A), the environmental impact report or the negative declaration shall be conclusively presumed to comply with subparagraph (A), notwithstanding any failure of the consultation to identify an existing facility or other pollution source specified in subparagraph (A).
- (3) The governing board of the school district makes one of the following written findings:
- (A) Consultation identified no facilities of this type or other significant pollution sources specified in paragraph (2).
- (B) The facilities or other pollution sources specified in paragraph (2) exist, but one of the following conditions applies:
- (i) The health risks from the facilities or other pollution sources do not and will not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the proposed school.
- (ii) Corrective measures required under an existing order by another agency having jurisdiction over the facilities or other pollution sources will, before the school is occupied, result in the mitigation of all chronic or accidental hazardous air emissions to levels that do not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the proposed school. If the governing board makes a finding pursuant to this clause, it shall also make a subsequent finding, prior to occupancy of the school, that the emissions have been so mitigated.
- (iii) For a schoolsite with a boundary that is within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor, the governing board of the school district determines, through analysis pursuant to paragraph (2) of subdivision (b) of Section 44360 of the Health and Safety Code , based on appropriate air dispersion modeling, and after considering any potential mitigation measures, that the air quality at the proposed site is such that neither short-term nor long-term exposure poses significant health risks to pupils.
- (C) The facilities or other pollution sources specified in paragraph (2) exist, but conditions in clause (i), (ii), or (iii) of subparagraph (B) cannot be met, and the school district is unable to locate an alternative site that is suitable due to a severe shortage of sites that meet the

requirements in subdivision (a) of Section 17213 of the Education Code. If the governing board makes this finding, the governing board shall adopt a statement of overriding considerations pursuant to Section 15093 of Title 14 of the California Code of Regulations.

In light of the text of Public Resources Code Section 21151.8, review would be required from the California Department of Education (CDE) and Department of Toxic Substances Control (DTSC). Because students would use the shared/joint-use multipurpose building and sports fields, CDE and DTSC clearances must cover that portion of the site. The “project” is defined as the school campus and the shared/joint-use facilities.

4.2 ENVIRONMENTAL SETTING

4.2.1 PROJECT LOCATION

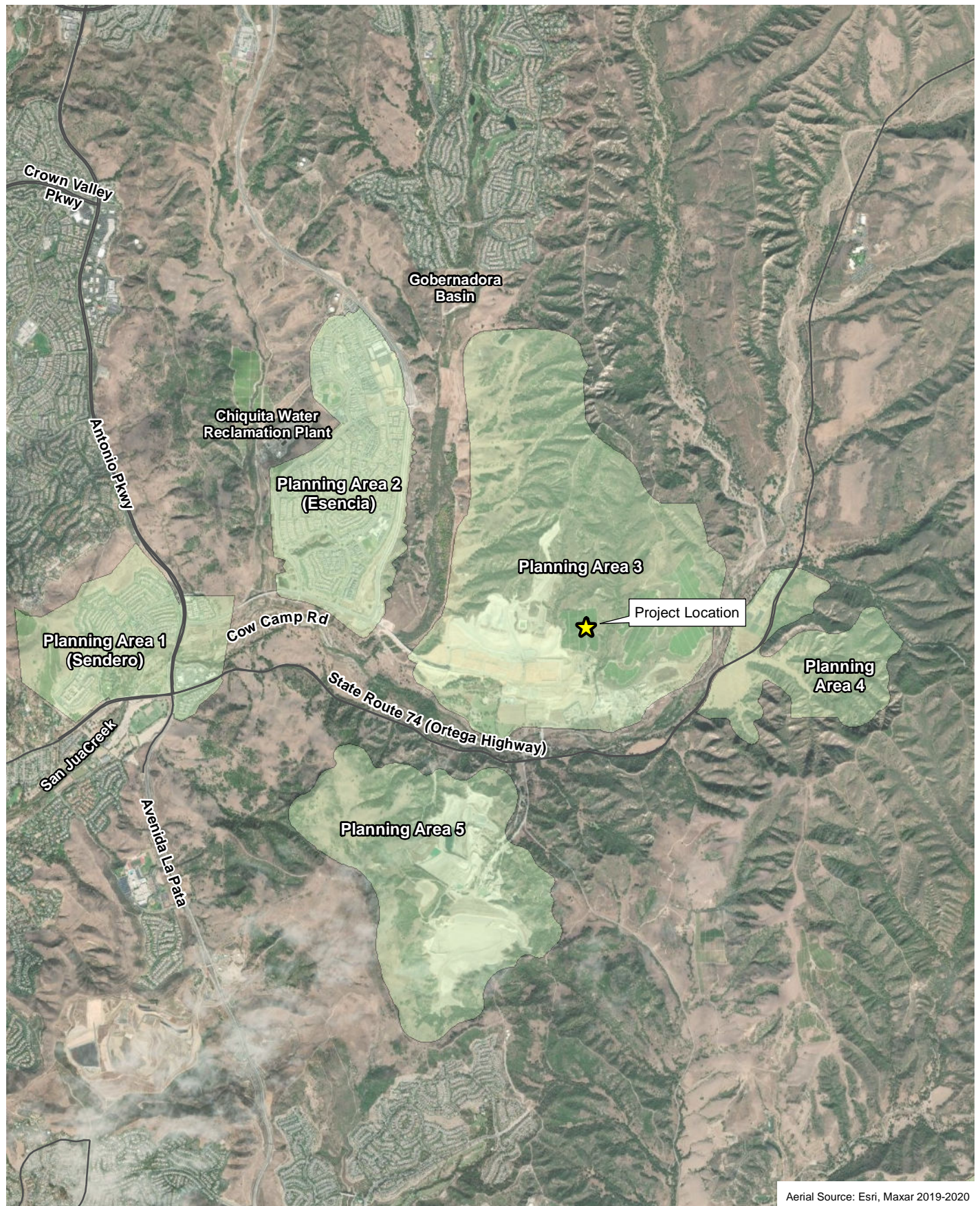
The Ranch Plan Planned Community is located in southeast Orange County within unincorporated Orange County. The Ladera Ranch Planned Community (Ladera Ranch) and the cities of San Juan Capistrano and San Clemente border the Ranch Plan on the west. The planned community of Coto de Caza and the City of Rancho Santa Margarita border the northern edge of the Ranch Plan project area; the United States Marine Corps Base (MCB) Camp Pendleton in San Diego County borders the southern edge; and Caspers Wilderness Park, the Cleveland National Forest, and several private properties in Riverside and San Diego Counties border the site on its eastern edge.

The project site for the proposed school is located in Planning Area 3. The planning area is located (i) north of Ortega Highway, (ii) east of Antonio Parkway, the planned community of Ladera Ranch, and the Ranch Plan developments of Sendero (Planning Area 1) and Esencia (Planning Area 2), (iii) south of the planned community of Coto de Caza, and (iv) west of Caspers Wilderness Park. Within Planning Area 3, the school site would be located in Subarea 3.3. Cow Camp Road forms the southerly boundary of the 98-acre subarea. Exhibit 1 identifies the project location in a regional context. Exhibit 2 shows the proposed school site in the context of Planning Area 3 and the proposed surrounding land uses.

4.2.2 PHYSICAL SETTING

Planning Area 3 is located in Cañada Gobernadora. Gobernadora Creek flows in a southerly direction along the westerly boundary of Planning Area 3 to its confluence with San Juan Creek. San Juan Creek, which is a dominant physical feature of the larger the Ranch Plan project area, flows in a northeasterly to southwesterly direction and is located south of Planning Area 3. The Gobernadora Ecological Restoration Area (GERA) is located within open space adjacent to the western edge of the Planning Area 3 development area.

Planning Area 3 historically has been used for large-scale commercial nursery, industrial uses, and agricultural uses (avocado and citrus orchards and barley fields). Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Uses in this area have included homes for ranch agricultural employees, ranch offices, a horse riding and roping arena, pastures and stock yards, a tack room, shop equipment storage, and a restroom facility.



Aerial Source: Esri, Maxar 2019-2020

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Project Location Map

Planning Subarea 3.3 School Site

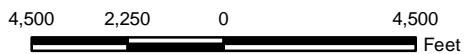


Exhibit 1





Source: SWA Group, 2021

Project Location within Planning Area 3

Exhibit 2

Planning Subarea 3.3 School Site



5.0 PROJECT DESCRIPTION

CUSD proposes to construct a kindergarten through eighth grade (K-8) school on a minimum 14-acre parcel located in Planning Area 3 (Subarea 3.3) between Coyotes and Pablo Way, north of Saddle Way. Access to the site would be off of Coyotes, a local collector street. A proposed six-acre park site is located immediately north of the proposed school site and would be available for joint school and community uses.

A conceptual site development plan has been developed for the proposed school and is provided as Exhibit 3. The school campus would have nine buildings, each accommodating multiple classrooms and offices. The school is designed for 1,600 kindergarten through 8th grade students in permanent and relocatable facilities, along with an administration staff. Support facilities would include kitchen and multipurpose facilities, lunch shelters, hardcourts and playgrounds, a soccer field, and multiple parking lots. Approximately 60 staff would serve the site. The project also includes shared/joint-use sports fields (soccer and baseball), a multipurpose building, and parking lot. The shared use sports fields would be owned and maintained by the RMV- Master Maintenance Corporation (Homeowners Association [HOA]).

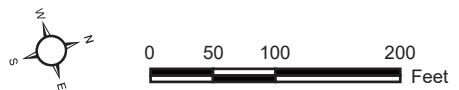
The school would operate on a traditional two-semester academic calendar from August through June. School hours would be 8:00 AM through 3:20 PM; some teachers and students may be on campus after school hours. Additionally, some public events may be held on the campus after school hours and/or during some weekends.



— School Boundary
— Park Boundary

Conceptual Site Development Plan

Planning Subarea 3.3 School Site



Source: LPA, 2022

Exhibit 3



6.0 ENVIRONMENTAL ANALYSIS

The discussion and analysis in this document evaluates if the development of the proposed school site in Planning Subarea 3.3 would result in any of the conditions identified in the three-part test in Section 21166 of the Public Resources Code and the applicable CEQA Guidelines (see Section 4.1 of this Addendum for discussion of these applicable sections). To ensure this analysis is comprehensive, the topical areas identified in the most recent updates to the CEQA Guidelines Environmental Checklist (Checklist) are used as guidance for this evaluation.⁶ This comparative analysis provides the reviewing parties with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since FEIR 589 was certified, rise to the level that would require substantial revisions to the certified FEIR.

In addition to the questions on the CEQA Checklist, Section 21151.8 of the Public Resources Code identifies issues to be addressed when locating a new elementary or secondary school. Although this section of the Public Resources Code was not specifically identified in the FEIR or Addendum 3.1, the potential for impacts of the nature identified in the Public Resources Code was evaluated in the context of the Ranch Plan. As part of this evaluation, the discussion of these issues has been included under the appropriate topics, namely Air Quality and Hazards and Hazardous Materials.

This evaluation provides a summary of the extensive planning and environmental efforts undertaken by the County of Orange as part of the land use planning effort for this area of southeast Orange County. The CEQA documents that address the potential impacts associated with development of the proposed school are FEIR 589 and Addendum 3.1 (discussed in Section 3.0). Information from these documents is referenced to demonstrate that none of the events specified in Section 21166 and the CEQA Guidelines for determining if subsequent environmental documentation is required have occurred.

6.1 AESTHETICS

CEQA Checklist Questions

Except as provided in Public Resources Code Section 21099:

- a) Would the project have a substantial adverse effect on a scenic vista?
- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

⁶ The Checklist contained in the CEQA Guidelines has been updated since FEIR 589 was certified. The most current checklist is used in this Addendum. As noted in the analysis, although not all these topics were on the Checklist at the time the FEIR was prepared, the thresholds used in FEIR 589 extended beyond those on the Checklist. Many of additional thresholds were developed to respond to comments raised as part of the Notice of Preparation.

- d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

Significant impacts associated with the Ranch Plan included substantial landform alterations; change in community visual character; and introduction of light spillage that would create night glow in an area that has very limited lighting sources at night. Short-term construction impacts would contribute to the change in visual character. Throughout much of the grading, large construction vehicles would be visible from adjacent (and some distant) vantage points. In conjunction with the certification of FEIR 589, the Board of Supervisors adopted a Findings of Fact and Statement of Overriding Considerations pertaining to these aesthetic impacts.

Impacts Associated with the School Site

FEIR 589 evaluated the comprehensive impacts associated with the development of the Ranch Plan and Addendum 3.1 evaluated the development in Planning Areas 3 and 4. As such, the findings pertaining to aesthetics in the previous environmental documents considered substantially larger projects. The grading of the site has already been addressed in the certified and approved environmental documents. The school site would be provided to the CUSD already graded and the construction of the facilities would be viewed in the context of the larger Ranch Plan (i.e., with surrounding development). This use was already identified as a planned improvement. Therefore, the project would not result in substantial changes to the overall general character planned for the site.

There are no designated scenic vistas within the Ranch Plan Planned Community limits; therefore, there would be no impacts to scenic vistas as a result of constructing the proposed school. The site is not located adjacent to a State or local scenic highway. The closest local scenic highways are Antonio Parkway and Cow Camp Road, which are designated Landscape Corridors in the Scenic Highways Plan of the Transportation Element. Landscape Corridors focus on appropriate landscaping adjacent to the roadway, rather than scenic vistas seen from the roadway. The typical landscape cross-section provided in a Scenic Highway Plan identifies a 25-foot parkway strip along the edge of the roadway for enhanced landscaping. The proposed school site would not be adjacent to these roadways; therefore, there would be no potential that the design of the school would conflict with the General Plan requirements for the scenic highway.

Although the school would be an element of the overall Ranch Plan, given the context in which it would be constructed and operated (i.e., in conjunction with the development of Planning Area 3), it would not result in any significant aesthetic impacts. Based on other CUSD schools, the style of construction would be compatible with the surrounding suburban development. Buildings would be one to two stories. Lighting would be provided along walkways and safety lighting would be located in parking lots and at key locations within the school. The play fields would not be lit; therefore, no high intensity lighting would be associated with the project. The Ranch Plan has a County standard condition that requires exterior lighting be designed and located so that all direct rays are confined to the property. However, the location of the school next to public roadways (i.e., no light sensitive uses) would limit the potential impact from spill over lighting. As noted above, FEIR 589 fully evaluated the impacts of lighting associated with the Ranch Plan on surrounding uses, which at the time had minimal lighting. School lighting would be consistent with the lighting associated with the surrounding approved development and the type of lighting that was evaluated in FEIR 589. Since the construction of the proposed school would not result in any new or substantially more severe

impacts than what was addressed in the previously certified program FEIR and Addendum 3.1, there would be no need to modify the existing FEIR.

6.2 AGRICULTURAL AND FORESTRY RESOURCES

CEQA Checklist Questions

- a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?
- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

FEIR 589 and Addendum 3.1 identified that implementation of the Ranch Plan would result in a significant impact due to the conversion of Important Farmland, as shown on the State Farmland Mapping and Monitoring Program (FMMP). At the time FEIR 589 was prepared, the Ranch Plan site was zoned for agriculture and portions of the site were within Williamson Act contracts. FEIR 589 identified that the land use alternative selected by the Board of Supervisors would result in an impact on 845 acres of Important Farmland (i.e., Prime Farmland, Farmland of Statewide Importance, and Unique Farmland). No impacts to Williamson Act contracts were identified because notices of nonrenewal had been filed and the land would come out of the Williamson Act contract prior to initiation of development. None of the Ranch Plan development areas are currently under Williamson Act contracts. In conjunction with the certification of FEIR 589, the Board of Supervisors adopted a Findings of Fact and Statement of Overriding Considerations pertaining to the impact on Important Farmland.⁷

Forestry and timberland resources were not a topic that required evaluation at the time FEIR 589 was prepared; however, there are no forestry resources within the Ranch Plan Planned Community. The site is zoned PC, Planned Community; therefore, the Ranch Plan would not conflict with zoning of forest land or timberland.

Impacts Associated with the School Site

As part of the Ranch Plan, the proposed school site is zoned PC, Planned Community. Therefore, it would not conflict with zoning associated with agricultural or forestry uses. There are no Williamson Act contracts in effect on the site. Although CUSD will acquire the site after it has been graded, based

⁷ For CEQA purposes, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are collectively defined as "Important Farmland". Grazing Land is also considered farmland, although it is not included as Important Farmland.

on the 2018 State Farmland Mapping and Monitoring Program (FMMP) for Orange County, the proposed school site is still designated as Farmland of Statewide Importance; therefore, it is considered Important Farmland (FMMP 2018). This designation is consistent with the findings of FEIR 589 and Addendum 3.1, and the County of Orange has already adopted a Findings of Fact and a Statement of Overriding Considerations pertaining to the impact on farmland. Development of the site would not result in a new significant or substantially more severe impacts to agricultural and forestry resources and no major revisions to the FEIR are required. It should be noted, the FMMP mapping for Orange County is currently being updated and it is reasonable to expect that the Important Farmland designation on the site will be removed.

6.3 AIR QUALITY

CEQA Checklist Questions

- a) Would the project conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard
- d) Would the project expose sensitive receptors to substantial pollutant concentrations?
- e) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Issues Identified in Section 21151.8 of the Public Resources Code

- Section 21151.8(a)(1)(D) of the Public Resources Code requires the evaluation of potential air quality health risk associated with placement of a school within 500 feet of the edge of a freeway or other busy traffic corridors. Section 17213 of the Education Code references the Health and Safety Code for defining “freeway or other busy traffic corridors.”
- Section 21151.8(a)(2) of the Public Resources Code requires the evaluation of potential air quality health risk associated with placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste.

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The Air Quality Technical Report prepared for FEIR 589 addressed the construction and operational impacts associated with all aspects of the Ranch Plan, including the development of schools and associated infrastructure. As a Program EIR, impacts were not broken out by specific types of improvements but evaluated the Ranch Plan as a single project.

The analysis was based on federal, state, and regional regulations applicable to the project site. Construction grading and operational emissions were analyzed with the California Air Resources Board (CARB) model, URBEMIS2002. This computer model estimates construction and operational emissions associated with the specific land uses identified for a project, including grading based on the total acreage and timeframe in which grading would occur. The model uses emission factors developed by the CARB for automobile and truck emissions and the Environmental Protection Agency (EPA) emission factors for equipment emissions and fugitive dust emissions.

Construction assumed approximately 288,461,000 cubic yards of cut and fill grading and operational emissions were calculated based on full build-out of the land use entitlements, which assumes mobile emissions Ranch-wide (183,338 average daily vehicle trips). FEIR 589 identified short-term, construction-related emissions of carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NO_x), and particulate matter (PM₁₀) in excess of the South Coast Air Quality Management District's (SCAQMD's) daily significance thresholds and quarterly significance thresholds. Construction activities would result in a significant direct air quality impact for CO, NO_x, VOC, and PM₁₀ (NO_x and VOC are ozone precursors). Heavy-duty equipment emissions were calculated using the then-current (2004) emissions assumptions for construction equipment. However, the mitigation measure in FEIR 589 committed to having off-road diesel equipment comply with emission control regulations in force at the time of construction.

In addition to construction emissions, FEIR 589 found that the Ranch Plan operational emissions of CO, VOC, NO_x, and PM₁₀ on a regional scale would result in significant direct and cumulative impacts based on SCAQMD thresholds of significance.

In conjunction with certification of FEIR 589, the Orange County Board of Supervisors adopted a Finding of Fact and a Statement of Overriding Considerations for construction and operational air quality impacts.

Impacts Associated with the School Site

Since the certification of the FEIR and approval of Addendum 3.1, State and regional air quality plans have been updated and the growth assumptions for the Ranch Plan have been integrated into the long-range regional planning documents, including the Air Quality Management Plan (AQMP) and the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (i.e., SoCal Connect). Therefore, the construction of the proposed school would not conflict with or obstruct implementation of the Air Quality Management Plan because implementation of the proposed Ranch Plan would be consistent with growth projections for the subarea. The vehicle trips associated with the school have been incorporated into the overall trip generation for the Ranch Plan.

The school site is not in proximity of any intermodal freight facility, rail yards, nor high traffic volumes roadways that would result in exposure to high concentrations of mobile source air toxins. The closest rail line is the Metrolink/Amtrak line, located over 5.5 miles west of the school site. In 2020, the County of Orange had Iteris prepare a comprehensive traffic analysis for a General Plan Amendment/ Master Plan of Arterial Highways Amendment to have Los Patrones Parkway extend from its current terminus at Cow Camp Road and extend to Avenida La Pata, in the City of San Clemente. This traffic analysis used a 2045 horizon year, whereas the FEIR used

2025 and Addendum 3.1 used 2035. The traffic modeling in the Iteris study also used the Orange County Transportation Analysis Model (OCTAM), which evaluates the entire County network and is consistent with the regional modeling assumptions. Based on traffic analysis conducted in 2020 for the Los Patrones Parkway Extension, the 2045 Average Daily Traffic (ADT) on Coyotes south of Bucker Way is projected to be 8,400 ADT (Iteris 2020). This is higher than the volumes in the traffic report prepared by Fehr & Peers that evaluates the traffic operations adjacent to the school.⁸ Both studies show Coyotes would operate at Level of Service (LOS) A, which minimizes the mobile emissions in proximity to the school.

As noted above, the CUSD would receive the site as a graded pad. The mass emissions with grading the site have been addressed as part of the grading permits for Planning Area 3 and were addressed in the FEIR and Addendum 3.1. The FEIR also addressed the emission impacts associated with construction activities, such as finished grading, building construction, and paving. Although the emissions associated with the school (construction and operations) may not exceed the South Coast Air Quality Management District's thresholds, the Board of Supervisors adopted a Finding of Fact and a Statement of Overriding Considerations for direct and cumulative construction and operational air quality impacts because the action approved the entire Ranch Plan. The analysis in the FEIR would adequately address the potential air quality impacts associated with the construction and operation of the school.

FEIR 589 evaluated the potential for the Ranch Plan to cause or contribute to CO hotspots (defined as locations where the CO concentrations exceed a state or federal CO standard). As part of the air quality analysis conducted for FEIR 589, the intersections projected to experience the heaviest traffic volumes from both the Ranch Plan and other sources were modeled to determine the potential for a CO hotspot. The modeling showed that no intersections would exceed the strictest CO standard (i.e., the state 8-hour standard of 9.0 ppm) even after adding background concentrations. As noted, the trips and operational emissions associated with the school were included in the FEIR analysis. Therefore, no further evaluation of CO hotspots is required.

Construction of the school would have the potential to generate objectionable odors. Potential construction odor would result from paving operations and diesel exhaust fumes generated by equipment. While construction equipment onsite would generate some objectionable odors (mainly from diesel exhaust), these emissions would generally be limited to the project site and would be temporary. The nature of these construction impacts are consistent with those identified in FEIR 589. There would be nothing about the school construction that would result in greater odors than other routine construction projects. A regulatory requirement to comply with SCAQMD Rule 402, which pertains to nuisance odors, would apply during construction to ensure that nuisance odors do not extend to adjacent property. Objectionable odors would not be associated with the operation of the school.

There are no unique characteristics about the construction or operation of the school that would result in a new significant or substantially more severe air quality impacts and no major revisions to the FEIR are required.

⁸ The Iteris Report was a subregional analysis that evaluated modifications to the General Plan Circulation Map and the Master Plan of Arterial Highways. The traffic analysis zones and roadway network used by Iteris was not as refined as the focused analysis conducted by Fehr & Peers. Therefore, the traffic loads differently resulting in a slightly higher traffic volumes on arterial roadways, such as Coyotes. The 8,400 ADT represents a worse case traffic condition.

As noted above, Section 21151.8 of the Public Resources Code identifies issues to be addressed when locating a new elementary or secondary school. The following pertain to potential air quality impacts:

- Section 21151.8(a)(1)(D) of the Public Resources Code requires the evaluation of potential air quality health risk associated with placement of a school within 500 feet of the edge of a freeway or other busy traffic corridors. Section 17213 of the Education Code references the Health and Safety Code for defining “freeway or other busy traffic corridors.” The Health and Safety Code defines roadways that, on an average day, have traffic in excess of 100,000 vehicles in an urban area as a “freeway or other busy traffic corridors”.⁹

As noted above, the proposed school site is not adjacent to or within 500 feet of the edge of a freeway or other busy traffic corridors. Ortega Highway is the closest State Route (State Route 74) and is located over 3,000 feet from the school site. Additionally, Ortega Highway is a rural two-lane roadway with a projected 2045 traffic volumes of approximately 11,300 ADT (Iteris 2020). Therefore, based on the criteria in Section 21151.8(a)(1)(D) of the Public Resources Code, air quality health risk impacts would be less than significant.

- Section 21151.8(a)(2) of the Public Resources Code requires the evaluation of potential air quality health risk associated with placement of a school within one-quarter mile of: (a) permitted and non-permitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste.

The FEIR evaluated potential toxic air contaminants impacts. As noted above, the school site is not in proximity of any intermodal freight facility, rail yards, nor high traffic volume corridors that would result in exposure to high concentrations of mobile source air toxics. With the development of the Ranch Plan, most of the agricultural and the industrial uses once located in Planning Area 3 have been removed or in the process of being relocated.¹⁰ None of the uses within one-fourth of a mile of the proposed site would reasonably emit hazardous air emissions or handle materials as identified by the applicable sections of the Health and Safety Code. Additionally, based on the uses permitted by the Planning Area 3 Master Area Plan and

⁹ The California Health & Safety Code distinguishes between rural and urban areas. Section 50101 of the Health and Safety code defines “rural area” as “any open country or any place, town, village, or city which by itself and taken together with any other places, towns, villages, or cities that it is part of or associated with: (a) has a population not exceeding 10,000; or (b) has a population not exceeding 20,000 and is contained within a nonmetropolitan area. “Rural area” additionally includes any open country, place, town, village, or city located within a Standard Metropolitan Statistical Area if the population thereof does not exceed 20,000 and the area is not part of, or associated with, an urban area and is rural in character. “Urban area” means any portion of a county or the state which is not a rural area.

¹⁰ South of Cow Camp Road is an area known as Cow Camp. As noted above, uses this area have included homes for ranch agricultural employees, ranch offices, a horse riding and roping arena, pastures and stock yards, a tack room, shop equipment storage, and a restroom facility. These uses, which are approximately a quarter mile south of the school site will remain onsite.

associated Subarea Plan, no such uses would be allowed within the one-fourth of a mile of the site. Therefore, air quality health risk impacts would be less than significant.

6.4 BIOLOGICAL RESOURCES

CEQA Checklist Questions

- a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?
- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?
- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Would the project conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

FEIR 589 identified significant impacts, prior to mitigation, on a number of sensitive species and vegetation communities. Impacts to USACE and CDFW jurisdictional areas were also identified. Implementation of the Ranch Plan would have short-term construction-related impacts and long-term indirect impacts. Short-term effects are related to noise impacts on nesting raptors and other sensitive bird species and grading activities that would disturb soils and result in the accumulation of dust on the surface of the leaves of trees, shrubs, and herbaceous plants. Grading activities would also result in an accumulation of trash and debris. These short-term impacts were identified in FEIR 589 as significant.

Long-term indirect effects would include the introduction of landscape materials that have the potential to include planting ornamental species that can be invasive; changes in water quality that can impact biological resources; the addition of lighting in development areas that could result in an indirect effect on the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife adjacent to these areas; and increases in human activity that would increase the disturbance of natural open space adjacent to development. These long-term indirect impacts were identified in FEIR 589 as significant.

Implementation of the mitigation program, which includes the preservation of 16,942 acres of open space (almost all to be included in the Habitat Reserve) and the Habitat Reserve Management

Program, would reduce biological impacts to less than significant levels.¹¹ These provisions have been incorporated into the ITP issued to RMV. Additionally, permits have been issued by the resource agencies.

Impacts Associated with the School Site

The school site is heavily disturbed due to past activities on the Ranch. Additionally, it will be graded prior to acquisition by CUSD for the proposed school. As a result, there would no habitat that would support special status plants or wildlife. There is no wetlands or wildlife corridors in proximity to the site. The proposed site is located within the development area in Planning Subarea 3.3; therefore, it would not conflict with the SSHCP and is an RMV Covered Activity.

Impacts to biological resources were addressed in FEIR 589 and mitigation provided. Mitigation for impacts associated with the Ranch Plan is primarily preservation, monitoring, and management of an approximately 32,000-acre Habitat Reserve.

Construction and operation of the proposed school would not result in any new significant or substantially more severe impacts to biological resources and no major revisions to the FEIR are required.

6.5 CULTURAL RESOURCES

CEQA Checklist Questions

- a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The cultural resources studies used for FEIR 589 were also the basis for the analysis for the SAMP and its associated EIS prepared by the USACE. As such, the reports were submitted to the State Historic Preservation Officer (SHPO) as part of the consultation pursuant to Section 106 of the National Historic Preservation Act. The SHPO concurred with the findings of eligibility on January 27, 2004.

Records and literature searches were conducted at the South Central Coastal Information Center (SCCIC) and a field walkover survey and field checking of all recorded sites on or immediately

¹¹ FEIR 589 identified impacts associated with two slope wetlands in the Chiquita sub-basin; wildlife linkages K and G; and fecal coliform pathogen impacts as significant and unavoidable. These wildlife linkages are not located in immediate proximity to the school site. The Board of Supervisors Findings of Fact and a Statement of Overriding Considerations were adopted for impacts to Biological Resources. However, with the modifications as a result of the Settlement Agreement, FEIR 584 (done for the SSHCP) identified these impacts as reduced to less than significant.

adjacent to the project boundaries were completed. Phase II testing was conducted at 24 sites. These sites were determined to have a high likelihood of being impacted by the Ranch Plan development.

FEIR 589 addressed the potential significant impacts on cultural resources associated with the construction of the Ranch Plan. FEIR 589 addressed the maximum environmental impact by assuming any archaeological resources located within the development areas of the Ranch Plan would be eliminated through grading and construction activities. Direct impacts on archaeological sites that are either eligible or potentially eligible for the National Register of Historic Places (NRHP) and/or the California Register of Historic Resources (CRHR) were identified. Through implementation of various project design features, standard conditions, and a mitigation program, impacts were reduced to less than significant levels.

As part of the cultural resources evaluation process, there was consultation with the Native American Heritage Commission and the Juaneño Band of Mission Indians, Acjachemen Nation. Native American consultation was also conducted as a part of the Section 106 process to determine the significance of resources. Maps and letters regarding the project were sent to three representatives of the Juaneño Band in February and March 2000.

Impacts Associated with the School Site

No cultural resources were identified on the proposed school site during the analysis conducted for the Ranch Plan and associated planning programs (i.e., the SSHCP and SAMP). A standard condition of approval for the Ranch Plan is grading observation by a County certified archaeologist. By the time CUSD acquires the site, all mass grading would have already occurred and the measures required by FEIR 589 to minimize impacts on cultural resources will have been implemented. Because of the absence of native ground disturbance associated with the construction and operation of the school, no direct or indirect impacts to historical or archaeological resources would occur, nor would there be the potential to disturb any human remains.

Construction and operation of the proposed school would not result in any new significant or substantially more severe impacts to cultural resources and no major revisions to the FEIR are required.

6.6 ENERGY

CEQA Checklist Questions

- a) Would the project, result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

Although energy resources were not included in the CEQA checklist at the time FEIR 589 was prepared, the impacts to energy resources were evaluated in FEIR 589 due to the size of the Ranch Plan. An Energy Resources evaluation was conducted in conjunction with the analysis of Public Services and Facilities (Section 4.15.3 of FEIR 589). As part of this analysis, the FEIR not only looked at the physical impacts associated with the construction of electrical and natural gas facilities, the analysis also looked at the long-term demand and ability to supply the required energy resources.

Annual demand for energy resources was developed using the SCAQMD usage rates developed by land use type. FEIR 589 identified that the annual electrical demand at buildout of the Ranch Plan would be 156.050 million kilowatt hours and the annual natural gas demand at buildout was estimated at 1,267.480 million cubic feet. These demand estimates were based on average usage and do not presume or otherwise assume wasteful, inefficient, or unnecessary consumption of energy resources.

Impacts Associated with the School Site

Since the approval of the Ranch Plan, energy standards have become more stringent and the remaining development of the Ranch Plan, including the proposed school, will be required to implement the current more stringent requirements pertaining to energy efficiency, such as the Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6 of the *California Code of Regulations*).

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6 of the *California Code of Regulations* [CCR]) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The requirements of the energy efficiency standards result in the reduction of natural gas and electricity consumption. The standards are updated approximately every three years. The current standards require substantially greater energy efficiency than the Code in place when the Ranch Plan was approved. For example, the 2016 Code was estimated by the California Energy Commission (CEC) as being at least 28 percent more efficient for Title 24 electric and gas applications than the 2013 Code (CEC 2015). The efficiency standards were further increased with the 2019 code. Analysis by the CEC concludes that the 2019 Code would be 53 percent more efficient for residential Title 24 electric and gas applications than the 2016 Code. Nonresidential buildings would be 30 percent more energy efficient due primarily to lighting upgrades (CEC 2018).

The project would be required to comply with applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6) and the California Green Building Standards (CALGreen) Code (24 CCR 11). Therefore, the energy usage estimates identified in the FEIR likely overstate the demand. Construction and operation of the proposed school would not result in any new significant or substantially more severe energy impacts and no major revisions to the FEIR are required.

6.7 GEOLOGY AND SOILS

CEQA Checklist Questions

- a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?

- b) Would the project result in substantial soil erosion or the loss of topsoil?
- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- d) Would the project be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial direct or indirect risks to life or property?
- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?
- f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

Potential geotechnical impacts would be mitigated through implementation of various project design features, standard conditions, and the adopted mitigation program. FEIR 589 addressed the constraints associated with geology and soils on the Ranch Plan site. The following are key findings of FEIR 589:

- The Ranch Plan site is not in a designated Alquist-Priolo Earthquake Fault Zone. No known active or potentially active faults are known to cross the Ranch Plan site. Two inactive faults, the Cristianitos and Mission Viejo Faults, cross the Ranch Plan site.
- Because no active or potentially active faults have been mapped on or adjacent to the any of the Ranch Plan development planning areas, the potential for surface displacement is considered to be less than significant.
- Seismic Hazard Zone Maps prepared by the California Geological Survey for the Ranch Plan site indicate that portions of the Ranch Plan site are within a zone that requires investigation for liquefaction and therefore susceptible to liquefaction. Measures to reduce the potential for liquefaction can be achieved using conventional grading techniques. These methods may include but are not limited to removal and recompaction of soils; deep dynamic compaction; and dewatering.
- Within the development areas there are surficial units that are highly susceptible to erosion. Erodibility can be mitigated during grading using conventional grading techniques (e.g., slope stabilization, construction of drainage devices).
- Collapsible and/or compressible soils are located throughout the planning areas. Removal and compaction of all collapsible or compressible soils would be required in areas to be developed.
- Expansive soils are present in most of the planning areas. Significant impacts associated with the presence of expansive soils in areas to be developed can be remediated with proper foundation design.

Impacts Associated with the School Site

As noted above, the Ranch Plan site is not in a designated Alquist-Priolo Earthquake Fault Zone nor are there any known active or potentially active faults known to cross the proposed school site. Therefore, the potential for surface rupture is low. However, as with all of Southern California, the

region is seismically active. The inactive Mission Viejo Fault crosses the eastern part of Planning Area 3. FEIR 589 identified a number of standard conditions and mitigation requirements, which would reduce potential seismic hazards to less than significant. Measures associated with site preparation are conditions on the grading permit and will have been implemented prior to the acquisition of the site by CUSD.

Analysis conducted by GMU, identifies that the underlying geologic units for school site is primarily subdivided as terrace deposits and bedrock of the Santiago Formation. These units are typical of Orange County foothill areas and are generally favorable from a geotechnical perspective. Geotechnical constraints are related to oversized rocks (i.e., within the terrace deposits), slope stability, settlement, and soils with low to medium expansion potential. Within the PA-3.3 school site, these constraints will be mitigated to acceptable thresholds through the use of conventional remedial grading techniques such as slope buttressing, over-excavations, removal and recompaction of low density soils, and proper placement and compaction of engineered fills. Seismicity and seismic hazards are typical of the area and will be mitigated through conventional design of grading and structural improvements. On-site soils are expected to have a negligible sulfate exposure to concrete, and moderate corrosion potential for metals (GMU 2021). Site preparation will be done in compliance with the Orange County Grading Code and standard engineering practices. This includes all applicable requirements outlined in the geotechnical study prepared for FEIR 589 (see Appendix B of FEIR 589). Therefore, none of the site will be subject to landslides, lateral spreading, subsidence, liquefaction, or collapse.

Compliance with the California Building Standards Code and implementation of standard engineering practices would minimize the potential geotechnical constraints associated with the building construction. Construction activities would be required to comply with the Statewide General Construction permit issued by the State Water Resources Control Board (SWRCB). Implementation of Best Management Practices during construction would minimize potential erosion and stormwater pollution.

In the FEIR and Addendum 3.1, paleontological resources were evaluated under Cultural Resources based on the CEQA Checklist adopted at the time. With the most recent revisions to the CEQA Checklist, this issue is now under Geology and Soils. Based on information provided by the Natural History Museum of Los Angeles County for FEIR 589, the Project site is expected to have low to high paleontological sensitivity (Exhibit 4.11-2 in FEIR 589).¹² This is consistent with the *Orange County General Plan* Resources Element (Figure VI-9), which identifies broad areas of general areas of paleontological sensitivity. The mitigation program requires monitoring for paleontological resources during grading operations. However, since CUSD will take possession of the site after grading is complete, no further action would be required for the construction and operation of the school site.

Construction and operation of the school would not contribute to new significant or substantially more severe significant geology and soils impacts and no major revisions to the FEIR are required.

¹² Not all paleontologists agree with ranking all formations as high in sensitivity because differences exist among the underlying geologic formations.

6.8 GREENHOUSE GAS EMISSIONS

CEQA Checklist Questions

- a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Impacts Analysis

At the time of certification of FEIR 589 for the Ranch Plan, a Greenhouse Gas (GHG) Emissions analysis was not part of the required CEQA Checklist. Addendum 3.1 provided a discussion of applicable court cases that have found GHG emissions and global climate change do not constitute “new information” since these effects have been generally known for quite some time. Therefore, for the Master Plan and Subarea Plans, GHG emissions would not be considered new information under Section 21166 of the Public Resources Code. The Master Plan and Subarea Plans would simply implement a component of a previously approved project (the Ranch Plan Planned Community) and would not allow for any new development or uses beyond that were previously authorized. This would also apply to the implementation of school improvements. Therefore, by the nature of GHG emissions, an evaluation of impacts associated with the proposed school is not necessary and these emissions do not constitute new information. It should be noted that some of the mitigation measures used to reduce air quality emissions would also reduce GHG emissions. Additionally, compliance with the requirements in the California Building Standards Code includes provisions that minimize GHG emissions. Based on the information provided in Addendum 3.1, there are no substantial changes to the Project or the circumstances in which it is being undertaken. The proposed school improvements would not contribute to new significant or substantially more severe significant impacts to GHG emissions and no major revisions to the FEIR are required.

6.9 HAZARDS AND HAZARDOUS MATERIALS

CEQA Checklist Questions

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) Would the project be located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Issues Identified in Section 21151.8 of the Public Resources Code

- Section 21151.8(a)(1)(A) requires evaluation if the site is a current or former hazardous waste disposal site or solid waste disposal site and, if so, whether the wastes have been removed.
- Section 21151.8(a)(1)(B) requires an assessment if the site is located on a hazardous substance release site identified by the Department of Toxic Substances Control in a current list adopted pursuant to Section 25356 of the Health and Safety Code for removal or remedial action.
- Section 21151.8(a)(1)(C) requires an evaluation if the site contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, extremely hazardous substances, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood, or other nearby schools.

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

As part of FEIR 589, Phase I Environmental Site Assessments (ESAs) were prepared for each of the development areas to assess the possible presence of recognized environmental conditions within the Ranch Plan Planned Community's development areas. Updated studies focusing on Planning Areas 3 and 4 were prepared for Addendum 3.1.¹³ A range of issues were identified for the development areas, including risks associated with residual pesticides; potential demolition of buildings containing asbestos-containing materials and lead-based paint; potential of contamination in the vicinity of aboveground tanks (AGT) and underground storage tanks (UST). Based on the prior agricultural history, Environmental Equalizers, Inc. (EEI) conducted a Limited Agricultural Chemical Survey in February and March 2014 to evaluate soils beneath the agricultural field, which includes the proposed school site, for agricultural chemicals and metals. The results of the survey revealed concentrations of select organochlorine pesticides (e.g., Dieldrin, DDT and DDE) in site soils. The concentrations of these select organochlorine pesticides were less than applicable residential screening values. The metals concentrations were within acceptable background levels. EEI concluded that further investigation did not appear to be warranted.

The hazards section of FEIR 589 also evaluated wildland fire hazards. An Adaptive Management Program, which includes a *Wildland Fire Management Plan* (WFMP), was developed in conjunction with the Ranch Plan Planned Community. This plan outlines management requirements for the extensive open space provided as part of the Ranch Plan Planned Community and provides protection of both the approved development and the sensitive habitat within the Southern Subregion HCP. Additionally, a *Ranch Plan Planned Community-Wide Fire Protection Plan* has been developed in conjunction with the Orange County Fire Authority (OCFA).

With implementation of the project design feature, standard condition of approval, and the mitigation measures, impacts due to hazardous materials and wildland fires would be reduced to a level considered less than significant.

¹³ The ESAs included database searches conducted by Environmental Data Resources, Inc. (EDR). The EDR report is designed to assist parties to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). The ESA's were prepared in accordance with the ASTM International Standard Practice for Environmental Site Assessments.

Impacts Associated with the School Site

Although the proposed site is designated on the General Plan as 1B, Suburban Residential and the site is zoned PC Planned Community, the current and historic use has been agricultural (orchards). As noted above, as part of the Planning Area 3 Master Area Plan and Subarea Plans, soil testing was conducted to assess the potential for residual hazardous substances to affect the planned suburban uses. In addition to the 2014 ESA, which included soil testing, a Phase I ESA was conducted for the school site in August 2021 by EnviroApplications, Inc (EAI) (see Appendix A). The study was performed in conformance with Title 40 Code of Federal Regulations (CFR) Part 312 (All Appropriate Inquiry; [AAI]), and American Society for Testing and Materials International (ASTM) E1527-13. The study by EAI also included a Vapor Encroachment Screen (VES) for the school site, in accordance with ASTM E2600-15. The purpose of the 2021 Phase I ESA was to evaluate whether potential chemicals of concern or documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition [VEC]).

As noted above, as part of the 2014 ESA, soil testing was conducted and the results indicated concentrations of residual agricultural chemicals were all below the residential screening values. The 2021 study reviewed the 2014 soil samples and confirmed no detectable concentrations of organochlorine pesticides were reported in the two samples collected and analyzed within the proposed school site boundaries. The reported concentrations of total arsenic were 1.9 and 1.6 milligrams per kilogram (mg/kg), respectively, while the reported concentrations of total lead were 3.7 and 3.9 mg/kg, respectively. The reported concentrations of arsenic and lead were well below the regulatory residential screening levels (i.e., 12 mg/kg for arsenic and 80 mg/kg for lead). Based on the review of the 2014 data, EAI concurred with EEI's opinion that no further investigation is necessary. Additionally, EAI concluded that a VEC can be ruled out, because of the lack of known or suspected contaminated properties within the Area of Concern. Based on field reconnaissance of the school site and adjoining properties, there was no evidence of Recognized Environmental Conditions (REC) in the local vicinity of the proposed school site that would result in potential risks on the site.

Consistent with the findings of the FEIR and Addendum 3.1, construction and operation of the school would pose minimal risks of upset of hazardous materials. The construction would involve the use, storage, and handling of hazardous materials and hazardous waste. Although these would be materials routinely used for construction, many construction and household items are identified as hazardous based on the requirements of Proposition 65.¹⁴ Similarly, during operation of the school small quantities of cleaning materials and materials associated with general maintenance, which may be classified as hazardous. California Code of Regulations Title 22 establishes requirements pertaining to the storage, transportation, and disposal of hazardous materials. Any transport of hazardous materials is also regulated at the Federal (Title 49 of the Code of Federal Regulations) and State (Title 13 of the California Code of Regulations) levels. Through mandated compliance with all applicable federal, State, and local regulations pertaining to hazardous materials, the risk associated with the use and transport of hazardous materials, is minimal.

¹⁴ Proposition 65 was passed by California voters in 1986. Proposition 65 requires businesses to provide warnings to Californians about significant exposures to chemicals that cause cancer, birth defects or other reproductive harm. These chemicals can be in the products that Californians purchase, in their homes or workplaces, or that are released into the environment. As of January 2020 the Proposition 65 List, which is maintained by the Office of Environmental Health Hazard Assessment ("OEHHA"), includes approximately 1,000 naturally occurring and synthetic chemicals that include additives or ingredients in pesticides, common household products, food, drugs, dyes, or solvents (<https://oehha.ca.gov/proposition-65/proposition-65-list>).

There are no existing or proposed future uses within a quarter-mile of the school site that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes. The area surrounding the school site is being developed with uses permitted by the Ranch Plan. As noted above, the uses in Planning Subarea 3.3 and the immediately adjacent Planning Subareas (3.2, 3.4, and 3.6) are predominately residential with community facilities and a HBBE allowed. These uses would be compatible with the school and would not increase the risk of upset for hazardous materials.

The proposed school site is not within two-miles of a public airport, or site listed pursuant to *California Government Code* §65962.5 (i.e., Cortese List). The school site is located along a collector roadway in a residential area and would not impair an evacuation route. The school site is not immediately adjacent to open space, such that the site would have an increased potential exposure to wildland fires.

