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California Department of Education Proposed Standard Protocol for Pipeline Risk Analysis--DRAFT

SITE: **Highgrove Energy Facility--CHS #3** **DATE:** **8/2/2005 (Rev 8/22)** **BY: WILSON GEOSCIENCES INC.**
Southern California Gas Company 12-inch Diameter [Table B-4]
Performed for AES North America-West

STAGE 1 - RISK SCREENING ANALYSIS

CENTER OF BUILDING MASS | **NATURAL GAS PIPELINES** | **SIMPLE FRAME CONSTRUCTION**

Line	Gas Pipelines	CDE DRAFT Protocol Variable Value	Corresponding Site Variable Value	Resultant Site Grade (Pass/Fail)	
G-1	Segment Length Within 1500 Feet of the Site Center (Feet)	1000	940	Pass	USGS Topo Map (site edge) ALL ESTIMATES ARE CENTER OF BUILDING MASS FOR THE SITE
G-2	Distance From Pipeline to Site Centerpoint (Feet)	600	1560	Pass	
G-3	Pipe Diameter (Inches)	20	12	Pass	
G-4	Pipeline Pressure (Maximum Operating = MAOP) (psig)	400	560	Fail	Incidents in Table B-4 for >12" diameter for SCGC.
G-5	Maximum Failure Rate (FT; Releases/Mile-Year)	10E-03 (i.e., 0.001)	2.80E-04	Pass	
	Comparison of Site Conditions To Protocol		Pass vs. Fail	1 = Fail and 4 = Pass SITE FAILS	

STAGE 2 - PROBABILISTIC ANALYSIS

	Release Probability Calculations	Variables	Values or Units	Data Source	
1	Baseline frequency per pipeline mile	FT (releases/mile-year)	2.80E-04	Historical or default release frequency from Table B-4	Incidents in Table B-4 for >12" for SCGC.
2	Baseline segment miles within 1500-ft buffer	SEG (miles)	0.1780303	Determine from site maps, GIS, or other sources	Site Map by WLC Architects (2004), J. Way (2005), and Pipeline Map by SCGC (2004)
3	Base release frequency	F0 (releases per year)	4.98E-05	F0 = FT × SEG	
4	Base release probability	P0	4.98E-05		
5	Probability adjustment factor	PAF	1	Default value = 1	
6	Adjusted base probability	P1	4.98E-05	P1 = P0 × PAF	
7	Probability of leak	PC1	0.8	PC1 = 0.8, (FEMA, 1989)	
8	Probability of rupture	PC2	0.2	PC2 = 0.2, (FEMA, 1989)	
9	Probability of ignition	PC3	0.3	PC3 = 0.3, (FEMA,1989)	
10	Probability of fire upon ignition	PC4	0.7	PC4 = 0.7, (FEMA, 1989)	
11	Probability of explosion upon ignition	PC5	0.3	PC5 = 0.3 (FEMA, 1989)	
12	Probability of leak-fire (fire resulting from leak)	PC6	8.37E-06	PC6 = P1 × PC1 × PC3 × PC4	
13	Probability of rupture-fire (Fire resulting from rupture)	PC7	2.09E-06	PC7 = P1 × PC2 × PC3 × PC4	
14	Probability of leak-explosion (Explosion resulting from leak)	PC8	3.59E-06	PC8 = P1 × PC1 × PC3 × PC5	
15	Probability of rupture-explosion (Explosion resulting from rupture)	PC9	8.97E-07	PC9 = P1 × PC2 × PC3 × PC5	

	Flash Fire Impacts				
16	Leak-fire impact at site centerpoint – Does the LFL extend beyond the centerpoint? – Enter Yes or No?		No	Using appropriate **1-inch** release LFL figure (see Figures 1-4), select LFL distance for pipeline conditions. Select Rural (Figures 1-2) or Urban (Figures 3-4).	Reaches approximately 400 feet.
17	If Line 14 is Yes, enter probability of flash fire fatality if exposed. If No enter 0.	PC10	0	Default value	The protocol methodology assigns a default value of zero.
18	Rupture-fire impact at site centerpoint – does the LFL extend beyond the centerpoint? – Enter Yes or No?		Yes	Using appropriate **Full Bore** release LFL figure (See Figures 1-4), select LFL distance for pipeline conditions	
19	If Line 16 is Yes, enter probability of flash fire fatality if exposed. If No enter 0.	PC11	0	Default value	This reaches approximately 3400 feet. The protocol methodology assigns a default value of zero.
	Jet Fire Impacts				
20	Leak-fire impact at site centerpoint	LFI (kW/m2)	<10	Using appropriate **1-inch** release Jet Fire Radiation figure (See Figure 5), select Jet Fire Radiation value (kW/m2) for centerpoint distance.	Less than 10 kW/m2 at approximately 47 feet from the pipeline
21	Probability of leak-fire fatality if exposed	PC12	0	Probability of fatality associated with LFI from Figure 28	
22	Rupture-fire impact at site centerpoint	RFI (kW/m2)	<10	Using appropriate **Full Bore** release Jet Fire Radiation figure (See Figures 6-11), select Jet Fire Radiation value (kW/m2) for centerpoint distance.	Less than 10kW/m2 at approximately 550 feet from the pipeline
23	Probability of rupture-fire fatality if exposed	PC13	0	Probability of fatality associated with RFI from Figure 28	
	Explosion Impacts				
24	Leak-explosion impact at site centerpoint	LEI (psi)	<1	Using appropriate **1-inch** release figure (See Figure 18), select release overpressure value (psi) for centerpoint distance.	Less than 1 psia at approximately 520 feet from the pipeline
25	Probability of leak-explosion fatality if exposed	PC14	0	Probability of fatality associated with LEI from Figure 27	SIMPLE FRAME UNREINFORCED CONSTRUCTION
26	Rupture-explosion impact at site centerpoint	REI (psi)	<1	Using appropriate **Full Bore** release figure (See Figures 19 - 25), select release overpressure value (psi) for centerpoint distance.	Less than 1 psia at approximately 1170 feet from the pipeline
27	Probability of rupture- explosion fatality if exposed	PC15	0	Probability of fatality associated with REI from Figure 27	SIMPLE FRAME UNREINFORCED CONSTRUCTION
	Individual Risk Calculation				
28	Probability of occupancy	PC16	0.2	Default value	
29	Annual fire fatality individual risk	FFIR	0.00E+00	FFIR=PC16 × (PC10×PC6 + PC11×PC7 + PC12×PC6 + PC13×PC7)	
30	Annual explosion fatality individual risk	EFIR	0.00E+00	EFIR= PC16 (PC14 X PC8 + PC15 X PC9)	
31	Total Individual Risk	TIR	0.00E+00	TIR= FFIR+EFIR	
33	Individual Risk Criterion	IRC	1.00E-06	Default Value	
	Check shaded box as follows:				
33	If TIR / IRC > 1.0		0.000		
35	If TIR / IRC < =1.0	X	0.000	**INSIGNIFICANT**	

Societal Risk Calculation

	Event	Exposure Probability PCi	Value	Fatality Probability PCj	Value
36	Leak Flash Fire	PC6 x PC16	1.67E-06	PC10	0
37	Rupture Flash Fire	PC7 X PC16	4.19E-07	PC11	0
38	Leak Jet Fire	PC6 X PC16	1.67E-06	PC12	0
39	Rupture Jet Fire	PC7 X PC16	4.19E-07	PC13	0
40	Leak Explosion	PC8 X PC16	7.18E-07	PC14	0
41	Rupture Explosion	PC9 X PC16	1.79E-07	PC15	0

Societal Impacts

	Site Population (SP)	Site Casualties (SC)	Societal Risk Criterion (SRC) - FIGURE D-1	SC/SRC
36	3200	0	2.41	0
37	3200	0	4.77	0
38	3200	0	2.41	0
39	3200	0	4.77	0
40	3200	0	3.66	0
41	3200	0	7.25	0

Significant?

	Yes (SC/SRC>=1)	No (SC/SRC<=1)		
36		X	Leak Flash Fire	INSIGNIFICANT
37		X	Rupture Flash Fire	INSIGNIFICANT
38		X	Leak Jet Fire	INSIGNIFICANT
39		X	Rupture Jet Fire	INSIGNIFICANT
40		X	Leak Explosion	INSIGNIFICANT
41		X	Rupture Explosion	INSIGNIFICANT

APPENDIX 8.13A

Phase I and II Environmental Site Assessment for the Proposed AES Highgrove Project

APPENDIX 8.13A

Phase I Environmental Site Assessments for the Proposed AES Highgrove Project

Five hard copies of Appendix 8.13A, Phase I Environmental Site Assessment for EPTC Property at Former Highgrove Generating Station, March 3, 2000; prepared by ARCADIS Geraghty & Miller, Inc. for SCE and Phase I Environmental Site Assessment Highgrove Generating Station, May 1997, prepared by CH2M HILL for SCE, were submitted to the California Energy Commission. Additional copies will be provided upon request.