As noted above, Section 21151.8 of the Public Resources Code identifies issues to be addressed when locating a new elementary or secondary school. The following items pertain to potential hazardous materials exposure:

- Section 21151.8(a)(1)(A) requires evaluation if the site is a current or former hazardous waste disposal site or solid waste disposal site and, if so, whether the wastes have been removed. The site has never been used as a solid waste or hazardous waste disposal site. Additionally, the site will have been graded prior to acquisition by CUSD and any unknown hazardous materials encountered would have been remediated. FEIR 589 includes a mitigation measure (MM4.14-1), that requires the contractor prior to the issuance of a grading permit, to develop an approved Health and Safety Contingency Plan (HSCP) in the event that unanticipated/ unknown environmental contaminants are encountered during construction. The plan is developed to protect workers, safeguard the environment, and meet the requirements of the California Code of Regulations (CCR), Title 8, General Industry Safety Orders–Control of Hazardous Substances.
- Section 21151.8(a)(1)(B) requires an assessment if the site is located on a hazardous substance release site identified by the Department of Toxic Substances Control in a current list adopted pursuant to Section 25356 of the Health and Safety Code for removal or remedial action. The site is not included on lists pursuant to the Health and Safety Code.
- Section 21151.8(a)(1)(C) requires an evaluation if the site contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, extremely hazardous substances, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood, or other nearby schools. The school site would be served by a natural gas pipeline; however, no other pipelines are located in proximity to the site. The closest high pressure gas line, which serves development in the Ranch Plan, is located in Cow Camp Road, located approximately 850-feet south of the school’s southern boundary.

The California Code of Regulations, Title 5, Section 14010 also identifies parameters for school site selection to ensure that the school sites provide a safe environment that supports learning. A number of the provisions pertain to the design of the facility; however, there are also safety related provisions that address proximity to high pressure gas lines, power lines, rail lines, and freeways/major arterial roadways that must be considered when acquiring a school site. Much of this overlaps with the questions already in the CEQA Checklist or included in Section 21151.8 of the Public Resources Code.

As noted above, the site is not in close proximity to any high pressure gas lines. For power lines, Section 5 of the Code of Regulations specifies that property line should be at least the following

distances from the edge of respective power line easements: 1) 100 feet of a 50-133 kilowatt (kW) line; 2) 150 feet of a 220-230 kV line; or 3) 350 feet of a 500-550 kV line. The closest electrical transmission line is a 138-kilowatt (kW) line located approximately 3,600 feet southwest of the school's southwest boundary. See Exhibit 4 for a graphic showing the school location to the high pressure gas line and 138-kV line. Utility lines serving the school site and surrounding neighborhoods will be underground.

The closest rail line is the Metrolink/Amtrak line, located over 5.5 miles west of the school site in the City of San Juan Capistrano. The site is not located proximate to (more than a half mile) any above-ground water storage tanks and no above-ground fuel storage or hazardous material waste sites are located within the Ranch Plan boundary. As discussed above in Section 6.3, Air Quality, there are no high volume traffic corridors or freeways in close proximity to the school site. Further discussion of the local roadway network, including arterial highways is discussed in Section 6.17, Transportation.

Based on the above information, construction and operation of the school would not contribute to new significant or substantially more severe significant hazardous materials impact and no major revisions to the FEIR are required.

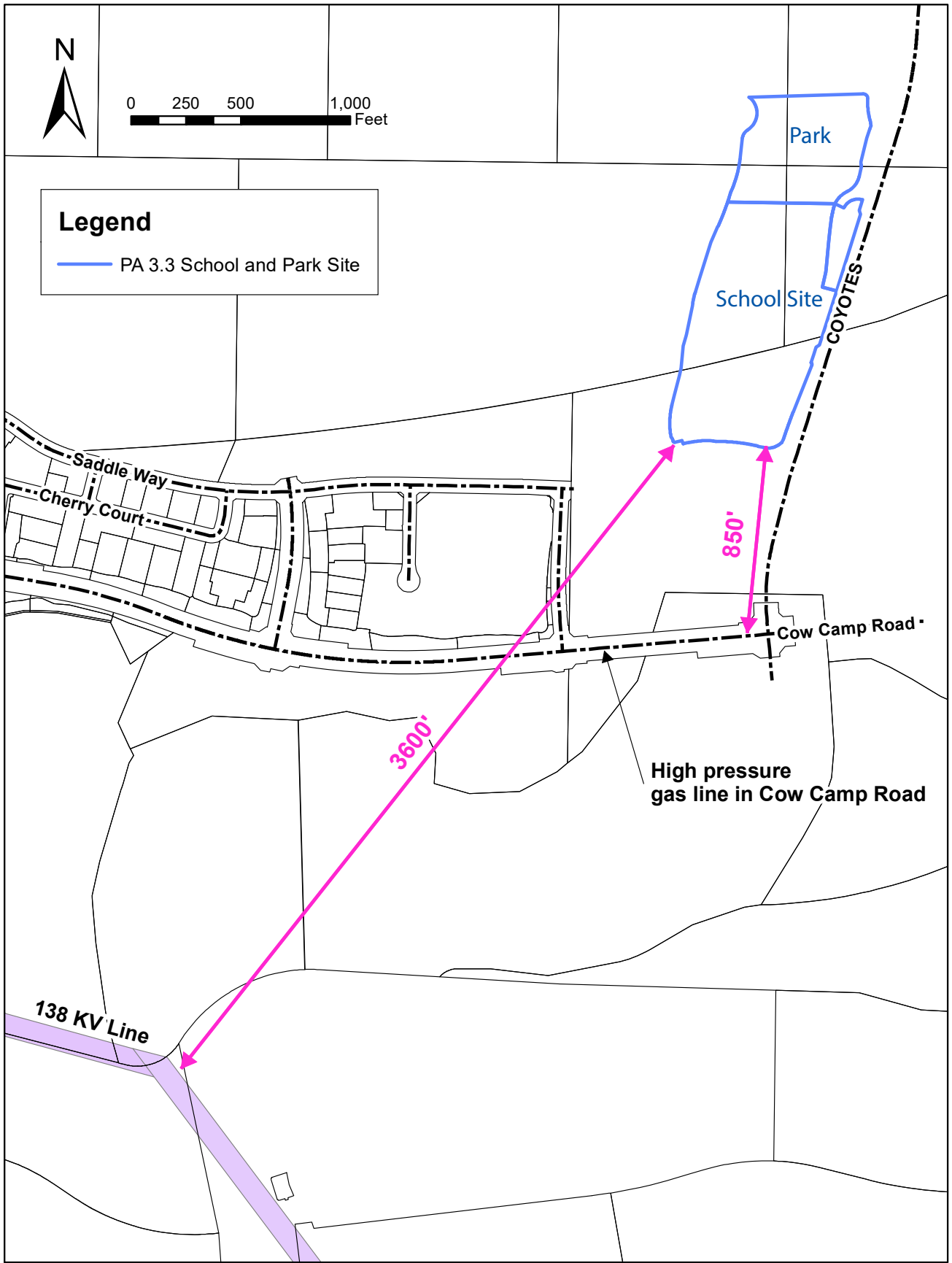
6.10 HYDROLOGY AND WATER QUALITY

CEQA Checklist Questions

- a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c) Would the project substantially alter the existing drainage pattern of the site or area including the alteration of the course of a stream or river, or through the addition of impervious surfaces, in manner which would:
 - i) result in substantial erosion or siltation on or off-site;
 - ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - iv) impede or redirect flood flows?
- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The Ranch Plan is located in the San Juan Creek and the Western San Mateo Creek watersheds and the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB). Per the mitigation program in FEIR 589, the Ranch Plan would maintain the flow regime and prevent significant impacts during a full range of flow events (2-year, 10-year and 100-year). Proposed



Source: Huitt-Zollars, 2021

Proximity to High Pressure Gas Line and Electrical Transmission Line Exhibit 4
Planning Subarea 3.3 School Site



detention facilities, in conjunction with the infiltration approach, will reduce post-project flow peaks to the pre-Ranch Plan project level.

The San Diego Basin Plan (Basin Plan) would be the key water quality control plan for the project study area. The Basin Plan is developed pursuant to the Porter-Cologne Water Quality Control Act of 1970 (Porter-Cologne Act), which is California's primary statute governing water quality and water pollution issues. The Basin Plan must conform to the policies set forth in the Porter-Cologne Act and established by the SWRCB in its State Water Policy. The primary mechanism for attainment of water quality standards in urban areas is through the MS4 NPDES Permits.

FEIR 589 provided technical evaluation and analysis of the hydrology, geomorphology, water quality, sediment transport/stream stability, groundwater, and drainage requirements in order to assess the baseline conditions and impacts of the Ranch Plan. The *Conceptual Water Quality Management Plan* (WQMP) prepared for the Ranch Plan Planned Community, following the requirements of the Orange County Drainage Area Management Plan (DAMP), outlines the site design, source control and treatment systems that would provide an effective treatment for most pollutants associated with urbanization. In addition, the proposed features address both dry-weather and wet-weather water quality concerns. With the exception of certain pathogen indicators, potential runoff water quality impacts are considered less than significant with the proposed mitigation features outlined in the WQMP. More detailed WQMPs are developed for each Planning Area. A *Conceptual Water Quality Management Plan for Planning Areas 3 and 4* was prepared and approved in conjunction with the Master Area Plan and Subarea Plans for Planning Areas 3 and 4.

FEIR 589 required the preparation of a Runoff Management Plan (ROMP) to address in-channel sediment transport processes and streambed/stream bank stability due to increases in the rate and amount of surface flow runoff. In April 2013 the County of Orange approved the ROMP for the portion of the Ranch Plan within the San Juan Creek watershed. This document combines the Runoff Management Plan and the Master Plan of Drainage. On March 13, 2014, the San Diego Regional Water Quality Control Board deemed the mitigative water quality and hydromodification management scheme detailed in FEIR 589, the Ranch Plan ROMP, and the San Juan Creek Watershed Study acceptable.

In conjunction with certification of FEIR 589, the Orange County Board of Supervisors adopted a Finding of Fact and a Statement of Overriding Considerations for water quality impacts (pathogens).¹⁵

Impacts Associated with the School Site

As noted, the site will be graded prior to acquisition by CUSD. As part of the tentative tract map process, more detailed ROMP studies are required that reflect refinements in land use, grading, and phasing. Compliance with the Construction General Permit, including preparation of a Storm Water Pollution Prevention Plan (SWPPP) to prevent potential short-term impacts of construction on water quality would be required prior to initiation of grading. Temporary construction erosion and sediment-control Best Management Practices (BMPs) would be used to keep sediment, construction

¹⁵ FEIR 589 identified that the majority of human sources of pathogen indicators in the Ranch Plan will be effectively controlled with a modern sanitary sewer system. The primary additional source of pathogen indicators introduced by the Ranch Plan development are expected to be associated with pet wastes, which will be managed through source and treatment controls. However, the finding of FEIR 589 was that because neither existing nor post-development levels are likely to meet REC-1 standards for fecal coliform on a consistent basis there could be a potential significant impact. However, it should be noted, USEPA, in an evaluation of Recreational Water Quality Criteria, is now recognizing that non-human sources of indicator bacteria represent a lower risk of human health impacts. (USEPA 2016)

wastes, and vehicle wastes from affecting downstream water bodies. With implementation of these design features, the post-project flow peaks will be consistent with the pre-project (i.e., Ranch Plan) levels and minimize potential for degrading surface or groundwater quality. This will be the responsibility of RMV during grading and would be inspected by the County of Orange prior to CUSD taking ownership of the site. Provisions would be made as part of the grading for the connection of site specific storm drains that empty into the storm drainage infrastructure in Planning Area 3, thereby minimizing the potential for substantially altering the drainage pattern.

School construction by CUSD would also require preparation and implementation of a SWPPP and WQMP to ensure erosion control measures are maintained during the construction process. Low impact design (LID) would be required in compliance with the provisions of San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2009-0002, as described in the Model WQMP and its accompanying Technical Guidance Document (DAMP Section 7.II and 7.III, respectively, December 20, 2013). This would include source control BMPs and treatment control BMPs consistent with the WQMP for Planning Area 3, if it is not feasible to meet LID performance criteria through retention and/or biotreatment on-site or in the facilities provided as part of the Ranch Plan.

The school project would not draw from groundwater or substantially interfere with groundwater recharge. FEIR 589 identified the incorporation of basins as part of the larger Ranch Plan that would provide flow management in an effort to maintain the existing flow regime. The school site is not located in an area that would be subject to tsunami or seiche zone because it is not in proximity to any body of water; therefore, there would not be an increased risk of a release of pollutants due to inundation.

Based on the above information, construction and operation of the school would not contribute to new significant or substantially more severe significant impact on water quality or hydrology and no major revisions to the FEIR are required.

6.11 LAND USE AND PLANNING

CEQA Checklist Questions

- a) Would the project physically divide an established community?
- b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The Ranch Plan is generally at the edge of urban development. As set forth in FEIR 589, although the Ranch Plan would displace uses, it would not disrupt or divide the physical arrangement of an established community. FEIR 589 identified commercial, industrial, and agricultural businesses, as well as residences for agricultural workers being displaced; however, this was not identified as a significant impact because there is no commitment to continue these uses beyond the termination dates of the leases with or without the development of the Ranch Plan. The displacement of the RMV uses and residences would be the choice of the landowner and would not be considered a significant impact.

At the time FEIR 589 was prepared, the Ranch Plan was found to be inconsistent with the regional planning programs, which identified a greater level of development on the site. This was identified

as a significant unavoidable impact and the Orange County Board of Supervisors adopted a Finding of Fact and a Statement of Overriding Considerations. Subsequent to the approval, the regional planning programs have been modified to reflect the level of development approved for the Ranch Plan Planned Community. As part of the General Plan Amendment process, the local General Plan and the Ranch Plan approvals are consistent.

Impacts Associated with the School Site

The proposed site is designated on the General Plan as 1B, Suburban Residential and the site is zoned PC Planned Community. The site was identified in the Planning Area 3.3 Subarea Plan as being a site for a community facility. A K-8 school was identified as a planned community facility in this subarea. School use is consistent with the General Plan, PC Zoning, and Subarea Plan designations. As noted above, the development of the Ranch Plan, including the proposed school site, would not divide an established community. The development of schools within the Ranch Plan was explicitly identified and evaluated in FEIR 589.

The proposed school site is located in an RMV development area for the SSHCP. The site is not adjacent to areas designated as part of the Habitat Reserve area; therefore, there would be no conflict with the interface of the development with the natural habitat areas.

Based on the above information, construction and operation of the school would not contribute to new significant or substantially more severe significant land use impact and no major revisions to the FEIR are required.

6.12 MINERAL RESOURCES

CEQA Checklist Questions

- a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Would the project result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

FEIR 589 identified two areas of significant mineral resources within the Ranch Plan Planned Community limits. The first is the sand mining operation in Trampas Canyon, which would be displaced by development in Planning Area 5. The second is sand and gravel resources within San Juan Creek.¹⁶ FEIR 589 assessed that the ability to extract these resources would be lost with implementation of the Ranch Plan. These impacts remained significant and unavoidable and Findings of Fact and a Statement of Overriding Considerations were adopted for impacts to mineral resources.

¹⁶ As part of the SSHCP, San Juan Creek is identified for conservation; therefore, future extraction of the sand and gravel resources would not be allowed.

Impacts Associated with the School Site

The proposed school site would not be located near the sand and gravel operation in Trampas Canyon nor the resources in San Juan Creek. Therefore, the school improvements would not impact these mineral resources. Construction and operation of the school would not contribute to new significant or substantially more severe significant impacts on mineral resources; therefore, no major revisions to the FEIR are required.

6.13 NOISE

CEQA Checklist Questions

- a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?
- b) Would the project expose persons to or generate excessive ground borne vibration or ground borne noise levels?
- c) For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

Applicable Standards

As discussed in the FEIR, the County's Noise Element establishes exterior and interior noise standards for noise sensitive uses (i.e., residential uses, schools, hospitals, and places of worship). For residential uses, 65 Community Noise Equivalent Level (CNEL) is used for "outdoor living areas". For schools, areas routinely used for educational purposes that may be adversely impacted by noise are considered "outdoor living areas," while other areas not used for education uses such as play yard areas are not considered "outdoor living areas." An interior standard of 45 CNEL is applied for residential uses. A typical residence can achieve a 12 decibel (dB) noise reduction with windows open (i.e., interior noise levels will be at least 12 dB lower than the exterior noise levels with open windows) and a 22 dB reduction with windows closed. For grades K-12, the interior noise standard is 45 LEQ(h).¹⁷ The County Noise Ordinance does prescribe exterior and interior noise standards; however, the control of the mobile noise sources on public roads is preempted by federal and state laws.

The County's noise standards, which were used in the FEIR 589, requires that both of the following two criteria be met in order to constitute a significant impact:

- the project traffic results in a substantial noise level increase on a roadway segment adjacent to a noise sensitive land use (e.g., residential use) (a substantial noise increase is defined as an increase of 3 dB or more); and

¹⁷ For LEQ(h), the h is the time duration of usage in hours.

- the resulting “future with project” noise level exceeds the criteria for the noise sensitive land use, as identified above, for the County of Orange. The following interior and exterior noise standards apply to the proposed school:
 - 45 CNEL residential interior noise levels
 - 65 CNEL residential exterior noise levels

Impact Findings

FEIR 589 addressed both short-term construction and long-term operational noise impacts associated with the Ranch Plan Planned Community. FEIR 589 concluded that impacts would be less than significant if construction was limited to the hours prescribed in the County of Orange Noise Ordinance, if equipment was equipped with mufflers, and if stock piles were located away from residential areas.

Impacts from noise from the Ranch Plan project-generated traffic were estimated in FEIR 589 by comparing the with and without the Ranch Plan traffic volumes and evaluating the projected changes in noise levels along roadways in the vicinity of the Ranch Plan project area. The analysis evaluated potential impacts on the adjacent arterial highways, extending west to I-5. Cumulative noise impacts were estimated by comparing the future noise levels to existing noise levels. FEIR 589 noted that, based on the thresholds of significance, the Ranch Plan would not have any significant project-specific noise impacts.

Aircraft noise was determined not to be a significant impact due to the distance to airport facilities. John Wayne Airport is the closest commercial airport, which is located approximately 18 miles from the Project site and the airfield at MCB Camp Pendleton is approximately 20 miles south of Ortega Highway (a mid-point area of the Ranch Plan site). There are no private airstrips in the vicinity of the Project site.

Addendum 3,1 identified that although residences in Planning Area 1 (Village of Sendero) were occupied and the then future residences in Planning Area 2 (Village of Esencia) would be occupied by the time the development of Planning Areas 3 and 4 commenced, the distance of these residences from the construction areas of Planning Areas 3 and 4 would be sufficient to minimize construction related noise. Early residents of Planning Areas 3 and 4 would be exposed to construction-related noise. For the new homes, the grading is generally done in the subarea prior to the occupancy of new homes. Therefore, there would be a greater separation between grading activities and occupied residences. The FEIR found that the limits on the hours of construction activities, as well as other provisions in the Orange County Noise Ordinance, would reduce the short-term construction noise impacts to less than significant. This finding would be applicable to development of Planning Areas 3 and 4 and their associated improvements.

Addendum 3.1 further identified that the noise conditions would not change substantially from what was addressed in FEIR 589 because the overall level of development allowed for the Ranch Plan has not changed. Due to the limited number of access points to the Ranch Plan site, the development would be distributed to the same arterial highway network that was evaluated in the previous noise studies. Therefore, the magnitude of construction and operational noise on surrounding land uses would be consistent with the findings in FEIR 589.

Impacts Associated with the School Site

Short-term Construction Impacts

As noted above, Addendum 3.1 identified that early residents of Planning Areas 3 and 4 would be exposed to construction-related noise. The greatest construction noise levels are associated with earth moving equipment. Peak noise level generated by the heavy grading equipment would be 70 to 95 dBA at a distance of 50 feet.¹⁸ As discussed in the FEIR, the noise level dissipates with distance from the noise source. At 150 feet, the peak construction noise levels range from 61 to 86 dBA. At 1,000 feet, the peak noise levels range from 44 to 69 dBA. It should be noted that these noise levels are based upon worst-case conditions and, typically, noise levels would be less because the analysis assumes no shielding by topography or buildings. Additionally, construction noise is generally not at the peak level continuously. Furthermore, only finished grading, paving, and vertical construction (i.e., the buildings) would be required by CUSD. Therefore, the maximum noise exposure would not occur as part of school implementation but rather from the grading activities. The mass grading would be completed before adjacent residential uses are occupied. Compliance with the provisions in the Orange County Noise Ordinance would reduce the short-term construction noise impacts to less than significant.

Long-term Operational Impacts

Long-term operational noise impacts are generally associated with traffic noise; however, the school would also have operational noise related to outdoor activities (play yards, bells, and equipment). CUSD has conducted noise studies based on similar schools, including previous noise level measurements taken at the San Juan Elementary School, to characterize anticipated noise levels from these activities. The studies identified that noise levels from the use of hardcourts would average 51 dBA Leq, and noise from play fields would average 59.6 dBA Leq at 100 feet away. Noise may be heard sporadically at future nearby residential units adjacent to the school; but, due to the distance and the traffic on local streets that would generally overshadow noise from daytime school activities, noise impacts generated by operation of the school would be less than significant (CUSD 2016). No field lighting would be installed; therefore, no night games would be held on playfields.

The traffic associated with the school site has been included in the traffic volumes evaluated in the FEIR and Addendum 3.1 because the school is a planned use as part of the Ranch Plan.¹⁹ As noted above, Addendum 3.1 identified that the future noise conditions would not change substantially from what was addressed in FEIR 589 because the overall level of development allowed for the Ranch Plan has not changed.

¹⁸ Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Community noise levels are measured in terms of the "A-weighted decibel," abbreviated dBA.

¹⁹ The 2015 traffic analysis prepared by Stantec for Addendum 3.1 and updated by Fehr and Peers in 2019 for the modifications to Master and Subarea Plans for Planning Areas 3 and 4, assumed 2,600 students in Planning Areas 3 and 4. This is slightly more than half of the total number of students to be generated in connection with full build-out of the Ranch Plan (5,100 students total) and would include high school students in addition to K-12 students. Planning Areas 3 and 4 accommodate slightly more than half of the total number of units permitted by the Ranch Plan (7,500 units of the 14,000 units approved). This Addendum is focused on the K-8 school proposed in Planning Subarea 3.3, which would serve 1,600 students in permanent and relocatable classrooms. This maximum number is consistent with the projections by assumed Stantec and Fehr and Peers for both Planning Areas 3 and 4, but specifically focusing on Planning Area 3).

To confirm that there has not been substantial changes to the projected growth in the region, and as a result, an increase in traffic volumes and associated noise, a comparison was made between the traffic volumes included in the FEIR and the traffic projections from recent local traffic studies. The 2020 Iteris report is the most current traffic forecast conducted for the southeast Orange County area. Thus, it provides an update of potential cumulative impacts. Based on this comparison, no substantial change in traffic forecasts has occurred; therefore, no substantial change in the future noise levels due to increased traffic volumes are anticipated. As previously noted, using the County noise criteria (see above) no significant project related noise impact from Ranch Plan-related traffic is anticipated on the roadway network outside of the Ranch Plan area.

The conceptual plan for the proposed school (see Exhibit 3) provides anticipated placement of classrooms on the school site. An estimate of potential traffic noise on the school site is provided using the 2020 traffic study conducted by Iteris and anticipated noise levels based on traffic volumes. Traffic noise varies with traffic volume and speed and distance from the road. The posted speed for Coyotes adjacent to the school is anticipated to be 45 miles per hour (mph), except when children are present, in which case the speed limit would be 25 mph.

As previously noted, the Iteris traffic study identifies the 2045 traffic volumes on Coyotes south of Buckner Way as approximately 8,400 ADT with the Los Patrones Parkway Extension. The Federal Highway Administration (FHWA), Highway Traffic Noise Prediction Model, estimates for a roadway with a 45 miles per hour (mph) posted speed, and 10,000 ADT, the 65 dBA CNEL noise contour would be 126 feet from the roadway centerline.²⁰ The noise level at 50 feet from the roadway centerline is expected to be 71 dBA CNEL. The Fehr & Peers traffic analysis completed in July 2021, had the benefit of more detailed information for the school and surrounding area, and it identifies that Coyotes would carry approximately 6,000 ADT. To provide an understanding of the difference in noise impact, the FHWA table identifies that with 5,000 ADT at 45 mph, the 65 dBA CNEL noise contour would be 69 feet from the roadway centerline. The noise level at 50 feet from the roadway centerline is expected to be 67 dBA CNEL (Irvine 2012). The right-of way for Coyotes will range from 86 to 108 feet; therefore, the 65 dBA CNEL contour would extend along the eastern edge of the school site boundary under both traffic volume scenarios. This does not factor in any elevation difference from the roadway or possible intervening buildings that would provide attenuation.

Building F, the kindergarten area is the structure closest to the roadway. The nearest edge of the building is approximately 122 feet from the centerline and the portion of Building F facing Coyotes is approximately 211 feet from roadway centerline. Given that standard attenuation associated with building construction provides a 22 dB reduction with windows closed and 12 dB with windows open, noise impacts on the school from Coyotes are not anticipated using standard construction methods. The rest of the classrooms are further setback from the roadway (approximately 322 feet or more from roadway centerline); therefore, noise from Coyotes on the classroom portion of the school is not anticipated even when using the higher traffic volumes for Coyote. Noise associated with the other roadways adjacent to the school would be less because they are local residential access roads and would have lower traffic volumes and posted speeds.

Excessive ground borne vibration and ground borne noise was focused out of FEIR 589. There are no Orange County standards for excessive groundborne vibration or groundborne noise levels. The Federal Transit Administration (FTA) *Office of Planning's Transit Noise and Vibration Impact*

²⁰ The 10,000 ADT overstates the noise levels because it assumes a higher traffic volume. Additionally, the higher traffic speed posted of 45 mph has been used in the analysis.

Assessment (FTA 2006) and Caltrans have developed protocols for assessing potential vibration impacts. Both protocols are consistent.

Problems with both ground-borne vibration and noise from these sources are usually localized to areas within approximately 100 feet from the vibration source (FTA 2006). There is the potential for short-term vibration during construction if sensitive uses are in close proximity to the construction activities. Conventional heavy construction equipment would be used for mass grading. However, mass grading of the site is expected to be complete prior to CUSD taking title to the site and before surrounding sensitive uses are occupied. CUSD would be responsible for finish grading and building construction. These activities do not generate substantial levels of vibration. FTA guidance states that ground vibrations from construction activities very rarely reach the level that can damage structures and only achieves the audible and perceptible ranges in buildings very close to the site. Impacts would be less than significant and are consistent with the determination made when the scope of FEIR 589 was developed and the issue of vibration was focused out of the FEIR.

Construction and operation of the school would not contribute to new significant or substantially more severe significant noise or vibration impacts; therefore, no major revisions to the FEIR are required.

6.14 POPULATION AND HOUSING

CEQA Checklist Questions

- a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

At the time the Ranch Plan Planned Community was approved, the OCP-2000M²¹ socioeconomic projections assumed 20,468 units in the Ranch Plan area. The OCP-2004 projections had not been adopted but also reflected the higher unit count. The finding of a significant unavoidable impact was identified because the Ranch Plan (with a maximum of 14,000 residential units) would not fully meet the housing goal and would result in an inconsistency with the adopted regional growth projections. The FEIR states that the inconsistency could be eliminated through updating the socioeconomic projections for Orange County and the associated plans that are based on the adopted projections; however, since the County of Orange is not the agency with jurisdiction over the regional planning programs, this impact was identified as a significant, unavoidable impact. It should be noted, the local and regional projections have been modified to reflect the Ranch Plan approvals.

FEIR 589 further determined that the Ranch Plan would not (1) remove obstacles to growth in the surrounding counties or areas within Orange County; (2) induce unplanned growth; (3) encourage economic activities that would result in adverse impacts to the environment; or (4) require the

²¹ OCP-2000M are the Orange County Projections in effect at the time FEIR 589 was prepared. This data set was developed with a base year of 2000 but was modified (hence the notation of M after the number) by the Center for Demographic Research for consistency for incorporation into the Southern California Association of Governments (SCAG) growth forecast for the 2001 Regional Transportation Plan (RTP) and the SCAQMD's AQMP.

expansion of one or more public services to areas that were not already planned to receive such services. Growth resulting from the Ranch Plan would be limited to the growth planned as part of the Planned Community project and would not substantially influence growth outside the project limits. This is primarily due to the fact that much of the surrounding area is currently developed or in public ownership.

Impacts Associated with the School Site

The proposed school is a planned activity to serve the Ranch Plan development. The utility infrastructure required to support the school will be provided by the infrastructure improvements being implemented as part of Planning Area 3 development (i.e., not a component of the school project). Development of the proposed school would not extend public services that would support growth beyond the planned development levels. The proposed school site does not support any housing or employment uses that would need to be displaced and replaced elsewhere. Construction and operation of the school would not contribute to new significant or substantially more severe significant population and housing impacts and no major revisions to the FEIR are required.

6.15 PUBLIC SERVICES

CEQA Checklist Questions

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

FEIR 589 evaluated potential impacts associated with the provision of public services and identified potentially significant unavoidable impacts for fire protection services; however, these impacts were generally associated with development in Planning Areas 7 and 9 due to their remoteness. As part of the ROSA (see discussion Ranch Plan Overview pertaining to FEIR 589), development was eliminated in Planning Area 9 and only the RMV headquarters would be allowed in Planning Area 7; therefore, these impacts have been eliminated. Additionally, as noted in the discussion of Hazards and Hazardous Materials, a *Ranch Plan Planned Community-Wide Fire Protection Plan* has been developed in conjunction with OCFA.

The Ranch Plan project identified the need for new government facilities (e.g., schools, fire stations, parks, and other community uses). The plan has identified locations for these facilities, which would all be located in the development areas. Therefore, the environmental impacts associated with such facilities have been accounted for and are fully addressed in FEIR 589.

Impacts Associated with the School Site

The implementation of the planned school facilities would not result in demand for government facilities beyond what was identified in the Ranch Plan and evaluated in FEIR 589. The 6-acre park site would provide facilities for shared school and community use. This approach is consistent with the description in FEIR 589, which identified shared park and school support facilities. As noted above, because the school would be located within a development area, the physical impacts were evaluated as a component of the Ranch Plan. Construction and operation of the school would not contribute to new significant or substantially more severe significant population and housing impacts and no major revisions to the FEIR are required.

6.16 RECREATION

CEQA Checklist Questions

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Would the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The Ranch Plan Planned Community requires the construction of new parks and recreational facilities, such as trails and bikeways. The *Ranch Plan Planned Community Local Park Implementation Plan (LPIP)* has been prepared to demonstrate how the Ranch Plan Planned Community will provide a local park program in compliance with the Orange County Local Park Code and the Master Plan of Local Parks Component of the Recreation Element of the General Plan. The parks would be constructed within the approved development areas. Therefore, FEIR 589 addressed the impacts on the environment as part of the development impacts. No significant unavoidable impacts associated with recreation were identified.

Impacts Associated with the School Site

The shared school/park site would provide community park resources, as well as physical education facilities for the school. As previously note, the facilities would be located in the development area of the Ranch Plan and no off-site recreational facilities would be required. The concept of shared school and community park resources was identified in FEIR 589. Construction and operation of the school would not contribute to new significant or substantially more severe significant population and housing impacts and no major revisions to the FEIR are required.

6.17 TRANSPORTATION

CEQA Checklist Questions

- a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?
- c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Would the project result in inadequate emergency access?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The traffic study area for the Ranch Plan addressed in the FEIR includes all or portions of the cities of Mission Viejo, San Juan Capistrano, and San Clemente, and portions of the cities of Rancho Santa Margarita, Laguna Hills, and Laguna Niguel. It also includes portions of unincorporated Orange County extending from Rancho Santa Margarita to San Clemente, including the communities of Las Flores, Ladera Ranch, Coto de Caza, and Talega, as well as the project area. The horizon year for the traffic analysis in FEIR 589 was 2025 (approximately 20 years after project approval). The traffic analysis in Addendum 3.1 updated the analysis to reflect improvements that had been implemented and provide a 2035 horizon year, which represented the long range cumulative scenario.

The Ranch Plan (at full build-out) is approved for a total trip generation of 183,338 ADT, of which 14,289 trips are anticipated to be in the AM peak hour and 18,033 trips in the PM peak hour. The traffic analysis that was conducted for FEIR 589 used a 2025 horizon year both with and without the SR-241 extension. For the scenario without the SR-241 extension, an arterial highway along the alignment for the SR-241 was assumed.²² Significant unavoidable project and cumulative impacts were identified on arterial highway intersections and the freeway network (both ramps and mainline facilities) with buildout of the Ranch Plan Planned Community. As part of FEIR 589, a mitigation program, known as the South County Roadway Improvement Program (SCRIP) was formulated to address the significant circulation impacts associated with development of the Ranch Plan Planned Community. Since a number of the proposed improvements are located outside the County's jurisdiction, the County is unable to ensure that mitigation outside their jurisdictional boundaries will be implemented; therefore, the impacts to be mitigated by those improvements were identified as significant and unavoidable, and the County adopted a Finding of Fact and made a Statement of Overriding Considerations.

The findings of Addendum 3.1 are consistent with FEIR 589. Addendum 3.1 provided a focused analysis on the key intersections in SCRIP. Only the Rancho Viejo Road and Ortega Highway intersection is projected to operate at a deficient level of service in 2035 with the addition of the development in Planning Areas 3 and 4 prior to implementation of the SCRIP improvements. The other improvements identified by the SCRIP program could be deferred until beyond the development milestone identified in the SCRIP program. The need for the improvement was identified in FEIR 589; hence the identification of the improvement in the SCRIP program.

²² Subsequent actions taken by the County of Orange in 2015 and 2021, support the arterial highway option. The portion of the arterial highway between Oso Parkway and Cow Camp Road has been constructed (i.e., Los Patrones Parkway). There is a planned extension of Los Patrones Parkway from its current terminus to Avenida La Pata (said extension appearing on both the Orange County General Plan (Transportation Element), the City of San Clemente Mobility and Complete Streets Element (i.e., the Centennial General Plan Mobility Element), and the Orange County Master Plan of Arterial Highways (MPAH).

Impacts Associated with the School Site

As previously noted, the traffic analysis prepared for the FEIR and Addendum 3.1 included a trip generation factor for schools. A total of 5,100 students were assumed in the analysis in FEIR 589 (4,200 elementary/middle school students and 900 high school students). These numbers were derived using the CUSD student generation rates. This equated to school related 6,416 ADT Ranch Plan-wide. The traffic report for Planning Areas 3 and 4 assumed 2,600 students in the two planning areas and a total of 3,354 school related ADT. Therefore, the trips associated with the proposed school site have been included in the previous analysis conducted for the Ranch Plan (i.e., the school trips do not need to be added over and above the trips associated with the Ranch Plan). As noted above, the 2,600 students in Planning Areas 3 and 4, includes all students, including high school students. The proposed school in Subarea 3.3 would accommodate a maximum of 1,600 students in permanent and relocatable buildings (i.e., a number well within the value assumed in connection with the traffic report prepared in connection with Planning Areas 3 and 4).

In addition to these past traffic studies, Fehr & Peers (2021) conducted an assessment of the transportation conditions surrounding the proposed school. The report provides a summary of (i) key assumptions used to perform the traffic assessment, (ii) forecasted traffic demand for school site roadways, (iii) suggested parking and drop-off/pick-up areas, and (iv) operational and safety characteristics for the surrounding roadways. This study is provided in Appendix B. It should be noted, not all the non-CEQA issues are summarized below but are included in the Appendix for informational purposes.

As previously noted, in 2020, the County of Orange had Iteris prepare a comprehensive traffic analysis for a General Plan Amendment/Master Plan of Arterial Highways Amendment to have Los Patrones Parkway extend from its current terminus at Cow Camp Road to Avenida La Pata, in the City of San Clemente. The traffic analysis in this study used a 2045 horizon year and included additional roadways within the Ranch Plan, notably Coyotes. Coyotes was modeled as a Divided Collector (2-lane roadway). The traffic study identifies the 2045 traffic volumes on Coyotes south of Bucker Way as approximately 8,400 ADT with the Los Patrones Parkway Extension. The Fehr & Peers study, which used a more refined analysis zone structure and more current/detailed information for the school and surroundings, forecasts approximately 6,000 ADT on this segment of Coyotes. These numbers are generally consistent, with the differences being the nature of the two studies (i.e., long-term subregional analysis versus a focused area study). It should be pointed out, this represents a Level of Service (LOS) A in both scenarios. The Orange County Transportation Authority Master Plan of Arterial Highway Guidelines identifies 15,000 ADT as being LOS C on a Divided Collector. Although CEQA does not require a LOS analysis, the LOS information from the Fehr & Peers study is summarized below to provide an understanding of the function of the roadways adjacent to the school site. The Iteris study does not allow an evaluation of intersections that would be directly affected by the proposed school site because it did not provide traffic volumes for the smaller locally serving roadways. The Fehr & Peers study evaluated the direct traffic effects from the proposed school on the following intersections:

- Coyotes & Bucker Way
- Coyotes & North School Driveway
- Coyotes & South School Driveway
- Coyotes & Saddle Way

The Orange County Transportation Authority (OCTA) travel forecasting model, updated to reflect the details for Planning Area 3, including the school, was used to determine background traffic. The

future year forecast reflects build-out of the Ranch Plan (all entitlements) and 20+ years of growth in the rest of Orange County. As discussed in Appendix B, LOS values were calculated to assess degree of congestion. All the intersections were shown as operating at LOS A or B in both the AM and PM peak hours. This means drivers will experience little or no delays in travelling through the area (see Table 1 of Appendix B).

The school would not conflict with any of the applicable local, state, and federal policies and planning programs. The Ranch Plan has implemented programs to support alternative transportation modes (i.e., bike lanes, multi-purpose trails, and Ranch-Ride, a ride sharing program). These programs are being implemented at a Ranch Plan-wide level. Construction and operation of the school would not conflict with any of these programs. Implementation of the elements of the Ranch Plan, including the proposed school, would not result in any inconsistency or conflict with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) that may result in a significant impact on transportation. The school would provide a local public serving facility that would serve the immediate community and minimize the need to travel further distances to attend school.

As discussed in the Fehr & Peers traffic analysis, the roadways leading to the school (Coyotes, Buckler, Saddle, Lamkin, Pablo) will have detached sidewalks. This means that there will be a landscape strip between the street and the sidewalk, which provides additional separation between pedestrians and moving vehicles. All of the sidewalks bounding the school will be 8-foot wide, which exceeds the American with Disabilities Act (ADA) minimum standards and will facilitate larger groups of students walking comfortably together.

The primary access road to the school access points will be Coyotes. This street will have a separate lane for cyclists (and neighborhood electric vehicles with maximum speed of 25 mph). This cycle lane is a part of an overall network of bicycle-related facilities within Planning Area 3. The other streets leading to the school (Lamkin and Saddle) are lower-speed collector streets that are compatible with cyclists. Pablo, which will border the school on the east, is sufficiently wide to accommodate bicyclists and on-street parking.

A question has been added to the CEQA Checklist since the certification of FEIR 589. The question pertains to using Vehicle Miles Traveled (VMT) as the appropriate metric for assessing transportation impacts. The cited section of the CEQA Guideline states: "vehicle miles traveled refers to the amount and distance of automobile travel attributable to a project." Unlike delay-based LOS analyses, VMT is a regional effect not defined by roadway, intersection, or pathway.

An increase in VMT is oft times associated with or identified as a cause of growth or expansion of land use, especially if a project allows capacity beyond what is needed to serve the immediate area. No new land uses are proposed and an extensive growth inducing analysis was conducted as part of FEIR 589 by evaluating not just growth potential in Orange County but in neighboring San Diego and Riverside counties. The Ranch Plan was found not to substantially influence growth outside the Ranch Plan limits, primarily due to the developed nature of the surrounding area and area in public ownership (i.e., MCB Camp Pendleton, Caspers Wilderness Park and the Cleveland National Forest). These factors limit the ability of the Ranch Plan to expand growth beyond the current/projected limits.

Lead agencies have discretion to develop and adopt their own thresholds of significance, or rely on thresholds recommended by other agencies. In November 2020, the County of Orange approved the County's *Guidelines for Evaluating Vehicle Miles Traveled Under CEQA*, which outline the methodology for assessing impacts based on VMT and establish a threshold for determining if an impact is significant based on VMT.

The County *Guidelines for Evaluating Vehicle Miles Traveled Under CEQA* provide that to the extent that impacts have already been addressed at a programmatic level, the analysis may tier from that analysis. Furthermore, the County Guidelines state:

The County will review Public Resources Code Section 21166 to determine whether VMT analysis is required for the later-prepared environmental documents, including subsequent and supplemental EIRs and addendums. Absent facts or legal requirements to the contrary, the County will not, as a matter of course, require VMT analysis for later-prepared documents. (See, e.g., *CREED v. San Diego* [2011] 196 Cal. App. 4th 515; *Concerned Dublin Citizens v. City of Dublin* [2013] 214 Cal. App. 4th 1301, 1320.)

Since the County is the agency with land use authority over the Ranch Plan area, the County's Guideline have been applied. In this case, a key factor when assessing whether a VMT assessment is needed is whether the proposed school is a new or expanded use. The approvals for the Ranch Plan and the analysis in FEIR 589 assumed construction of up to two elementary schools and a middle school in Planning Area 3. Therefore, the proposed K-8 school that is the subject of this Addendum represents the implementation of a previously approved project. The local and regional circulation impacts were fully evaluated in FEIR 589; therefore, implementation of the proposed school would not result in any new significant or substantially more severe impact that would require modification to the FEIR. As noted above, the surrounding neighborhoods have been designed to support non-vehicle modes of transportation. The development of the school would not conflict with transit systems nor would it change travel patterns or induce new vehicle travel. The school facilities do not require the expansion of the roadway network in the area. The County *Guidelines for Evaluating Vehicle Miles Traveled Under CEQA* explicitly identifies increased access to common goods and services, such as schools and daycare as a measure to reduce VMT (page 27)

Construction and operation of the school would not contribute to new significant or substantially more severe significant impacts related to transportation and traffic and no major revisions to the FEIR are required.

6.18 TRIBAL CULTURAL RESOURCES

CEQA Checklist Questions

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?
- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impacts Analysis

Tribal Cultural Resources was not a checklist question at the time that FEIR 589 was prepared. This issue was added to the checklist in September 2016 and reflects the requirements of Assembly Bill (AB) 52, requiring consultation with tribal governments on projects that were initiated on or after July 1, 2015. The Ranch Plan was initiated before that date. However, as noted above, because the cultural resources evaluation prepared for FEIR 589 was prepared consistent with the standards for CEQA, NEPA, and the requirements of Section 106 of the National Historic Preservation Act, there was consultation with the Native American Heritage Commission and the Juaneño Band of Mission Indians, Acjachemen Nation. Native American consultation was a part of the Section 106 process to determine the significance of resources. Maps and letters regarding the Ranch Plan Planned Community project were sent to three representatives of the Juaneño Band in February and March 2000.

Additionally, the grading of the school site will be completed pursuant to a grading permit issued by the County of Orange. The County as the lead agency for the Ranch Plan Planned Community, requires construction monitoring by a County-certified monitor as part of the standard conditions of approval. Therefore, although this CEQA checklist question was not included in the previous documents, the issue is not new and was evaluated as part of FEIR 589. Since the construction of the proposed school would not result in any new or substantially more severe impacts than what was addressed in the previously certified program FEIR and Addendum 3.1, there would be no need to modify the existing FEIR.

6.19 UTILITIES AND SERVICE SYSTEMS

CEQA Checklist Questions

- a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electrical power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?
- b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

The Ranch Plan is within the service boundaries for the following service providers:

- Electrical Service: San Diego Gas and Electric (SDG&E)
- Natural Gas: Southern California Gas Company

- Water and Wastewater: Santa Margarita Water District
- Telephone: AT&T
- Cable: Cox Communication

The demand for each of these services was addressed in FEIR 589. As discussed above under Energy, FEIR 589 addressed the estimated annual demand for energy resources (electricity and natural gas) using the SCAQMD usage rates developed by land use type. The FEIR identified the need for potentially up to two electrical substations to service the Ranch Plan and demand from other development in the SDG&E service area. However, this was reduced to one electrical substation during the planning process of the initial electrical substation. SDG&E has constructed the substation in Planning Area 2 (Village of Esencia) south of Cow Camp Road in the vicinity of the northbound access ramp to Los Patrones Parkway. The Rancho Mission Viejo substation has been operational since October 2011.

FEIR 589 identified the impacts associated with construction of a full network of utility services required to support the Ranch Plan. This includes water reservoirs and pump stations. Most of these facilities are proposed within the footprint of the development areas; however, due to design requirements to accommodate gravity flows, some facilities are proposed in open space areas. The impacts of these facilities are addressed as part of the impact assessment for the overall planned community.

The Ranch Plan requires the construction of storm water facilities to accommodate the flows associated with development. This includes construction of basins to retain water during peak flows in order to avoid impacts off site. The footprint for these facilities is included in the acreage identified as part of the development footprint described in FEIR 589.

FEIR 589 determined that, using both the California Department of Resources, Recycling and Recovery (CalRecycle) and OC Waste & Recycling²³ solid waste generation factors, there was sufficient capacity at the Prima Deshecha landfill to accommodate the projected daily tonnage generated by implementation of the Ranch Plan.

No significant, unavoidable impacts to utilities and service systems were identified in FEIR 589.

Addendum 3.1 evaluated the potential impacts associated with the implementation of new facilities (such as the need for new lift stations, stormwater drains, and relocation of 138-kV transmission lines) and the ability of the existing infrastructure to be able to accommodate the additional demand for water, wastewater, stormwater conveyance, and solid waste. All of the facilities were found to be consistent with the assumptions of FEIR 589 and would be developed either in the development area or in the areas identified as the infrastructure overlay.

Impacts Associated with the School Site

As a component of the Ranch Plan, the utility and service usage has been incorporated into the projections for the larger Ranch Plan project. Facilities are being sized to accommodate the anticipated growth associated with the Ranch Plan. As a component of the Ranch Plan, the demand associated with the school has already been considered in the long-term improvements.

²³ Since the time FEIR 589 was prepared the State and local agencies overseeing solid waste requirements have changed their names. CalRecycle was previously known as the California Integrated Waste Management Board and OC Waste and Recycling was previously known as the County of Orange Integrated Waste Management Department.

SMWD would provide water and wastewater services for the school site. The water usage of the Ranch Plan, and therefore the school, is contained in the growth assumptions used in the SMWD 2020 Urban Water Management Plan (UWMP), which was approved in June 2021. The UWMP identifies how SMWD will ensure that water supplies are available to meet existing and future needs for the community. With implementation of conservation measures since FEIR 589 was certified, the water usage factors in the UWMP are lower than what was evaluated in the FEIR. Therefore, no new or more severe impacts are anticipated.

As a component of the Ranch Plan, the wastewater generated at the school has been integrated into the SMWD Plan of Works for the service area (2013 *Santa Margarita Water District Revised Plan of Works for Improvement Districts Nos. 4C/ 4E/ 5 & 6*). Wastewater would be treated at the Chiquita Water Reclamation Plant (CWRP). As discussed in Addendum 3.1, a sewer lift station would be constructed in Planning Area 3 to collect sewage flows and pump it to the CWRP. The CWRP has sufficient capacity to ensure all wastewater treatment meets the requirements of the San Diego Regional Water Quality Control Board.

The Prima Deshecha Landfill would receive refuse disposal from the school. The landfill is permitted to accept up to 4,000 tons per day of waste material. In 2001, when the Prima Deshecha General Development Plan was prepared, the Prima Deshecha Landfill was projected to have remaining capacity for approximately 66 additional years, until 2067. Subsequently, this estimate has been revised and the Prima Deshecha Landfill is expected to have the capacity to serve residents and businesses of Orange County until approximately 2102 (OCWR 2018).²⁴

The Master Area Plan and Subarea Plans address the network of storm drains that would serve PA 3. All the storm drain systems collect local drainage from street inlets within the development and discharge into water quality basins and hydrologic mitigation basins prior to ultimately discharging to the existing natural canyon floodplains via outfalls. The interior drainage within the development will be designed to ensure that 100-year flood protection is provided to habitable structures. Additionally, Planning Area 3 has been designed to provide sufficient storage for runoff volumes to mitigate increases in peak discharges to offset impacts of development. Therefore, the impacts associated with the construction of the storm drain improvements were fully evaluated in the approved environmental documents.

The lift station, all water conveyance and wastewater collection lines, and storm drain facilities are being implemented with the development of Planning Area 3. The facilities, water demand, and wastewater generation are consistent with the findings of FEIR 589. Construction and operation of the school would not contribute to new significant or substantially more severe significant impacts on utilities and service systems and no major revisions to the FEIR are required.

Other utilities proximate to the school include a high pressure gas line, which serves other development in the Ranch Plan, located approximately 850-feet south of the school's southern boundary in Cow Camp Road and a 138-kilowatt (kV) line located 3,600 feet southwest of the school's southwest boundary. Utility lines serving the school site and surrounding neighborhoods will be underground.

²⁴ Changes in regulations requiring a greater amount of recycling and diversion of materials away from the landfill, and more efficient methods have extended the life of the landfill to 2102. As a condition of the permit issued by CalRecycle, updates are provided every five years to discuss changes in site design, operations plan, and/or remaining life of the landfill. The most current permit (issued April 19, 2019) identifies 2102 as the projected closure date.

6.20 WILDFIRE

CEQA Checklist Questions

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Summary of Impacts Identified in FEIR 589 and Addendum 3.1

Although wildfire was not a separate topic in the CEQA checklist at the time FEIR 589 was prepared, the impacts associated with wildfires were included in the discussion of hazards and hazardous materials. The evaluation of Wildland Fire Hazard was evaluated in Section 4.14.2 of FEIR 589 and fire protection was addressed in Section 4.15, as part of the Public Services and Facilities evaluation. The wildland fire analysis considered the likelihood of the following conditions when assessing the severity of wildland fires that may affect the Ranch Plan area:

- The amount of natural vegetation that would provide fuel for a wildland fire,
- The topography of the area and accessibility for firefighting equipment,
- Water availability, and
- Weather elements

The analysis assumed the Ranch Plan site would likely remain as a Special Fire Management Zone area because of the extensive amount of open space associated with the Planned Community. Fire hazard modeling done as part of the *Wildland Fire Management Plan (WFMP)*, which is contained in the Adaptive Management Program (Appendix J of FEIR 589). The modeling considered not only the vegetation density within the Ranch Plan at the time of the analysis but recognized as fire frequency is reduced the vegetation could become denser and the species composition would change. This means that fires would burn with more intensity and would potentially be more destructive. FEIR 589 identified that with implementation of the provisions in the WFMP and applicable Orange County Fire Authority (OCFA) conditions for development of projects within a Special Fire Protection Area, together with improved accessibility and water availability, impacts associated with wildland fires would be less than significant. Further, the FEIR identified there are no designated evacuation routes within the Ranch Plan boundaries; therefore, implementation of the Planned Community would not impair an evacuation route.

Impacts Associated with the School Site

The school site is interior to Planning Area 3 and would not have direct interface with natural open space. The school would not increase the potential for wildland fires due location or inaccessible terrain. Open space area surrounding the Ranch Plan development areas are subject to the provisions of the *Wildland Fire Management Plan*, which was developed in conjunction with OCFA. The WFMP includes a *Short-Term Fire Management Plan* and a *Long-Term Strategic Fire Protection Plan*. Implementation of the Plan would provide measures intended to reduce the incidence and severity of wildfires (e.g., the use of prescribed burns to reduce fuel loads) and includes a “Strategic Fire Suppression Plan” intended to guide fire suppression actions that protect sensitive habitat areas from repeated wildfires (e.g., by identifying high priority “aggressive” fire suppression areas) and that minimize physical impacts from fire protection activities (e.g., the use of heavy fire suppression equipment).

RMV and OCFA have entered into a *Secured Fire Protection Agreement* to ensure adequate fire protection service is available to meet the demands of the Ranch Plan. Subsequent to the certification of FEIR 589, the *Ranch Plan Planned Community-Wide Fire Protection Program* was prepared in cooperation with OCFA and approved by the Board of Supervisors on July 31, 2007. These improvements would serve for routine fire protection and provide protection for wildland fires. These measures would provide protection to the school.

Construction and operation of the school would not contribute to new significant or substantially more severe significant impacts associated with wildfires and no major revisions to the FEIR are required.

6.21 MANDATORY FINDINGS OF SIGNIFICANCE

As part of the mandatory findings of significance, the CEQA Environmental Checklist identifies the following three questions:

- Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- Does the project have impacts that are individually limited, but cumulatively considerable?
- Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The construction and operation of the school would not have any impact on natural resources because the site would be completely graded prior to acquisition by CUSD. The impacts associated with the grading activities were fully addressed in FEIR 589 and Addendum 3.1. The site is located in a development area pursuant to the SSHCP and the school is a Covered Activity. All regulatory agency permits for the grading of Planning Area 3 have been issued. The potential for the Ranch Plan to substantially degrade the quality of the environment and cause a fish or wildlife population to drop below self-sustaining levels is the consideration of the SSHCP. As previously noted, the SSHCP was developed to provide long-term, large-scale protection of natural vegetation communities and wildlife diversity while allowing compatible land uses and appropriate development and growth. The Conservation Strategy of the SSHCP “focuses on long-term protection and management of multiple natural communities that provide habitat essential to the survival of a broad array of wildlife and

plant species” (County of Orange 2006). The SSHCP provides for a 32,000-acre Habitat Reserve (11,950 County of Orange-owned acres and 20,868 acres owned by RMV). The Ranch Plan, of which the school is a component, was designed to avoid key resources. USFWS issued an ITP; the USACE approved the SAMP; and CDFW approved the MSAA all covering the Ranch Plan activities. Based on this information, it can be determined that the school would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant of animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

The proposed school site would not impact any known cultural resource sites (prehistoric or historic); however, the conditions placed on the Project for cultural monitors during ground disturbing activities would reduce the potential significant impacts to currently buried resources. Therefore, no important examples of the major periods of California history or prehistory would be eliminated.

To address cumulative impacts, FEIR 589 considered the regional growth in the area using the OCP Projections because these demographic projections ensure consistency with the local and regional planning efforts, such as the Air Quality Management Plan, the Regional Transportation Plan, and Regional Growth Management Element. Additionally, a listing of past, present, and probably future projects was compiled. The listing of potential cumulative projects was developed based on contact with 18 agencies, the school district, and 2 water districts. A total of 66 projects were identified. Together with the OCP Projections, a comprehensive cumulative evaluation was provided. Due to the relatively built out nature of surrounding jurisdictions and extensive public land ownership surrounding the Ranch Plan, no large-scale new development not previously identified in FEIR 589 has been proposed. Therefore, the current cumulative setting is comparable to the cumulative analysis provided in FEIR.

Though cumulative projects may result in impacts, it needs to be recognized that all other cumulative projects would be subject to the same regulatory conditions to reduce impacts. Measures, such as compliance with regulations pertaining to handling of hazardous materials, development of water quality features, and compliance for the protection of natural resources would be applicable to all projects and would serve to minimize cumulative impacts. The proposed school would not result in any impacts that exceed the estimates in FEIR 589; therefore, no new or substantially more severe cumulative impacts would occur that would require modifications to the FEIR.

The proposed school has limited potential to adversely impact human beings. The extent of impacts related to construction activities would be limited and there are few sensitive receptors proximate to the project site. Construction impacts (such as air quality emissions and noise) would be temporary in nature because they would only be associated with construction activities. All other impacts would be less than significant and would not result in substantial adverse impacts on humans. Therefore, these impacts have been fully analyzed as part of FEIR 589 and do not represent new significant impacts or a substantial increase in the severity of previously identified effects.

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7.2 TECHNICAL STUDIES FOR FEIR 589

Most of the technical studies prepared in support of FEIR 589 are included as appendices to FEIR 589 and are available for review at: http://cms.ocgov.com/gov/pw/ds/planning/land_dev/docs.asp. Other reference documents are included in the reference section of FEIR 589. The appendices include:

- Geotechnical Studies
 - *Baseline Geomorphic and Hydrologic Conditions*
 - *Geotechnical Studies to Support Ranch Plan EIR*
- Hydrologic Studies
 - *Hydrologic Comparison of Baseline & Alternative Land Use Conditions for the San Juan and San Mateo Watersheds*
 - *Conceptual Water Quality Management Plan*
 - *Hydrologic Report to the Baseline Hydrologic Conditions San Juan and Upper San Mateo Watersheds*
 - *Hydrologic Report to the Baseline Hydrologic Conditions San Mateo Creek (La Paz / Gabino / Cristianitos)*
 - *Hydrologic Report to the Baseline Hydrologic Conditions Trampas Canyon*
 - *Hydrologic Report to the Baseline Hydrologic Conditions Canada Gobernadora*

- *Hydrologic Report to the Baseline Hydrologic Conditions Canada Chiquita Detailed Detention Basin Analysis*
- *Geomorphic Factors Affecting Sediment Generation and Transport Under Pre- and Post-Urbanization Conditions in the San Juan and San Mateo Watersheds*
- Traffic Report
 - Traffic/Circulation Improvement Mitigation Measures
- Air Quality Report
- Noise Assessment
- Biological Resources
 - *Jurisdictional Delineation of Areas Subject to the Jurisdiction of the California Department of Fish and Game*
 - *Jurisdictional Delineation of Areas Subject to the Jurisdiction of the U.S. Army Corps of Engineers*
 - *Draft Southern NCCP/HCP Planning Guidelines*
 - *Draft Watershed and Sub-Basin Planning Principles*
 - *Relationship of the Proposed Project Jurisdictional Delineation to the Landscape Level Databases*
 - *Southern NCCP/HCP Planning Guidelines Consistency Findings*
 - *Watershed and Sub-Basin Planning Principles Consistency Findings*
 - *Elements of the Adaptive Management Program for the RMV Open Space Program that Contribute to Maintaining and Enhancing Long Term Net Habitat Value*
 - *Baseline Geomorphic and Hydrologic Conditions for Portions of the San Juan and Western San Mateo Watersheds*
 - *Geomorphic and Hydrologic Needs of Aquatic and Riparian Endangered Species. San Juan and Western San Mateo Watersheds*
- Cultural Resources
- Phase 1 Environmental Site Assessment, Planning Areas 1-9
- Adaptive Management Program
 - Plant Species Translocation, Propagation and Management Plan
 - Habitat Restoration Plan
 - Invasive Species Control Plan
 - RMV Grazing Management Plan
 - Wildland Fire Management Plan
- Water Supply Assessment
- Santa Margarita Water District Plan of Works for Improvement Districts 4C, 4E, 5 & 6
- Biological Resources Alternatives Analysis

7.3 TECHNICAL STUDIES FOR ADDENDUM 3.1

Most of the technical studies prepared in support of FEIR 589 are included as appendices to FEIR 589 and are available for review at: http://cms.ocgov.com/gov/pw/ds/planning/land_dev/docs.asp. Other reference documents are included in the reference section of Addendum 3.1. The appendices include:

- Special Status Species Evaluation for Planning Areas 3 and 4
 - Special-Status Wildlife Species Known or With Potential to Occur in the Planning Areas 3 and 4 Project Area and Vicinity
 - Special-Status Plant Species Known to from SSHCP Study Area and Planning Areas 3 and 4 Project Area
- Cultural Resources Management Program for PA 3 and PA 4 Master Area Plans
- Phase 1 Environmental Site Assessments
- Conceptual Water Quality Management Plan for Planning Areas 3 and 4
- Traffic Report

Appendix A

Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FOR

**CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675**

EAI Project Number: 80.RMVCS1.21

September 23, 2021 (Rev. February 8, 2022)

APNs: 125-163-10

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- ATTACHMENT 3 - Government Database Search Report
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- ATTACHMENT 5 - Agency Record Requests and Information Responses
- ATTACHMENT 6 - Historical Information Regarding The Subject Property
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EXECUTIVE SUMMARY

EnviroApplications, Inc. (EAI) is pleased to present this Phase I Environmental Site Assessment (ESA) report. Following is an overview of the project, including a summary of our significant findings:

Subject Property Name:	Capistrano Unified School District (CUSD-Rienda K-8) Site; Vacant Land (citrus orchard), Rancho Mission Viejo (RMV) Planning Area 3 (PA 3.3).
Subject Property Address (and/or Other Physical Location Description):	No known street address. Site is on the north side of San Juan Creek, approximately 0.3 miles northwest of Ortega Highway and approximately, 3 miles east of Antonio Parkway, near San Juan Capistrano in Orange County, CA 92675.
Subject Property and Area Description:	<p>The subject property is currently a citrus orchard and is situated on a hillside just north of the former Color Spot Nursery site. The north-south elongated property is approximately 1600 feet in length and 500 feet in width and encompasses a total of approximately 20 acres (14-acre school site/6-acre park site). Aside from the unpaved access roads within the orchard, there are no structures or other improvements on the subject property.</p> <p>The areas to the west, north, and east are occupied by either undeveloped hillside or citrus orchards, while the area to the south is occupied by vacant land, undergoing mass grading for future residential development.</p>
Observed Current Subject Property Use/Operations:	The subject property is currently used as a citrus orchard. Prior to 1994, the property was undeveloped hillside.

Years	Summary of Subject Property History
Since at least as early as 1938 to 1994	Undeveloped hillside.
1997 to present	Citrus orchard.

FINDINGS & CONCLUSIONS

EAI has performed a Phase I ESA in conformance with the Scope of Work (SOW) required by Title 40 Code of Federal Regulations (CFR) Part 312 (All Appropriate Inquiry; AAI), and ASTM International (ASTM) E1527-13 of the CUSD (Riendea K-8) School Site located within RMV PA 3, approximately 0.3 miles northwest of Ortega Highway, and approximately 3.0 mile east of Antonio Parkway, near San Juan Capistrano, in Orange County, CA 92675. Any exceptions to, or deviations from the SOW are described in this report, where applicable.

The historical records reviewed indicate that the subject property was undeveloped hillside from at least 1938 through 1994. Since 1997, citrus orchards have occupied the subject property. Nearby properties to the south, southwest, and southeast were developed over time starting in the 1940's through the 1990's. Land uses included agriculture (dry farming, cattle grazing, orchards), a commercial nursery, sand and gravel mining, and RMV ranch operations.

EAI reviewed information from the Orange County Fire Authority (OCFA), the Orange County Health Care Agency (OCHCA), Orange County Public Works (OCPW), California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and other State and Federal databases. The review was performed to assess if the subject property, or any adjacent properties, were listed as hazardous waste generators, with underground storage tank releases (UST), or as having other confirmed or potential environmental concerns (i.e., spill, leak, or above-ground tank). The subject property was not listed in any of the databases searched.

The nearby property to the southeast, 31641 Ortega Highway (green waste recycling facility), was listed as a composting facility on the Solid Waste Information System (SWIS) and the California Environmental Reporting System (CERS). Listings for the site on the CERS database, identify violations at the site between 2016 and 2019; all resolved and returned to compliance. The same site is also identified as the South County Material Recovery Facility, identified with permits for a large volume Transfer/Processing Facility, with accepted waste that included Construction/demolition, Food Wastes, Green Materials, Wood waste. The aforementioned site was evaluated in accordance with the Database Assessment Criteria (Attachment 4) and it was concluded that it did not qualify as a potential source of environmental impact or ASTM RECs of the subject property.

EAI reviewed several previous environmental site assessments conducted by EEI for several properties located within RMV PA3, including the entirety of RMV PA3 in 2015. No ASTM RECs were identified in the report that pertained to the subject property portion of RMV PA 3. Additionally, based on the prior agricultural history, a Limited Agricultural Chemical Survey was performed by EEI in February and March 2014 to evaluate shallow subsurface soils within the citrus orchard, the leased agricultural fields and the Color Spot Nursery portions of RMV PA3 for agricultural pesticides, chemicals and metals. The results of the survey revealed concentrations of select organochlorine pesticides (e.g., Dieldrin, DDT and DDE) in soils. The concentrations of these select organochlorine pesticides were less than applicable regulatory residential screening levels (SLs). The maximum total lead concentrations detected slightly exceed the residential SL in one location; maximum total arsenic concentrations detected are considered within the range of acceptable background levels. Therefore, EEI stated that further investigation did not appear to be warranted.

EAI reviewed the 2014 soil sample analysis results for Planning Area 3. No detectable concentrations of organochlorine pesticides were reported in the two samples collected and analyzed within the boundaries of the subject property (P3-16 an P3-18). The reported concentrations of total arsenic were 1.9 and 1.6 milligrams per kilogram (mg/kg), respectively, while the reported concentrations of total lead were 3.7 and 3.9 mg/kg, respectively. The reported concentrations of arsenic and lead were well below the regulatory

residential SLs (i.e., 12 mg/kg for arsenic and 80 mg/kg for lead). Based on our review, *EAI* concurs with EEI's opinion that no further investigation appears to be warranted.

EAI reviewed the 2019 ESA for Planning Area 3.1, 3.2, and 3.3, which includes the subject property. The area included in the ESA consists of three, irregular-shaped areas, identified as Subarea 3.1 (approximately 99 acres situated along the northern margin of the proposed Cow Camp Road extension), Subarea 3.2 (approximately 100 acres situated immediately to the north of Subarea 3.1, and Subarea 3.3, situated to the northeast of Subareas 3.1 and 3.2). Most of Subareas 3.1 and 3.2 occupy the former Color Spot Nursery location, while only the western and southernmost portions of Subarea 3.3 occupy the former nursery, with the remaining utilized as citrus orchards. No evidence of REC, HREC, or CREC were revealed in connection with the property included in the ESA. The following de minimis conditions were noted: 1) Residual pesticide concentrations were previously reported in soils at the former nursery site. However, the reported concentrations were below applicable residential SLs; 2) Both USTs and ASTs were previously present on the nursery property. The UST were removed in August 1989 under OCHCA Permit No. 89-216. No physical evidence of contamination was noted by the County inspector. Laboratory analysis of soil samples collected from beneath the tank locations were not found to contain detectable concentrations of petroleum hydrocarbons or related compounds. Therefore, no further action was required by OCHCA. The AST were removed during an overall site cleanup in 2019, and no further action was required by OCHCA. Previous testing performed in 2014 had not identified petroleum hydrocarbon contamination in the vicinity of the AST.

EAI performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-15. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on the results of a Tier 1 VES, as outlined in the ASTM E2600-15 practice, *EAI* concluded that a VEC can be ruled out, because of the lack of known or suspected contaminated properties within the Area of Concern (AOC).

On July 26, 2021, *EAI* personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Based on visual inspection, no evidence of environmental concerns was noted on the property during our site reconnaissance.

Based on the information obtained in this ESA, *EAI* has the following findings and opinions:

- *Known or suspected RECs* – are defined by the ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of *known or suspected RECs* in connection with the subject property.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-13 as a REC resulting from a past release

of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action "NFA" letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of *HREC's* in connection with the subject property.

- *De minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E 1527-13.

No *de minimis* conditions were identified during the preparation of this ESA.

1.0 INTRODUCTION

1.1 Subject Property Name and Location

Subject Property Name:	CUSD (Rienda K-8) Site; Vacant Land (citrus orchard), Rancho Mission Viejo (RMV) Planning Area 3 (PA 3.3).
Street Address:	No known street address. Site is on the north side of San Juan Creek, approximately 0.3 miles northwest of Ortega Highway and approximately, 3 miles east of Antonio Parkway, near San Juan Capistrano in Orange County, CA 92675.
Assessor's Parcel No.:	125-163-10

Figures 1 and 2 present maps showing the location of the subject property.

1.2 Contact Information

Client (User):	Paskerian, Block, Martindale & Brinton, LLP, and RMV.
Subject Property Owner:	DMB San Juan Investment North, LLC, a Delaware Limited Liability Company.
Key ASTM Site Manager:	Jay Bullock; Vice President, Planning & Entitlement, RMV, jbullock@ranchomv.com , mobile: 562-760-6051 office: 949-240-3363, ext. 215
Date Project Authorized:	July 20, 2021.

1.3 Objective

This Phase I ESA has been completed in accordance with the practices identified in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E1527-13.

1.4 Scope Of Work, Significant Assumptions, Terms and Conditions, Reliance

The scope of work, significant assumptions, and terms and conditions applicable to this Phase I ESA are identified in the following documents:
ASTM E1527-13
Certifications are presented in Section 2 of this report.
This report was prepared for the exclusive use of the following:
Rancho Mission Viejo, Paskerian, Block, Martindale & Brinton, LLP, Capistrano Unified School District (CUSD), and the County of Orange.

2.0 SCOPE AND DECLARATIONS

2.1 Introduction

EAI has completed a Phase I ESA of the subject property. This Phase I ESA Report was prepared for the client for environmental due diligence purposes. Photographs of the subject and surrounding properties are provided in Attachment 1. The location of the subject property is depicted on Figure 1 (Site Location Map) Figure 2 Proposed S n Aerial Site based on a recent aerial photograph . USGS topographical maps showing the subject property in its physiographic setting are included in Attachment 6.

2.2 Scope

The objective of this ESA was to perform all appropriate inquiry (AAI) into the past ownership and uses of the subject property consistent with good commercial or customary practice as outlined by the ASTM in Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13. The purpose of this ESA work was to identify, to the extent feasible, adverse environmental conditions (including RECs) of the subject property that potentially have and/or may cause an adverse environmental impact to the subject property. The effective date of this ESA is the same as its date of issue. In accordance with ASTM E1527-13 Section 4.6, its continued viability extends to 180 days after its effective date. The viability of this ESA can be extended beyond 180 days, up to one (1) year, if the specific ESA components specified in ASTM E1527-13 Section 4.0 are updated.

2.3 Declarations

Bernard A. Sentianin and Craig A. Smith of EAI declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Title 40 Code of Federal Regulations (CFR) Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Title 40 CFR Part 312.

The term recognized environmental condition (REC) is defined by ASTM Standard E 1527-13 as:

“...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release.”

The term does not include *de minimis* conditions, which generally do not present a material risk to human health or the environment and would not likely be subject to enforcement action if brought to the attention of governmental agencies. An example of such a *de minimis* condition would be the engine oil stains typically present on the pavement surfaces of parking spaces due to minor leaks from parked vehicles.

The SOW for this ESA consisted of a visual reconnaissance of the subject property, interviews, review of historical aerial photographs, maps and telephone directories, a current Environmental Data Resources Inc. government agency database records report (EDR Report), and, a review of the practically-available pertinent records of local, state, and federal agencies. The SOW did not include an assessment for historical overall environmental

regulatory compliance of every facility or entity that ever operated at the subject property or sampling and analyzing of environmental media. *EAI* was not contracted to perform any independent evaluation of the purchase or lease price of the subject property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. Any data gaps resulting from the ESA described in this report are listed and discussed in the following table:

Deletions or Exceptions From Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical records Review:	No historical Sanborn fire insurance industry map coverage was found for the subject property and surrounding area. The Sanborn map data gap does not alter the conclusions of this report, since adequate historical aerial photograph coverage, maps and other data were obtained.
Data Gaps from Interviews:	None.
Other Data Gaps:	None.

No other entity may rely on the information presented in the report without the expressed written consent of *EAI*. Any use of this Phase I ESA report constitutes acceptance of the terms and conditions under which it was prepared. *EAI*'s liability extends only to its Client and not to third, or any other, parties who may obtain copies of this Phase I ESA Report.

3.0 USER-PROVIDED INFORMATION

Prior to initiating a reconnaissance visit to the subject property, *EAI* reviewed information relevant to performance of this Phase I ESA received from the Client/User Rancho Mission Viejo.

3.1 Information

1) Past Uses	Undeveloped hillside (vacant).
2) Current Conditions	Citrus Orchard.
Reason Why the User Wants to Have this Phase I ESA Performed:	Phase I ESA Report was prepared as a condition of approval by the County of Orange and CUSD for future entitlements.

3.2 User-Provided Documents

The following documents were provided by Rancho Mission Viejo to *EAI* and are summarized as follows:

ASTM 1527-13 User Specific Questionnaire and ASTM E2600-15 Vapor Encroachment Survey	The documents provide responses to inquiries regarding property use, history, condition, planned development, and possible environmental concerns, if any (Attachment 2).
Preliminary Title Insurance Report (PTIR), prepared by First American Title Company dated July 26, 2018.	The document provides ownership, size, purchase, lease and property tax information regarding the subject property (i.e. APN 125-163-10) and adjoining property (i.e. APNs 125-163-33, and 125-163-19), but does not address its environmental condition (Attachment 2). No environmental cleanup liens or other activity or use restrictions are indicated in the PTIR.
EI, Inc. (EI), Phase I ESA, RMV, Ranch Plan – Planning Area 3 (PA 3), January 8, 2015 (Date revised February 6, 2015).	<p>A Phase I Environmental Site Assessment of Planning Area 3 including the former Color Spot Nursery, RMV operated areas (Cow Camp) and multiple tenant lease sites. No ASTM RECs were identified in the report that pertained to the subject property portion of RMV PA 3.</p> <p>In addition, a Limited Agricultural Chemical Survey was included in the assessment given that portions of RMV PA 3 had been and continued to be utilized for agricultural purposes including a nursery, produce fields, citrus groves, and grazing land. Based on the agricultural use, it was likely that restricted agricultural chemicals were applied to subject property soils, which EI considered a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EI in February and March 2014, to further evaluate subject property soils for agricultural chemicals including pesticides. The results of the agricultural chemical survey found concentrations of select organochlorine pesticides (e.g., Dieldrin, DDT and DDE) in site soils. The concentrations of these select</p>

	<p>organochlorine pesticides were less than applicable residential SLs. The maximum total lead concentrations marginally exceeded the residential SL; maximum total arsenic concentrations were within acceptable background levels. Therefore, EEI stated that further investigation did not appear to be warranted.</p> <p><i>EAI</i> reviewed the 2014 sample results for Planning Area 3. For the two samples within the boundaries of the subject property (P3-16 and P3-18), no detectable concentrations of organochlorine pesticides were reported. The reported concentrations of total arsenic were 1.9 and 1.6 milligrams per kilogram (mg/kg), respectively. The reported concentrations of total lead in these samples were 3.7 and 3.9 mg/kg, respectively. The reported concentrations (arsenic and lead) were compared to regulatory SLs and below established residential screening levels (i.e., 12 mg/kg for arsenic and 80 mg/kg for lead). Based on our review, <i>EAI</i> concurs with EEI's opinion that no further investigation is warranted.</p>
<p><i>EAI</i>, Phase I Environmental Site Assessment, PLANNING AREA 3, Subareas 3.1, 3.2, 3.3, dated July 10, 2019.</p>	<p><i>EAI</i> reviewed the 2019 ESA for Planning Area 3.1, 3.2, and 3.3, which includes the subject property. The area included in the ESA consisted of three, irregular-shaped areas, identified as Subarea 3.1 (approximately 99 acres situated along the northern margin of the proposed Cow Camp Road extension), Subarea 3.2 (approximately 100 acres situated immediately to the north of Subarea 3.1, and Subarea 3.3, situated to the northeast of Subareas 3.1 and 3.2). Most of Subareas 3.1 and 3.2 occupy the former Color Spot Nursery location, while only the western and southernmost portions of Subarea 3.3 occupy the former nursery; remaining utilized as citrus orchards. No evidence of REC, HREC, or CREC were revealed in connection with the property included in the ESA. The following de minimis conditions were noted: 1) Residual pesticide concentrations were previously reported in soils at the former nursery site. However, the reported concentrations are below applicable residential SLs; 2) Both USTs and ASTs were previously present on the nursery property. The USTs were removed in August 1989 under OCHCA Permit No. 89-216. No physical evidence of contamination was noted by the County inspector. No concentrations of petroleum hydrocarbons or related compounds were detected by the laboratory in soil samples collected from beneath the tank locations. Therefore, no further action was required by OCHCA. The ASTs were removed during an overall site cleanup performed in 2019. No further action was required by OCHCA. Previous testing performed in 2014 had not identified petroleum hydrocarbon contamination in the vicinity of the AST.</p>

4.0 SUBJECT PROPERTY AND AREA RECONNAISSANCE

A reconnaissance visit to the subject property was conducted by *EAI* on July 26, 2021. Rancho Mission Viejo granted permission to visit the subject property and provided access to all areas. *EAI* was unaccompanied during the reconnaissance visit.

4.1 Site Reconnaissance Methodology

<i>EAI</i> utilized the following methodology to observe the subject property:
Walked/drove the reasonably-accessible exterior areas of the subject property and property boundaries.
Observed adjacent property areas from public thoroughfares.

4.2 General Description

Subject Property and Area Description:	<p>The subject property is currently a citrus orchard and is situated on a hillside just north of the former Color Spot Nursery site. The north-south elongated property is approximately 1,600 feet in length and 500 feet in width encompassing a total of approximately 20 acres (14-acre school site/6-acre park site). Aside from the unpaved access roads within the orchard, there are no structures or other improvements on the subject property.</p> <p>The areas to the west, north, and east are occupied by either undeveloped hillside or citrus orchards, while the area to the south is occupied by vacant land, undergoing mass grading for future residential development.</p>
Structures, Roads, Other Improvements:	Aside from the unpaved access roads, there are no structures or other improvements on the subject property.
Subject Property Size:	The subject property encompasses approximately 20 acres.
Estimated % of Property Covered by Buildings/Pavement:	0% (based on reconnaissance visit).
Observed Current Subject Property Use/Operations:	The subject property is currently used as a citrus orchard. Prior to 1994, the property was undeveloped hillside.
Observed Evidence of Past Subject Property Use(s):	None observed.
Sewage Disposal Method (and age):	None observed.
Emergency Generator	None observed or reported to be present.

Potable Water Source:	Private Wells (RMV).
Electric & Gas Utility:	San Diego Gas & Electric Co. (SDG&E).

4.3 Hazardous Substances and Petroleum Products

EAI made the following visual observations during the subject property reconnaissance visit and identified the following information about hazardous substances at the subject property during the interview/records review portions of the ESA:

Observation	Description
Hazardous Substances, Chemicals and Petroleum Products:	None observed.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None.

4.4 Interior Observations

Not Applicable. No building or structures are present on the subject property.

4.5 Exterior Observations

EAI made the following observations during the reconnaissance of the exterior areas of the subject property and/or identified the following information during the interview or records review portions of the assessment:

Observation	Description
On-site Pits, Ponds, or Lagoons:	None observed.

Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	None observed.
Potential Areas of Fill Placement:	None observed.
Wastewater:	No direct sources were observed. No industrial wastewater sources were observed (or found to have ever been permitted) at the subject property.
Storm water:	Storm water appears to drain away from the subject property in a southerly direction toward San Juan Creek. No indication of a current discharge that would require a NPDES permit was observed.
Wells:	None observed.
Septic Systems:	None observed.
Electromagnetic Radiation Source:	Pole-mounted electrical power transmission lines were observed running east-west, south (but not on) of the subject property.
Other Exterior Observations:	None observed.

4.6 Underground Storage Tanks/Structures

Existing USTs:	None observed.
Former USTs:	None.
Other Underground Structures:	None observed.

4.7 Aboveground Storage Tanks

Existing ASTs:	A plastic water storage tank was observed along an access road, northwest of the subject property.
Former ASTs:	None observed.

4.8 Adjoining Properties

4.8.1 Current Uses of Adjoining Properties

As viewed from the subject property and/or from public rights-of-way, *EAI* made the following observations about use and activities on adjoining properties:

North:	Undeveloped hillside.
East:	Undeveloped land and citrus orchards.
South:	Former color spot nursery, currently undergoing mass grading for future residential development.
West:	Undeveloped land and citrus orchards.

4.9 Observed Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described as follows:

North:	Undeveloped land.
South:	Nursery/undeveloped.
East:	Undeveloped land and citrus orchards.
West:	Undeveloped land and citrus orchards.

4.9.1 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the subject property and/or from public right-of-ways, *EAI* made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

North:	None observed.
South:	None observed.
East:	None observed.
West:	None observed.

4.10 Observed Physical Setting

Topography of the Subject Property and Surrounding Area:	The topography of the subject property and surrounding area slopes very gradually southward toward San Juan Creek located approximately 1,200 feet to the south.
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4.11 Summary of Findings From Subject Property Reconnaissance

No indication of any adverse environmental impact to the subject property was observed during the reconnaissance visit for this ESA. There were no observed potential adverse environmental conditions and no evidence of an ASTM REC, controlled REC (CREC) or Historical REC (HREC) of the subject property based on the reconnaissance visit.

5.0 PHYSICAL SETTING

<p>Topography:</p>	<p>The subject property is located on a southward-sloping terrace, just north of San Juan Creek. Site elevations range from approximately 340 feet above mean sea level (amsl) along the southern margin of the subject property, to over 345 feet amsl near the northern margin. The topographic gradient in the site vicinity is to the south/southwest at approximately 0.07 feet per foot. Surface drainage from the site flows south into San Juan Creek located approximately 1,200 feet to the south, and eventually into the Pacific Ocean, approximately 8 miles to the southwest.</p>
<p>Soil/Bedrock Data:</p>	<p>The subject property is situated on the southwestern slopes of the Santa Ana Mountains (Norris and Webb, 1990). The Santa Ana Mountains form the northwest margin of the Peninsular Ranges Geomorphic Province, and are comprised principally of granitic, metavolcanic, and sedimentary rocks of Jurassic to Pliocene age. The mountains are the result of relatively slow, late-Quaternary uplift which has shaped the range into a dissected horst block.</p> <p>Sedimentary deposits in the site vicinity are a homoclinal sequence of marine and nonmarine formations including the Pliocene Capistrano and Monterey Formations, the Miocene Topanga Formation, the Eocene Sespe and Santiago Formations, the Paleocene Silverado Formation, and the Upper Cretaceous Williams and Ladd Formations (Morton, 1974). These deposits lie unconformably upon the older metamorphic and volcanic rocks, including the Jurassic Santiago Peak Volcanics and the Bedford Canyon Formation. Quaternary alluvial soils, derived primarily from weathering of the Santa Ana Mountains, form the gently sloping river terraces in the site vicinity.</p> <p>Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), Web Soil Survey as belonging to the Modjeska, Cieneba, and Myford associations (USDA, 2021). Soil in these associations are typically found on broad, gently to moderately-sloping river terraces and consist mainly of well drained gravelly and sandy loams.</p> <p>Structural deformation in the vicinity of the subject property is related to the Elsinore Fault Zone, a major northwest-southeast trending strike-slip fault zone located approximately 15 miles to the northeast. Motion along the Elsinore Fault Zone is primarily right-lateral, although a vertical component may also be present. The Elsinore Fault Zone is considered active, with major ruptures occurring roughly every 250 years at magnitudes of between 6.5 and 7.5 (SCEC, 1999). Other major faults in the vicinity of the property include the Christianitos Fault (just west of the property), and the Newport Inglewood Fault (southwest of the property).</p>

Estimated Depth to Groundwater:	Based on measurements from local water wells, the depth to groundwater in the vicinity of the subject property ranges seasonally between approximately 25 to greater than 50 feet below ground surface (bgs).
Estimated Direction of Gradient:	The estimated groundwater flow direction is to the southwest, following San Juan Creek, the major drainage in the area.
Known Regional Groundwater Impairment:	None.

Sources of this information:

- Morton, P K., 1974, Geology and Engineering Geologic Aspects of the South Half of the Cañada Gobernadora Quadrangle, Orange County, California, California Division of Mines and Geology.
- Norris and Webb, 1990.
- Southern California Earthquake Data Center (SCEC) 1999, Faults in California - San Bernardino Region.
- State Water Resources Control Board (SWRCB), Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed November 2021.
- United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey, accessed November 2021.
- USGS Topographic Map, Cañada Gobernadora, CA Quadrangle, 2012 (Figure 1).
- Wallace Group (Manager of Rancho Mission Viejo Mutual Water Company).

6.0 ENVIRONMENTAL RECORDS REVIEW

6.1 Federal, State and Tribal Environmental Records

A government agency database search report was obtained from Environmental Data Resources, Inc. (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Attachment 3.

EAI evaluated the properties listed within the EDR Report on the basis of their potential to environmentally impact the subject property. As part of this process, inferences have been made regarding the likely groundwater movement direction (southeast). The following table summarizes the listings:

Agency List/Database	Search Radius	Number of Listed Sites	ASTM REC?
Federal NPL Sites	1.0 mile	0	No.
Federal Delisted NPL Sites	1.0 mile	0	No.
Federal CERCLIS List	0.5 mile	0	No.
Federal CERCLIS NFRAP List	0.5 mile	0	No.
Federal RCRA CORRACTS Facilities	1.0 mile	0	No.
Federal RCRA Non-CORRACTS TSDf	0.5 mile	0	No.
Federal RCRA LQG Generators	0.25 mile	0	No.
Federal RCRA SQG/CESQG Generators	0.25 mile	0	No.
Federal Institutional Control/Engineering Control Registries	0.5 mile	0	No.
Federal ERNS	0.001 mile	0	No.
State and Tribal - Equivalent NPL (a.k.a. RESPONSE)	1.0 mile	0	No.
State and Tribal - Equivalent CERCLIS (a.k.a. ENVIROSTOR)	1.0 mile	0	No.
State and Tribal SWF/LF	0.5 mile Subject Property	1 Not Listed.	No.
State and Tribal Leaking Storage Tank Sites (a.k.a. LUST/CPS-SLIC)	0.5 mile	0	No.

Agency List/Database	Search Radius	Number of Listed Sites	ASTM REC?
State and Tribal Registered Storage Tank Sites (a.k.a. UST & AST)	0.25 mile 0.25 mile Subject Property	0 UST 0 AST Not Listed	No.
State and Tribal Voluntary Cleanup Sites/Brownfield Sites	0.5 mile	0	No.
U.S. Brownfield Sites	0.5 mile	0	No.
Local Lists of Landfill / Solid Waste Disposal Sites (a.k.a. SWRCY/WMUDS/SWAT)	0.5 mile	0	No
Local Lists of Hazardous Waste/ Contaminated Sites (a.k.a. CERS HAZ WASTE)	0.25 mile Subject Property	0 Not Listed.	No.
Local Lists of Registered Storage Tanks (a.k.a. SWEEPS UST/HIST UST/CA FID UST/CERS TANKS)	0.25 mile Subject Property	0 Not Listed.	No.
RCRA NonGen / NLR	0.25 Subject Property	0 Not Listed.	No.
US Mines	0.25 mile	0	No.
EPA FINDS	0.001 Subject Property	0 Not Listed.	No.
Enforcement Compliance History (ECHO)	0.001 mile Subject Property	0 Not Listed.	No.
Drycleaners	0.25 mile	0	No.
EPA HAZNET	0.001 Subject Property	0 Not Listed.	No.
HIST CORTESE	0.5 mile	0	No.
NPDES	0.001 mile Subject Property	1 Not Listed.	No.
California Integrated Water Quality System (CIWQS)	0.001 mile Subject Property	0 Not Listed.	No.
California Environmental Reporting System (CERS)	0.001 mile Subject Property	0 Not Listed.	No.
Other Oil Gas	0.001 Subject Property	0 Not Listed.	No.

Agency List/Database	Search Radius	Number of Listed Sites	ASTM REC?
EDR Historical Cleaners	0.125 mile	0	No.
EDR Historical Auto Stations	0.125 mile	0	No.
EDR Recovered Government Archives / Solid Waste Facilities (RGA LF)	0.001 mile Subject Property	0 Not Listed.	No.

6.1.1 Listings For Subject Property

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

EAI also researched the presence of any storm water permits associated with the subject property on the Storm water Multi-Application, Reporting, and Tracking System (SMARTS) database. According to the database, there were no listings for the subject property.

Sources of this information:

California State Water Quality Control Boards, Storm water Multi-Application, Reporting, and Tracking System (SMARTS) (<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>), accessed July 2021.

6.1.2 Listings for Nearby Sites with Potential to Impact Subject Property

The listings (including those with poor or inadequate address information a.k.a. Orphan Sites) in the EDR Report, provided in Attachment 3, for a ¼-mile radius of the subject property were evaluated as potential sources of impact and/or ASTM RECs of the subject property. Those sites located down-gradient of the subject property (south-southwest) were not considered potential sources.

The remainder of the listed and orphan (inadequate address information) sites were evaluated in accordance with the Database Assessment Criteria (Attachment 4) and it was determined that one nearby site qualifies as a potential source of environmental impact or ASTM RECs of the subject property. The site, to the south, Rancho Mission Compost Facility (adjacent to 31641 Ortega Highway, approximately 250 feet southeast) was listed on the following databases: SWF/LF.

Based on the relative distance and downhill/downgradient position from the subject property, the above referenced site is not considered to be an environmental concern for the subject property. The presence of this listing for the nearby property does not constitute an ASTM REC.

There were no other listings in the EDR Report, provided in Attachment 3, within a ¼-mile radius of the subject property evaluated as potential sources of impact and/or ASTM RECs of the subject property. The *Database Assessment Criteria* used for this evaluation is presented in Attachment 4.

6.2 Local/Regional Environmental Agency Records

EAI checked the following sources to obtain information pertaining to subject property use and/or indicative of potential ASTM RECs in connection with the subject property.

6.2.1 Local Environmental Health Department

Agency Name, Contact Information	Findings
Orange County Health Care Agency (OCHCA): orangecounty@public-records-requests.com ; Gerrit Kovach, REHS - (714) 474-4006	The OCHCA had no searchable records pertaining to the subject property.

6.2.2 Fire Department

Agency Name, Contact Information	Finding
Orange County Fire Authority (OCFA): Robin Nelson, Management Assistant, Orange County Fire Authority Office: 714-573-6180, CRTK@ocfa.org	The OCFA had no searchable records pertaining to the subject property.

6.2.3 Building Department

Agency Name, Contact Information	Finding
OC Public Works – Community Development Department: Cristina Hamilton, Office Assistant, OC Development Services/ Building and Safety, (714) 667.1634 Cristina.Hamilton@ocpw.ocgov.com , http://ocpublicworks.com	The OC Public Works had no searchable records pertaining to the subject property.

6.2.4 State Environmental Departments

Agency Name, Contact Information	Finding
DTSC (Cal/EPA): Ruth J. Saroian; Regional Records Coordinator; (916) 255-6449; pubreqact@dtsc.ca.gov , Envirostor Database: https://www.envirostor.dtsc.ca.gov/public/	A review of DTSC’s Envirostor database indicates they have no files pertaining to the subject property.
SDRWQCB (Cal/EPA): Leah Lorch, Office Technician, Public Records Coordinator, (619) 516-1993, RB9_Records@waterboards.ca.gov , Geotracker Database: https://geotracker.waterboards.ca.gov/	A review of State Water Resources Control Board (SWRCB) Geotracker database indicates they have no files pertaining to the subject property.

6.2.5 Air District

Agency Name, Contact Information	Finding
South Coast Air Quality Management District (SCAQMD): Facility Information Detail (FIND), 909-396-3700 LTrapp@aqmd.gov	A review of the SCAQMD FINDS database indicated they have no records for the subject property.

6.2.6 Industrial Wastewater Agency

Agency Name, Contact Information	Finding
Rancho Mission Viejo (RMV): Lissa Freese, VP Operations (949) 240-3363	According to RMV, there are no wastewater systems on the subject property.

6.3 Discussion and Summary of Findings from Environmental Records Review

No records, or records of any consequence with regard to the environmental condition of the subject property, were found at the OCHCA, OCFD, Orange County Public Works-Community Development Department, DTSC, SDRWQCB, SCAQMD or RMV. No violations or other indication of an ASTM REC was found as a result of the environmental records review.

7.0 HISTORICAL RECORDS REVIEW

7.1 Land Title Records/Deeds

A Preliminary Title Insurance Report (PTIR) dated July 26, 2018, provided by First American Title, confirmed that the subject property APN was confirmed to be 125-163-10. The owner is listed as DMB SAN JUAN INVESTMENT NORTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY at PO Box 9, San Juan Capistrano, CA 92693.

7.2 Environmental Cleanup Lien Search

As previously indicated, Rancho Mission Viejo (the ASTM User) provided a copy of a PTIR that indicated there are no environmental cleanup liens or activity or use limitations that exist in association with the subject property parcel (Attachment 2).