RCPC/5154
(TANK FARM SITE)

PHASE I ENVIRONMENTAL SITE ASSESSMENT
for
EPTC PROPERTY AT FORMER
HIGHGROVE GENERATING STATION

March 3, 2000

Submitted to:

Southern California Edison

Prepared by:

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Version: Final

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Contents

SECTION **PAGE**

Executive Summary

ARCADIS Geraghty & Miller, Inc. (ARCADIS Geraghty & Miller) conducted a Phase I Environmental Site Assessment (ESA) of the Edison Pipeline & Terminal Co. (EPTC) property, a division of Edison, located at Edison's former Highgrove Generating Station, 12700 Taylor Street, Grand Terrace, California. This Phase I ESA was conducted at the request of the Southern California Edison (Edison) and performed in general accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-97. This report presents the results of the Phase I ESA activities and conclusions regarding the environmental concerns at this property.

The EPTC property is located in a mixed-use portion of Grand Terrace, San Bernardino County, California (subject property). The subject property consists of a 7.46 acre area that contains two bermed areas and a cement-lined water channel. One bermed area encloses two 3,360,000-gallon aboveground fuel tanks. The other bermed area encloses one 3,360,000-gallon aboveground fuel tank and a paved area previously used as a helicopter landing pad. All three fuel tanks are presently empty, the southwest and northeast tanks contained diesel fuel and the southeast tank contained #6 fuel oil when in operation.

The following features were among those examined during this ESA: aboveground fuel tanks and piping, the water channel, and one non-EPTC area. This non-EPTC area is on Edison-owned property and consists of an undeveloped area directly north of the subject property. Features that were observed during the site reconnaissance generally appeared to be in good condition.

This ESA also included a review of historical aerial photographs and topographic maps, Regional Water Quality Control Board (RWQCB) file review and a review of the Environmental Data Resources, Inc., (EDR) radius report of environmental databases. In addition, a supplemental site reconnaissance was conducted on February 28, 2000. There did not appear to be any changes to the subject property since the initial site reconnaissance conducted on February 26, 1999.

Based on the site reconnaissance, interviews, agency review, the EDR report review, and supplemental site reconnaissance, there are no recognized environmental conditions (RECs) or areas of potential concern (AOPCs) associated with the subject property.

ARCADIS Geraghty & Miller has completed the Phase I ESA for the subject property in accordance with the scope of work established between Edison and ARCADIS Geraghty & Miller.

1.0 Introduction

1.1 Project Background

This report presents the results of a Phase I Environmental Site Assessment (ESA) at the Edison Pipeline & Terminal Co. (EPTC) property, a division of Southern California Edison (Edison), located at 12700 Taylor Street, Grand Terrace, California (subject property). Limitations to this Phase I are presented in Section 1.3. The ESA was performed in general accordance with the standards described in the American Society for Testing and Materials (ASTM) Standard E1527-97, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (1997) and written authorization between Edison and ARCADIS Geraghty & Miller, Inc. (ARCADIS Geraghty & Miller).

1.2 Purpose and Objectives

The objective of the Phase I ESA was to assess the presence, to the extent practical, of all *recognized environmental conditions* (RECs) located in, under, or originating from the property. A *recognized environmental condition* is defined by American Society of Testing and Materials (ASTM) Standard E 1527-97 as:

> The presence or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

In general, an ASTM Standard E1527-97 ESA consists of a site description, historical information and records review, site reconnaissance and interviews, and report generation.

In addition to RECs, ARCADIS Geraghty & Miller has identified "areas of potential concern" (AOPC) in this Phase I ESA to address those environmental issues that do not specifically meet the definition of an REC but may warrant further investigation.

1.3 Methodology Used

The methodology employed to achieve the above-referenced objective of this ESA is as follows:

- Document the purpose, methodology, limitations, and any limiting conditions uncovered while conducting the ESA.
- Provide a *site description* of the property, including its location; legal description (if

provided); site and vicinity characteristics; a description of structures, roads, and other improvements of the property (including the heating/cooling system, sewage disposal, source of electrical power, and source of potable water); current uses of the property; past uses of the property (to the extent identified); and a description of adjoining properties.

- Conduct 1) a *records review* that includes standard Federal and State environmental record sources to determine whether the property or facilities in the vicinity of the property have been subject to any environmental actions or review; 2) a review of the physical setting of the Subject Property (geographic setting and physiography of the property and surrounding area); 3) a review of historical use information, as available, from one or more of the following sources: a) aerial photographs, b) Sanborn™ fire insurance maps, and/or c) other land-use documents, to identify past operations or activities which may have caused adverse environmental impacts to the property.
- Collect *information from the site reconnaissance and interviews*, including the identification of hazardous substances in connection with identified uses (including the storage, handling, and disposal practices); identification of any storage tanks (including contents and assessment of leakage or potential for leakage); indications of solid waste disposal; and any other conditions of concern.
- Document all *findings and conclusions.*
- Provide all applicable *references* and the *signatures of the environmental professionals* participating in the Phase I ESA.
- Support findings and conclusions with documentation provided in various *appendices.*

1.4 Limitations and Exceptions of Assessment

The evaluations and recommendations presented in this ESA are based exclusively on examination of selected maps, aerial photographs, and environmental records; on information gained during interviews; on review of available reports; and on observations made during the reconnaissance of the property. The accuracy and completeness of the agency lists have not been verified. In preparing this report, ARCADIS Geraghty & Miller has assumed the information provided in reports and during interviews is correct. ARCADIS Geraghty & Miller warrants that the services performed were conducted in a competent and professional manner in accordance with sound consulting practices and procedures. ARCADIS Geraghty & Miller cannot warrant the actual property conditions described in this report beyond matters amenable to visual confirmation within the limits of this ESA.

ARCADIS Geraghty & Miller did not perform an assessment for asbestos containing materials (ACM) at the subject property. Environmental sampling and a historical chain of title search were not performed as part of this ESA. There are no third party rights or benefits conferred under this ESA report. Use of this ESA report is strictly limited to Edison. This party is the sole party to whom ARCADIS Geraghty & Miller intends to confer any rights. Any reliance on the contents of this ESA report by any other party is the sole responsibility of the party.

2.0 Site Description

ARCADIS Geraghty & Miller utilized information obtained from site reconnaissance, reference materials, and interviews conducted with EPTC representative, Mr. John Slayton, and Edison representative, Mr. Tony Landler, to formulate the property description.

2.1 Location and Legal Description

The subject property address is 12700 Taylor Street, Grand Terrace, California. The facility is located at 34° 1' 22.4" North Latitude and 117° 19' 49.8" West Longitude (Environmental Data Resources, Inc. [EDR] 1999). A site location map is included as Figure 1.

2.2 Site and Vicinity Characteristics

The subject property is located on what was once the Highgrove Generating Station, owned by Edison. In 1997, Edison sold portions of the generating station to Riverside Canal Power Company and retained other portions, specifically the fuel tank areas and switchyards. The fuel tank areas became property of EPTC, a division of Edison. This Phase I concerns only this EPTC property and other areas specifically identified. A figure, provided by Edison, depicting this property information is included as Appendix A.

The subject property consists of two asphalt bermed areas that enclose three 3,360,000-gallon aboveground fuel tanks and a helicopter landing pad. Based on information from the interview, the tanks were present when Edison purchased the subject property and surrounding areas from California Electric in the 1960s.

The subject property is located on the west side of Taylor Street, approximately 1/4-mile north of the intersection of Taylor Street and W. Main Street. The subject property is situated in a mixed-use area, specifically residential, agricultural, and industrial. The subject property is approximately ¼ mile east of the I-215 freeway, and the Riverside Canal Aqueduct, an unlined waterway that flows northeast to southwest, bounds the subject property to the west. Edison-owned agricultural property bounds the subject property to the east across Taylor Street. Edison-owned property bounds the subject property to the north. Riverside Canal Power Company bounds the subject property to the south.

2.3 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is located in an area known as Riverside Mesa, situated in an alluvial valley between the La Loma Hills on the northwest and the Box Springs Mountains on the southeast, both of which consist of Mesozoic granitic rocks (Rogers 1967). The valley is in the vicinity of, and may have once been part of, the Santa Ana River floodplain. The river is presently about 1 mile northwest of the site. Other surface water courses in the vicinity include Spring Brook, approximately 1 mile south; the Gage Canal, approximately 1/2 mile east; the Riverside Canal, which passes the northwest side of the site; and a canal or surface drainage which runs west from the site to the Santa Ana River.