7.3 Aerial Photographs

EAI contracted with EDR to provide historical aerial photographs of the subject property and surrounding area. The following table summarizes the features observed in the photographs (all at a scale of 1"=500'):

Year(s)	Observations, Subject Property and Adjoining Properties
1938, 1946 1952	Subject property is undeveloped hillside. An unimproved road crossed east to west to the south of the property. By 1946, agricultural use is visible to the south. Unimproved roads/trails also crossed in various directions north of the subject property. Residential structures, Cow Camp and agricultural land are visible to the south along the north bank of San Juan Creek. Ortega Highway is present south of the creek.
1967, 1974, 1985, 1994	Subject property remains undeveloped hillside. Additional structures and graded land are visible to the southwest in the area of Cow Camp; the Color Spot nursery is visible to the west/southwest. Sand and gravel mining and processing is visible to the southwest along the north side of San Juan Creek. Ortega Highway is present south of the creek. Adjoining properties to the north, west, and east are all undeveloped, apart from dry farming.
2005, 2009, 2012, 2016	Orchards are visible on the subject property. The area to the southeast has been cleared and appears developed with the green waste recycling facility. Less agricultural land is visible to the south along the north bank of San Juan Creek and several tenant sites are visible, including Cal Portland Cement, CR&R Solag, Cemex, and Olsen Pavingstones. Ortega Highway was south of the creek. Adjoining properties to the north, west, and east are all undeveloped, apart from dry farming.
2012, 2016	Subject property is undeveloped land, with apparent dry farming and cattle grazing onsite. The adjoining property to the south was now occupied with a composted facility, associated with the CR&R / Solag, Inc., situated farther to the south and southwest. An unimproved road crossed east to west along the northern margin of the property, and by 2016, an access road crossed east to west along the southern property margin, and was used by the adjoining composting facility. Orchards were in place in the area to the north, fields were to the east, and a part of the recycling facility was to the west. An unimproved road crossed east to west to the north of the property. The north bank of San Juan Creek was followed to the south by Ortega Highway.

No conditions that might obviously affect the environmental condition of the subject property were observed in the photographs, apart from the presence of orchards on the subject property after 1994. Copies of the 1938 through 2016 aerial photographs are included in Attachment 6.

7.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide prior land use history and assist in assessing whether there may be potential environmental contamination on or near the subject property. These maps, which were periodically updated from the late 19th Century to the 1980s (when they were replaced by satellite imagery and other sources), often provide valuable insight into historical property uses.

EAI contracted with EDR to provide copies of historical Sanborn® fire insurance maps covering the subject and immediately adjacent properties. EDR indicated that there are no maps for the area of the subject property (Attachment 6).

7.5 Historical Topographic Maps

Copies of the 1902 through 2012 US Geological Survey (USGS) Topographic Maps that include the subject property were reviewed. The subject property appears as undeveloped land through the 2012 map. Unimproved roads exist both to the south in various maps. The surrounding area appears as a mix of agricultural and sparsely developed land. Ortega Highway first appears in the site vicinity in the 1942 map. Gravel pit development appears in the site vicinity in the 1960's. RMV development appears in the 1980's and increased over time. No evidence of ASTM RECs of the subject property was observed on the USGS maps (Figure 1 and Attachment 6).

7.6 Summary of Findings from Historical Records Review

The historical records reviewed indicate that the subject property was undeveloped hillside from at least 1938 through approximately 1994. Since that time, the property has been used as a citrus orchard. Color Spot (formerly Oda) nursery occupied the nearby site to the west and southwest from approximately 1970 through 2019. The nearby property to the southeast was undeveloped agricultural land until 2012 when it became utilized as the Rancho Mission Viejo Composting Facility (green waste) associated with the nearby CR&R / Solag, Inc. Facility.

In the surrounding area, residential structures, RMV Cow Camp and agricultural land was seen to the south along the north bank of San Juan Creek, and unimproved roads/trails crossed through the area to the north, from at least 1938. By the 1960's, additional structural development was seen in the RMV Cow Camp area to the southwest, and sand and gravel mining was seen to the south along the north bank of San Juan Creek. In summary, a review of historical records did not indicate the presence of an ASTM REC on the subject property.

The use of the subject property as an orchard after 1994 created the potential for adverse environmental impacts to the subject property. These impacts were addressed through via Phase II environmental assessment (soil testing) performed in 2014 by EEI. Laboratory analysis results of the soil samples collected I (summarized in Section 3.2), do not indicate impacts in excess of health-based screening levels.

8.0 INTERVIEWS

8.1 Findings From Interview With Owner/Occupant

Responses to the AAI questions asked during the reconnaissance visit are summarized as follows:

Name, Title, Telephone, Years Familiar with subject property:	Jay Bullock, Vice President, Planning & Entitlement for Rancho Mission Viejo, office: 949-240-3363, ext. 215 familiar with the subject property for more than ten years.
What are the current use (s) and the past use (s) of the subject property?	Vacant land. Historical cattle grazing and farming were the primary uses.
Are there now or were there ever present any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or access ways indicating underground storage tanks?	No.
Are there any areas of the site with strong, pungent, or noxious odors, or standing surface water, including Pools or sumps?	No.
Are there any Hazardous Substances and/or Petroleum Product Containers, unlabeled Drums or Unidentified Substance Containers, stored on site?	No, aside from herbicides and pesticides that was used as part of farming operations.
Is there any Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs?	No.

<p>Do you know of any spills or other chemical release that have taken place at the property?</p>	<p>No.</p>
<p>Do you know of any environmental cleanups that have taken place on the property?</p>	<p>No.</p>
<p>Are you aware of any deed restrictions or other activity or land use restrictions (AULs) that have been placed on the property as a result of an environmental issue?</p>	<p>No.</p>
<p>Are you aware of any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the property?</p>	<p>No.</p>
<p>Are you aware of any previous assessments conducted at the subject property?</p>	<p>EI, Phase I ESA, RMV, Ranch Plan – Planning Area 3 (PA 3), January 8, 2015 (Date revised February 6, 2015). <i>EAI</i>, Phase I ESA for Planning Area 3, Subareas 3.1, 3.2, and 3.3, dated July 10, 2019. See Section 3.2 for a summary of this report.</p>

8.2 Summary of Findings from Interview

Based on the interview responses, no ASTM RECs, CRECs or HRECs of the subject property are indicated. Mr. Bullock also qualifies as the ASTM key site manager.

9.0 SUMMARY OF HISTORICAL SUBJECT AND ADJACENT PROPERTY USE

The following summary of the historical uses of the subject property and adjoining properties was compiled from the referenced materials and interviews detailed in Sections 5.0, 6.0, and 7.0.

9.1 Subject Property Use

Years	Summary of Subject Property History
Since at least as early as 1938 to 1994	Undeveloped hillside.
1997 to present	Citrus orchard.

9.2 Surrounding/Adjacent Property Use

Direction	Summary of Historical Surrounding Property Use
North:	Undeveloped hillside,
East:	Undeveloped hillside and citrus orchards.
South:	Vacant land, followed by use as a nursery.
West:	Undeveloped land, followed by a commercial nursery and citrus orchards.

10.0 OTHER NON-ASTM ENVIRONMENTAL CONSIDERATIONS

10.1 Lead-Based Paint

There are no structures on the subject property, and the presence of lead-based paint (LBP) is not considered likely.

10.2 Asbestos

There are no structures on the subject property, and the presence of asbestos-containing materials is not considered likely.

10.3 Flood Zones

EAI reviewed the Federal Emergency Management Agency (FEMA) flood insurance information for the subject property presented in the EDR Report. They indicate the subject property is not in a 100-or 500-year flood plain. A copy of the EDR Report is included in Attachment 3 of this report. The information is summarized on the following table:

FLOOD INSURANCE RATE MAPS	
Map Source & Name:	EDR Report – FEMA Panel 06059C 0465J - DFIRM Flood Data.
Subject Property Within 100-Year Flood Plain:	No.
Subject Property Within 500-Year Flood Plain:	No.

There are no flood plains depicted near the subject property.

10.4 Wetlands

Wetlands cannot be definitively identified through visual observation alone. Defensible wetland delineations require taxonomic classification of subject site vegetation, an investigation into the surface and subsurface hydrology of the subject property, and identification of hydric soils. This level of delineation is outside of the scope or work for this assessment. However, *EAI* reviewed US Fish and Wildlife Service National Wetland Inventory maps and USDA Soil Survey reports included in the EDR Report. In addition, *EAI* reviewed the Corps/RWQCB Jurisdictional Delineation/Impact Map in PA3 prepared by Glenn Lukos Associates in October 2017 (Attachment 5). No wetlands are mapped on or adjacent to the subject property.

10.5 Indoor Air Quality & Subsurface Contaminant Vapor Intrusion

An assessment of indoor air quality issues by *EAI* was not included in the SOW for this ESA. No indoor air quality issues are known to exist at the subject property. *EAI* did not identify any volatile organic compound (VOC) release sites located hydrogeologically up-gradient, or immediately side-gradient, of the subject property that could act as a source of contamination to soil gas underlying the subject property. Based on the data contained in the EDR Report (Attachment 3), the potential for subsurface contaminant vapor having

reached the subject property boundaries, defined by ASTM Standard E2600-15 as a Vapor Encroachment Condition (VEC), can be ruled out, due to lack of chemicals of concern.

10.6 Radon

Radon is a colorless, tasteless radioactive gas with a U.S. Environmental Protection Agency (EPA) specified action level of 4.0 picocuries per liter (pCi/L) of air. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near to the ground, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately-ventilated rooms generally present limited risk for radon exposure. According to the EPA, the radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction.

EAI reviewed the California Department of Public Health (CDPH) Database for California Indoor Radon Test Results (last updated in February 2016) and found that in zip code area 92675 where the subject property is located, forty five (45) tests were taken as part of the survey. The 92675 zip code test results indicated five (5) of the air samples had a radon level greater than 4.0 pCi/L, the concentration beyond which EPA recommends action be taken to lower radon gas exposure as indicated in the following summary table:

Subject property Location:	State	County & Zip Code
	California	Orange 92675
EPA Radon Zones (Average Measured Indoor Radon Concentrations)		
Zone 1 – High (> 4.0 pCi/L)	Zone 2 - Moderate (2 to 4 pCi/L)	Zone 3 – Low (< 2 pCi/L)
No.	No.	Yes.
Normally-occupied sub grade areas (i.e., basements, etc.):		
None.		

Information regarding the presence of radon at the subject property relies on regional data and does not represent site-specific data. Based on the Federal EPA Radon Zone rating, CDPH survey results and lack of a basement or crawlspace under the subject property building, radon is not expected to represent an environmental impact risk at the subject property and no further consideration appears to be warranted.

10.7 Dry-Cleaning Operations

No dry-cleaning operations were reported or observed to be at the subject property. The historical review did not indicate a potential for past dry-cleaning operations anywhere in the vicinity of the subject property.

10.8 Pesticides & Other Agricultural Chemicals

The subject property had been utilized for agricultural purposes (dry farming) since at least the 1930's. Agricultural chemicals were therefore a potential concern at the subject property. This issue was addressed through a Limited Agricultural Chemical Survey that was performed by EEI in February and March 2014 to

evaluate soils beneath the citrus orchard, leased agricultural fields and Color Spot Nursery portions of RMV PA3 for agricultural chemicals and metals (summarized in Section 7.7). The results of the survey revealed concentrations of select organochlorine pesticides (e.g., Dieldrin, DDT and DDE) in soils. The concentrations of these select organochlorine pesticides were less than applicable residential screening levels. The maximum total lead concentrations marginally exceeded the residential screening value in one location and maximum total arsenic concentrations were within acceptable background levels.

EAI reviewed the 2014 sample results for Planning Area 3. For the two samples within the boundaries of the subject property (P3-16 and P3-18), no detectable concentrations of organochlorine pesticides were reported. The reported concentrations of total arsenic were 1.9 and 1.6 milligrams per kilogram (mg/kg), respectively, while the reported concentrations of total lead were 3.7 and 3.9 mg/kg, respectively. The reported concentrations of arsenic and lead were well below established residential screening levels (i.e., 12 mg/kg for arsenic and 80 mg/kg for lead). Based on our review, *EAI* concurs with *EEL*'s opinion that no further investigation appears to be warranted.

10.9 Mold

No areas of moisture accumulation or readily evident/obvious mold-like substances were observed at the subject property.

10.10 Electromagnetic Radiation

High-voltage electrical power transmission lines were observed running east-west to the south of the subject property. No other obvious sources of elevated electromagnetic radiation were observed on or near the subject property.

11.0 CONCLUSIONS AND RECOMMENDATIONS

EAI has performed a Phase I ESA in conformance with the Scope of Work (SOW) required by Title 40 Code of Federal Regulations (CFR) Part 312 (All Appropriate Inquiry; AAI), and ASTM International (ASTM) E1527-13 of the CUSD (Rienda K-8) School Site located within RMV PA 3, approximately 0.3 miles northwest of Ortega Highway, and approximately 3.0 mile east of Antonio Parkway, near San Juan Capistrano, in Orange County, CA 92675. Any exceptions to, or deviations from the SOW are described in this report, where applicable.

The historical records reviewed indicate that the subject property was undeveloped hillside from at least 1938 through 1994. Since 1997, citrus orchards have occupied the subject property. Nearby properties to the south, southwest, and southeast were developed over time starting in the 1940's through the 1990's. Land uses included agriculture (dry farming, cattle grazing, orchards), a commercial nursery, sand and gravel mining, and RMV ranch operations.

EAI reviewed information from the Orange County Fire Authority (OCFA), the Orange County Health Care Agency (OCHCA), Orange County Public Works (OCPW), California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and other State and Federal databases. The purpose was to assess if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or above-ground tank). The subject property was not listed in any of the databases searched.

The nearby property to the southeast, 31641 Ortega Highway (green waste recycling facility) was listed as a composting facility on the Solid Waste Information System (SWIS) and the California Environmental Reporting System (CERS). Listings for the site on the CERS database, identify violations at the site between 2016 and 2019; all resolved and returned to compliance. The same site is also identified as the South County Material Recovery Facility, identified with permits for a large volume Transfer/Processing Facility, with accepted waste that included Construction/demolition, Food Wastes, Green Materials, Wood waste. The aforementioned site was evaluated in accordance with the Database Assessment Criteria (Attachment 4) and it was concluded that it did not qualify as a potential source of environmental impact or ASTM RECs of the subject property.

EAI reviewed several previous environmental site assessments conducted by EEI for several properties located within RMV PA3, including the entirety of RMV PA3 in 2015. No ASTM RECs were identified in the report that pertained to the subject property portion of RMV PA 3. Additionally, based on the prior agricultural history, a Limited Agricultural Chemical Survey was performed by EEI in February and March 2014 to evaluate shallow subsurface soils within the citrus orchard, the leased agricultural fields and the Color Spot Nursery portions of RMV PA3 for agricultural pesticides, chemicals and metals. The results of the survey revealed concentrations of select organochlorine pesticides (e.g., Dieldrin, DDT and DDE) in soils. The concentrations of these select organochlorine pesticides were less than applicable regulatory residential SLs. The maximum total lead concentrations detected slightly exceed the residential SL in one location; maximum total arsenic concentrations detected are considered within the range of acceptable background levels. Therefore, EEI stated that further investigation did not appear to be warranted.

EAI reviewed the 2014 soil sample analysis results for Planning Area 3. No detectable concentrations of organochlorine pesticides were reported in the two samples collected and analyzed within the boundaries of the subject property (P3-16 and P3-18). The reported concentrations of total arsenic are 1.9 and 1.6 milligrams per kilogram (mg/kg), respectively; reported concentrations of total lead 3.7 and 3.9 mg/kg, respectively.

The reported concentrations of arsenic and lead are below the regulatory residential SLs (i.e., 12 mg/kg for arsenic and 80 mg/kg for lead). Based on our review, *EAI* concurs with EEI's opinion that no further investigation appears to be warranted.

EAI reviewed the 2019 ESA for Planning Area 3.1, 3.2, and 3.3, which includes the subject property. The area included in the ESA consisted of three, irregular-shaped areas, identified as Subarea 3.1 (approximately 99 acres situated along the northern margin of the proposed Cow Camp Road extension), Subarea 3.2 (approximately 100 acres situated immediately to the north of Subarea 3.1, and Subarea 3.3, situated to the northeast of Subareas 3.1 and 3.2). Most of Subareas 3.1 and 3.2 occupy the former Color Spot Nursery location, while only the western and southernmost portions of Subarea 3.3 occupy the former nursery, with the remaining utilized as citrus orchards. No evidence of REC, HREC, or CREC were revealed in connection with the property included in the ESA. The following de minimis conditions were noted: 1) Residual pesticide concentrations were previously reported in soils at the former nursery site. However, the reported concentrations were below applicable residential screening levels; 2) Both UST and AST were previously present on the nursery property. The UST were removed in August 1989 under OCHCA Permit No. 89-216. No physical evidence of contamination was noted by the County inspector. Laboratory analysis of soil samples collected from beneath the tank locations indicated no detectable concentrations of petroleum hydrocarbons or related compounds. Therefore, no further action was required by OCHCA. The AST were removed during an overall site cleanup in 2019, and no further action was required by OCHCA. Previous testing performed in 2014 had not identified petroleum hydrocarbon contamination in the vicinity of the AST.

EAI performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-15. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on the results of a Tier 1 VES as outlined in the ASTM E2600-15 practice, *EAI* concluded that a VEC can be ruled out, because of the lack of known or suspected contaminated properties within the Area of Concern (AOC).

On July 26, 2021, *EAI* personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Based on visual inspection, no evidence of environmental concerns was noted on the property during our site reconnaissance.

Based on the information obtained in this ESA, *EAI* has the following findings and opinions:

- *Known or suspected RECs* – are defined by the ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of *known or suspected RECs* in connection with the subject property.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action “NFA” letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of *HREC's* in connection with the subject property.

- *De minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E 1527-13.

No *de minimis* conditions were identified during the preparation of this ESA.

12.0 LIMITATIONS

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions were prepared in accordance with generally accepted environmental consulting and engineering standards and practices applicable to this location and existing at this time. The use of this report is subject to the following limitations:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the Subject Property, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.
2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work, budget, site access and schedule, as defined in EnviroApplications's Proposal for the work.
3. This report is based, in part, on unverified information supplied to EnviroApplications by third-party sources, such as regulatory agencies, prior owners or operators of the property, analytical laboratories, subcontractors, etc. Whereas efforts may have been made to substantiate this third-party information, EnviroApplications cannot guarantee the completeness or accuracy of this information.
4. The findings, observations, and conclusions expressed by EnviroApplications in this report are not, and should not be, considered an opinion concerning the compliance of any past or present owner or operator of the Subject Property with any Federal, state or local law or regulation.
5. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon conditions in existence at the time of investigation.
6. EnviroApplications reports present professional opinions and findings of a scientific and technical nature. Whereas attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state or local governmental agencies. Issues raised by the report should be reviewed by appropriate legal counsel.
7. This report is intended for the use of EnviroApplications Client, Paskerian, Block, Martindale & Brinton, LLP, Rancho Mission Viejo, CUSD, and County of Orange, any other use must be approved by EnviroApplications and the client in writing. If any such unauthorized use occurs, it shall be at the user's sole risk without liability to EnviroApplications.

FIGURES

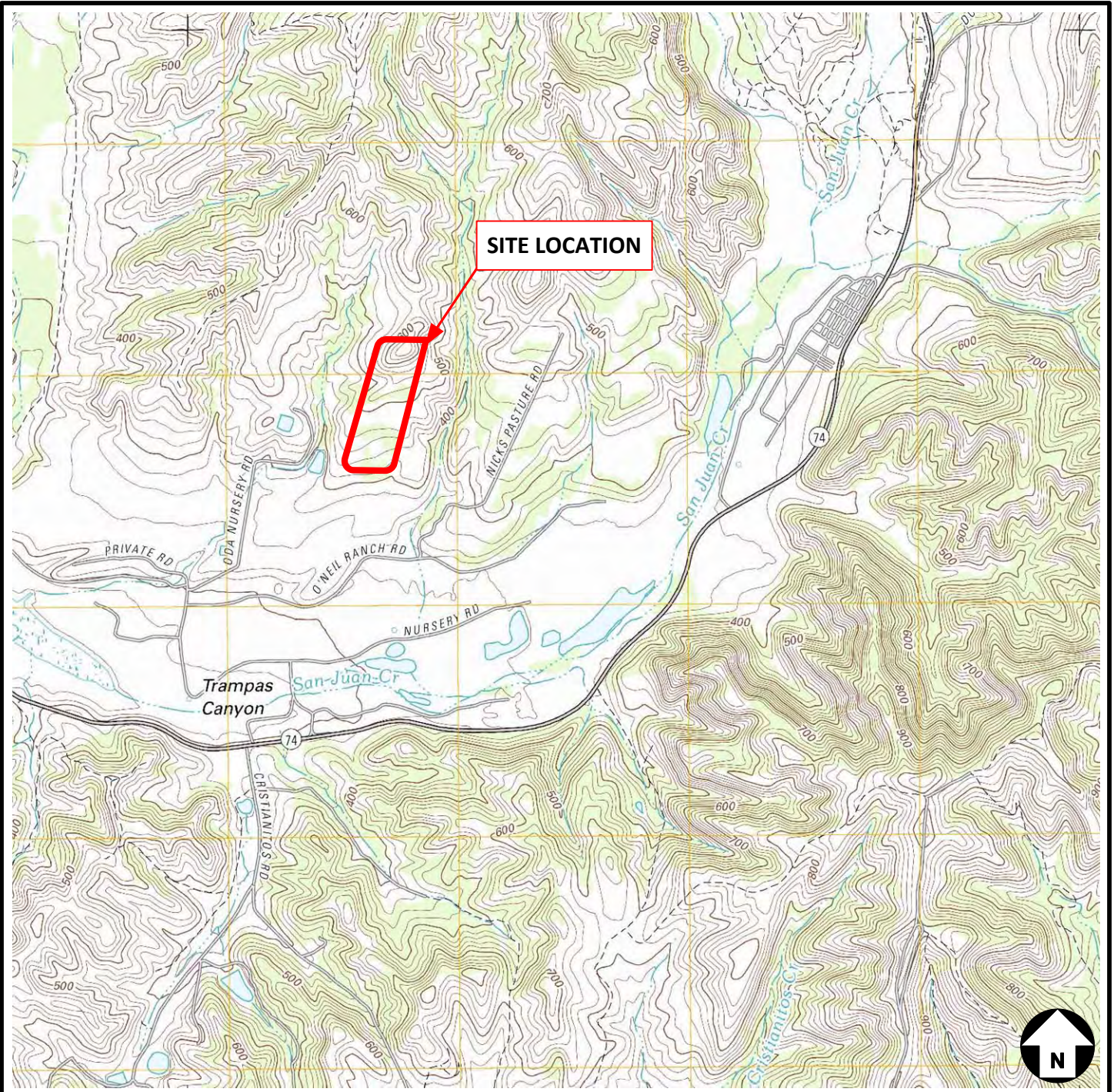
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCSD1.21

September 23, 2021

APNs: 125-163-10



Relative Location

Project No.: 80.RMVCS1.21

SITE LOCATION MAP
 CUSD (Rienda K-8) School Site
 Rancho Mission Viejo, PA 3.3
 NW Of Ortega Hwy. & East Of Antonio Pkwy.
 San Juan Capistrano
 Orange County, CA 92675



2831 Camino Del Rio South
 Suite 214, Mission Valley
 San Diego, CA 92108-3828

Date: 8-6-2021

Source: USGS, Cañada Gobernadora, Ca (2012)

Scale: 1" = 2,000'

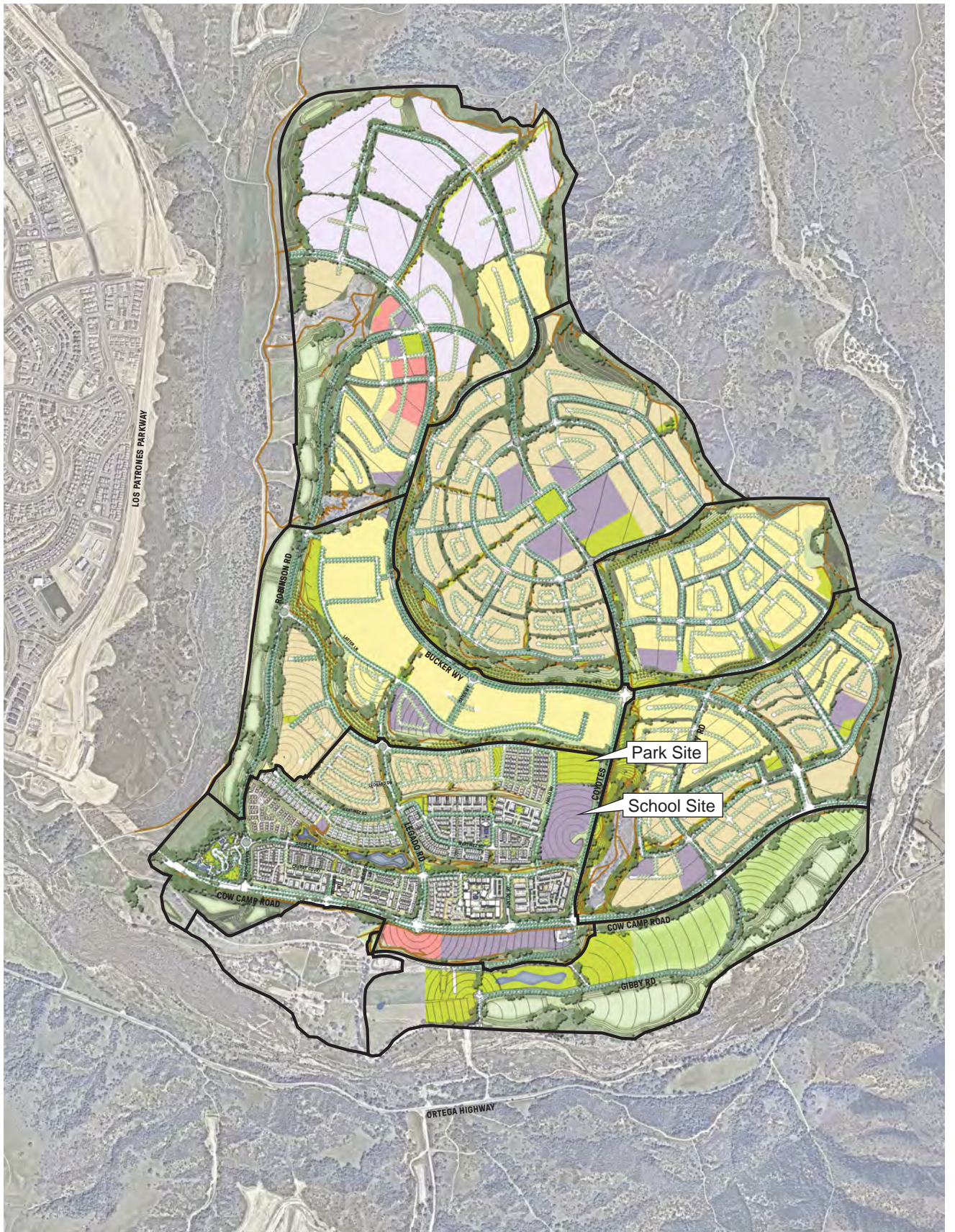
Revision: 1

Client:



Bernard Sentianin

FIGURE 1



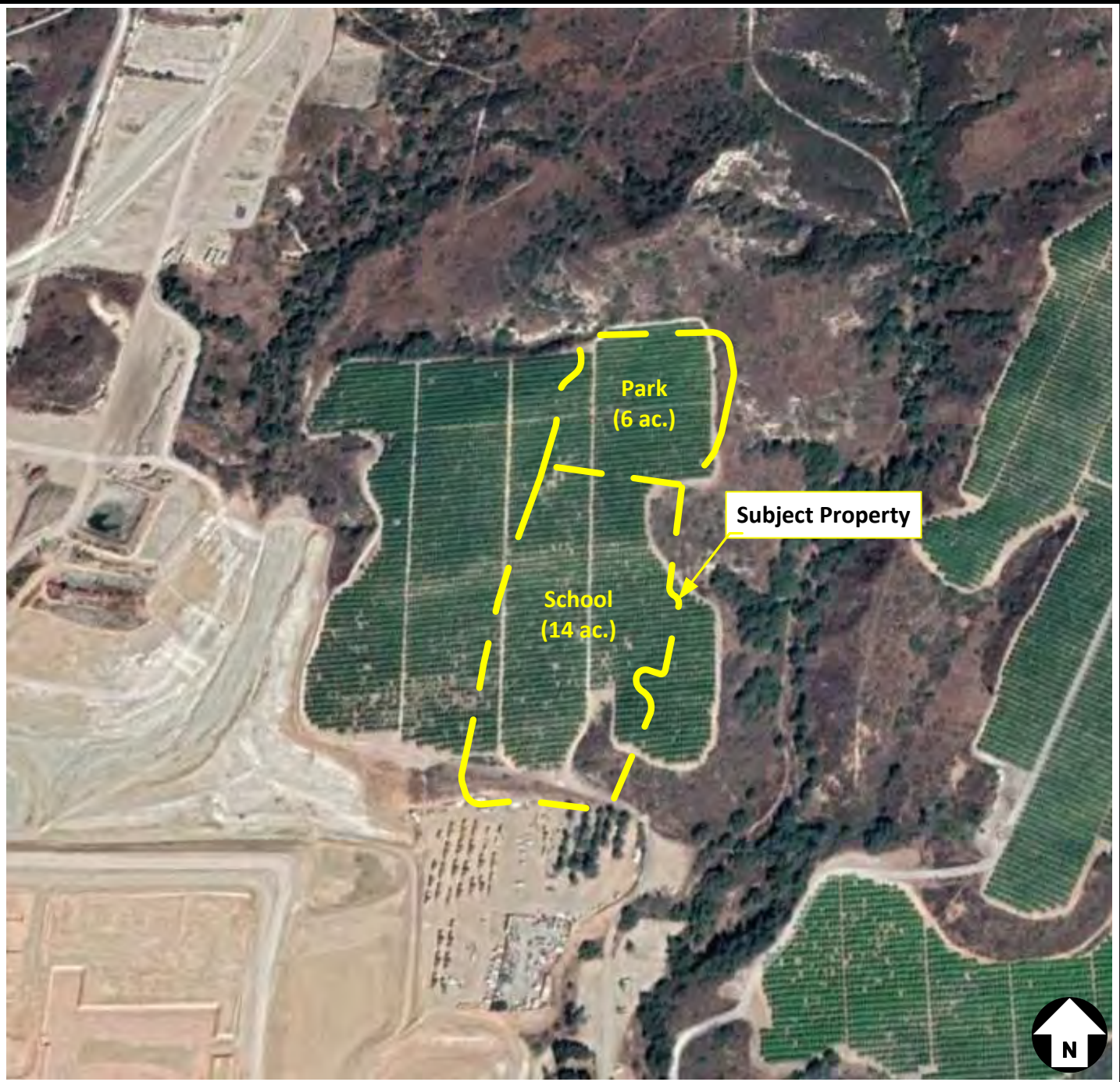
Source: SWA Group, 2021

Project Location within Planning Area 3

FIGURE 2

Planning Subarea 3.3 School Site





Relative Location

Project No.: 80.RMVCS1.21

AERIAL SITE MAP
 CUSD (Rienda K-8) School Site
 Rancho Mission Viejo, PA 3.3
 NW Of Ortega Hwy. & East Of Antonio Pkwy.
 San Juan Capistrano
 Orange County, CA 92675



EnviroApplications, Inc.
 Engineering & Consulting

2831 Camino Del Rio South
 Suite 214, Mission Valley
 San Diego, CA 92108-3828

Date: 8-6-2021

Source: Google Earth, 2021

Scale: 1" = 500'

Revision: 1



Bernard Sentianin

FIGURE 3

ATTACHMENT 1

PHOTOGRAPHS OF THE SUBJECT & ADJACENT PROPERTIES

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCSD1.21

September 23, 2021

APNs: 125-163-10

ENVIROAPPLICATIONS, INC.
PHOTOGRAPHIC RECORD

Client: RMV Community Development	Job Number: 80.RMVCSD1.21
Subject Name: CUSD (Rienda K-8) School Site	Location: PA 3.3, San Juan Capistrano, Orange County, CA 92705
Photographer: Bernard Sentianin	Date: July 26, 2021

**Photograph
No. 1 of 8**



View looking west across southern margin of subject property.

**Photograph
No. 2 of 8**



View looking north along western margin of subject property.

ENVIROAPPLICATIONS, INC.
PHOTOGRAPHIC RECORD

Client: RMV Community Development	Job Number: 80.RMVCSD1.21
Subject Name: CUSD (Rienda K-8) School Site	Location: PA 3.3, San Juan Capistrano, Orange County, CA 92705
Photographer: Bernard Sentianin	Date: July 26, 2021

**Photograph
No. 3 of 8**



View looking east along northern margin of subject property.

**Photograph
No. 4 of 8**



View looking south along the eastern margin of subject property.

ENVIROAPPLICATIONS, INC.
PHOTOGRAPHIC RECORD

Client: RMV Community Development	Job Number: 80.RMVCSD1.21
Subject Name: CUSD (Riendea K-8) School Site	Location: PA 3.3, San Juan Capistrano, Orange County, CA 92705
Photographer: Bernard Sentianin	Date: July 26, 2021

**Photograph
No. 5 of 8**



View looking north from center of subject property.

**Photograph
No. 6 of 8**



View looking west from center of subject property.

ENVIROAPPLICATIONS, INC.

PHOTOGRAPHIC RECORD

Client: RMV Community Development	Job Number: 80.RMVCSD1.21
Subject Name: CUSD (Rienda K-8) School Site	Location: PA 3.3, San Juan Capistrano, Orange County, CA 92705
Photographer: Bernard Sentianin	Date: July 26, 2021

**Photograph
No. 7 of 8**



View looking south from center of subject property.

**Photograph
No. 8 of 8**



View looking east from center of subject property.

ATTACHMENT 2

USER PROVIDED INFORMATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCS1.21

September 23, 2021

APNs: 125-163-10

UPDATE 1



First American Title

First American Title Company
1250 Corona Pointe Court, Suite 200
Corona, CA 92879

Russell Hanson
Huitt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, CA 92614

Customer Reference: 138kV Easement
Order Number: NHSC-5568021 (29)

Title Officer: Hugo Tello
Phone: (951)256-5883
Fax No.: (866)782-3439
E-Mail: htello@firstam.com

Buyer:
Owner: DMB San Juan Investment

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 26, 2018 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

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

DMB SAN JUAN INVESTMENT NORTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments. Report to follow. Please verify before closing.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The effect of maps purporting to show the herein described and other land recorded in [Book 8, Page 34](#) and following; in [Book 9, Page 15](#) and following; in [Book 12, Pages 5, 7](#) through [18](#) and [19](#); in [Book 13, Page 23](#); in [Book 90, Page 33](#) and following; in [Book 114, Page 6](#); in [Book 146, Page 8](#); in [Book 157, Page 23](#) and following and in [Book 223, Page 33](#) ad following all of Record of Surveys.
4. The right of way for highway purposes 50 feet wide, as granted to County of Orange by deed recorded May 3, 1916, in [Book 282, page 173](#), of Deeds.

On May 22, 1934, by Order of the Board of Supervisors of Orange County, California, all those portions of the right of way of the San Juan Hot Springs Road lying within the Rancho Mission Viejo as described in the deed to the County of Orange recorded in [Book 282, Page 173](#), of Deeds which are not included within the right of way for Ortega Highway also known as San Juan

Hot Springs Road, as described in the deed to the County of Orange, recorded in [book 642, Page 54](#), of Official Records, were vacated and abandoned, a certified copy of which order was recorded May 23, 1934, in [Book 679, Page 102](#), of Official Records.

5. An easement for construction and maintenance of river bank protection fences and incidental purposes, recorded September 15, 1937 as [Book 910, Page 218](#) of Official Records.
In Favor of: The State of California
Affects: A portion of the land (NOT LOCATABLE FROM RECORD)
6. An easement for public utilities and incidental purposes, recorded July 27, 1967 as [Book 8323, Page 754](#) of Official Records.
In Favor of: San Diego Gas and Electric Company
Affects: as described therein
7. The terms and provisions contained in the document entitled "Agreement" recorded February 25, 1969 as [Book 8884, Pages 206](#) of Official Records.

Document re-recorded May 5, 1981 as [Book 14046, Page 63](#) of Official Records.

The terms and provisions contained in the document entitled "Resolution of the Board of Supervisors of Orange County, California" recorded May 5, 1981 as [Book 14046, Page 57](#) of Official Records.

Document(s) declaring modifications thereof recorded July 27, 1983 as Instrument No. [83-322703](#) of Official Records.

8. An easement for pole lines and incidental purposes, recorded November [19](#), 1969 as [Book 9141, Page 668](#) of Official Records.
In Favor of: San Diego Gas and Electric Company
Affects: as described therein
9. An easement for public utilities and incidental purposes, recorded September 24, 1984 as Instrument No. [84-396582](#) of Official Records.
In Favor of: San Diego Gas and Electric Company
Affects: as described therein
10. The terms and provisions contained in the document entitled "Agreement for Financing Public School Facilities" recorded June 27, 1985 as Instrument No. [85-237046](#) of Official Records.
11. An easement for pipelines or pipelines, grading, slope, drainage, access and incidental purposes, recorded November 12, 1991 as Instrument No. [91-616009](#) of Official Records.
In Favor of: Santa Margarita Water District, a public corporation
Affects: as described therein

The terms and provisions contained in the document entitled "Joint Use Agreement" recorded May 21, 1993 as Instrument No. [93-341857](#) of Official Records.

12. An easement for public utilities, ingress and egress and incidental purposes, recorded February 10, 1993 as Instrument No. [93-0091213](#) of Official Records.

In Favor of: San Diego Gas & Electric Company
Affects: as described therein

NOTE: A portion of said easement was quitclaimed by a document recorded June 11, 1993, a s Instrument No. [93-393060](#), of Official Records.

The terms and provisions contained in the document entitled "First Amendment to Grant of Easement" recorded December 24, 2009 as Instrument No. [2009000690444](#) of Official Records.

The terms and provisions contained in the document entitled "Amendment to Easements" recorded July 29, 2013 as Instrument No [201300450856](#) of Official Records.

13. An easement for public utilities and incidental purposes, recorded May 14, 1993 as Instrument No. [93-0326646](#) of Official Records.

In Favor of: San Diego Gas & Electric Company
Affects: as described therein

The terms and provisions contained in the document entitled "First Amendment to Grant of Easement" recorded December 24, 2009 as Instrument No. [2009000690442](#) of Official Records.

The terms and provisions contained in the document entitled "Amendment to Easements" recorded July 29, 2013 as Instrument No [201300450856](#) of Official Records.

14. The terms and provisions contained in the document entitled "Memorandum of Agreement " recorded November 16, 1993 as Instrument No. [93-0786941](#) of Official Records.

15. An unrecorded lease dated May 16, 1973, executed by San Juan Partnership No. II, a California limited partnership as lessor and Oda Nursery, Inc., a California corporation as lessee, as disclosed by a Memorandum of Lease recorded September 5, 1997 as Instrument No. [19970433387](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

16. The terms and provisions contained in the document entitled "Rancho Mission Viejo Development Agreement County of Orange (Ranch Plan Project)" recorded December 6, 2004 as Instrument No. [2004001082094](#) of Official Records.

17. The terms and provisions contained in the document entitled "Notice of Settlement and Declaration of Restrictions" recorded August 17, 2005 as Instrument No. [2005000648330](#) of Official Records.

- [18.](#) The terms and provisions contained in the document entitled "Memorandum of Option to Purchase" recorded December 27, 2005 as Instrument No. [2005001030987](#) of Official Records.

(Affects a portion of the land)

The terms and provisions contained in the document entitled "Assignment and Assumption of Option to Purchase" recorded December 24, 2009 as Instrument No. [2009000690445](#) of Official Records.

The terms and provisions contained in the document entitled "First Amendment to Memorandum of Option to Purchase" recorded December 24, 2009 as Instrument No. [2009000690446](#) of Official Records.

The terms and provisions contained in the document entitled Second Amendment to Memorandum of Option to Purchase recorded May 6, 2011 as Instrument no. [2011000229860](#) of Official Records.

The terms and provisions contained in the document entitled Third Amendment to Memorandum of Option to Purchase recorded October 16, 2012 as Instrument No. [2012000630960](#) of Official Records.

[19.](#) The terms and provisions contained in the document entitled "Secured Fire Protection Agreement" recorded April 04, 2007 as Instrument No. [2007000218114](#) of Official Records.

20. The terms and provisions contained in the document entitled Memorandum of Option Agreement (Foothill South) recorded February [18](#), 1998 as Instrument No. [19980088441](#) of Official Records.

(Affects a portion of the land)

21. An unrecorded lease dated October 15, 2007, executed by Color Spot Nurseries, Inc., a Delaware corporation as lessor and Rancho Mission Viejo, LLC, a Delaware limited liability company as lessee, as disclosed by a Memorandum of Lease recorded October 25, 2007 as Instrument No. [2007000649148](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

22. An easement for poles, wires, cables and appurtenances for the transmission and distribution of electricity and incidental purposes, recorded December 14, 2007 as Instrument No. [2007000733703](#) of Official Records.

In Favor of: San Diego Gas & Electric Company
Affects: as described therein

23. The terms and provisions contained in the document entitled Restrictive Covenant recorded November 12, 2009 as Instrument No. [2009000614226](#) of Official Records.

24. An easement for ingress and egress and incidental purposes, recorded December 21, 2009 as Instrument No. [2009000681986](#) of Official Records.

In Favor of: San Diego Gas & Electric Company
Affects: as described therein

25. An easement for ingress and egress and incidental purposes, recorded December 21, 2009 as Instrument No. [2009000681987](#) of Official Records.

In Favor of: San Diego Gas & Electric Company
Affects: as described therein

26. The terms and provisions contained in the document entitled Declaration Of Irrevocable Covenant recorded August 27, 2013 as Instrument No. [2013000503881](#) of Official Records.

(Affects a portion of the land)

27. The terms and provisions contained in the document entitled Declaration Of Irrevocable Covenant recorded May 21, 2014 as Instrument No. [2014000196416](#) of Official Records.

(Affects a portion of the land)

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.



First American Title

First American Title Company
1250 Corona Pointe Court, Suite 200
Corona, CA 92879
(951)256-5880
Fax - (909)476-2401

WIRE INSTRUCTIONS

for

**First American Title Company, Demand/Draft Sub-Escrow Deposits
Riverside County, California**

First American Trust, FSB

5 First American Way
Santa Ana, CA 92707
Banking Services: (877) 600-9473

ABA 122241255

**Credit to First American Title Company
Account No. 3097840000**

Reference Title Order Number 5568021 and Title Officer Hugo Tello

Please wire the day before recording.

LEGAL DESCRIPTION

Real property in the City of Unincorporated, County of Orange, State of California, described as follows:

PARCEL 1:

BEING A PORTION OF PARCELS 58, 59, 60 AND 101 OF CERTIFICATE OF COMPLIANCE CC 2011-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED DECEMBER 27, 2011 AS INSTRUMENT NO. [2011000677171](#) OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 100.00 FEET IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE ALONG THE CENTERLINE OF THE EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC RECORDED JULY 29, 2013 AS INSTRUMENT NO. [2013000450856](#) OF SAID OFFICIAL RECORDS, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 57°57'53" WEST 3362.11 FEET" IN SAID EASEMENT DEED; THENCE ALONG SAID CENTERLINE SOUTH 57°57'53" EAST 3352.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID CENTERLINE SOUTH 26°07'23" EAST 427.74 FEET; THENCE SOUTH 45°40'20" EAST 489.40 FEET; THENCE SOUTH 57°19'54" EAST 1053.94 FEET;

THENCE SOUTH 43°41'22" EAST 745.82 FEET; THENCE SOUTH 60°55'22" EAST 650.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 60°55'22" EAST 93.89 FEET;

THENCE SOUTH 42°28'43" EAST 461.38 FEET; THENCE SOUTH 59°33'10" EAST 492.93 FEET; THENCE SOUTH 74°47'36" EAST 757.21 FEET TO SAID CENTERLINE OF SAID EASEMENT TO SAN DIEGO GAS & ELECTRIC.

EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT TO SAN DIEGO GAS & ELECTRIC, RECORDED JULY 29, 2013 AS INSTRUMENT NO. [2013000450856](#) OF SAID OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE EASEMENT TO SAN DIEGO GAS & ELECTRIC, RECORDED MAY 14, 1993 AS INSTRUMENT NO. [93-0326646](#) OF SAID OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF PARCEL 60 OF CERTIFICATE OF COMPLIANCE CC 2011-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED DECEMBER 27, 2011 AS INSTRUMENT NO. [2011000677171](#) OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS DESCRIBED IN PARCEL 1 HEREIN ABOVE; THENCE SOUTH 29°04'38" WEST 50.00 FEET TO A POINT ON THE SOUTHWESTERLY SIDELINE OF PARCEL 1 AS DESCRIBED HEREIN ABOVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

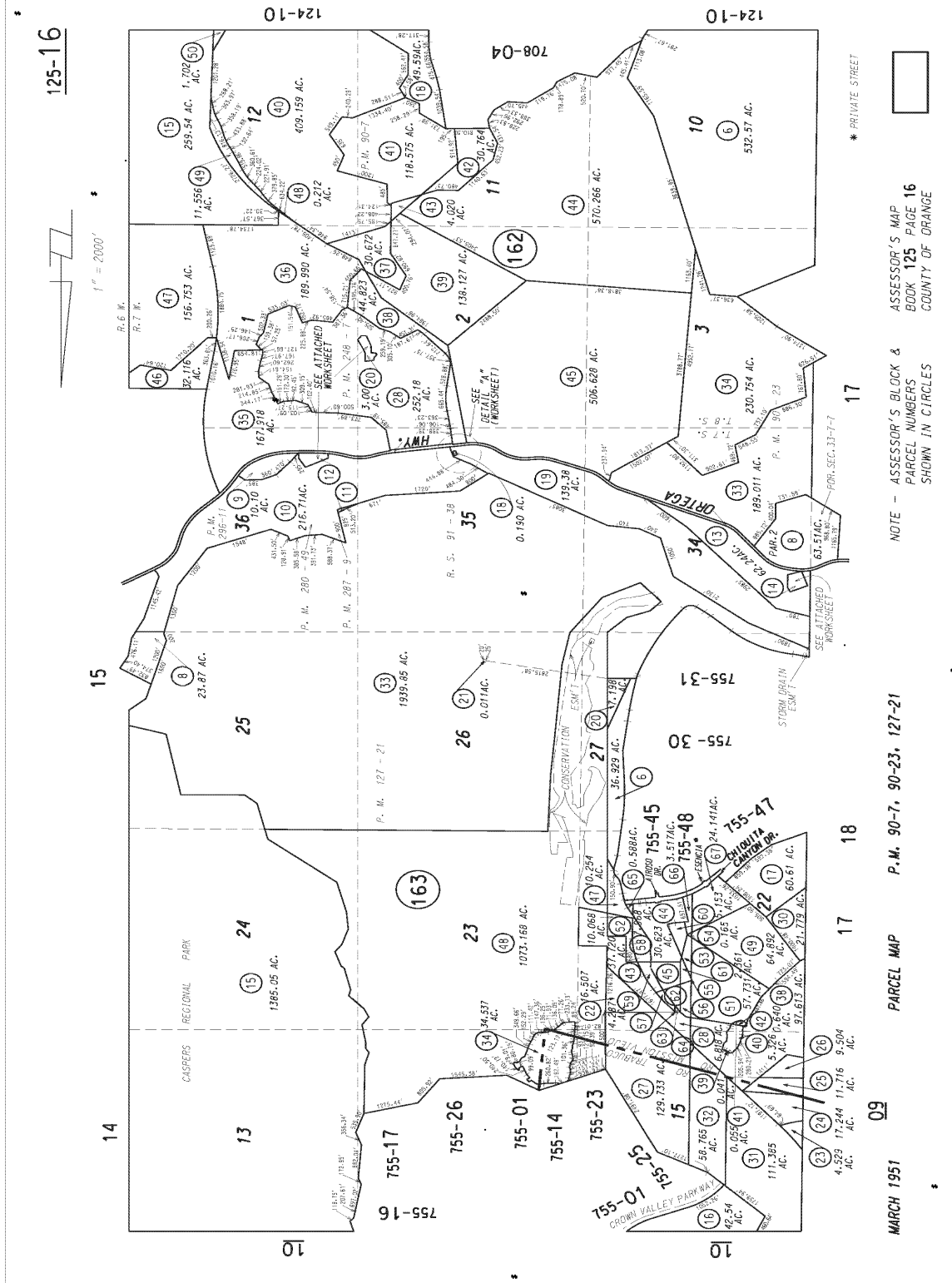
THENCE ALONG SAID SOUTHWESTERLY SIDELINE SOUTH 60°55'22" EAST 83.03 FEET; THENCE LEAVING SAID SOUTHWESTERLY SIDELINE SOUTH 27°41'21" WEST 30.72 FEET;

THENCE NORTH 62°20'00" WEST 56.89 FEET;

THENCE NORTH 26°52'33" WEST 32.03 FEET TO A LINE BEARING NORTH 27°36'10" EAST AND
PASSING THROUGH SAID TRUE POINT OF BEGINNING;

THENCE NORTH 27°36'10" EAST 14.18 FEET TO THE TRUE POINT OF BEGINNING.

APN: 125-163-33, 125-163-19 AND 125-163-10



NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, [18](#), [19](#), 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk [7](#), 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- [7](#). The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, [18](#), [19](#), and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18 :	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19 :	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;

- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk [7](#) or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
- [7.](#) [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d),

- 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk [7](#) or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, [18](#), [19](#), 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- [7](#). Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



Project Name: CUSD School Site - Rienda

Project Address: RMV PA 3.3, San Juan Capistrano, CA

USER SPECIFIC QUESTIONNAIRE

In order to comply with the ASTM E1527-13 Standard and qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete. Please provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information."

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

Did a search of *recorded land title records* (or judicial records where appropriate, see NOTE below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? (NOTE - In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

No

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

Did a search of *recorded land title records* (or judicial records where appropriate, see NOTE above) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

No

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

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

Yes, Rancho Mission Viejo is familiar with the former orchards line of business

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

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Land is not being sold/purchased, but value is reasonable based on no contamination

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

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

(a.) Do you know the past uses of the *property*?

Yes, orchards

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

Nothing out of the ordinary

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

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

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

A school site is proposed

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

Dedication to the school district

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

No address currently assigned, but the location will be west of Coyotes, north of Saddle and east of Pablo in Planning Area 3 of the Rancho Mission Viejo Planned Community in unincorporated Orange County.

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

Not known – this will be up to the school district

(e) identification of all parties who will rely on the Phase I *report*,

Capistrano Unified School District

(f) identification of the site contact and how the contact can be reached,

Jim Holas, Rancho Mission Viejo, jholas@ranchomv.com, 949-240-3363

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

None

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

None

Preparer:

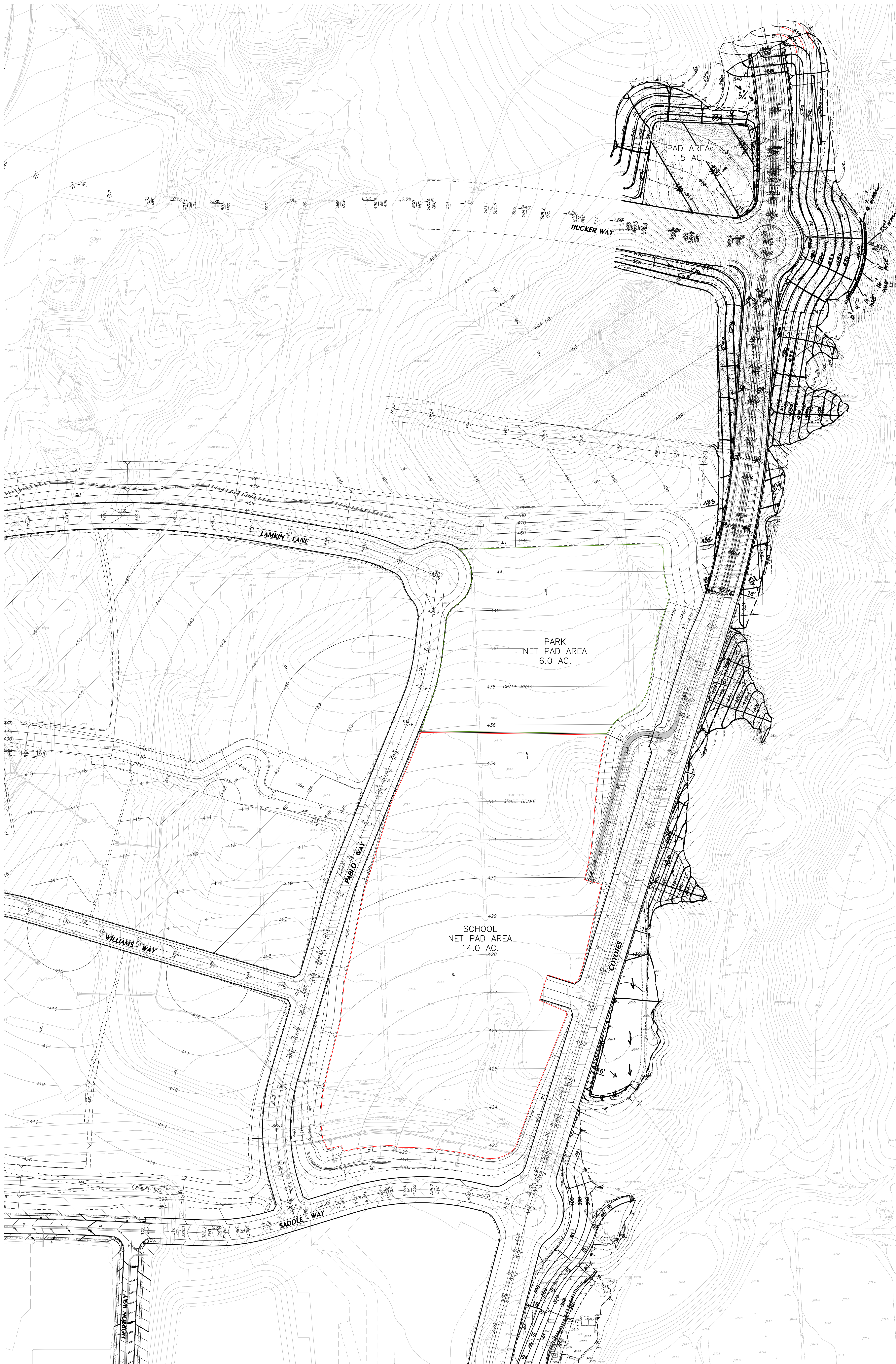
Name: Jay Bullock, Vice President, Rancho Mission Viejo

Address: 28811 Ortega Hwy, San Juan Capistrano, CA 92693

Signature: 

Date: July 29, 2021

Years Familiar with Property 24



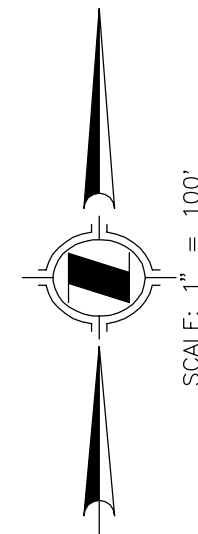
SCHOOL PAD GRADING

RMV 3.3

DATE: 06-04-2021

PREPARED BY:

HUNSAKER & ASSOCIATES
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 PLANNING ■ ENGINEERING ■ SURVEYING
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ATTACHMENT 3

GOVERNMENT DATABASE SEARCH REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCS1.21

September 23, 2021

APNs: 125-163-10

CUSD School Site PA3.3

Gibby Road/Ortega Highway
San Juan Capistrano, CA 92675

Inquiry Number: 6587102.2s
August 11, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

GIBBY ROAD/ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

COORDINATES

Latitude (North): 33.5261120 - 33° 31' 34.00"
Longitude (West): 117.5738170 - 117° 34' 25.74"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 446715.3
UTM Y (Meters): 3709568.8
Elevation: 484 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5636467 CANADA GOBERNADORA, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140603
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
GIBBY ROAD/ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	RANCHO MISSION VIEJO	ADJACENT TO 31641 OR	SWF/LF, CERS	Lower	2032, 0.385, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
CDL.....	Clandestine Drug Labs
CERS HAZ WASTE.....	CERS HAZ WASTE
Toxic Pits.....	Toxic Pits Cleanup Act Sites
US CDL.....	National Clandestine Laboratory Register
PFAS.....	PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST.....	SWEEPS UST Listing
HIST UST.....	Hazardous Substance Storage Container Database
CERS TANKS.....	California Environmental Reporting System (CERS) Tanks
CA FID UST.....	Facility Inventory Database

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
Orange Co. Industrial Site.....	List of Industrial Site Cleanups
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database

EXECUTIVE SUMMARY

HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HIST CORTESE.....	Hazardous Waste & Substance Site List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
HWTS.....	Hazardous Waste Tracking System
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR Hist Auto..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

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

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

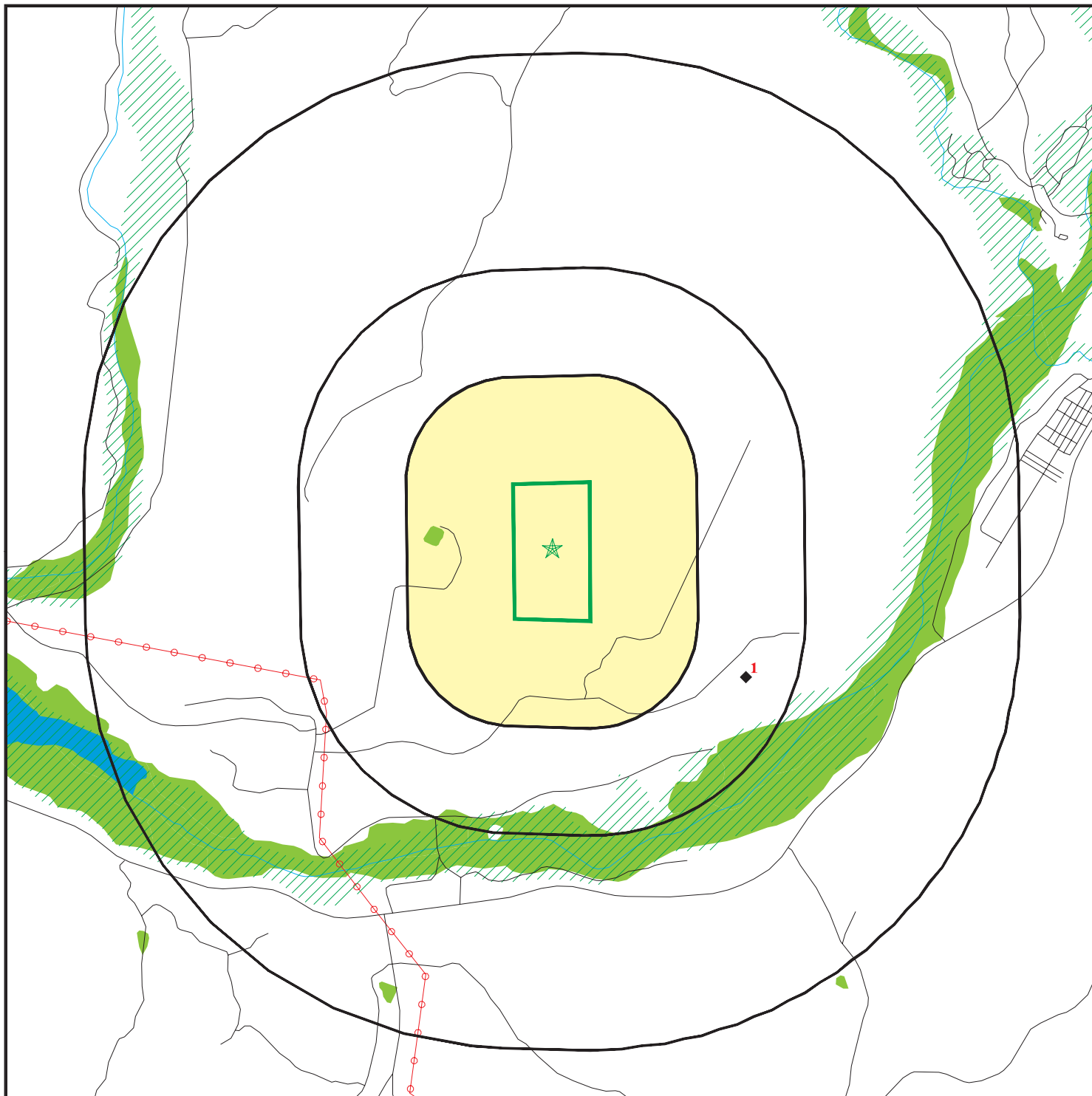
A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>RANCHO MISSION VIEJO</i> Database: SWF/LF (SWIS), Date of Government Version: 05/10/2021 Facility ID: 30-AB-0448 Operational Status: Active Regulation Status: Notification	<i>ADJACENT TO 31641 OR</i>	<i>ESE 1/4 - 1/2 (0.385 mi.)</i>	<i>1</i>	<i>9</i>


EXECUTIVE SUMMARY


There were no unmapped sites in this report.

OVERVIEW MAP - 6587102.2S



 Target Property

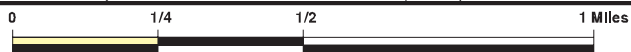
 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites


 Dept. Defense Sites



 Indian Reservations BIA

 Areas of Concern

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

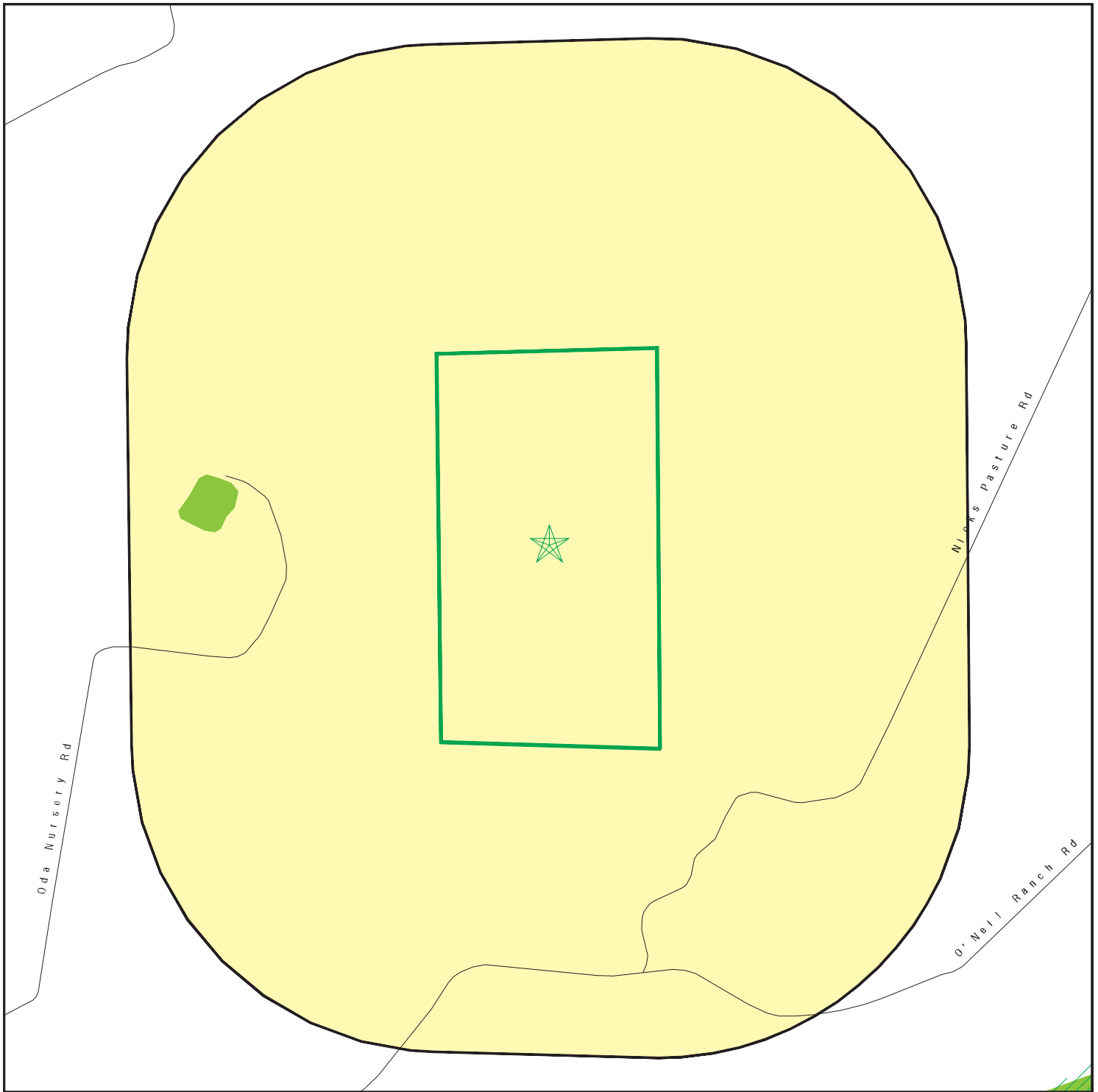









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: CUSD School Site PA3.3
 ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano CA 92675
 LAT/LONG: 33.526112 / 117.573817







CLIENT: Enviroapplications Inc.
 CONTACT: Bernard Sentianin
 INQUIRY #: 6587102.2s
 DATE: August 11, 2021 2:54 pm

DETAIL MAP - 6587102.2S



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



-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern



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

SITE NAME: CUSD School Site PA3.3
 ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano CA 92675
 LAT/LONG: 33.526112 / 117.573817

CLIENT: Enviroapplications Inc.
 CONTACT: Bernard Sentianin
 INQUIRY #: 6587102.2s
 DATE: August 11, 2021 2:56 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	1	NR	NR	1
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
Orange Co. Industrial Site	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

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

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

1
ESE
1/4-1/2
0.385 mi.
2032 ft.

RANCHO MISSION VIEJO COMPOST FACILITY
ADJACENT TO 31641 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92693

SWF/LF **S109821500**
CERS **N/A**

Relative:
Lower
Actual:
334 ft.

SWF/LF (SWIS):
 Name: RANCHO MISSION VIEJO COMPOST FACILITY
 Address: ADJACENT TO 31641 ORTEGA HIGHWAY
 City,State,Zip: SAN JUAN CAPISTRANO, CA 92693
 Region: STATE
 Facility ID: 30-AB-0448
 SWIS Number: 30-AB-0448
 Point of Contact: Megan Emslander
 Is Archived: No
 Is Closed Illegal Abandoned: No
 Is Site Inert Debris Engineered Fill: No
 Is Financial Assurances Responsible: No
 Absorbed On: Not reported
 Operational Status: Active
 Absorbed By: Not reported
 Closed Illegal Abandoned Category: Not reported
 EPA Federal Registry ID: Not reported
 ARB District: South Coast
 SWRCB Region: San Diego
 Local Government: San Juan Capistrano
 Reporting Agency Legal Name: County of Orange
 Reporting Agency Department: Health Care Agency, Environmental Health Division
 Enforcing Agency Legal Name: County of Orange
 Enforcing Agency Department: Health Care Agency, Environmental Health Division
 Regulation Status: Notification

Activity:
 SWIS Number: 30-AB-0448
 Site Name: Rancho Mission Viejo Compost Facility
 Activity: Green Material Composting Operation
 Activity Is Archived: No
 Category: Composting
 Activity Classification: Solid Waste Operation
 WDR Number: Not reported
 WDR Landfill Class: Not reported
 Cease Operation: Not reported
 Cease Operation Type: Not reported
 Inspection Frequency: Quarterly
 Throughput: 12500
 Throughput Units: Cubic Yards per Day
 Remaining Capacity: Not reported
 Remaining Capacity Date: Not reported
 Capacity: 35000
 Capacity Units: Tons per year
 Total Acreage: 10
 Disposal Acreage: Not reported
 Permitted Elevation: Not reported
 Permitted Elevation Type: Not reported
 Permitted Depth: Not reported
 Permitted Depth Type: Not reported
 Point of Contact: Megan Emslander
 Site Operational Status: Active
 Site Regulatory Status: Notification
 Site Is Archived: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RANCHO MISSION VIEJO COMPOST FACILITY (Continued)

S109821500

Is Closed Illegal Abandoned: No
Is Site Inert Debris Engineered Fill: No
Is Financial Assurances Responsible: No
Absorbed On: Not reported
Absorbed By: Not reported
Closed Illegal Abandoned Category: Not reported
EPA Federal Registry ID: Not reported
County: Orange
ARB District: South Coast
SWRCB Region: San Diego
Local Government: San Juan Capistrano
Street Address: Adjacent to 31641 Ortega Highway
City: San Juan Capistrano
State: CA
ZIP Code: 92693
Reporting Agency Legal Name: County of Orange
Reporting Agency Department: Health Care Agency, Environmental Health Division
Enforcing Agency Legal Name: County of Orange
Enforcing Agency Department: Health Care Agency, Environmental Health Division

Operator:

SWIS Number: 30-AB-0448
Site Name: Rancho Mission Viejo Compost Facility
Site Operational Status: Active
Site Type: Non-Disposal Only
Site Regulatory Status: Notification
Latitude: 33.5218
Longitude: -117.566
Is Archived: No
Operator: CR&R, Incorporated
Started On: 8/5/2009
Contact Name: Not reported
Contact Title: Not reported
Contact Email: deanr@crrmail.com
Contact Phone: (714) 826-9049
Street Address: 11292 Western Ave
Operator City: Stanton
Operator State: CA
Operator Zip: 90680

Owner:

SWIS Number: 30-AB-0448
Owner: Rancho Mission Viejo, LLC
Owner Address: Jerry Laster P.O. Box 9
Owner City: San Juan Capistrano
Owner State: CA
Owner Zip: 92693
Site Name: Rancho Mission Viejo Compost Facility
Site Operational Status: Active
Site Type: Non-Disposal Only
Site Regulatory Status: Notification
Latitude: 33.5218
Longitude: -117.566
Is Archived: No
Started On: 8/5/2009
Contact Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RANCHO MISSION VIEJO COMPOST FACILITY (Continued)

S109821500

Contact Title: Not reported
Contact Email: Not reported
Contact Phone: (949) 240-3363

Waste:

SWIS Number: 30-AB-0448
Site Name: Rancho Mission Viejo Compost Facility
Activity: Green Material Composting Operation
Waste Type: Agricultural
Site Is Archived: No
Site Operational Status: Active
Site Regulatory Status: Notification
Site Type: Non-Disposal Only
Point of Contact: Megan Emslander
Activity Is Archived: No
Activity Operational Status: Active
Activity Regulatory Status: Notification
Activity Category: Composting
Activity Classification: Solid Waste Operation

SWIS Number: 30-AB-0448
Site Name: Rancho Mission Viejo Compost Facility
Activity: Green Material Composting Operation
Waste Type: Green Materials
Site Is Archived: No
Site Operational Status: Active
Site Regulatory Status: Notification
Site Type: Non-Disposal Only
Point of Contact: Megan Emslander
Activity Is Archived: No
Activity Operational Status: Active
Activity Regulatory Status: Notification
Activity Category: Composting
Activity Classification: Solid Waste Operation

CERS:

Name: RANCHO MISSION VIEJO COMPOST FACILITY
Address: ADJACENT TO 31641 ORTEGA HIGHWAY
City,State,Zip: SAN JUAN CAPISTRANO, CA
Site ID: 511227
CERS ID: 30-AB-0448
CERS Description: Solid Waste and Recycle Sites

Affiliation:

Affiliation Type Desc: Legal Operator
Entity Name: CR&R, Incorporated
Entity Title: Not reported
Affiliation Address: Dean Ruffridge11292 Western Avenue
Affiliation City: Stanton
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90680
Affiliation Phone: 7148269049

Affiliation Type Desc: Legal Owner
Entity Name: Rancho Mission Viejo, LLC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RANCHO MISSION VIEJO COMPOST FACILITY (Continued)

S109821500

Entity Title:	Not reported
Affiliation Address:	Jerry LasterP.O. Box 9
Affiliation City:	San Juan Capistrano
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92693
Affiliation Phone:	9492403363

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: N/A
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: N/A
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list 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). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021	Source: EPA
Date Data Arrived at EDR: 03/23/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

Date of Government Version: 05/10/2021	Source: Department of the Navy
Date Data Arrived at EDR: 05/13/2021	Telephone: 843-820-7326
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 08/05/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 02/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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: 02/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 03/22/2021

Date Data Arrived at EDR: 03/24/2021

Date Made Active in Reports: 06/17/2021

Number of Days to Update: 85

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 06/17/2021

Next Scheduled EDR Contact: 10/04/2021

Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.

These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/23/2021

Date Data Arrived at EDR: 04/23/2021

Date Made Active in Reports: 07/12/2021

Number of Days to Update: 80

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 07/22/2021

Next Scheduled EDR Contact: 11/08/2021

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 04/23/2021

Date Data Arrived at EDR: 04/23/2021

Date Made Active in Reports: 07/12/2021

Number of Days to Update: 80

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 07/22/2021

Next Scheduled EDR Contact: 11/08/2021

Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

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

Date of Government Version: 05/10/2021

Date Data Arrived at EDR: 05/11/2021

Date Made Active in Reports: 07/27/2021

Number of Days to Update: 77

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 08/10/2021

Next Scheduled EDR Contact: 11/22/2021

Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 5: Leaking Underground Storage Tank Database

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

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

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

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

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

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

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

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 3: Leaking Underground Storage Tank Database

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

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/09/2021	Telephone: see region list
Date Made Active in Reports: 03/30/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

LUST REG 7: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

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

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

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

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 06/11/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

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

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

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

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

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

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

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

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/11/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/09/2021	Telephone: 866-480-1028
Date Made Active in Reports: 03/30/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

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

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 11/17/2004	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 07/01/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 04/01/2005	Source: Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 04/05/2005	Telephone: 916-464-3291
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

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

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites

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

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

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

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

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

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

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

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

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

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

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

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

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

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/05/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/09/2021	Telephone: 916-327-7844
Date Made Active in Reports: 04/01/2021	Last EDR Contact: 06/04/2021
Number of Days to Update: 23	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/08/2021	Source: SWRCB
Date Data Arrived at EDR: 03/09/2021	Telephone: 916-341-5851
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 03/08/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/09/2021	Telephone: 866-480-1028
Date Made Active in Reports: 03/30/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 06/08/2021
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/27/2021
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/02/2020	Source: EPA Region 4
Date Data Arrived at EDR: 12/18/2020	Telephone: 404-562-9424
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/12/2020	Source: EPA Region 10
Date Data Arrived at EDR: 12/16/2020	Telephone: 206-553-2857
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/01/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 12/16/2020	Telephone: 617-918-1313
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/01/2020	Source: EPA Region 9
Date Data Arrived at EDR: 12/16/2020	Telephone: 415-972-3368
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 09/30/2020	Source: EPA Region 7
Date Data Arrived at EDR: 12/22/2020	Telephone: 913-551-7003
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/07/2020	Source: EPA Region 5
Date Data Arrived at EDR: 12/16/2020	Telephone: 312-886-6136
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-7591
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 06/11/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/09/2020	Source: EPA Region 8
Date Data Arrived at EDR: 12/16/2020	Telephone: 303-312-6137
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

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

Date of Government Version: 04/23/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/23/2021	Telephone: 916-323-3400
Date Made Active in Reports: 07/12/2021	Last EDR Contact: 07/22/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/15/2021
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: No Update Planned

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: No Update Planned

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/22/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/23/2021	Telephone: 916-323-7905
Date Made Active in Reports: 06/10/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/15/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/16/2021	Telephone: 202-566-2777
Date Made Active in Reports: 06/10/2021	Last EDR Contact: 06/10/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/27/2021
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

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

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 07/20/2021
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/09/2021	Source: Department of Conservation
Date Data Arrived at EDR: 03/09/2021	Telephone: 916-323-3836
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/04/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 11/23/2020	Telephone: 916-341-6422
Date Made Active in Reports: 02/08/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Varies

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 07/20/2021
Number of Days to Update: 52	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

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

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 07/13/2021
Number of Days to Update: 137	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/22/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

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

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

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

SCH: School Property Evaluation Program

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

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

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

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

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

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

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

US CDL: Clandestine Drug Labs

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

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/04/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

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

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/14/2021
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

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

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

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

Local Land Records

LIENS: Environmental Liens Listing

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

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 03/02/2021	Source: DTSC and SWRCB
Date Data Arrived at EDR: 03/03/2021	Telephone: 916-323-3400
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 05/28/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 03/22/2021	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/24/2021	Telephone: 202-366-4555
Date Made Active in Reports: 06/17/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

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

Date of Government Version: 04/04/2021	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/20/2021	Telephone: 916-845-8400
Date Made Active in Reports: 07/07/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021	Source: State Water Quality Control Board
Date Data Arrived at EDR: 03/09/2021	Telephone: 866-480-1028
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/09/2021	Telephone: 866-480-1028
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 02/11/2021	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/17/2021	Telephone: 202-528-4285
Date Made Active in Reports: 04/05/2021	Last EDR Contact: 05/18/2021
Number of Days to Update: 47	Next Scheduled EDR Contact: 08/30/2021
	Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/13/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 07/09/2021
Number of Days to Update: 574	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/17/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 87

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/19/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/14/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: 202-564-6023
Date Made Active in Reports: 03/05/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 50	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 07/09/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

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

Date of Government Version: 03/08/2021	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/11/2021	Telephone: 301-415-7169
Date Made Active in Reports: 05/11/2021	Last EDR Contact: 07/14/2021
Number of Days to Update: 61	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

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

Date of Government Version: 12/31/2019	Source: Department of Energy
Date Data Arrived at EDR: 12/01/2020	Telephone: 202-586-8719
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 05/27/2021
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/27/2021
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 08/06/2021
Number of Days to Update: 96	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

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

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/22/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: No Update Planned

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

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

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

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

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/23/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/23/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: No Update Planned

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: No Update Planned

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Administration
Telephone: 202-693-9424
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/23/2021
Date Data Arrived at EDR: 03/25/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 84

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/14/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 33

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018	Source: Department of Defense
Date Data Arrived at EDR: 07/02/2020	Telephone: 703-704-1564
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 07/07/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/06/2021	Telephone: 202-564-2280
Date Made Active in Reports: 06/25/2021	Last EDR Contact: 07/01/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/14/2021	Source: EPA
Date Data Arrived at EDR: 05/14/2021	Telephone: 800-385-6164
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 05/14/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 08/30/2021
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

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

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/22/2021	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 03/23/2021	Telephone: 916-323-3400
Date Made Active in Reports: 06/10/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/14/2019	Telephone: 925-454-2361
Date Made Active in Reports: 07/17/2019	Last EDR Contact: 05/14/2021
Number of Days to Update: 64	Next Scheduled EDR Contact: 08/23/2021
	Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/04/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 77

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/26/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/05/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

EMI: Emissions Inventory Data

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

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/16/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

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

Date of Government Version: 05/13/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 74

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/15/2020	Telephone: 916-255-1136
Date Made Active in Reports: 07/02/2020	Last EDR Contact: 07/09/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/14/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/14/2021	Telephone: 877-786-9427
Date Made Active in Reports: 07/27/2021	Last EDR Contact: 05/14/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 08/30/2021
	Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

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

Date of Government Version: 05/14/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/14/2021	Telephone: 916-323-3400
Date Made Active in Reports: 07/27/2021	Last EDR Contact: 05/14/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 08/30/2021
	Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

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

Date of Government Version: 04/05/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/06/2021	Telephone: 916-440-7145
Date Made Active in Reports: 06/23/2021	Last EDR Contact: 07/01/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/08/2021	Source: Department of Conservation
Date Data Arrived at EDR: 03/09/2021	Telephone: 916-322-1080
Date Made Active in Reports: 03/30/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MWMP: Medical Waste Management Program Listing

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

Date of Government Version: 01/29/2021	Source: Department of Public Health
Date Data Arrived at EDR: 03/03/2021	Telephone: 916-558-1784
Date Made Active in Reports: 05/20/2021	Last EDR Contact: 05/28/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/10/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/11/2021	Telephone: 916-445-9379
Date Made Active in Reports: 07/27/2021	Last EDR Contact: 05/11/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/23/2021
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/02/2021	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 03/03/2021	Telephone: 916-445-4038
Date Made Active in Reports: 05/20/2021	Last EDR Contact: 05/28/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/09/2021	Source: Department of Conservation
Date Data Arrived at EDR: 03/09/2021	Telephone: 916-323-3836
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/04/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

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

Date of Government Version: 03/12/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/16/2021	Telephone: 916-445-3846
Date Made Active in Reports: 06/01/2021	Last EDR Contact: 06/08/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/27/2021
	Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/08/2021	Source: Department of Conservation
Date Data Arrived at EDR: 03/09/2021	Telephone: 916-445-2408
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/03/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

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

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

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

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 06/07/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/19/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 11

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

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

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

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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

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

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

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

Date of Government Version: 01/09/2019	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 01/11/2019	Telephone: 510-567-6700
Date Made Active in Reports: 03/05/2019	Last EDR Contact: 06/29/2021
Number of Days to Update: 53	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 03/17/2021	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 03/18/2021	Telephone: 510-567-6700
Date Made Active in Reports: 03/25/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 02/02/2021	Source: Amador County Environmental Health
Date Data Arrived at EDR: 02/04/2021	Telephone: 209-223-6439
Date Made Active in Reports: 04/23/2021	Last EDR Contact: 07/26/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

BUTTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 07/02/2021
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 81

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/12/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 75

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/14/2021
Date Data Arrived at EDR: 01/15/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 80

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List CUPA facility list.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 2

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List Cupa facility list.

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List

A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 04/22/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 01/28/2021
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/12/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 75

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LASSEN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 06/08/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/12/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 04/16/2021	Telephone: 626-458-6973
Date Made Active in Reports: 04/21/2021	Last EDR Contact: 07/12/2021
Number of Days to Update: 5	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 04/19/2021	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/17/2021	Telephone: 213-978-3800
Date Made Active in Reports: 06/28/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/17/2021
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/02/2021	Source: Community Health Services
Date Data Arrived at EDR: 04/16/2021	Telephone: 323-890-7806
Date Made Active in Reports: 07/06/2021	Last EDR Contact: 07/09/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 07/06/2021
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 07/13/2021
Number of Days to Update: 65	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/28/2021	Telephone: 310-618-2973
Date Made Active in Reports: 07/13/2021	Last EDR Contact: 07/13/2021
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 08/10/2021
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 06/22/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: No Update Planned

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/24/2021	Source: Department of Public Health
Date Data Arrived at EDR: 04/07/2021	Telephone: 707-463-4466
Date Made Active in Reports: 06/24/2021	Last EDR Contact: 05/18/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/13/2021	Source: Merced County Environmental Health
Date Data Arrived at EDR: 05/14/2021	Telephone: 209-381-1094
Date Made Active in Reports: 07/26/2021	Last EDR Contact: 08/09/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/28/2021
	Data Release Frequency: Varies

MONO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MONO: CUPA Facility List CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 06/02/2021
Next Scheduled EDR Contact: 09/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/23/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 1

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List CUPA facility list.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 07/15/2021
Number of Days to Update: 77

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Petroleum and non-petroleum spills.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/29/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/08/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/07/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 4

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 06/07/2021
Number of Days to Update: 19

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMMD SAN DIEGO: Hazardous Materials Management Division Database

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

Date of Government Version: 03/02/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/21/2021
Number of Days to Update: 79

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/28/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/08/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: No Update Planned

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List

Cupa Facility List.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 3

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/02/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: No Update Planned

SANTA BARBARA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SHASTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: No Update Planned

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 03/23/2021
Date Data Arrived at EDR: 03/25/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 77

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 09/12/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/28/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/01/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/15/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List Cupa facility list

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/17/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 78

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

SUTTER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List

Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List

Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

VENTURA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/29/2021	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 04/22/2021	Telephone: 805-654-2813
Date Made Active in Reports: 07/12/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 06/22/2021
Number of Days to Update: 49	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 08/04/2021
Number of Days to Update: 37	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/29/2021	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 04/21/2021	Telephone: 805-654-2813
Date Made Active in Reports: 04/23/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 2	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2021	Source: Environmental Health Division
Date Data Arrived at EDR: 03/09/2021	Telephone: 805-654-2813
Date Made Active in Reports: 03/31/2021	Last EDR Contact: 06/04/2021
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 03/26/2021	Source: Yolo County Department of Health
Date Data Arrived at EDR: 04/01/2021	Telephone: 530-666-8646
Date Made Active in Reports: 06/23/2021	Last EDR Contact: 06/22/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Annually

YUBA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 20

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

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

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/28/2021
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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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 was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

CUSD SCHOOL SITE PA3.3
GIBBY ROAD/ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

TARGET PROPERTY COORDINATES

Latitude (North):	33.526112 - 33° 31' 34.00"
Longitude (West):	117.573817 - 117° 34' 25.74"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	446715.3
UTM Y (Meters):	3709568.8
Elevation:	484 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5636467 CANADA GOBERNADORA, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

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

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

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

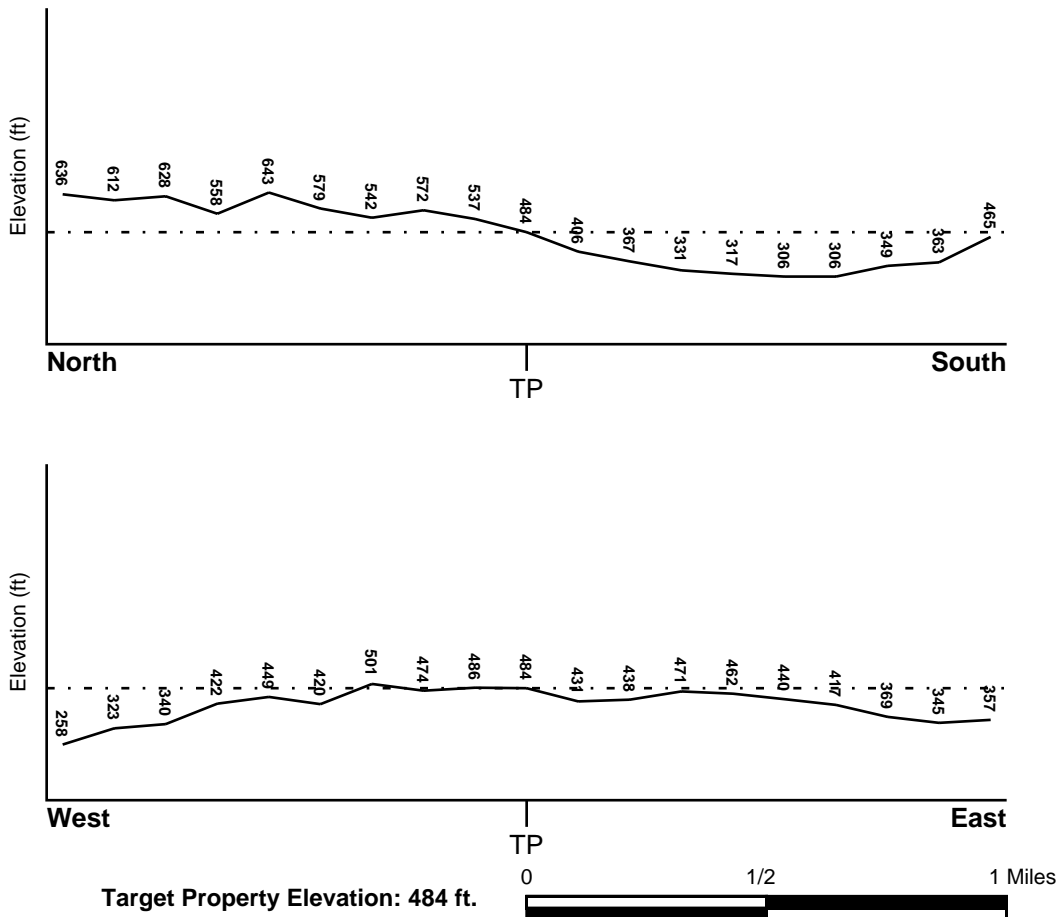
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06059C0465J	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06059C0470J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
CANADA GOBERNADORA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

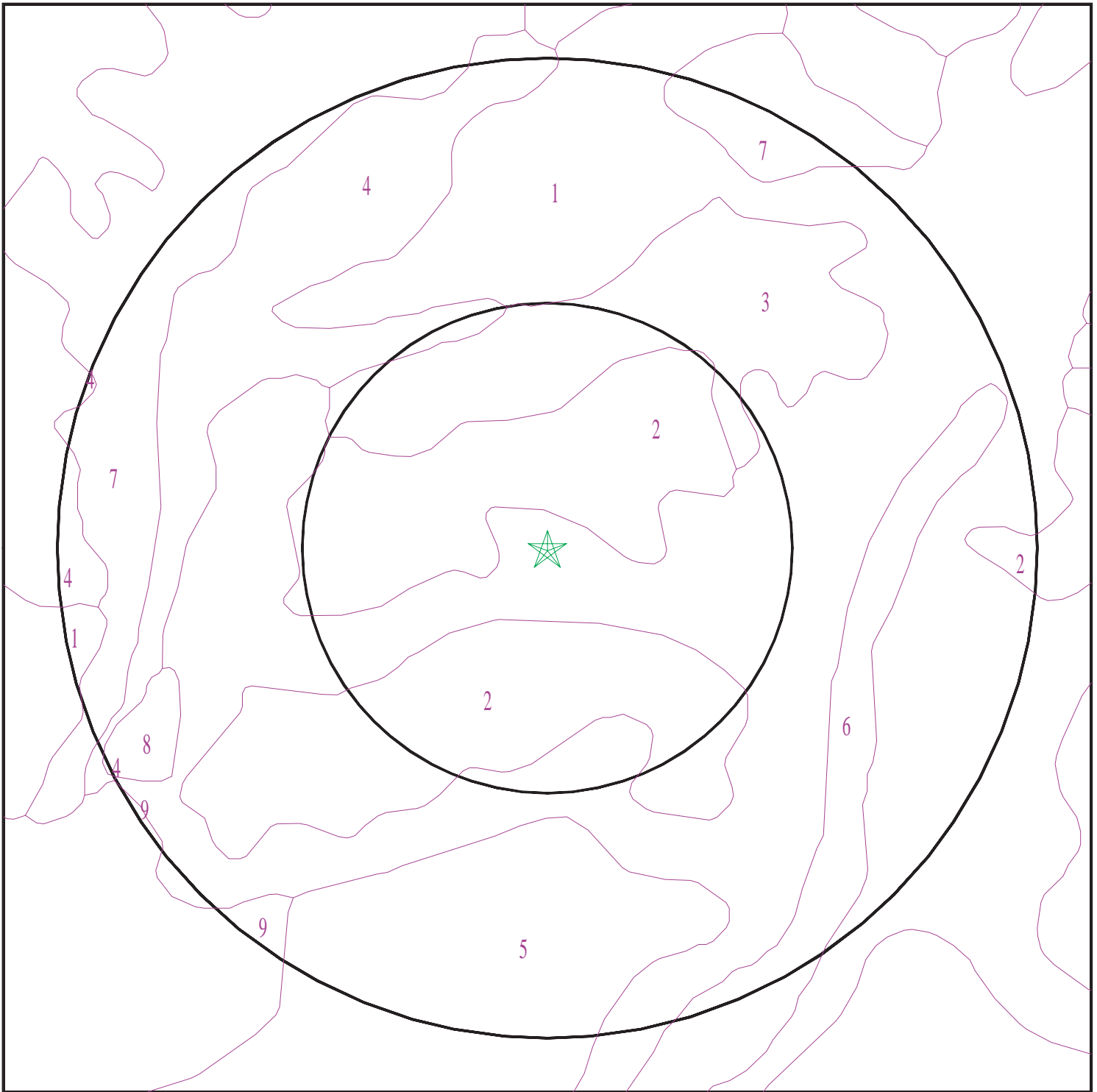
Era:	Mesozoic
System:	Cretaceous
Series:	Upper Cretaceous
Code:	uK <i>(decoded above as Era, System & Series)</i>

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

SSURGO SOIL MAP - 6587102.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
San Juan Capistrano CA 92675
LAT/LONG: 33.526112 / 117.573817

CLIENT: Enviroapplications Inc.
CONTACT: Bernard Sentianin
INQUIRY #: 6587102.2s
DATE: August 11, 2021 2:56 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Map ID: 1

Soil Component Name: CIENEBA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:
2	7 inches	11 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 2

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	11 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	18 inches	27 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
4	27 inches	70 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 3

Soil Component Name: YORBA

Soil Surface Texture: cobbly sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	cobbly sandy loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 5.1
2	7 inches	35 inches	very gravelly clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 5.1
3	35 inches	62 inches	very gravelly sandy loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	11 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	18 inches	27 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	27 inches	70 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 5

Soil Component Name: MODJESKA

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 6.5 Min: 6.1
2	14 inches	62 inches	very cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 6.5 Min: 6.1
3	62 inches	70 inches	very gravelly loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 6.5 Min: 6.1

Soil Map ID: 6

Soil Component Name: CORRALITOS

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
2	9 inches	59 inches	stratified sand to loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6

Soil Map ID: 7

Soil Component Name: ROCK OUTCROP

Soil Surface Texture: unweathered bedrock

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	unweathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 8

Soil Component Name: Water

Soil Surface Texture: unweathered bedrock

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 9

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	22 inches	sandy loam	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	22 inches	27 inches	sandy clay	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	27 inches	38 inches	sandy clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1
4	38 inches	70 inches	sandy clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	70 inches	79 inches	sandy loam	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

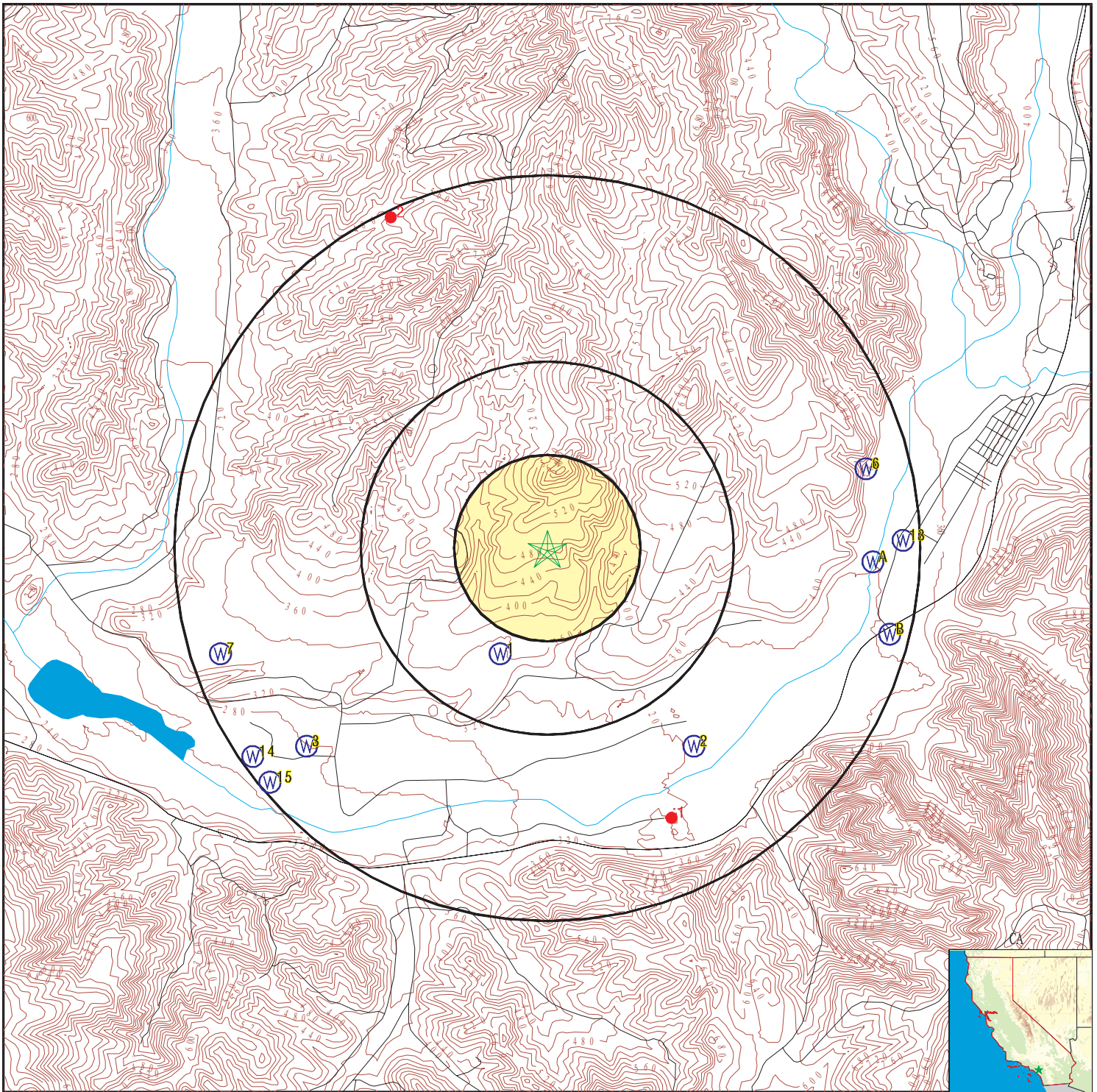
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADWR0000010383	1/4 - 1/2 Mile SSW
2	CADWR0000018826	1/2 - 1 Mile SE
3	CADWR0000021030	1/2 - 1 Mile SW
A4	7909	1/2 - 1 Mile East
A5	7913	1/2 - 1 Mile East
6	CADWR0000002871	1/2 - 1 Mile ENE
7	CADWR0000005294	1/2 - 1 Mile WSW
B8	CADDW0000010410	1/2 - 1 Mile ESE
B9	CADDW0000019368	1/2 - 1 Mile ESE
B10	CALLNL000000543	1/2 - 1 Mile ESE
B11	CAUSGS000000335	1/2 - 1 Mile ESE
B12	CAUSGSN00001023	1/2 - 1 Mile ESE
13	7911	1/2 - 1 Mile East
14	CADDW0000019711	1/2 - 1 Mile SW
15	CADDW0000003654	1/2 - 1 Mile SW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

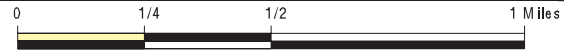
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG14000006303	1/2 - 1 Mile SSE
2	CAOG14000006088	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 6587102.2s



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

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



SITE NAME: CUSD School Site PA3.3
 ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano CA 92675
 LAT/LONG: 33.526112 / 117.573817

CLIENT: Enviroapplications Inc.
 CONTACT: Bernard Sentianin
 INQUIRY #: 6587102.2s
 DATE: August 11, 2021 2:56 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SSW
1/4 - 1/2 Mile
Lower

CA WELLS CADWR0000010383

Well ID:	07S07W35J001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S07W35J001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S07W35J001S&store_num=		
GeoTracker Data:	Not Reported		

2
SE
1/2 - 1 Mile
Lower

CA WELLS CADWR0000018826

Well ID:	07S07W36P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S07W36P001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S07W36P001S&store_num=		
GeoTracker Data:	Not Reported		

3
SW
1/2 - 1 Mile
Lower

CA WELLS CADWR0000021030

Well ID:	07S07W35P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S07W35P001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S07W35P001S&store_num=		
GeoTracker Data:	Not Reported		

A4
East
1/2 - 1 Mile
Lower

CA WELLS 7909

Seq:	7909	Prim sta c:	07S/07W-34D01 S
Frds no:	3000970001	County:	30
District:	08	User id:	TEE
System no:	3000970	Water type:	G
Source nam:	CHIQUITA WELL	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	333132.0	Longitude:	1173328.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3000970	System nam:	Santa Margarita Wd - Cwtp

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Hqname:	Not Reported	Address:	P.O. BOX 2279
City:	MISSION VIEJO	State:	CA
Zip:	92690	Zip ext:	Not Reported
Pop serv:	25	Connection:	1
Area serve:	Not Reported		

**A5
East
1/2 - 1 Mile
Lower**

CA WELLS 7913

Seq:	7913	Prim sta c:	07S/07W-36H01 S
Frds no:	3010101002	County:	30
District:	08	User id:	TEE
System no:	3010101	Water type:	G
Source nam:	NICHOLS WELL	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	333132.0	Longitude:	1173328.0
Precision:	2	Status:	AU
Comment 1:	LOCATED 30' S OF ORTAGA HWY 4.5 MI E OF SAN DIEGO FWY		
Comment 2:	Not Reported	Comment 3:	Not Reported
Comment 4:	Not Reported	Comment 5:	Not Reported
Comment 6:	Not Reported	Comment 7:	Not Reported

System no:	3010101	System nam:	Santa Margarita Water District
Hqname:	SANTA MARGARITA WATER DIST	Address:	P.O. Box 2279
City:	Mission Viejo	State:	CA
Zip:	92690	Zip ext:	0279
Pop serv:	81000	Connection:	24908
Area serve:	MISSION VIEJO		

**6
ENE
1/2 - 1 Mile
Lower**

CA WELLS CADWR0000002871

Well ID:	07S07W36A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S07W36A001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S07W36A001S&store_num=		
GeoTracker Data:	Not Reported		

**7
WSW
1/2 - 1 Mile
Lower**

CA WELLS CADWR0000005294

Well ID:	07S07W35M001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S07W35M001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S07W35M001S&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

B8
ESE
1/2 - 1 Mile
Lower

CA WELLS CADDW0000010410

Well ID:	3000980-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	NICHOLS WELL	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3000980-001&store_num=		
GeoTracker Data:	Not Reported		

B9
ESE
1/2 - 1 Mile
Lower

CA WELLS CADDW0000019368

Well ID:	3000980-002	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	NICHOLS WELL	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3000980-002&store_num=		
GeoTracker Data:	Not Reported		

B10
ESE
1/2 - 1 Mile
Lower

CA WELLS CALLNL000000543

Well ID:	102024	Well Type:	MUNICIPAL
Source:	Lawrence Livermore National Laboratory		
Other Name:	07S/07W-36H01 S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	Not Reported		
GeoTracker Data:	Not Reported		

Chemical:	Helium-3/Helium-4	Results:	.000000883089
Units:	atom ratio	Date:	10/07/2004

Chemical:	Krypton	Results:	.0000000836928
Units:	cm3STP/g	Date:	10/07/2004

Chemical:	Neon	Results:	.000000334471
Units:	cm3STP/g	Date:	10/07/2004

Chemical:	Xenon	Results:	.0000000101405
Units:	cm3STP/g	Date:	10/07/2004

Chemical:	Tritium (Hydrogen 3)	Results:	12.12
Units:	pCi/L	Date:	10/20/2004

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical:	Argon	Results:	.000426987
Units:	cm3STP/g	Date:	10/07/2004

Chemical:	Helium-4	Results:	.000000145707
Units:	cm3STP/g	Date:	10/07/2004

B11
ESE
1/2 - 1 Mile
Lower

CA WELLS CAUSGS000000335

Well ID:	SDALLV-08	Well Type:	MUNICIPAL
Source:	United States Geological Survey		
Other Name:	SDALLV-08	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGS&samp_date=&global_id=&assigned_name=SDALLV-08&store_num=		
GeoTracker Data:	Not Reported		

B12
ESE
1/2 - 1 Mile
Lower

CA WELLS CAUSGSN00001023

Well ID:	USGS-333122117332801	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333122117332801	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333122117332801&store_num=		
GeoTracker Data:	Not Reported		

13
East
1/2 - 1 Mile
Lower

CA WELLS 7911

Seq:	7911	Prim sta c:	07S/07W-35M01 S
Frds no:	3000852001	County:	30
District:	08	User id:	TEE
System no:	3000852	Water type:	G
Source nam:	WELL 07	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	333135.0	Longitude:	1173323.0
Precision:	3	Status:	AU
Comment 1:	28672 ORTEGA HIGHWAY SAN JUAN CAPISTRANO		
Comment 2:	Not Reported	Comment 3:	Not Reported
Comment 4:	Not Reported	Comment 5:	Not Reported
Comment 6:	Not Reported	Comment 7:	Not Reported
System no:	3000852	System nam:	Rancho Mission Viejo
Hqname:	Not Reported	Address:	28672 Ortega Highway
City:	Mission Viejo	State:	CA
Zip:	92675	Zip ext:	Not Reported
Pop serv:	77	Connection:	19
Area serve:	Not Reported		
Sample date:	25-JAN-18	Finding:	12.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical: Dir:	AGGRSSIVE INDEX (CORROSIVITY) 0.	Report units:	Not Reported
Sample date: Chemical: Dir:	25-JAN-18 NITRATE + NITRITE (AS N) 0.4	Finding: Report units:	2.2 MG/L
Sample date: Chemical: Dir:	25-JAN-18 LANGELIER INDEX @ 60 C 0.	Finding: Report units:	0.56 Not Reported
Sample date: Chemical: Dir:	25-JAN-18 TOTAL DISSOLVED SOLIDS 0.	Finding: Report units:	660. MG/L
Sample date: Chemical: Dir:	25-JAN-18 SELENIUM 5.	Finding: Report units:	7. UG/L
Sample date: Chemical: Dir:	25-JAN-18 SULFATE 0.5	Finding: Report units:	240. MG/L
Sample date: Chemical: Dir:	25-JAN-18 CHLORIDE 0.	Finding: Report units:	66. MG/L
Sample date: Chemical: Dir:	25-JAN-18 POTASSIUM 0.	Finding: Report units:	1.7 MG/L
Sample date: Chemical: Dir:	25-JAN-18 SODIUM 0.	Finding: Report units:	66. MG/L
Sample date: Chemical: Dir:	25-JAN-18 MAGNESIUM 0.	Finding: Report units:	24. MG/L
Sample date: Chemical: Dir:	25-JAN-18 CALCIUM 0.	Finding: Report units:	99. MG/L
Sample date: Chemical: Dir:	25-JAN-18 HARDNESS (TOTAL) AS CaCO3 0.	Finding: Report units:	350. MG/L
Sample date: Chemical: Dir:	25-JAN-18 NITRATE (AS N) 0.4	Finding: Report units:	2.2 MG/L
Sample date: Chemical: Dir:	25-JAN-18 BICARBONATE ALKALINITY 0.	Finding: Report units:	180. MG/L
Sample date: Chemical: Dir:	25-JAN-18 ALKALINITY (TOTAL) AS CaCO3 0.	Finding: Report units:	150. MG/L
Sample date: Chemical: Dir:	25-JAN-18 PH, LABORATORY 0.	Finding: Report units:	7.3 Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	25-JAN-18	Finding:	980.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	25-JAN-18	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dir:	1.		
Sample date:	25-JAN-18	Finding:	0.62
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	16-MAR-17	Finding:	2.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	16-MAR-17	Finding:	0.55
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	31-MAR-16	Finding:	1.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	31-MAR-16	Finding:	0.31
Chemical:	RADIUM 226 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	31-MAR-16	Finding:	1.2
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	31-MAR-16	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROсивITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	31-MAR-16	Finding:	120.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	31-MAR-16	Finding:	240.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	31-MAR-16	Finding:	200.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dir:	0.		
Sample date:	31-MAR-16	Finding:	7.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-15	Finding:	110.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	22-JAN-15	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	22-JAN-15	Finding:	192.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	22-JAN-15	Finding:	9.79
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	22-JAN-15	Finding:	220.
Chemical:	BORON	Report units:	UG/L
Dir:	100.		
Sample date:	22-JAN-15	Finding:	56.
Chemical:	BARIUM	Report units:	UG/L
Dir:	100.		
Sample date:	22-JAN-15	Finding:	0.57
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	22-JAN-15	Finding:	220.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	22-JAN-15	Finding:	118.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	1.8
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	65.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	26.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	100.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	394.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	0.12
Chemical:	PHOSPHATE (AS PO4)	Report units:	UG/L
Dir:	0.		
Sample date:	22-JAN-15	Finding:	1080.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	22-JAN-15	Finding:	7.08
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	22-JAN-15	Finding:	700.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	22-JAN-15	Finding:	192.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	10-APR-14	Finding:	0.72
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	10-APR-14	Finding:	260.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	31-JAN-14	Finding:	1030.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	31-JAN-14	Finding:	6.98
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	31-JAN-14	Finding:	196.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	196.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	390.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	110.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	28.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	67.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	2.1
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	86.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	31-JAN-14	Finding:	235.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	31-JAN-14	Finding:	0.6
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	31-JAN-14	Finding:	29.
Chemical:	BARIUM	Report units:	UG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	100.		
Sample date:	31-JAN-14	Finding:	220.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	31-JAN-14	Finding:	672.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	11-JUL-13	Finding:	9.9
Chemical:	BROMOFORM (THM)	Report units:	UG/L
Dir:	1.		
Sample date:	11-JUL-13	Finding:	14.
Chemical:	BROMODICHLOROMETHANE (THM)	Report units:	UG/L
Dir:	1.		
Sample date:	11-JUL-13	Finding:	2.1
Chemical:	DIBROMOACETIC ACID (DBAA)	Report units:	UG/L
Dir:	1.		
Sample date:	11-JUL-13	Finding:	2.1
Chemical:	HALOACETIC ACIDS (5) (HAA5)	Report units:	UG/L
Dir:	0.		
Sample date:	11-JUL-13	Finding:	49.4
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	11-JUL-13	Finding:	6.8
Chemical:	CHLOROFORM (THM)	Report units:	UG/L
Dir:	1.		
Sample date:	11-JUL-13	Finding:	18.7
Chemical:	DIBROMOCHLOROMETHANE (THM)	Report units:	UG/L
Dir:	1.		
Sample date:	12-DEC-12	Finding:	1.34
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	1.9
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	3.99
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dir:	3.		
Sample date:	12-DEC-12	Finding:	0.368
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY	903.0	
Report units:	PCI/L	Dir:	0.
Sample date:	12-DEC-12	Finding:	0.609
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	1.35
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	12-DEC-12	Finding:	0.882
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	2.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	0.586
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	0.248
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	0.166
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dir:	0.		
Sample date:	12-DEC-12	Finding:	1.51
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	0.58
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	05-DEC-12	Finding:	2.75
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	05-DEC-12	Finding:	532.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	180.
Chemical:	BORON	Report units:	UG/L
Dir:	100.		
Sample date:	05-DEC-12	Finding:	4.59
Chemical:	ARSENIC	Report units:	UG/L
Dir:	2.		
Sample date:	05-DEC-12	Finding:	0.12
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	05-DEC-12	Finding:	144.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	05-DEC-12	Finding:	64.8
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	2.36
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	72.1
Chemical:	SODIUM	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	05-DEC-12	Finding:	26.3
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	108.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	378.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	214.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	175.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	05-DEC-12	Finding:	7.18
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	05-DEC-12	Finding:	899.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	05-DEC-12	Finding:	3.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dir:	0.		
Sample date:	31-JUL-12	Finding:	1.11
Chemical:	TRICHLOROACETIC ACID (TCAA)	Report units:	UG/L
Dir:	1.		
Sample date:	31-JUL-12	Finding:	4.18
Chemical:	DIBROMOACETIC ACID (DBAA)	Report units:	UG/L
Dir:	1.		
Sample date:	31-JUL-12	Finding:	1.9
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	31-JUL-12	Finding:	4.19
Chemical:	DICHLOROACETIC ACID (DCAA)	Report units:	UG/L
Dir:	1.		
Sample date:	31-JUL-12	Finding:	1.2
Chemical:	BROMOFORM (THM)	Report units:	UG/L
Dir:	1.		
Sample date:	31-JUL-12	Finding:	9.48
Chemical:	HALOACETIC ACIDS (5) (HAA5)	Report units:	UG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

14
SW
1/2 - 1 Mile
Lower

CA WELLS CADDW0000019711

Well ID:	3000852-002	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 09 - ABANDONED	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3000852-002&store_num=		
GeoTracker Data:	Not Reported		

15
SW
1/2 - 1 Mile
Lower

CA WELLS CADDW0000003654

Well ID:	3000852-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 07 003	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3000852-001&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1

SSE

1/2 - 1 Mile

OIL_GAS

CAOG14000006303

API #: 0405901246
Well Status: Plugged
Lease Name: O'Neill
Area Name: Any Area
Confidential Well: N
Spud Date: Not Reported

Well #: 2
Well Type: Dry Hole
Field Name: Any Field
GIS Source: hud
Directionally Drilled: N

2

NNW

1/2 - 1 Mile

OIL_GAS

CAOG14000006088

API #: 0405901015
Well Status: Plugged
Lease Name: O'Neill Estate
Area Name: Any Area
Confidential Well: N
Spud Date: Not Reported

Well #: 1
Well Type: Dry Hole
Field Name: Any Field
GIS Source: hud
Directionally Drilled: N

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92675	41	4

Federal EPA Radon Zone for ORANGE County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 92675

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

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 Service (NRCS)

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

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

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

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

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.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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 IRRA 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.

STREET AND ADDRESS INFORMATION

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ATTACHMENT 4

DATABASE ASSESSMENT CRITERIA

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCSD1.21

September 23, 2021

APNs: 125-163-10

DATABASE ASSESSMENT CRITERIA

EnviroApplications, Inc. (*EAI*) used a commercial government database search service in the preparation of this report. Specifically, research into environmental regulatory agency database listings was performed by a third-party database search firm. The purpose of the review was to identify reported environmental issues for the subject property (SP) and other properties in the vicinity. The database search firm utilized the more stringent of the approximate minimum search distances specified in the Scope of Work described in Section 1.4 for each of the referenced Local, State and Federal environmental agency and other databases. The definition of the databases searched and the associated search radius distances from the SP are identified in the regulatory agency database search report.

The regulatory agency database search report commonly lists a number of sites identified as “unmappable and/or orphan.” The database search firm was unable to confirm the physical locations of these sites relative to the SP or to assess whether they were located within the designated search radii. *EAI* independently reviewed the locations of these “unmappable” sites, to the extent possible, using various maps and our knowledge of the SP area. Any of the “unmappable” sites determined to be within the designated search radii were included in our evaluation of the various listed release sites that might result in a potential ASTM *recognized environmental condition* (REC) of the SP.

An ASTM REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at the SP: due to release into the environment; under conditions indicative of a release into the environment; or under conditions that pose a material threat of a future release into the environment.

An ASTM *controlled recognized environmental condition* (*CREC*) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory agency authorities, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

An ASTM *historical recognized environmental condition* (*HREC*) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the SP and has been addressed to the satisfaction of the applicable regulatory agency authorities, or meeting unrestricted use criteria established by a regulatory authority, without subjecting the SP or its improvements to any required engineering or other types of controls.

EAI reviewed the results of the database search report to note reported environmental release sites in the vicinity of the SP that were considered to have a potential to have adversely impacted the SP (i.e., are known to have or are expected to result in an ASTM REC). Reported release sites identified in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported release site from the SP, the stratigraphy of soils, the expected soil permeability, and the topographic position of a reported release site with respect to known or expected local and/or regional groundwater movement direction. Those release sites that were considered likely to have impacted the SP are identified in the report as ASTM RECs, as defined in the latest version of ASTM Standard 1527. Sites that were listed in the database search report, but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release), and release sites that were listed as being “closed” by the regulatory agencies were not considered likely to have impacted the SP.

ATTACHMENT 5

AGENCY RECORD REQUESTS AND INFORMATION RESPONSES

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCSD1.21

September 23, 2021

APNs: 125-163-10

ENVIROSTOR

san juan capistrano

Map Address

Sites and Facilities

Cleanup Sites

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Field Points

STATUS
All Statuses

Permitted Sites

- Operating
- Post-Closure
- Non-Operating

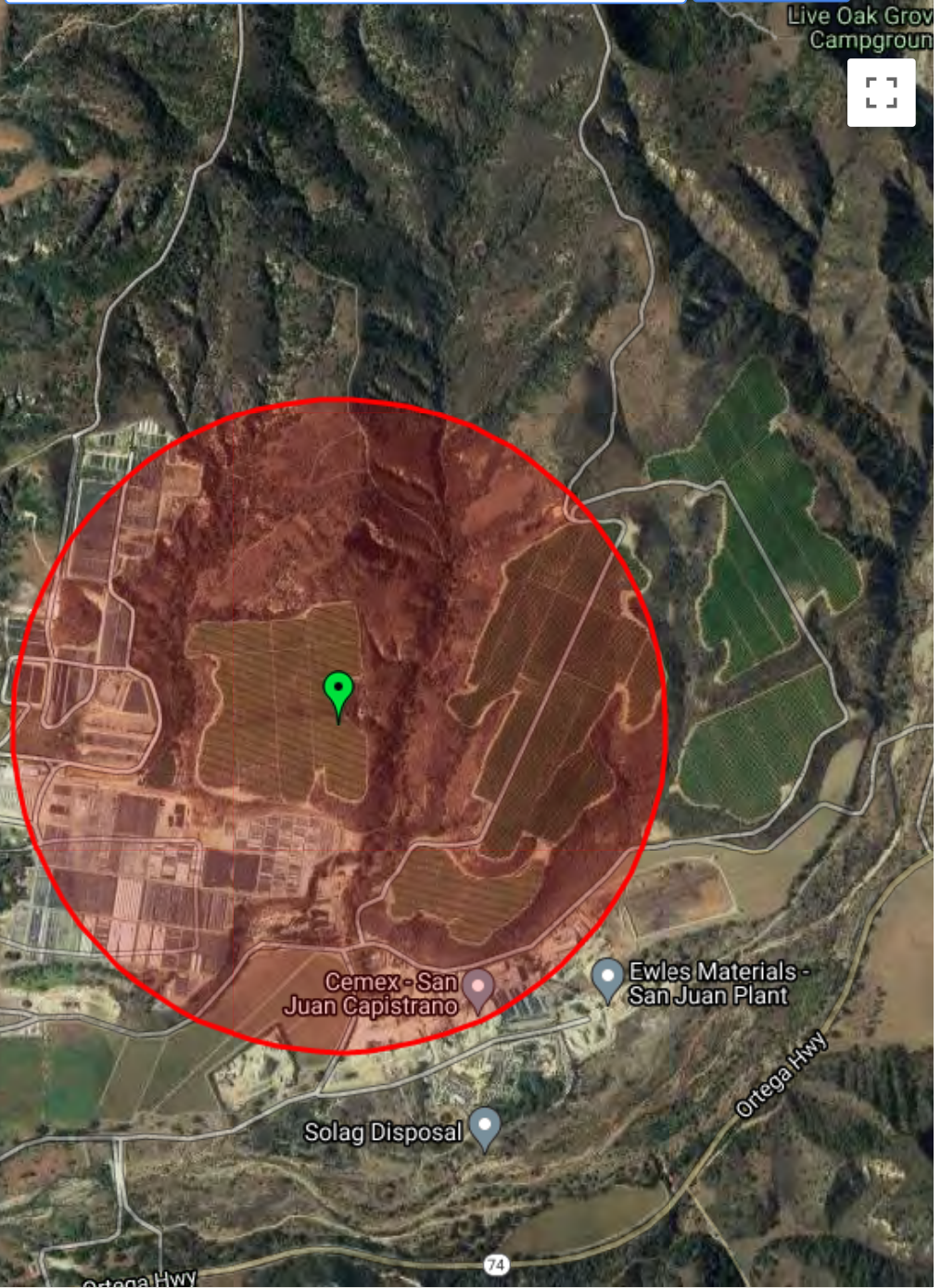
Other Sites

- [GeoTracker LUST Cleanup](#)
- [GeoTracker Cleanup Program](#)
- [GeoTracker Military Cleanup](#)
- GeoTracker Field Points

GIS Layers

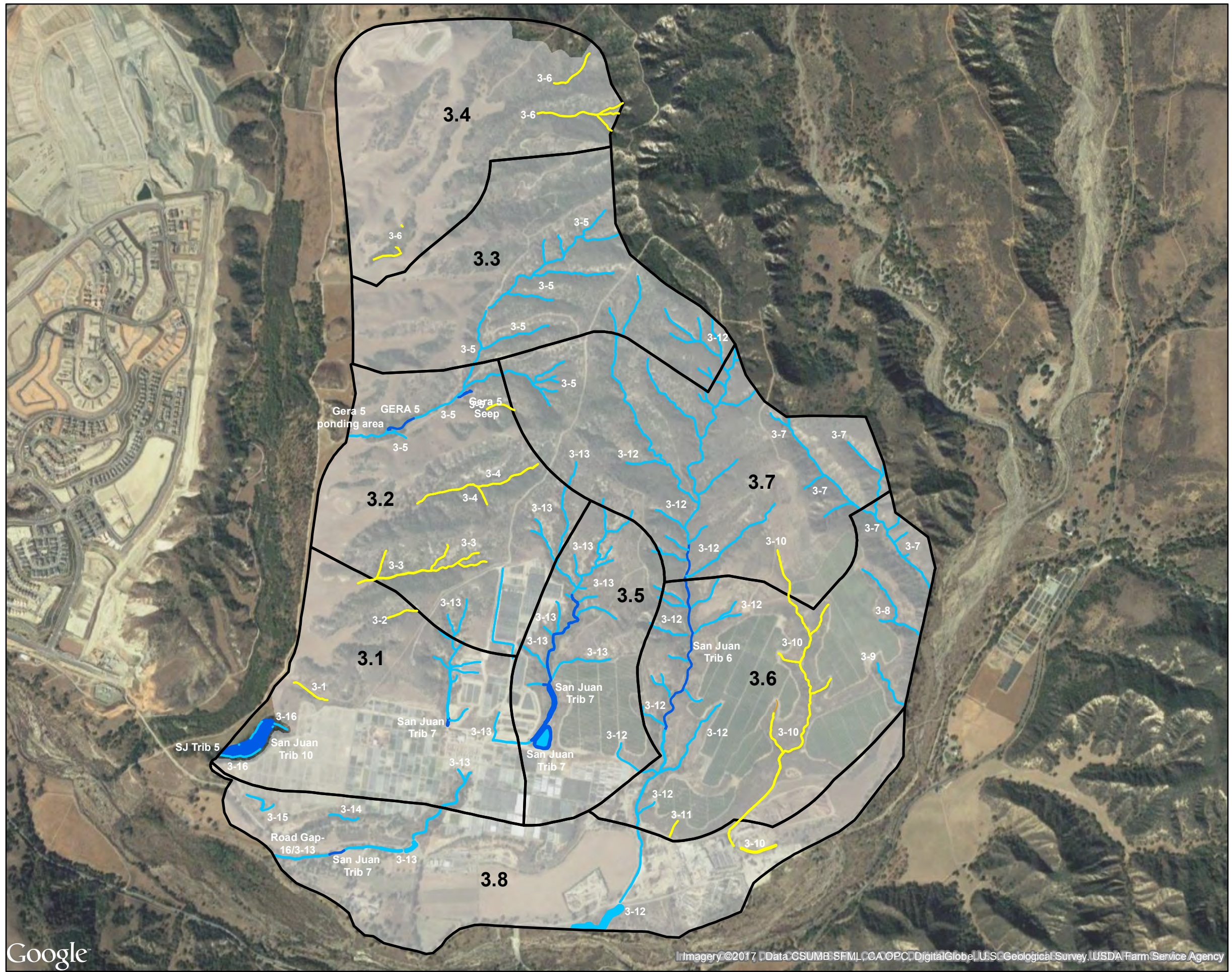
Tools







[TAKE A TOUR](#) [SHARE THIS MAP](#)

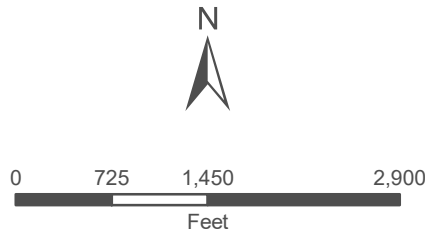


Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

SITES FOUND IN SEARCH RADIUS



-  Planning Area 3
-  Planning Area 3 Impact Boundary
-  Non-Wetland Waters of the U.S.
-  Wetland Waters of the U.S.
-  RWQCB Isolated Non-Wetland Waters
-  RWQCB Isolated Wetlands



1 inch = 1,450 feet

Reference Elevation Datum: State Plane 6 NAD 83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: October 9, 2017

RANCHO MISSION VIEJO PA3 & PA4
 Corps/RWQCB Jurisdictional Delineation/Impact Map

Search for a Project

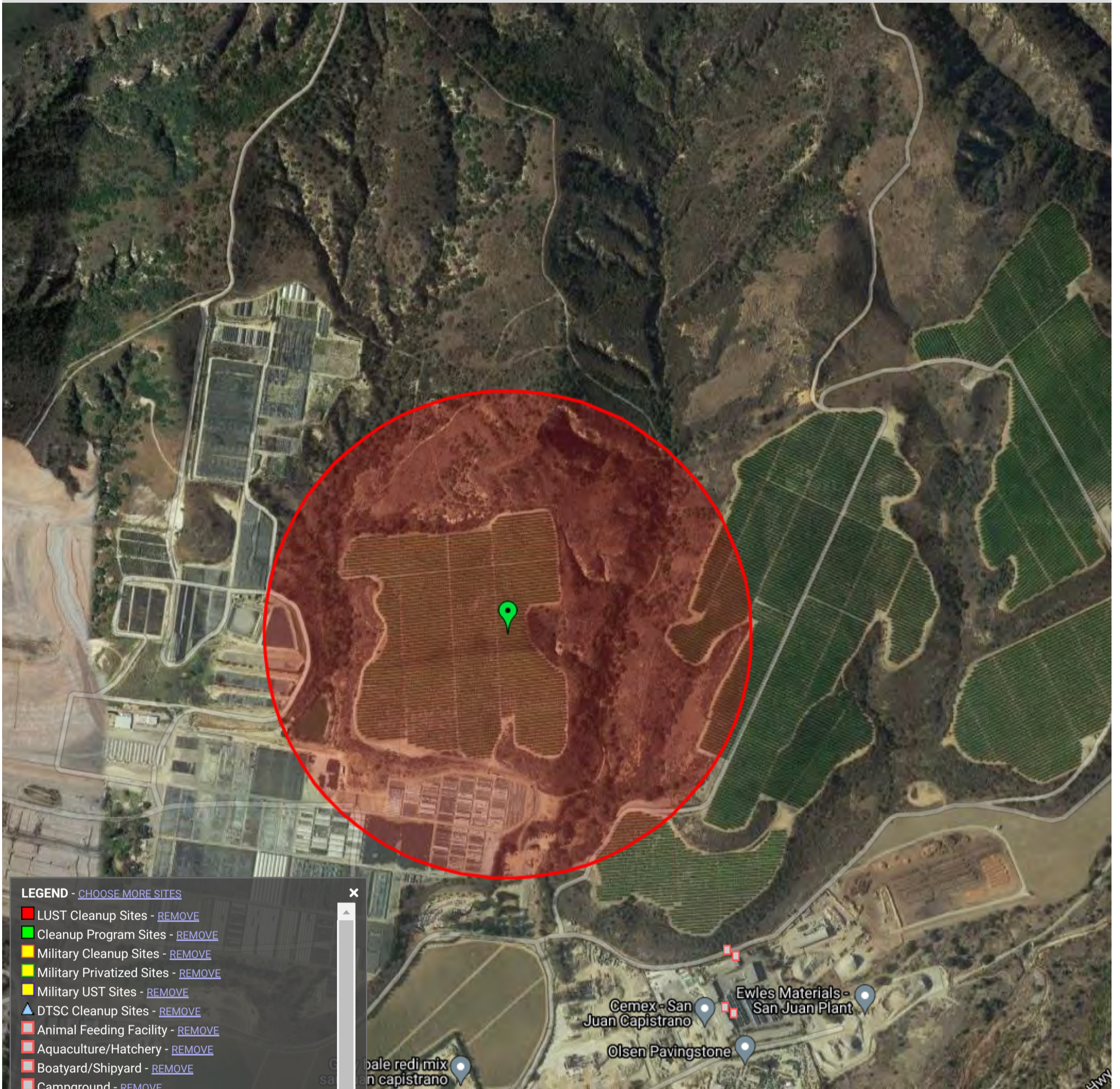
Search for an Address

Home

Download Data

Tools

Contact Us



LEGEND - CHOOSE MORE SITES

- LUST Cleanup Sites - [REMOVE](#)
- Cleanup Program Sites - [REMOVE](#)
- Military Cleanup Sites - [REMOVE](#)
- Military Privatized Sites - [REMOVE](#)
- Military UST Sites - [REMOVE](#)
- ▲ DTSC Cleanup Sites - [REMOVE](#)
- Animal Feeding Facility - [REMOVE](#)
- Aquaculture/Hatchery - [REMOVE](#)
- Boatyard/Shipyard - [REMOVE](#)
- Campground - [REMOVE](#)
- Cannabis Site - [REMOVE](#)
- Collection_System - [REMOVE](#)
- Composting Facility - [REMOVE](#)
- Concrete Manufacturing - [REMOVE](#)
- Development - [REMOVE](#)
- Development Site, NEC - [REMOVE](#)
- Domestic Site NEC - [REMOVE](#)
- Dredge/Fill Site - [REMOVE](#)
- Educational Facilities - [REMOVE](#)
- FERTILIZER/PESTICIDE HANDLING - [REMOVE](#)
- Facility - [REMOVE](#)
- Food Processing - [REMOVE](#)
- Food Processor - [REMOVE](#)
- Gasoline Service Station - [REMOVE](#)
- Groundwater Cleanup Site - [REMOVE](#)
- Habitat Restoration Area - [REMOVE](#)
- Hot Springs - [REMOVE](#)
- Irrigated Land - [REMOVE](#)

Cemex - San Juan Capistrano

Ewles Materials - San Juan Plant

Olsen Pavingstone

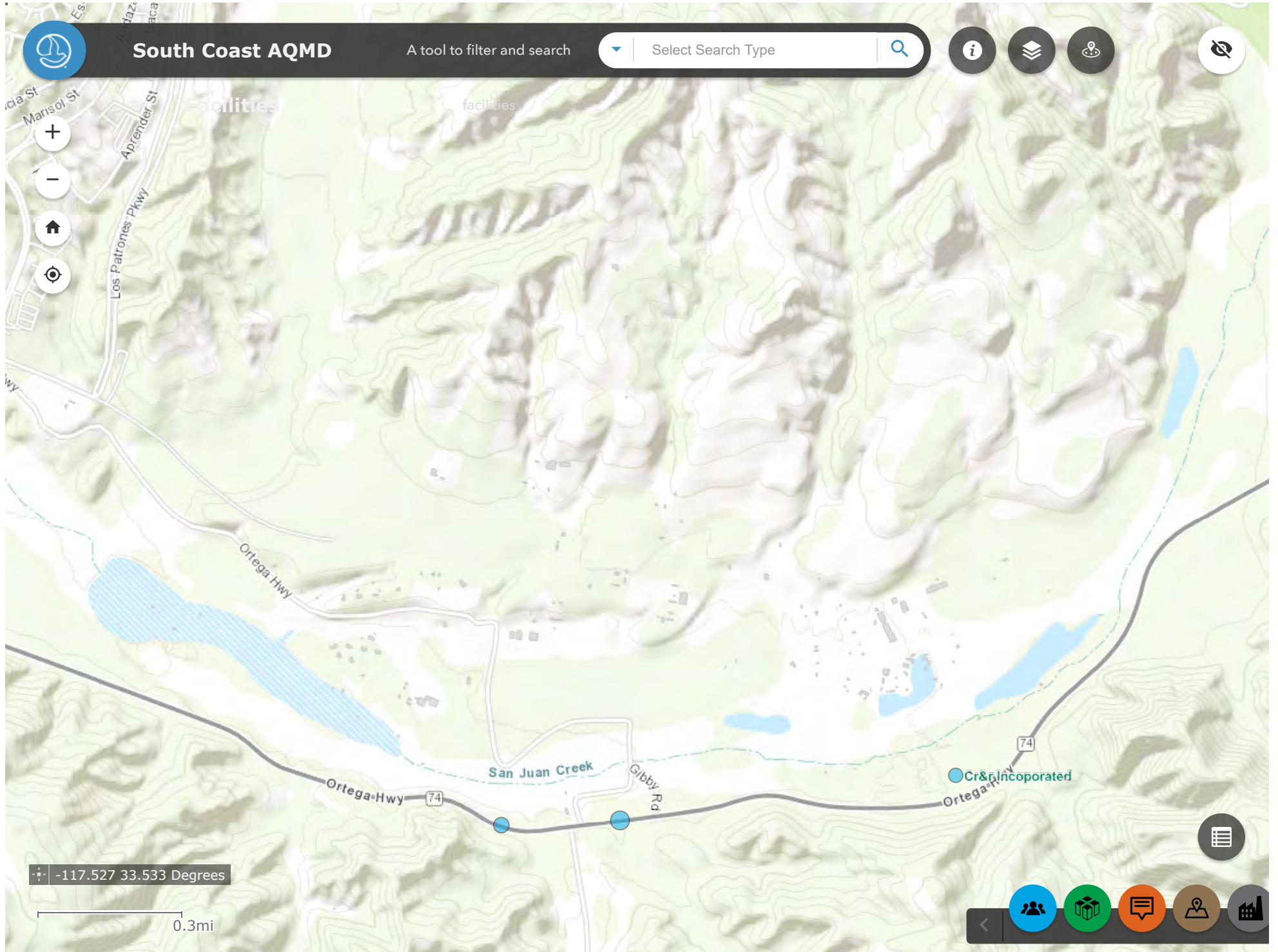
Global redi mix

San Juan Capistrano

LIST SITES VISIBLE ON MAP

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Sites Shown on Map: 8 Total Sites 4 Open Sites 4 Closed Sites 0 Sites w/Water Quality Data



ATTACHMENT 6

HISTORICAL INFORMATION REGARDING THE SUBJECT PROPERTY

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCSD1.21

September 23, 2021

APNs: 125-163-10



CUSD School Site PA3.3

Gibby Road/Ortega Highway

San Juan Capistrano, CA 92675

Inquiry Number: 6587102.8

July 23, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

07/23/21

Site Name:

CUSD School Site PA3.3
Gibby Road/Ortega Highway
San Juan Capistrano, CA 9267
EDR Inquiry # 6587102.8

Client Name:

Enviroapplications Inc.
2831 Camino Del Rio South
San Diego, CA 92108
Contact: Bernard Sentianin



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1997	1"=500'	Acquisition Date: January 01, 1997	USGS/DOQQ
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: September 06, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1974	1"=500'	Flight Date: November 06, 1974	USGS
1967	1"=500'	Flight Date: May 07, 1967	USGS
1952	1"=500'	Flight Date: December 14, 1952	USDA
1946	1"=500'	Flight Date: December 29, 1946	USGS
1938	1"=500'	Flight Date: June 21, 1938	USDA

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INQUIRY #: 6587102.8

YEAR: 2016

—= 500'





INQUIRY #: 6587102.8

YEAR: 2012

— = 500'





INQUIRY #: 6587102.8

YEAR: 2002

500'





INQUIRY #: 6587102.8

YEAR: 1997

— = 500'





INQUIRY #: 6587102.8

YEAR: 1994

— = 500'





INQUIRY #: 6587102.8

YEAR: 1990

— = 500'



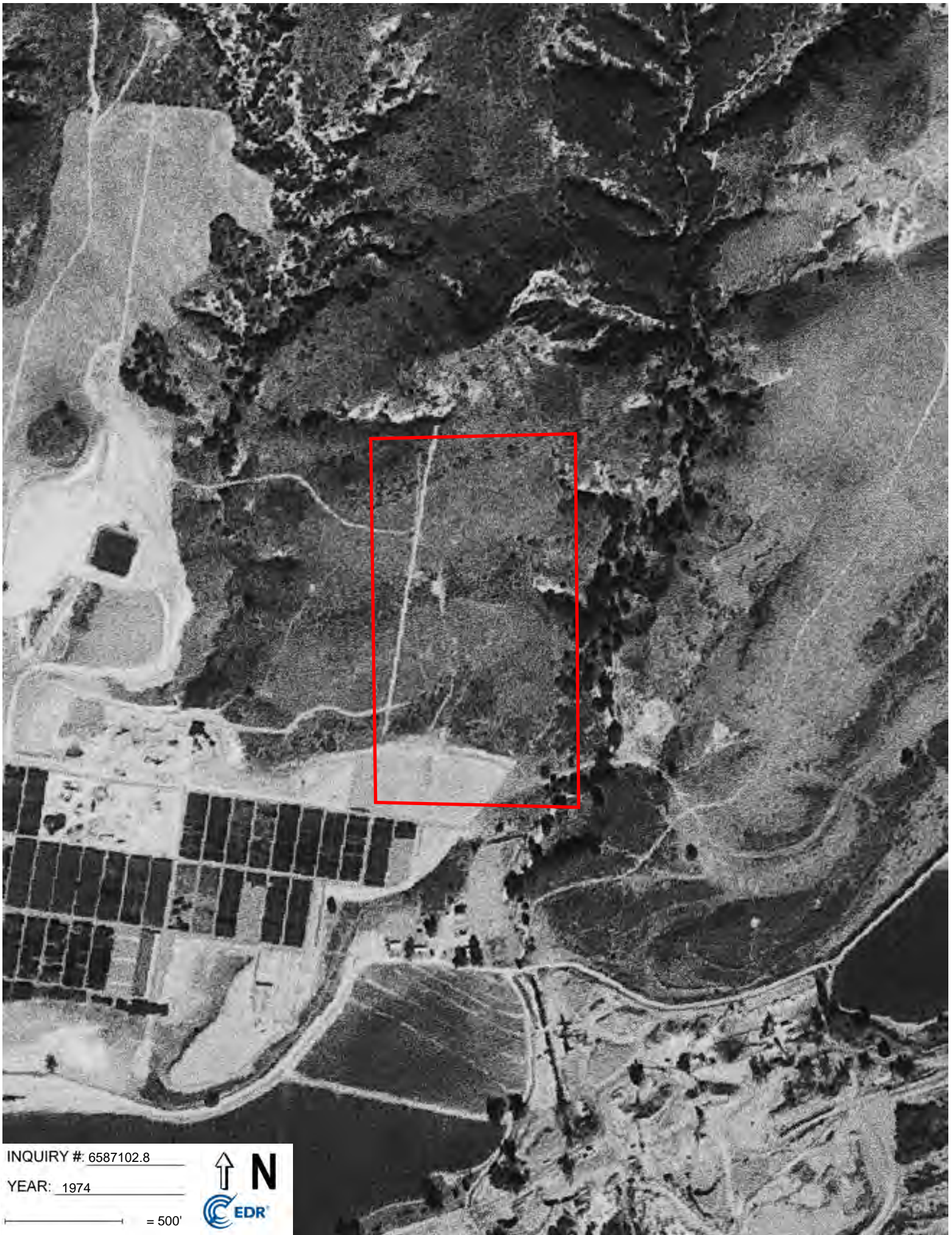


INQUIRY #: 6587102.8

YEAR: 1989

— = 500'



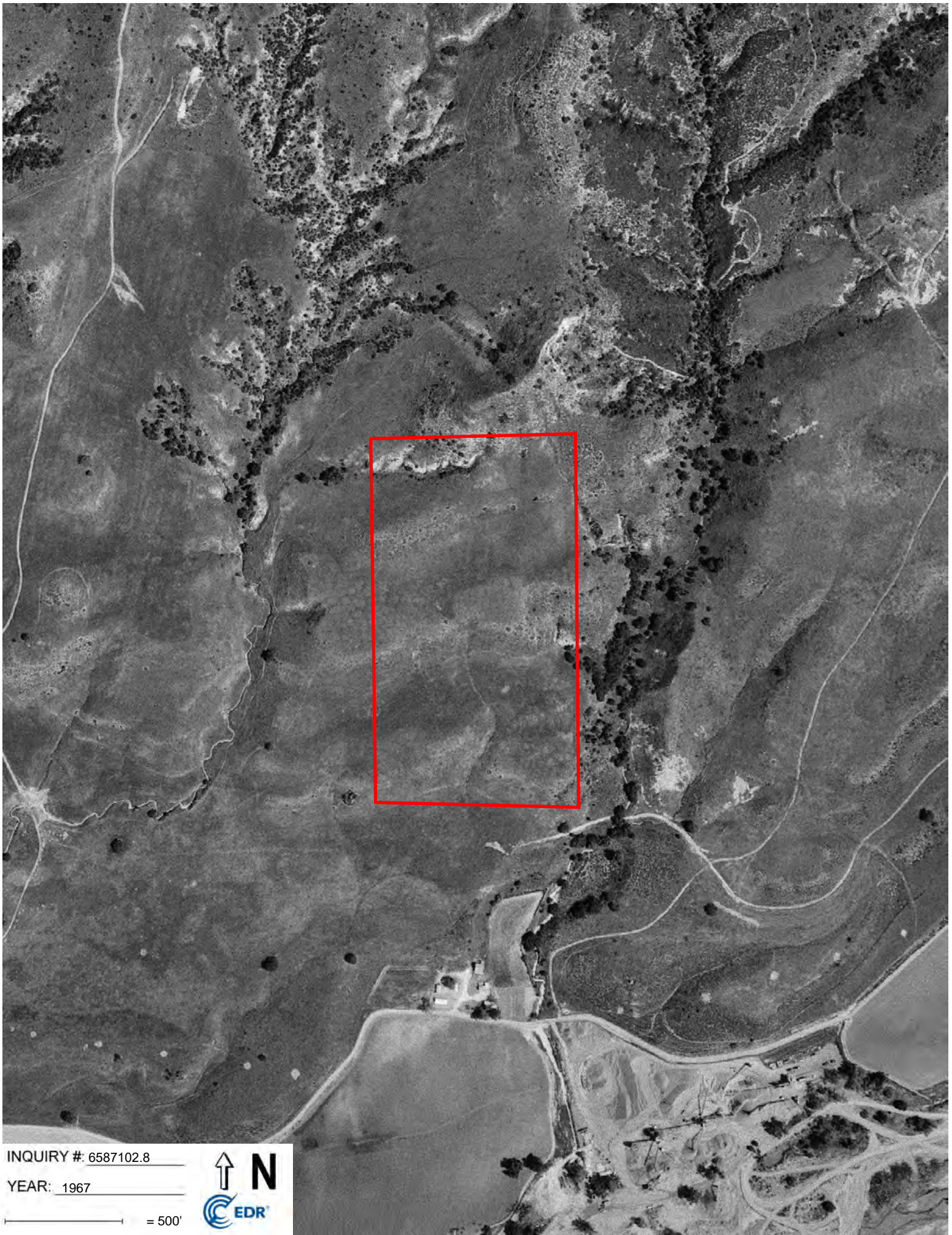


INQUIRY #: 6587102.8

YEAR: 1974

— = 500'





INQUIRY #: 6587102.8

YEAR: 1967

— = 500'



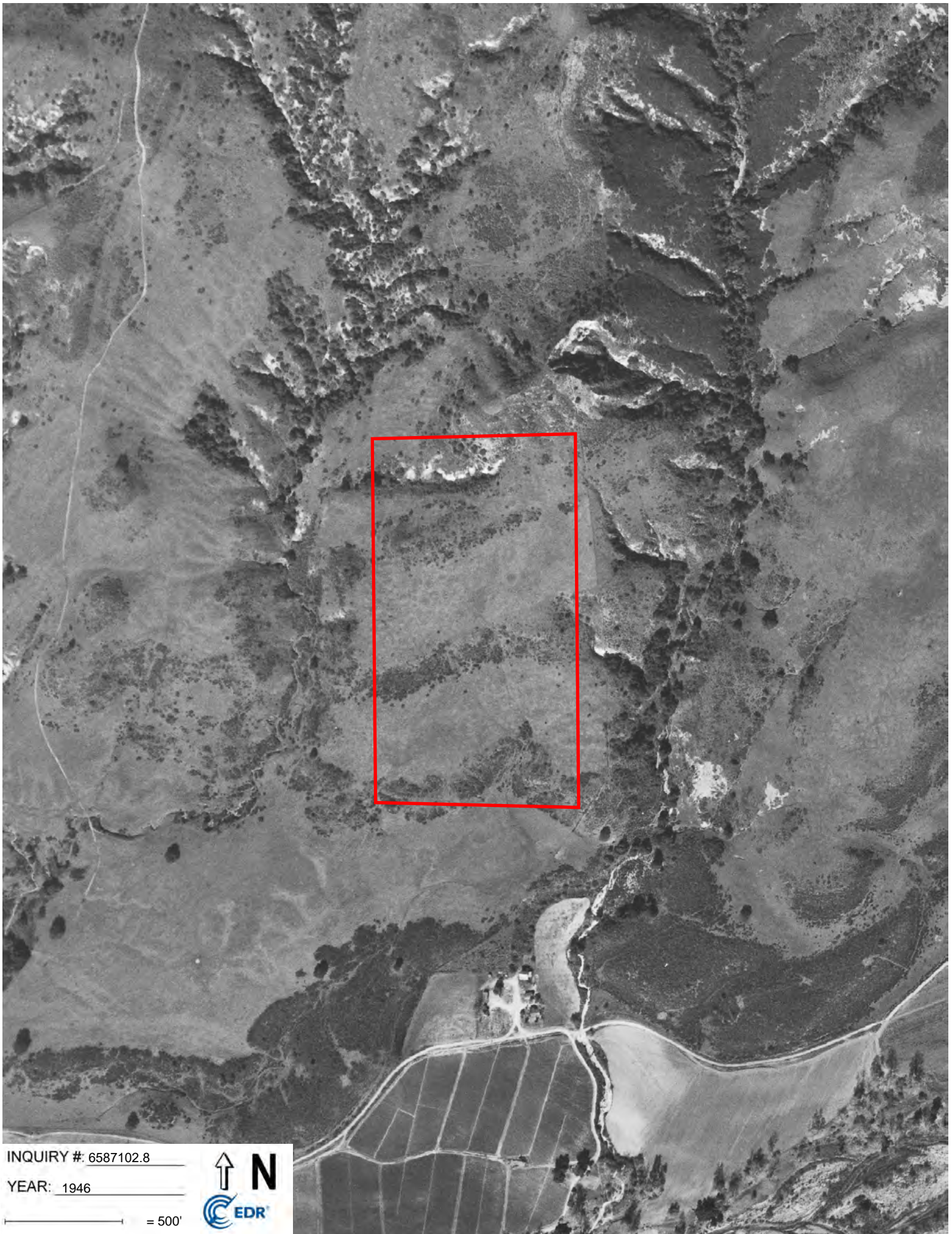


INQUIRY #: 6587102.8

YEAR: 1952

— = 500'



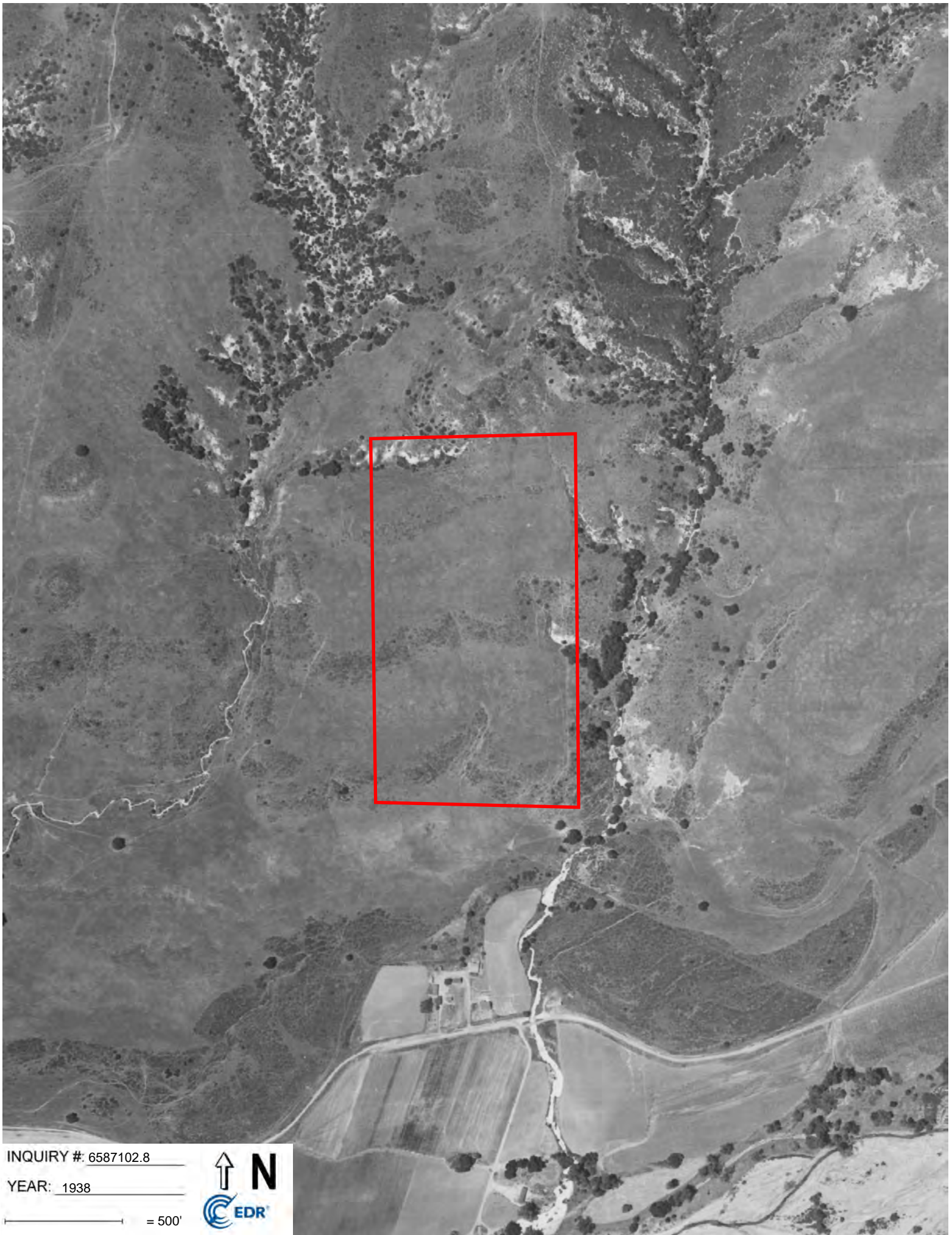


INQUIRY #: 6587102.8

YEAR: 1946

— = 500'





INQUIRY #: 6587102.8

YEAR: 1938

— = 500'



CUSD School Site PA3.3
Gibby Road/Ortega Highway
San Juan Capistrano, CA 92675

Inquiry Number: 6587102.3

July 21, 2021

Certified Sanborn® Map Report



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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/21/21

Site Name:

CUSD School Site PA3.3
Gibby Road/Ortega Highway
San Juan Capistrano, CA 9267
EDR Inquiry # 6587102.3

Client Name:

Enviroapplications Inc.
2831 Camino Del Rio South
San Diego, CA 92108
Contact: Bernard Sentianin



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 32CC-4107-AF59
PO # 80.RMVCS1.21
Project CUSD School Site PA3.3



Sanborn® Library search results

Certification #: 32CC-4107-AF59

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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CUSD School Site PA3.3
Gibby Road/Ortega Highway
San Juan Capistrano, CA 92675

Inquiry Number: 6587102.4

July 21, 2021

EDR Historical Topo Map Report

with QuadMatch™



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EDR Historical Topo Map Report

07/21/21

Site Name:

CUSD School Site PA3.3
Gibby Road/Ortega Highway
San Juan Capistrano, CA 9267
EDR Inquiry # 6587102.4

Client Name:

Enviroapplications Inc.
2831 Camino Del Rio South
San Diego, CA 92108
Contact: Bernard Sentianin



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Enviroapplications Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	80.RMVCSD1.21	Latitude:	33.526112 33° 31' 34" North
Project:	CUSD School Site PA3.3	Longitude:	-117.573817 -117° 34' 26" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	446716.45
		UTM Y Meters:	3709761.61
		Elevation:	484.76' above sea level

Maps Provided:

2012	1948
1997	1942
1988	1902
1982	
1980	
1975	
1968	
1949	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Canada Gobernadora
2012
7.5-minute, 24000

1997 Source Sheets



Canada Gobernadora
1997
7.5-minute, 24000
Aerial Photo Revised 1994

1988 Source Sheets



Canada Gobernadora
1988
7.5-minute, 24000
Aerial Photo Revised 1985

1982 Source Sheets



Canada Gobernadora
1982
7.5-minute, 24000
Aerial Photo Revised 1980

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1980 Source Sheets



Canada Gobernadora
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1975 Source Sheets



Canada Gobernadora
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1968 Source Sheets



Canada Gobernadora
1968
7.5-minute, 24000
Aerial Photo Revised 1967

1949 Source Sheets



Canada Gobernadora
1949
7.5-minute, 24000
Aerial Photo Revised 1946

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1948 Source Sheets



Canada Gobernadora
1948
7.5-minute, 24000
Aerial Photo Revised 1946

1942 Source Sheets

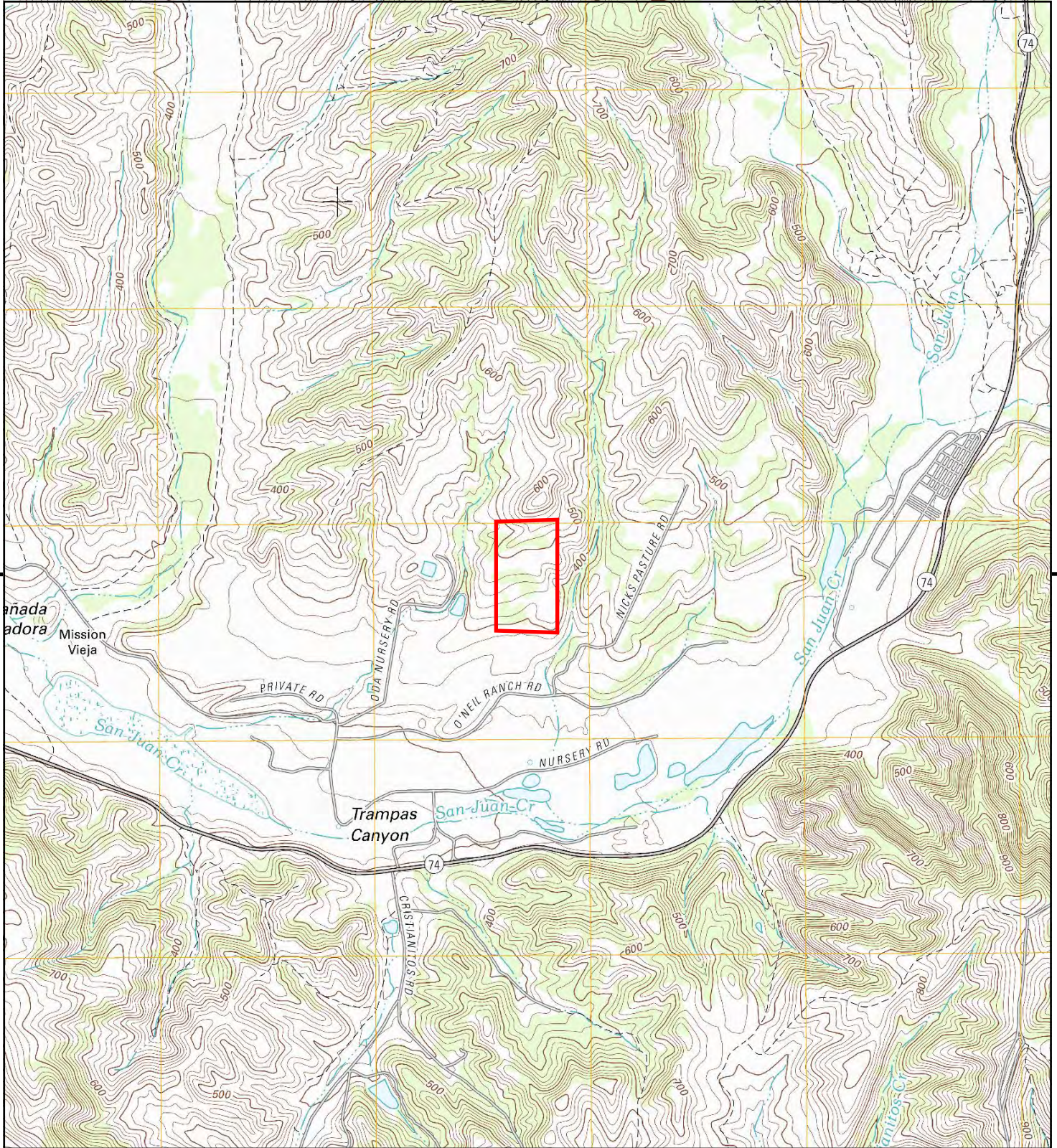


SANTIAGO PEAK
1942
15-minute, 50000

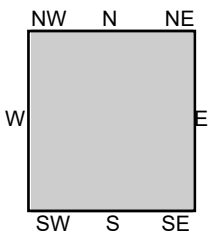
1902 Source Sheets



Corona
1902
30-minute, 125000



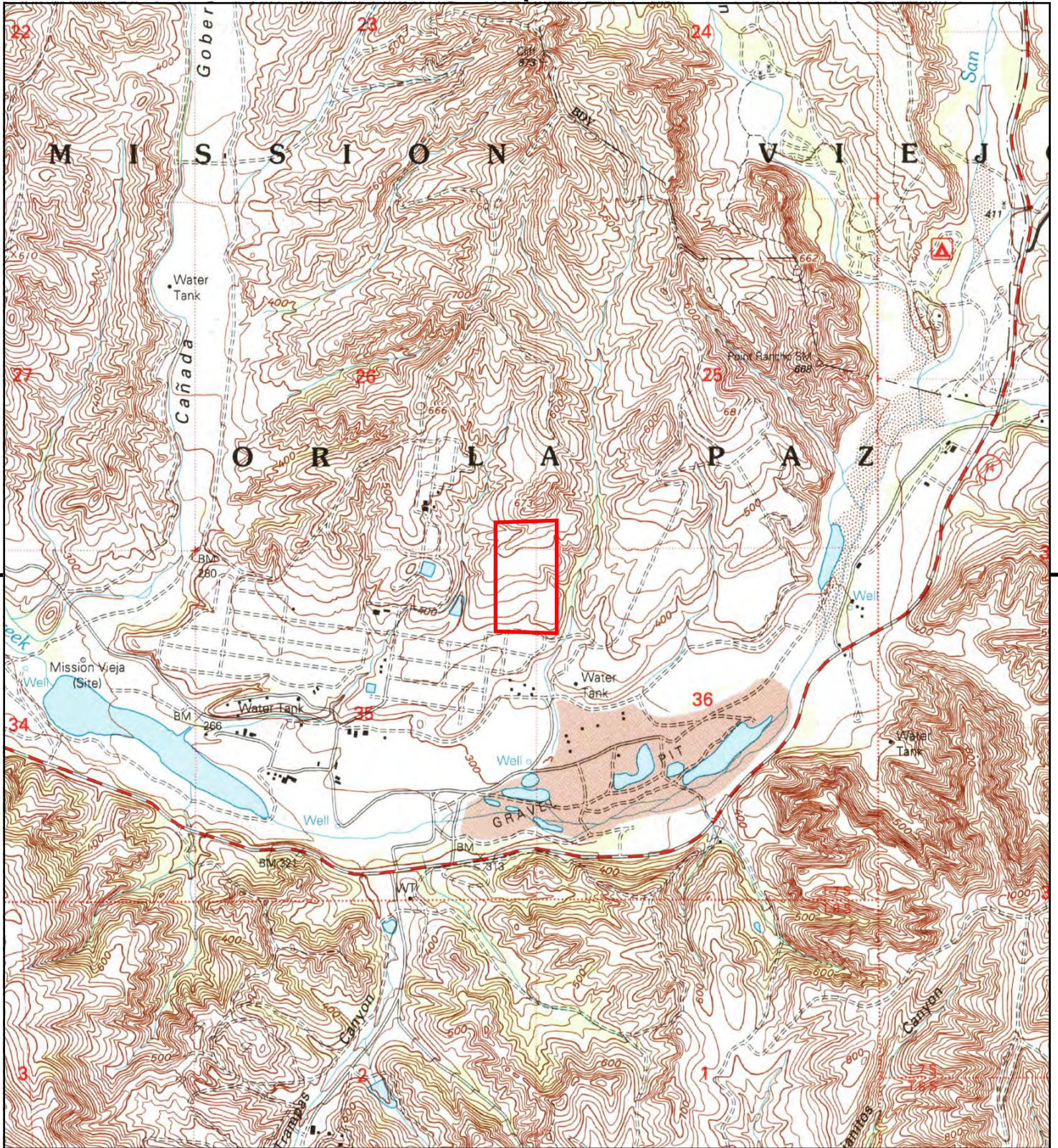
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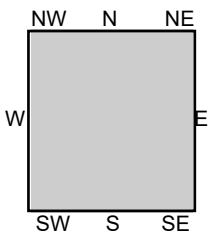
TP, Canada Gobernadora, 2012, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





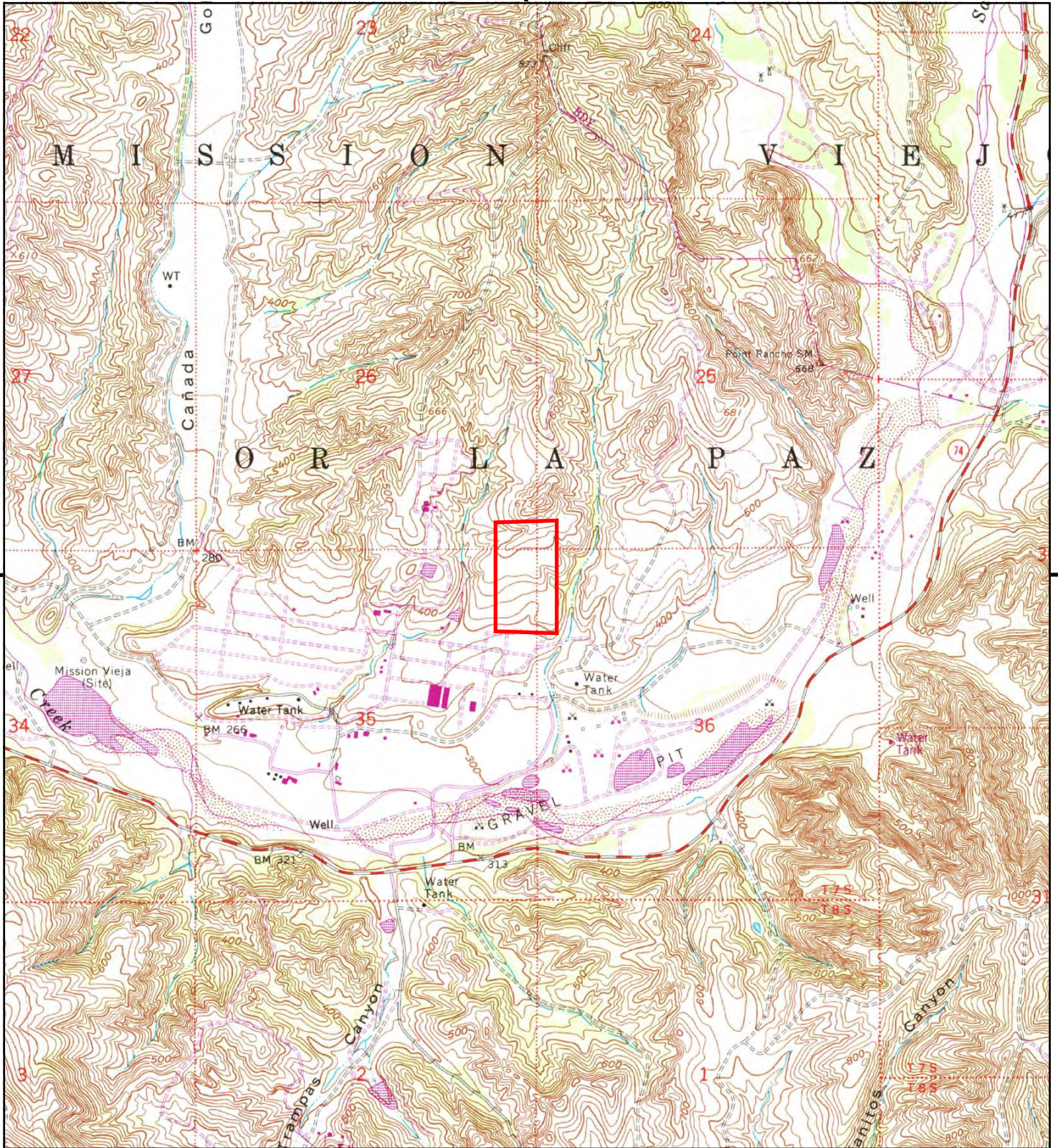
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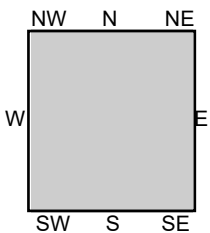
TP, Canada Gobernadora, 1997, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





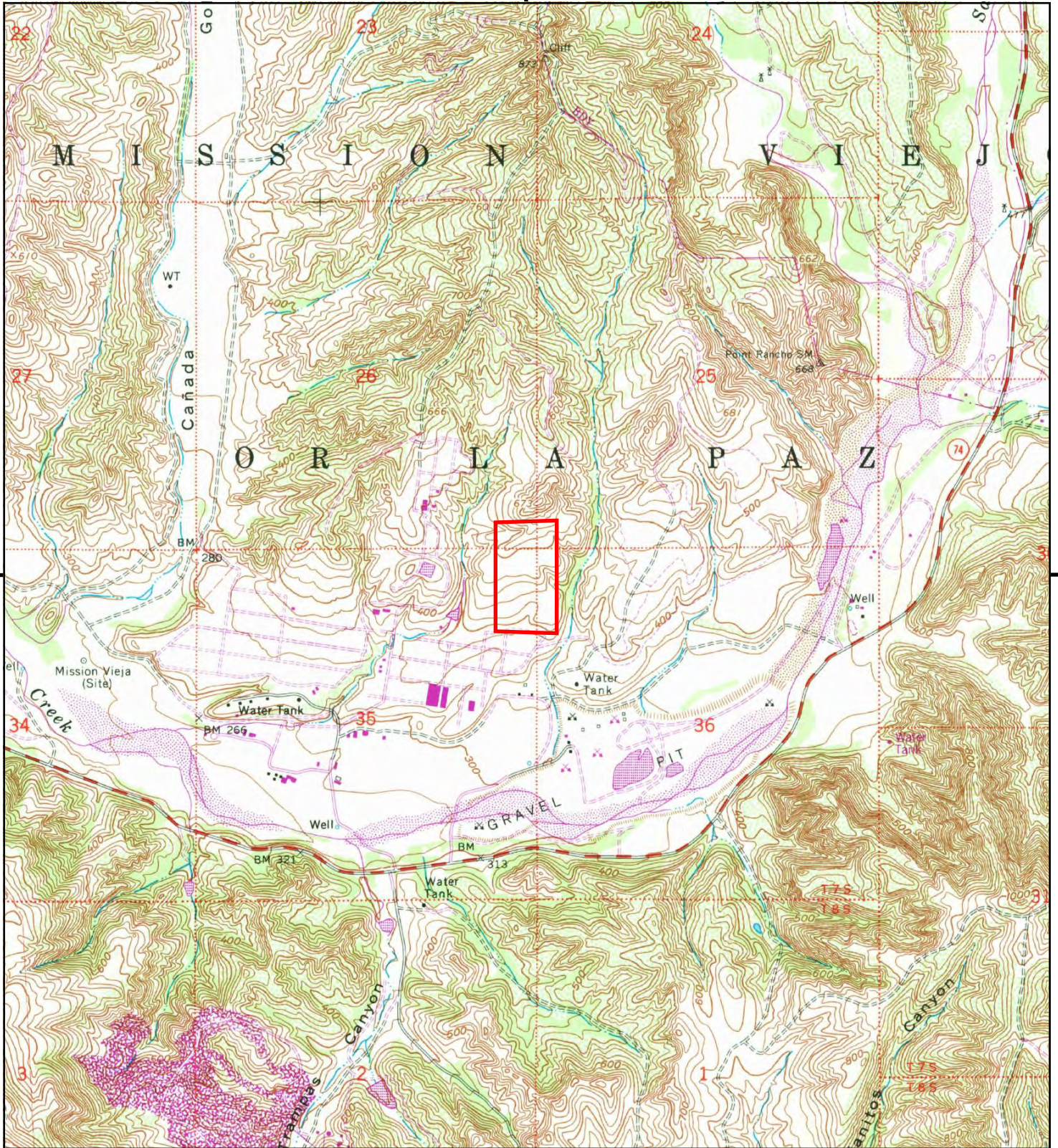
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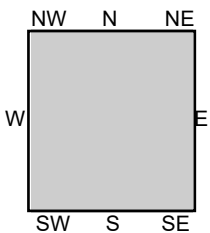
TP, Canada Gobernadora, 1988, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





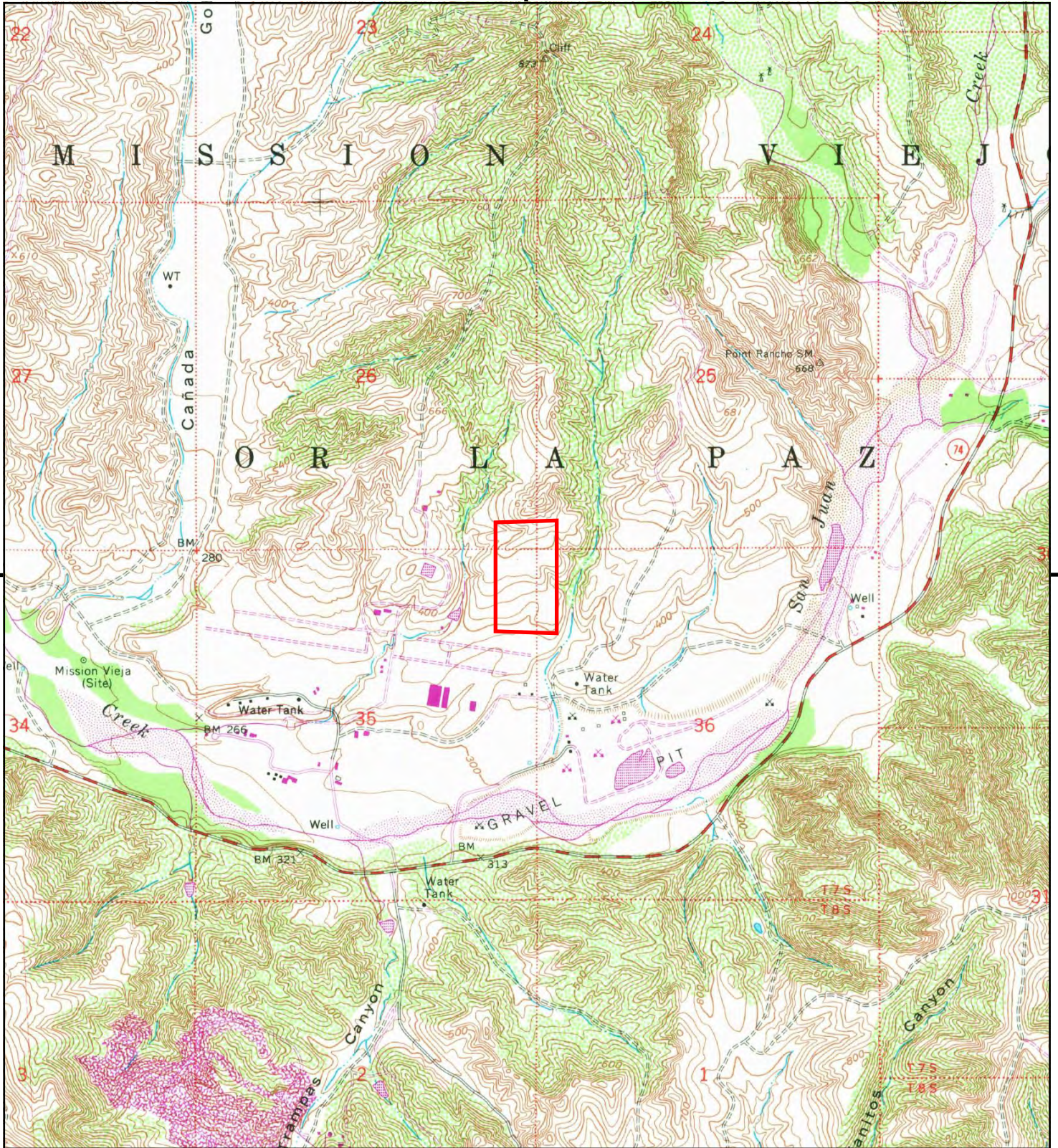
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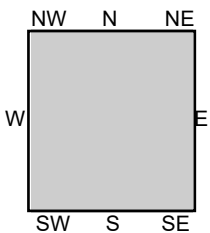
TP, Canada Gobernadora, 1982, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





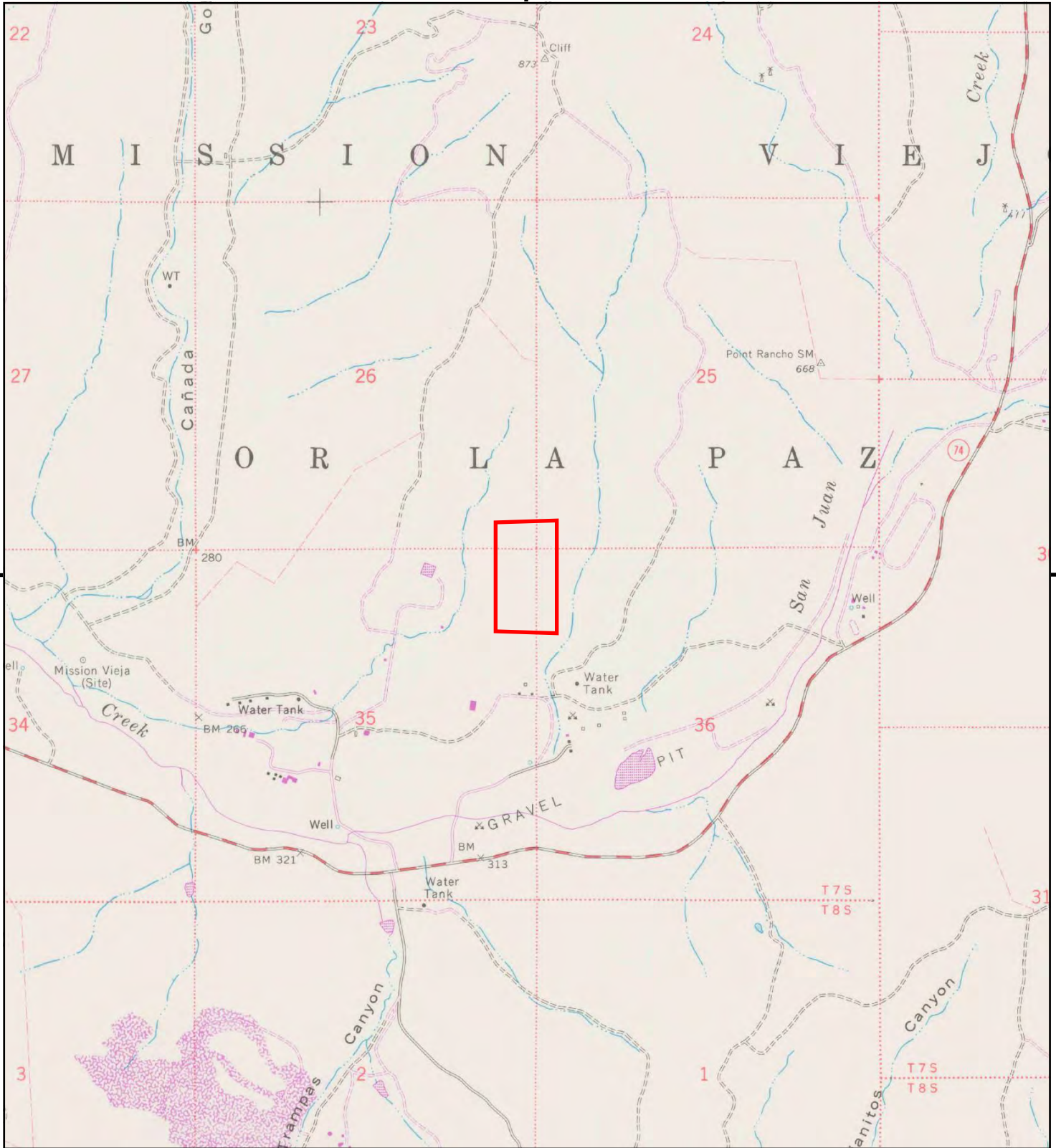
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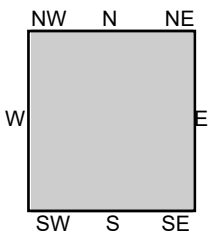
TP, Canada Gobernadora, 1980, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





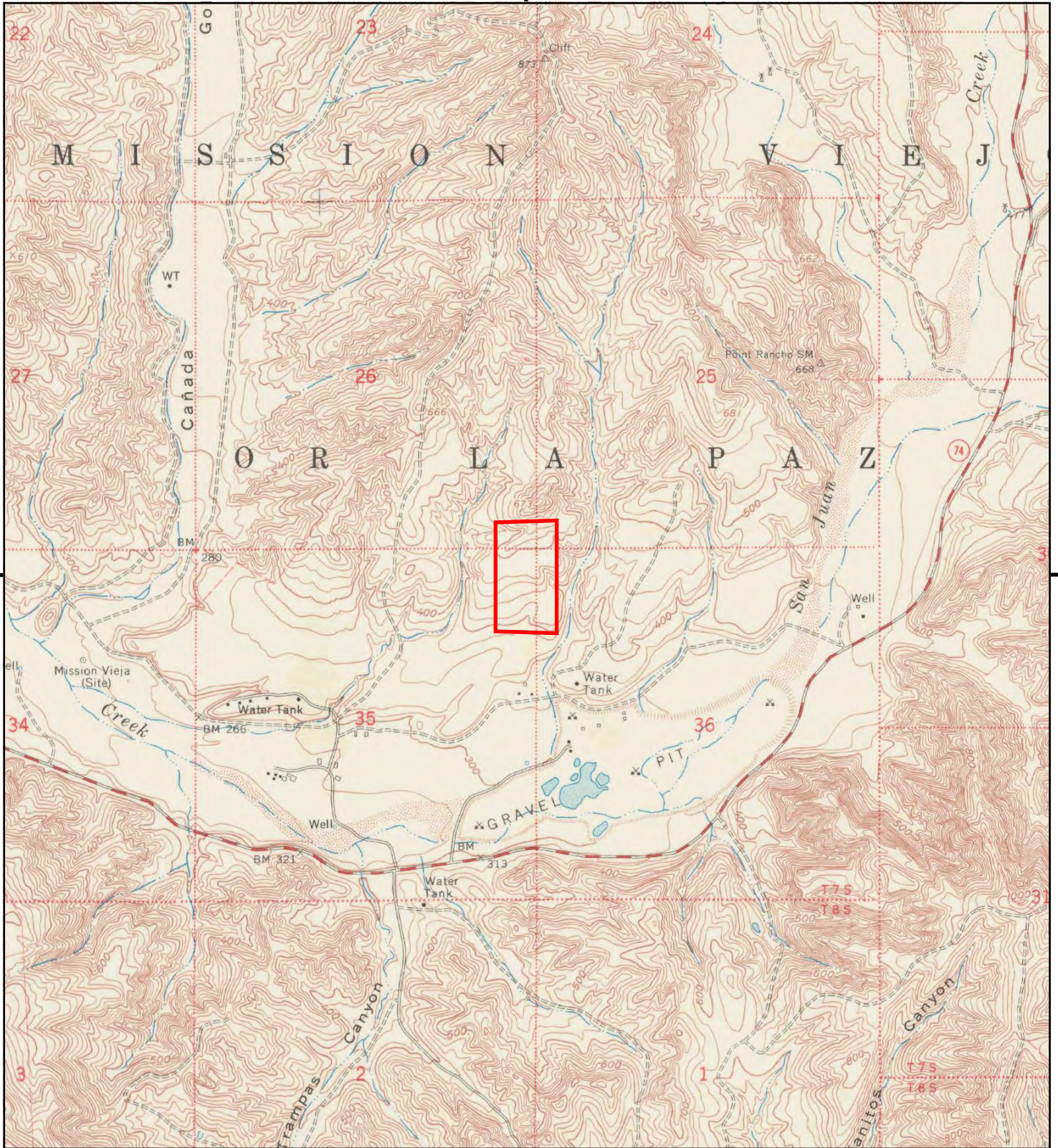
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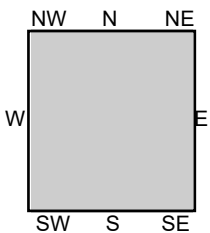
TP, Canada Gobernadora, 1975, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





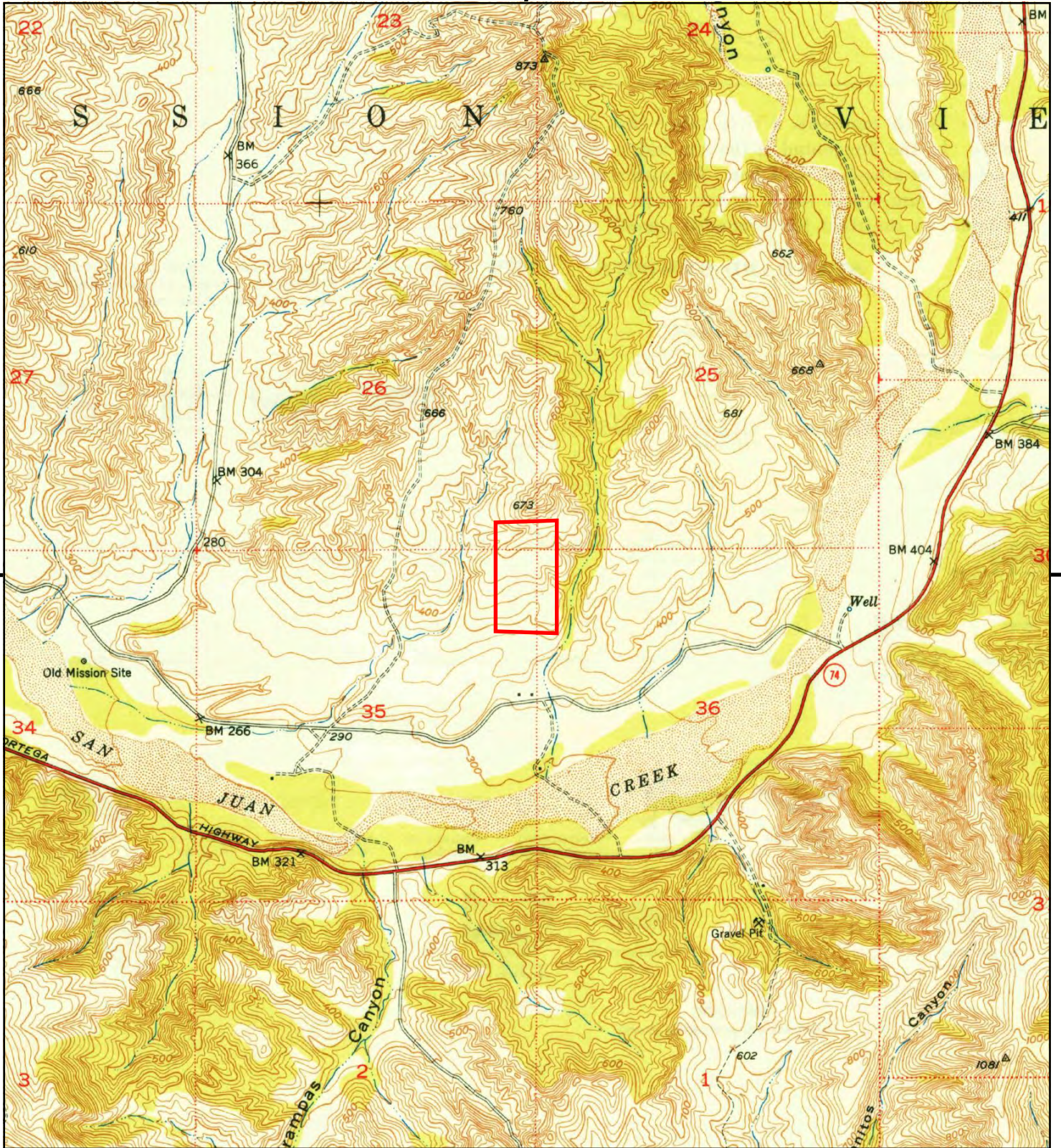
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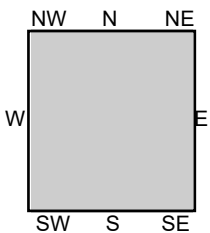
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ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





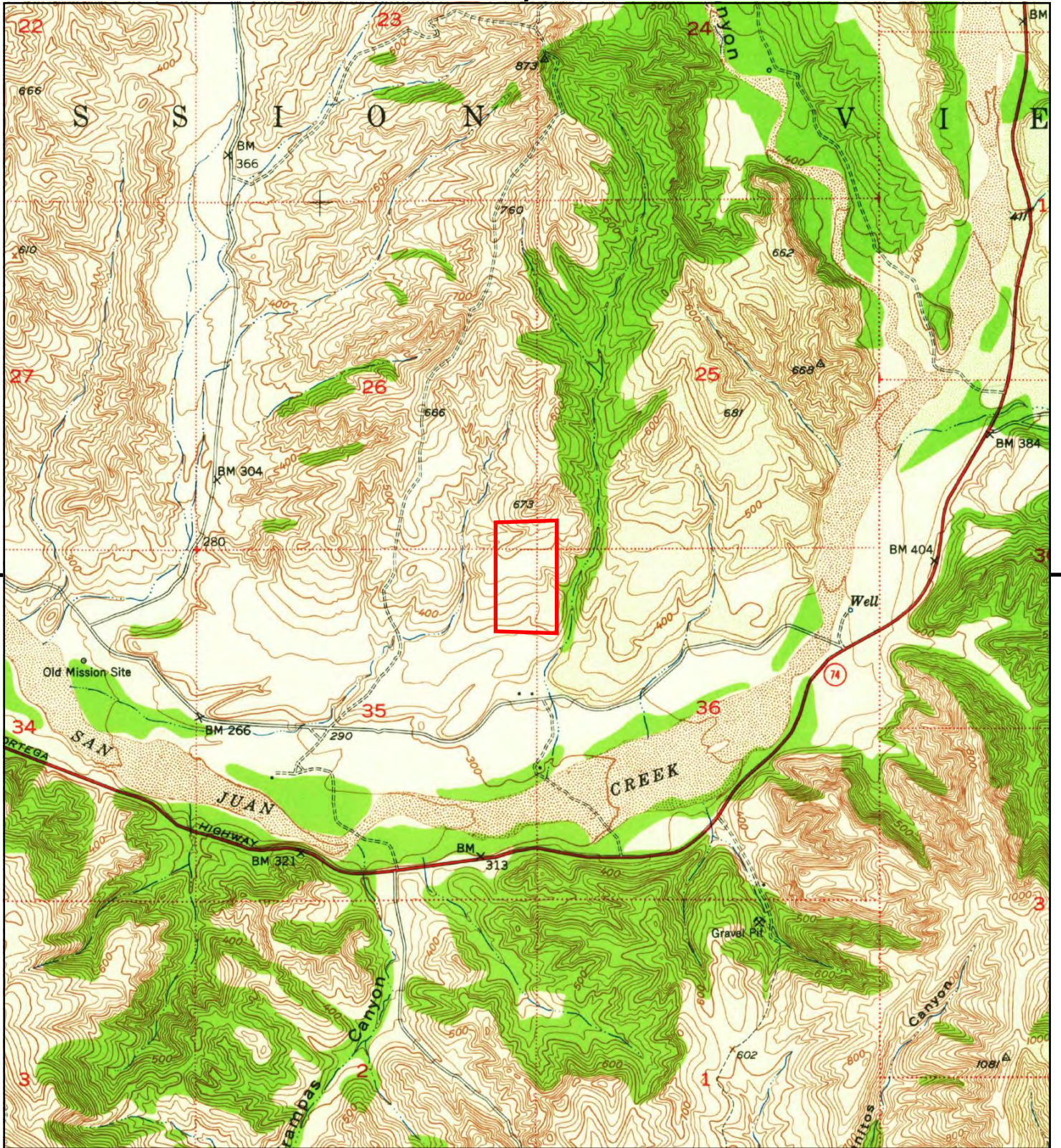
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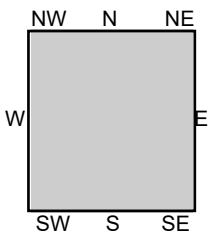
TP, Canada Gobernadora, 1949, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





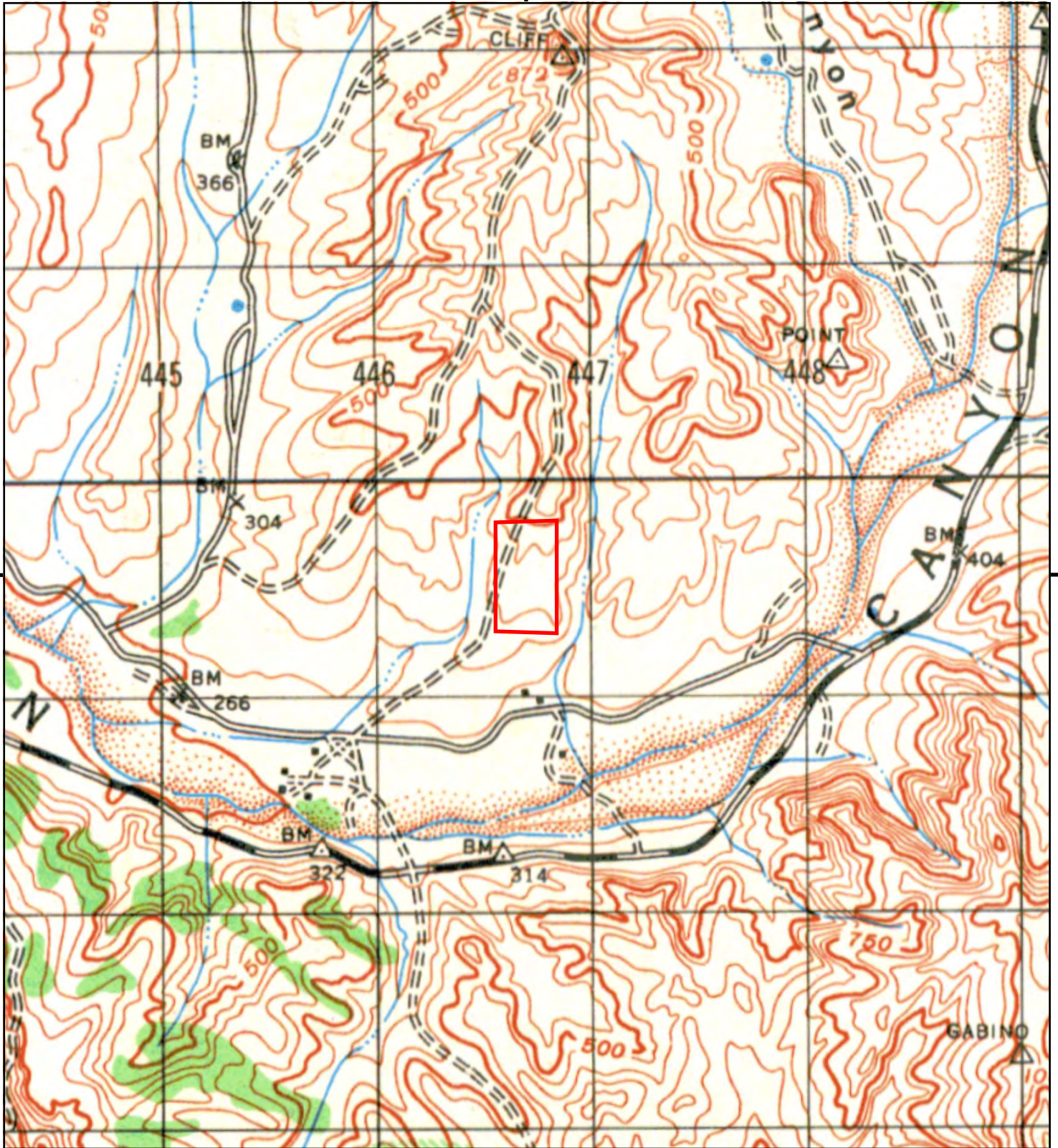
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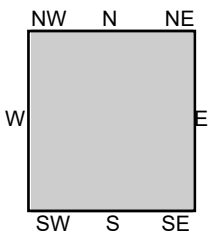
TP, Canada Gobernadora, 1948, 7.5-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
 San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





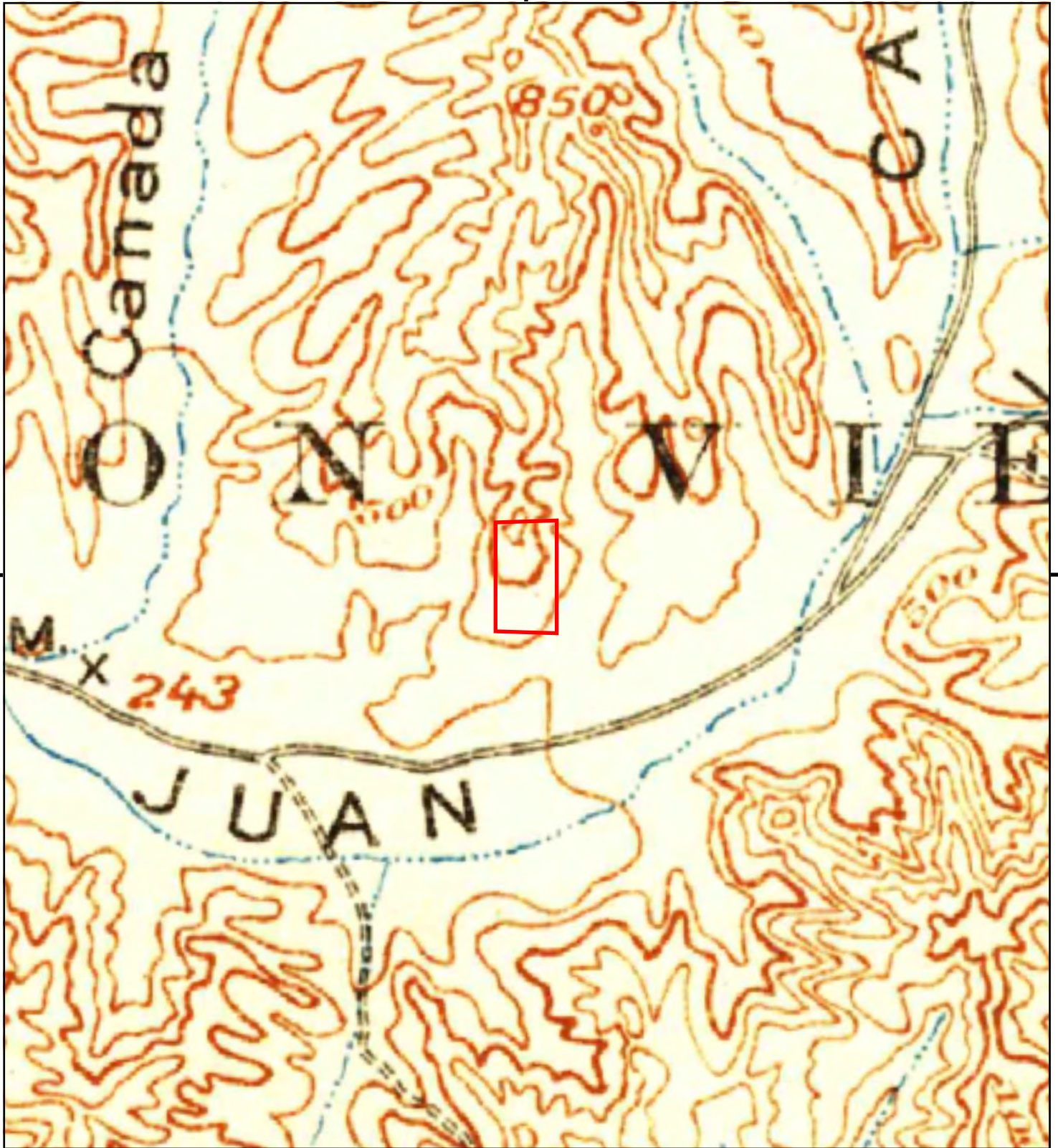
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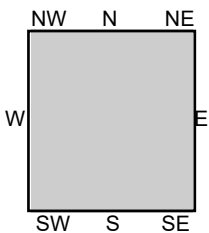
TP, SANTIAGO PEAK, 1942, 15-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.





This report includes information from the following map sheet(s).



TP, Corona, 1902, 30-minute

SITE NAME: CUSD School Site PA3.3
ADDRESS: Gibby Road/Ortega Highway
San Juan Capistrano, CA 92675
CLIENT: Enviroapplications Inc.



ATTACHMENT 7

ENVIRONMENTAL PROFESSIONALS' QUALIFICATIONS

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CAPISTRANO UNIFIED SCHOOL DISTRICT (RIENDA K-8) SCHOOL SITE
RMV PLANNING AREA 3, SUBAREA 3.3
Northwest of Ortega Highway, and East of Antonio Parkway
Near San Juan Capistrano, Orange County, CA 92675

EAI Project Number: 80.RMVCS1.21

September 23, 2021

APNs: 125-163-10

BERNARD A. SENTIANIN, PG
Senior Geologist

M.S. Geology, 1989
San Diego State University
B.A. Geology, 1985
California State University, Bakersfield

As a senior project manager, he has hands on experience investigating, designing, installing, and managing large scale projects involving excavation/removals, above ground and in-situ remediation, soil vapor extraction, ventilation, and groundwater extraction/treatment. He has 30 years of environmental project management experience, and over 32 years professional geologic experience. Mr. Sentianin has extensive experience in planning, implementing and evaluating Phase I and Phase II environmental assessments in commercial real estate transactions.

Professional Experience

1997 TO 2019 Senior Geologist, EEI - As Senior Geologist of EEI since 1997, Mr. Sentianin provides consulting and technical services as a project manager, expert witness, third party reviewer, and senior geologist for development related due diligence, and well as investigation and cleanup efforts at sites impacted by Petroleum Hydrocarbons, heavy metals, pesticides, and chlorinated solvents.

1991 TO 1997 Senior Geologist, Senior Project Manager for PW Environmental - Established in-house engineering and consulting services for mid-sized environmental contractor. Established regulatory, vendor, and client contacts. Initiated policies governing technical report content and format and instituted in-house training program for new technical staff. Selected prioritized and procured required support equipment. Actively managed Phase I and Phase II investigation and remediation projects. Reviewed assessment data, prepared feasibility studies, and evaluated remedial alternatives while preparing Remedial Action Plans (RAP) for fuel, heavy metal, and solvent-impacted sites. Prepared health-based risk assessment on large cleanup site adjacent to health care facility. Permitted, implemented, and successfully completed the first in-situ groundwater bioremediation system in Ventura County. Reviewed and implemented numerous Phase I and Phase II environmental site assessments throughout Central and Southern California.

1989 TO 1991 Staff/Project Geologist for Nachant Environmental, Inc. - Planned, implemented, and managed environmental site investigations and remediation projects following appropriate regulatory and professional guidelines. Prepared and reviewed project cost proposals, correspondence, regulatory permits, assessment and investigation reports, and remedial action plans.

1987 to 1989 Teaching Assistant - San Diego State University Department of Geological Sciences and Department of Engineering.

Project Experience

Former Asphalt Plant, San Jose, CA. Assisted developer client with managing a large industrial site with multiple issues and negotiating closure requirements with Santa Clara County Environmental Health. Conducted additional investigations necessary to satisfy regulatory requirements, allowing development to continue while keeping residual petroleum contamination in place under managed conditions. Prepared closure report and summary of previous remedial and investigative efforts, obtaining closure.

Former Light Industrial Properties, Campbell, CA. Assisted residential developer with due diligence, investigation, and ultimately remediation of several contiguous industrial properties, formerly utilized for automotive repair, auto body work, construction material sales, and heavy equipment rental. Addressed City of Campbell and San Francisco Regional Water Quality Control Board concerns, obtaining approval/closure of open cases, allowing full development as multifamily residential.

Residential and Commercial Redevelopment Projects, Bay Area, CA. Conducted environmental due diligence and assisted with redevelopment planning for residential and commercial developers throughout the Bay Area and Sacramento Basin, including the communities of San Jose, Millbrae, Menlo Park, Sunnyvale, Oakland, Berkeley, Union City, Fremont, Antioch, Santa Rosa, Windsor, and the greater Sacramento metropolitan area including Stockton, Sacramento, West Sacramento, Roseville, Lincoln, Linda, and Auburn.

Southside Garden and Fremont Mews, Sacramento, CA. Conducted Phase I and Phase II environmental site assessments and evaluated environmental concerns on two community garden projects on behalf of the Capitol Area Development Authority. Coordinated regulatory oversight with Sacramento County Environmental Management Division and the State Office of Environmental Health Hazard Assessment. Prepared and evaluated requests for proposals for cleanup contractors and provided remediation oversight and management. Prepared closure documentation and obtained regulatory signoff form both the Southside Garden and Fremont Mews projects.

K Street Corridor – Sacramento, CA. Evaluated and conducted Phase I environmental site assessments on three block area of downtown Sacramento, as well as a number of individual properties in other areas within the K Street Corridor, on behalf of the City of Sacramento Downtown Development Group.

Globe Mills, Sacramento, CA. Conducted Phase I and Phase II environmental site assessment, evaluated environmental concerns and managed remediation for adaptive reuse project on behalf of Sacramento Housing and Redevelopment Agency. Coordinated regulatory oversight of the project with Sacramento County Environmental Management Division.

Electronics Manufacturing Facility/Fueling Depot, Santa Monica, CA. Performed soil and groundwater investigation, feasibility testing and evaluation of fuel hydrocarbon and chlorinated solvent plumes. Prepared RAP with design criteria for soil vapor extraction. After approval of RAP by State regulators, implemented and successfully completed remediation at site, obtaining closure.



Former Aerospace Facility, Santa Ana, CA. Evaluated existing Phase I and Phase II assessments. Performed soil, soil vapor, and groundwater investigations of chlorinated solvent plumes at multiple locations on site. Modeled and evaluated potential plume source areas. Initiated site-specific sampling protocol for chlorinated solvents. Liaison with lead regulatory agency regarding regional contamination issues and site closure requirements.

Major Land Owner/Developer, San Juan Capistrano, CA. Conducted Phase I and Phase II environmental site assessments at multiple sites in southern Orange County. Evaluated potential environmental concerns related to sand & gravel operations, fueling facilities, ordinance testing facilities, aerospace engineering labs, vehicle maintenance and repair facilities, agricultural operations, and illicit dump sites.

Professional Certifications and Registrations

Professional Geologist No. 5530, State of California.
40-Hour OSHA Health & Safety Training (29 CFR 1910.120)
8-Hour OSHA Health & Safety Annual Refresher Training



CRAIG SMITH, PG, QSD
Principal Scientist

M.S. Geology, 1986
San Diego State University
B.A. Chemistry, 1981
University of California, San Diego

Mr. Smith has over 30 years of professional experience in research, development, analyses and project management for both the U.S. Government and private sectors. His areas of expertise include environmental site assessment, due diligence for real estate transactions, site remediation and remedial system design, soil vapor intrusion and indoor air quality with respect to human health risk assessment, chemical engineering, analytical chemistry, groundwater and air modeling, storm water compliance, regulatory permitting, project supervision and strategy. Mr. Smith has been involved with development of *in-situ* environmental chemical sensor technology including applications and deployment. Mr. Smith's academic and professional work has resulted in several journal publications.

Professional Experience

Assessment

- Managed hazardous waste site assessments and supervised site remediation activities. Prepared proposals, cost estimates, performed modeling and analysis of environmental data and trends, prepared reports, and supervised all phases of projects. Involved with over 400 subsurface hazardous waste investigations focusing on petroleum, hydrocarbon, volatile organic compounds (VOCs), dry cleaning solvents, pesticide, asbestos, and metal contaminants.
- Prepared and implemented Stormwater Pollution Prevention Plans (SWPPPs) for Caltrans right-of-way work.
- Performed and managed projects requiring stormwater sample collection and reporting under the State of California General Construction Permit. Entered and managed client data to the California Stormwater Multiple Application and Report Tracking System (SMARTS) database.
- Managed regional account with major financial institution performing Phase I due diligence environmental assessments and subsequent Phase II assessments as necessary; over 100 annually. Assessments performed in accordance with current ASTM Standards, Bank Standards, and SBA.
- Both managed and conducted environmental site assessment of former and active dry cleaning facilities and plants involving tetrachloroethylene, Stoddard Solvent, and associated product impurities and degradation products. Performed vapor intrusion assessment utilizing Summa canister sample collection and temporal spatial sampling utilizing gas chromatograph.

Remediation

- Managed and designed fuel hydrocarbon remediation projects including high and low-volume soil vacuum extraction, soil ventilation, above- and below-ground water perfusion bioremediation and in-situ bioremediation. Monitored and interpreted data related to changes of subsurface environments due to the effects of remediation. Prepared and obtained Air District Permits and performed source compliance demonstrations.
- Supervised and directed remedial excavation of soil contaminated with fuel hydrocarbons, solvents, and/or metals. Soils were segregated based on olfactory observations and field instrument measurements, and statistically characterized (where beneficial), to assess the most cost-effective disposal/treatment options.
- Installed and operated vapor extraction equipment at multiple dry cleaning facilities reducing soil and soil vapor contaminant concentrations to regulatory acceptable levels to allow case site closure.

Research and Development

- Involved with development and improvement of vapor extraction systems and their controls.
- Developed electrode/electrolyte/buffer system to accurately measure pH *in situ*, for use in oceanographic expeditions. pH accuracy to ± 0.001 pH units.
- Synthesized experimental organic semiconductors followed by chemical modification and semiconductor property measurements.
- Performed engineering of water soluble drag reducing polymers. Experience included polymer design, synthesis, and property evaluation. Molecular weight measurements performed using HPLC, LC, LALLS, and viscosity techniques. Polymer performance evaluated using varying diameter pipe flow studies.
- Utilized X-ray diffraction analyses of clay cuttings derived from oil exploration and production wells to assess petroleum mitigation and accumulation. Identified chemical and diagenetic trends and their relationships to natural gas production. Prepared journal publications.
- Performed general DOD chemical research, development, and experimentation using PID, FID, AA, XRD, and FTIR instrumentation. Security clearance: Secret.
- Analyzed oceanographic data, programmed, designed/engineered and executed chemical experiments. Alkalinity, pH, CO₂ and O₂ were emphasized for evaluation of bioactivity. Involved with ultrapurification of chemicals used in organic syntheses, extensive use of diffusion pumps; and inert environment settings (glove box). Security clearance: Secret

Professional Memberships

National Water Well Association

Member - San Diego County Health Department guidelines committees:

Past Member Technical Work Group for On-Site Treatment and Permitting

Past Member Technical Work Group for Hazardous Waste Determination

Professional Certifications and Registrations

Professional Geologist, California No. 8225

General Engineering and Contracting License (A), California (900796) w/ HAZ endorsement.

40-Hour OSHA Health & Safety Training (29 CFR 1910.120)

8-Hour OSHA Health & Safety Annual Refresher Training 2019

Publications

"Long-Lived Optically Excited Infrared Modes in Cis-Rich Polyacetylene"; 1987, Bull, Am. Phys. Soc. 32 (3), p. 421.

"Smectite to Illite Transformation in the Forbes Formation"; 1987, 24th Annual Meeting of the Clay Mineral Society, Socorro, New Mexico, Abstracts p. 31.

"Smectite Dehydration and Gas Production in the Forbes Formation, Sacramento Valley, California"; Abstract, 1988, American Association of Petroleum Geologists Bulletin, Vol. 2, p. 395.

"Control of Air Emissions from Soil Venting Systems"; 1990, Innovative Hazardous Waste Technology Series; Physical/Chemical Processes, Technomic Publishing Co., Inc., Vol. 2, pp. 205-210.

"Interchain Decay of Soliton Pairs in Polyacetylene; 1988, Phys. Rev. V. 37, pg. 10814.

"Drag Reduction in Fluid Flows: Techniques for Friction Control", 1989, in Sellin, R. and Moses, R., Ellis Horwood Limited, Chichester, England, Chapter 3.

"The California Ground Water Purging Study for Petroleum Hydrocarbons," Eleventh National Outdoor Action Conference and Exposition, Las Vegas, Nevada, p. 109, 1997.

Appendix B

Traffic Evaluation

Planning Area 3

Elementary School Traffic Assessment



Prepared by
FEHR & PEERS

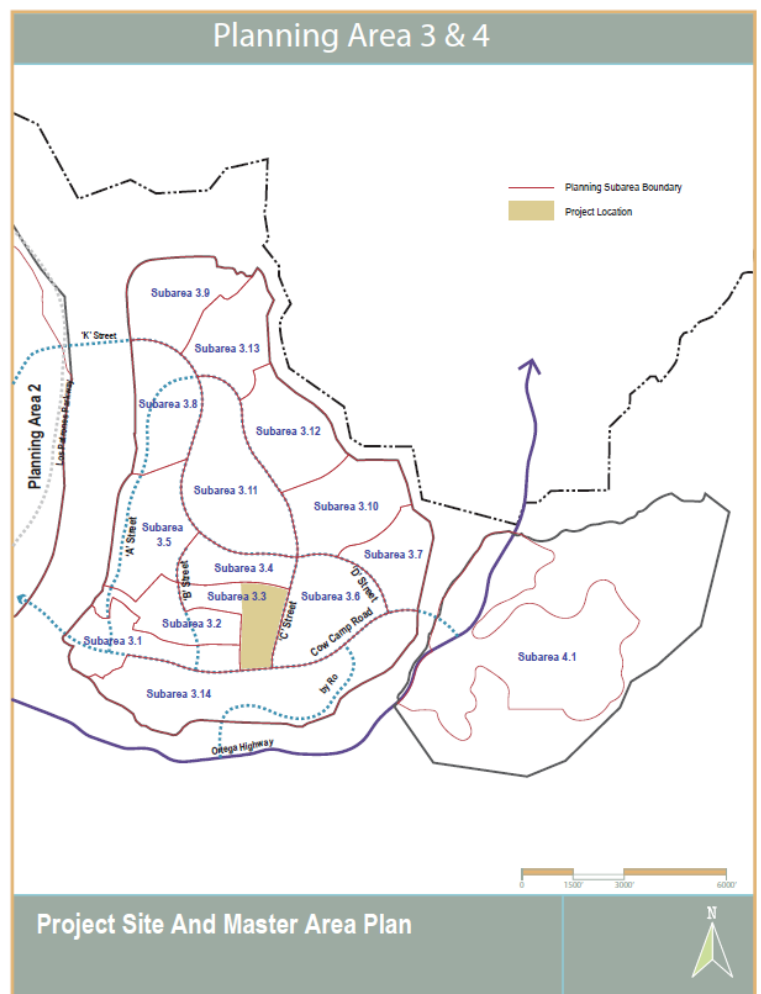
101 Pacifica #300
Irvine, CA 92618
949.308.6300

July 2021

Introduction

This report provides an assessment of transportation conditions surrounding a proposed Capistrano Unified School District (CUSD) K-8 school in Planning Area (PA) 3 in the Rienda Village of the Rancho Mission Viejo Master Planned Community (the Ranch Plan). The proposed 14-acre school is located in the southern portion of PA-3 adjacent to a 6-acre community park.

The remainder of the report provides a summary of key assumptions used to perform the traffic assessment, forecasted traffic demand for school site roadways, suggested parking and drop-off/pick-up areas, and operational and safety characteristics for the surrounding roadways.



Travel Patterns

Located in the Rancho Mission Viejo PA-3 and connected via Cow Camp Road with PA-1 and PA-2, the proposed K-8 school is anticipated to accommodate a maximum of 1,600 K-8 students and draw these students primarily from PA-3.

We first determined how much traffic will be generated by the school site (Trip Generation) and where the school trips would come and go via adjacent streets (Trip Distribution). The results from the first step were then used to conduct the operational assessment, perform a parking assessment, and develop drop-off/pick-up strategies.

Trip Generation

Students go to school using three typical transportation modes: by car, walking, or riding a bike. The typical distance to walk or ride a bike to school is within ½ and one mile, respectively. For distances longer than one mile, students will likely go via car. Given the location of the school site and the number of residents within the walking/biking distance, majority of the students will go to school by car. Measurements were taken at nearby schools (in Ladera Ranch) which found, in 2021, that 7% of students were arriving via bicycle. A CDC study found

that approximately 13% of K-8 students walk to school.

We estimated the percentages of students using the three different transportation modes as follows:

By Car: 80% (1,280 students)
Walking: 13% (208 students)
Biking: 7% (112 students)

Among the 80% of students who will go to school by car, we estimated that 50% will ride by themselves (one student per car), and 50% will ride with at least one other student in the same car.

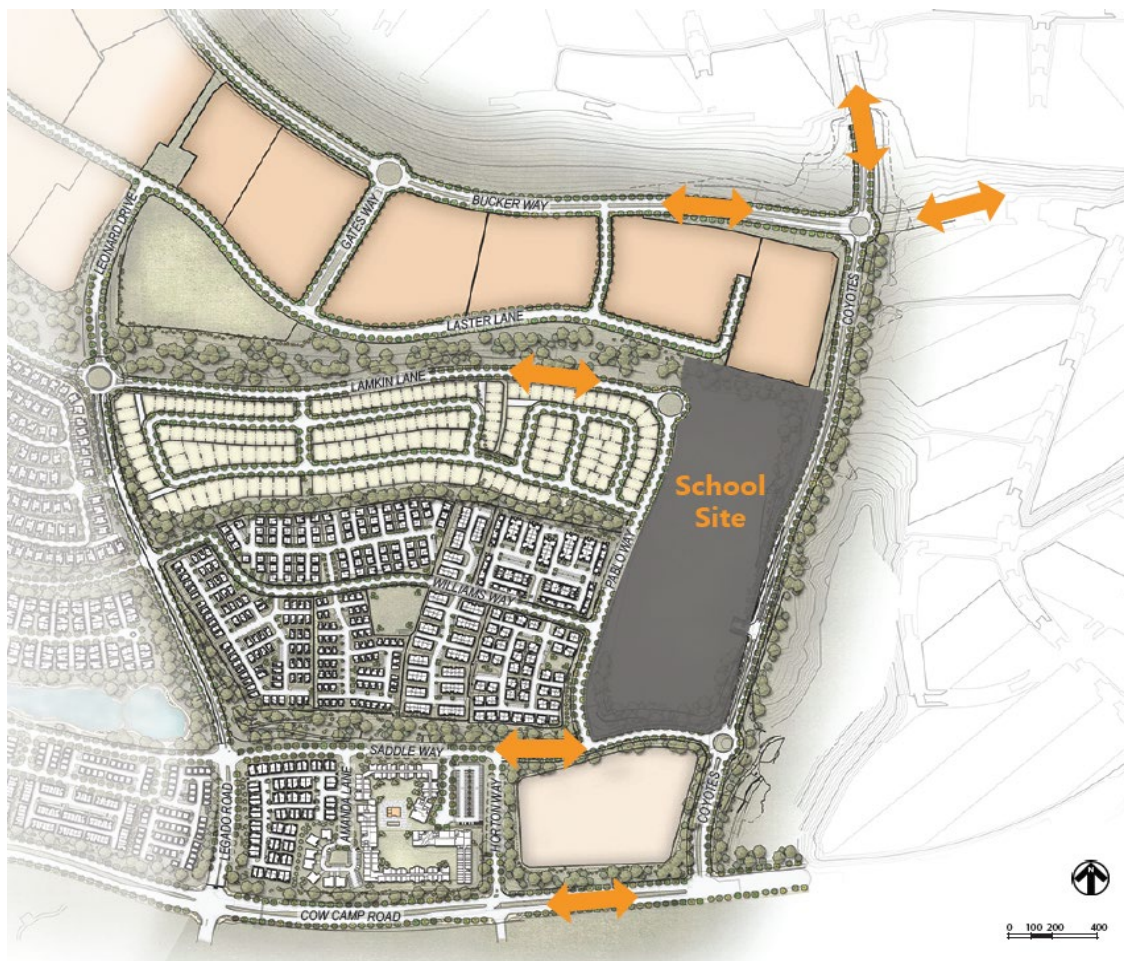
Trips by faculty/staff will not all occur within the same morning and afternoon hour as students; however, we have included them as a “worst case” assumption. We anticipate approximately 60 staff/teachers and the vast majority are likely to drive alone.



Travel Patterns

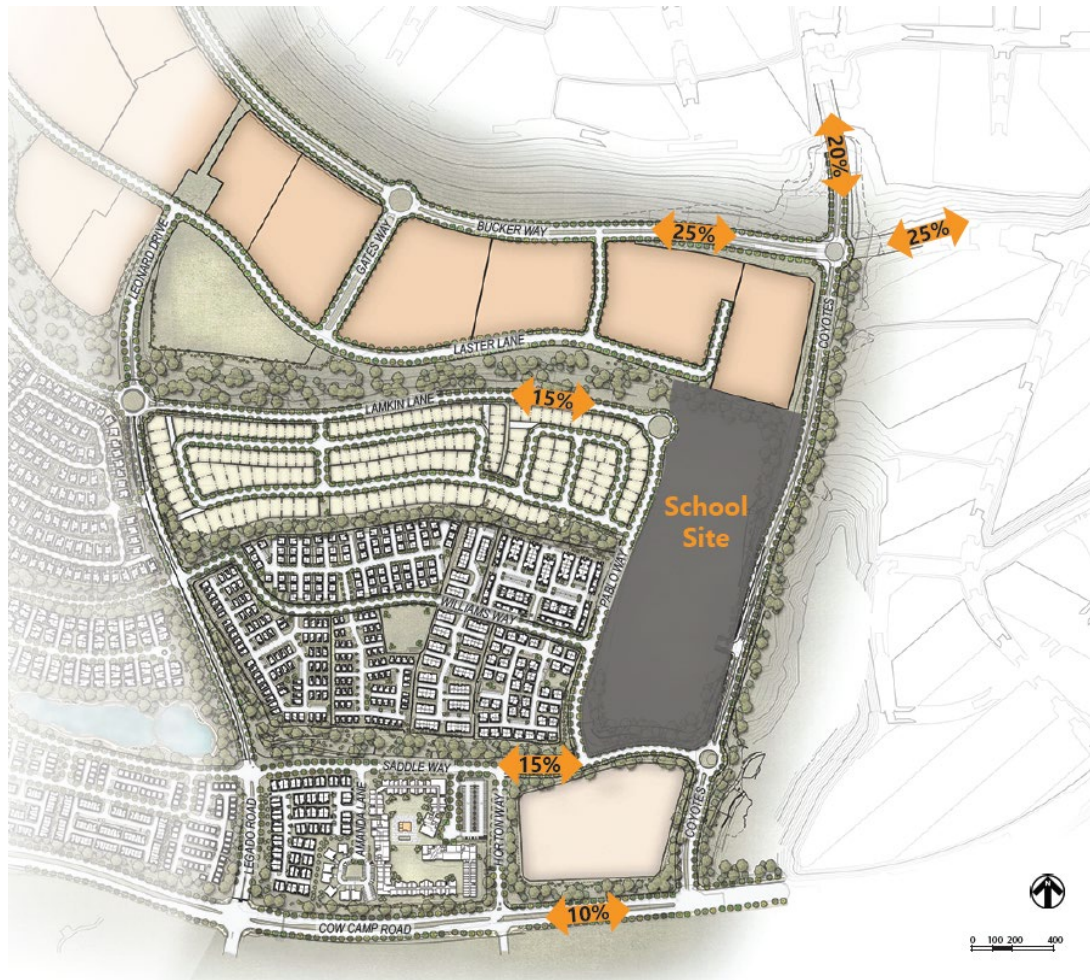
The location of the school site and residential density in the surrounding planning areas would result in a majority of the students being drawn from PA-3. Specifically, all the students walking or riding a bike to school would be PA-3 residents and live within one mile from the school. For students going to school by car, we estimated a majority (90%) would also be drawn from PA-3 and the remaining (10%) from PA-1 (Sendero) and PA-2 (Esencia).

The school site provides multiple vehicular accesses to different development areas within PA-3, including north via Coyotes, west via Lamkin Lane and Saddle Way, east via Bucker Way, and south PA-2 area via L Street. In addition, students from PA-1 and PA-2 would access the school using Cow Camp Road to Coyotes.



Travel Patterns

The map below shows the trip distribution percentages for students taking a car to school. More than half (60%) of the students would likely come from the north via Coyotes, as a large portion of the PA-3 housing dwelling units are located north of the school site. Approximately 30% of the students would come from the west via Lamkin Lane and Saddle Way. The remaining 10% of the students would likely come from PA-1 and PA-2 using Cow Camp Road.



Travel Demand

We assumed the school-related traffic demand based on the assumptions described in the previous section, which results in the following:

Student-related

- Cars: 783 student + 60 faculty/staff
- Pedestrians: 312 (assuming adults accompany at a rate of one for every two kids)
- Bicyclists: 112

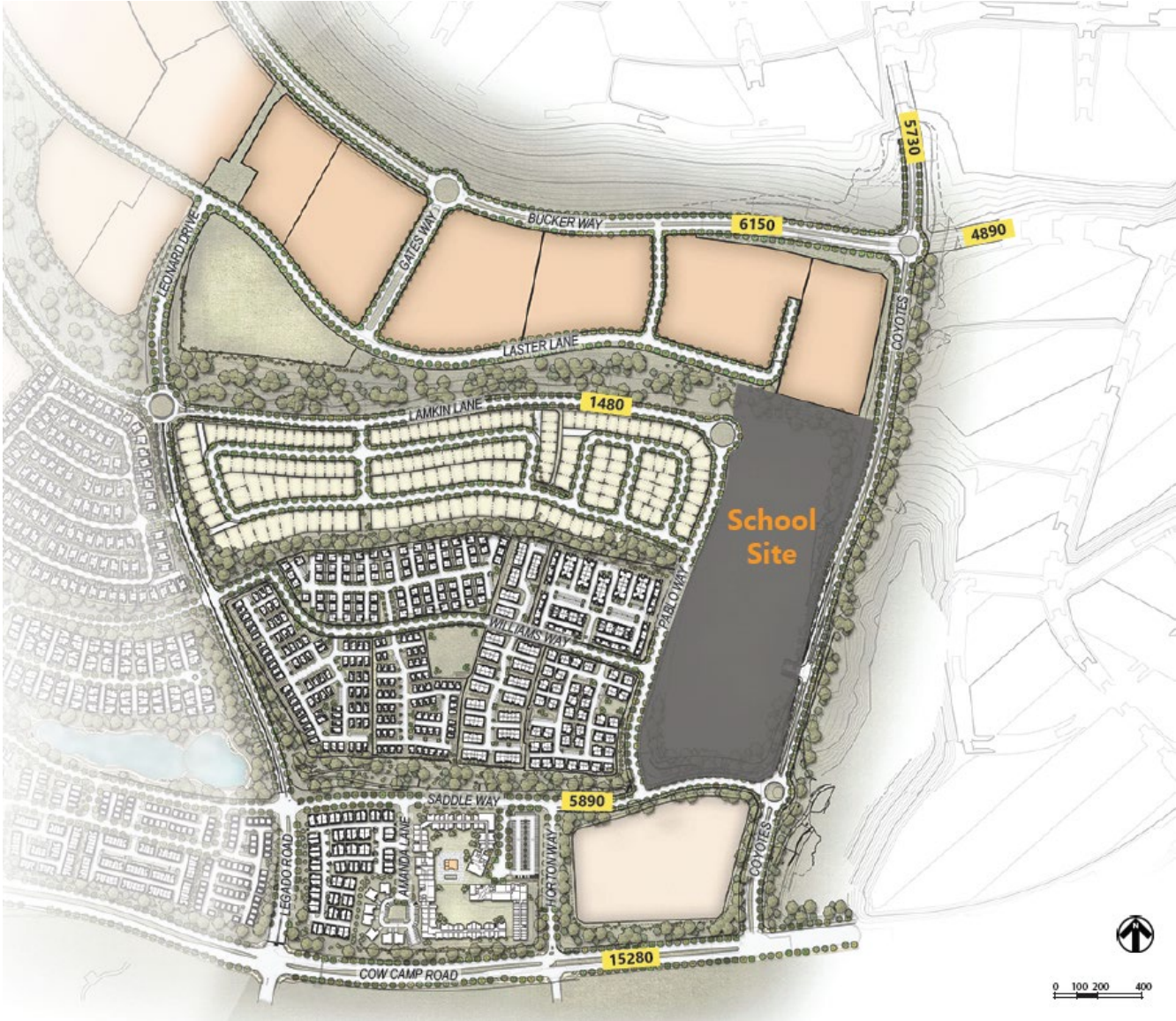
The proposed school is expected to generate 843 vehicles and 424 pedestrians/bikes during the school peak hour. While there likely will be some stagger in the schedule between upper and lower grades, we used a worse-case assumption that all the activity will occur in a peak hour (prior to and after classes). In the morning, the school peak coincides with the commute peak, but not in the afternoon. However, we made a worst-case assumption of commute and school peaks being concurrent.



In addition to the school-related traffic demand, the map on the next page shows the average daily traffic (ADT) forecasts for adjacent roadways that represent build-out conditions of RMV, including the proposed school. The ADT forecasts were developed using a version of the OCTA travel forecasting model with updated PA3 details. The main school access road, Coyotes, will carry a travel demand of approximately 6,000 vehicles per day.



Travel Demand



Parking

The proposed school size and location provides an opportunity to sufficiently accommodate the parking demand through both on-street parking spaces and off-street parking lots.

We recommend off-street parking be provided at 150 spaces. This is based upon data from the Institute of Transportation Engineers that recommends .13 spaces per student ($1,200 \times .13 = 150$). The preliminary site plan shows a parking lot with access via Coyotes which has approximately 115 spaces. The balance of the school parking needs can be satisfied via the lot at the adjacent park (there is a joint use agreement) and on-street parking.

On-Street parking will be prohibited along Coyotes; however, some on-street parking will be available on Saddle Way, Pablo Way, and Lamkin Lane. Parking on these streets will not be exclusive to the school, but for special events we would expect a significant number of spaces to be available for school-related uses, with most of those being on Pablo Way. There will also be a parking lot for the park that is adjacent to the school that can be used for special-event overflow.



Traffic Operations

In evaluating the suitability of a school site, it is important to understand the capacity of the roadway system and future congestion levels. The following four intersections would provide access to the site and are most likely to experience direct traffic effects from the elementary school:

1. Coyotes & Bucker Way
2. Coyotes & North School Driveway
3. Coyotes & South School Driveway
4. Coyotes & Saddle Way

As designed, the intersections of Bucker/Coyotes and Saddle/Coyotes will be controlled with roundabouts, while the other two school driveway intersections will be operated as yield-controlled for exiting the driveways. The Coyotes & North School Driveway will provide a northbound left-in, southbound right-in and eastbound right-out. The Coyotes & South School Driveway will be a southbound right-in and eastbound right-off intersection. All vehicular access will be via the two driveways on Coyotes.

The best tool to determine the background traffic in the area is the OCTA travel forecasting model, which has been updated to reflect the details for PA3, including the school. The future year forecast reflects build-out of RMV

(all entitlements) and 20+ years of growth in the rest of Orange County.

We calculated the Level of Service (LOS) in the peak hour, which is standard practice for assessing the degree of congestion. We used the SIDRA 8 software for roundabouts and the Synchro software for yield-controlled intersections. Since the OCTA model only estimates vehicular traffic volume, we manually added pedestrians and bicyclists volumes based upon the spatial distribution of trips on the Page 4 graphic. The Table 1 below and Appendix A show the LOS results and detailed reports for the study intersections.

As shown below, all of the intersections will operate at a good level of service (A or B) during AM and PM peak hour, which means drivers will experience little or no delays in travelling through the area.



Traffic Operations

TABLE 1 - Intersection LOS Analysis

Intersection	Control Type	Analysis Method	Cumulative Plus Project			
			AM Delay (s)/ ICU	AM LOS	PM Delay (s)/ ICU	PM LOS
1- Coyotes & Bucker Way	Roundabout	HCM 6th Edition	8.2	A	5.6	A
2 - Coyotes & School N Driveway	Yield	ICU	0.638	B	0.366	A
3 - Coyotes & School S Driveway	Yield	ICU	0.492	A	0.219	A
4 - Coyotes & Saddle Way	Roundabout	HCM 6th Edition	7.8	A	5.2	A

Source: Fehr & Peers, 2021



Safety

Pedestrians

All of the streets leading to/from the school (Coyotes, Bucker, Saddle, Lamkin, Pablo) will have detached sidewalks. Meaning there will be a landscape strip between the street and the sidewalk, which provides additional separation between pedestrians and moving vehicles. All of the sidewalks bounding the school will be 8' wide, which greatly exceeds ADA guidelines and will facilitate larger groups of students walking comfortably together.

The intersections of Bucker/Coyotes and Saddle/Coyotes will be controlled with roundabouts. For pedestrians, roundabouts offer the advantages that vehicle speeds are low and crossing distances are short. The school district will likely also place crossing guards at these locations due to their proximity to the school.

Cyclists

The primary access road to the school access points will be Coyotes. This street will have a separate lane for cyclists (and neighborhood electric vehicles with max speed of 25 MPH). This cycle lane is a part of an overall network of bicycle-related facilities within PA3.

The other streets leading to the school (Lamkin and Saddle) are lower-speed collector streets that are compatible with cyclists. Pablo, which will border the school on the east, is sufficiently wide to accommodate bicyclists and on-street parking.

Roundabouts

Roundabouts will provide significant benefits on traffic safety by reducing conflicting points and the potential for severe crashes, slowing vehicle speeds to improve safety for pedestrians and bicyclists, enhancing pedestrian safety by providing two stage crossing via the splitter island. The Insurance Institute of Highway Safety (IIHS) study of US cities showed a 39% reduction in total crashes and 76% reduction in injury crashes after construction of roundabouts. As shown on the following diagrams, the number of conflict points is greatly reduced with roundabouts in comparison to traditional intersections.