The surface deposits at the site have been mapped as Pleistocene nonmarine deposits. These are alluvial fan deposits (fanglomerate) which have been dissected by the modern drainage courses to form remnant terraces. The deposits include indurated older decomposed clay-rich alluvium. Water well drillers logs indicate that these materials extend to about 420 feet below the site and rest on granitic rocks (Edison 1996a).

The regional hydrogeologic framework in this area combined with the drillers' logs indicates the following likely conditions below the site. The aquifer underlying the site is semiconfined, with groundwater occurring at an average depth of approximately 100 feet below ground surface (bgs). The drillers' logs indicate an aquitard located from approximately 15 - 30 to 100 - 110 feet bgs, capped by a 12-foot minimum thickness of hard, yellow to brown clay. Below 110 feet, the strata appear to consist mainly of sand, gravel, and cobbles to a depth of approximately 340 feet. This sandy gravel interval comprises the predominant aquifer for the basin and rests on a 60-foot thick clay layer before encountering bedrock at about 420 feet bgs. Historically, depths to groundwater have ranged from 80 to 120 feet bgs. The upper 30-foot section of deposits is a likely zone for perched groundwater and is composed of clay with silt and sand interbeds with varying density and degree of cementation.

Four groundwater production wells, designated as Well #1 through Well #4, are located on Riverside Canal Power Company property. Wells #1 and #2 were reportedly the sole source of domestic water for the station. Well #1 has since been disconnected from use and is no longer currently operating. Well #2 is reportedly used as a backup for domestic water when needed, to fill the 30,000-gallon service water tank, and operates intermittently at 250 gallons per minute (gpm). Wells #3 and #4, each reportedly capable of pumping at 1,800 gpm, supply the circulating water for the Cooling Towers. Available driller's logs from Wells #3 and #4 (Edison 1996) indicate the wells have a total depth of approximately 420 feet, a 20-inch diameter steel casing, and no gravel pack or sanitary seal. Casing perforation was performed during construction in 1950 and 1951 using a hydraulic knife, with perforations completed in the depth interval of 130 to 342 feet bgs.

One well, known as the Pico Street Well, is located on Edison property east of the Riverside Canal Power Company, off Pico Street (Geraghty & Miller 1997).

2.4 Previous Environmental Investigations

Previous environmental investigations have been conducted on behalf of Edison at the subject property. These investigations include the subject property and other Edison-owned property as well. Reports reviewed or prepared by ARCADIS Geraghty & Miller include the following:

- Baseline Tank Study Report Above Ground Oil Storage Tanks 1, 2, 3 and Day Tanks 1 and 2, Highgrove Generating Station, prepared by Southern California Edison/EPE&C Geotechnical Group and dated February 19, 1996.
- Phase I Environmental Site Assessment Highgrove Generating Station, prepared by CH2M Hill and dated May 1997.
- Highgrove Generating Station Phase II Environmental Site Assessment, prepared by Geraghty & Miller, Inc. and dated June 6, 1997.

These reports contain information regarding the subject area and surrounding non-EPTC, Edison-owned property. Information contained in these reports regarding the subject property only is summarized briefly below.

- The Baseline Tank Study Report was conducted in 1996 and included the subject property and 2 day tanks located on non-EPTC, Edison-owned property. Exploratory excavations were completed at four locations around the perimeter of each fuel tank to a maximum depth of 3 feet. The report indicates that total petroleum hydrocarbons (TPH) were not found in any of the soil samples collected from the exploratory excavations at concentrations greater than 1,000 parts per million (ppm). These excavations were completed at four locations around the perimeter of each fuel tank. Lower concentrations of TPH were detected beneath the fuel tanks; however, Edison attributed these findings to oil that was applied to the tank area for corrosion protection. Edison recommended no further action for the fuel tank areas.
- The Phase I ESA was conducted in May 1997. The report indicates that the bermed areas of the subject property is an REC because of the presence of oil in subsurface soil. The report cited previous reports indicating that TPH can be attributed to the placement of oil for corrosion protection and localized spills outside the tanks. The report references the Baseline Tank Study Report, yet cites there was no regulatory concurrence with Edison's conclusions. The report does not make any recommendations regarding the subject property.
- The Phase II ESA was conducted in June 1997. No soil sampling was conducted in the aboveground storage tank area as part of the Phase II ESA. However, the Baseline Tank Study Report was reviewed and analytical results from the Baseline Tank Investigation were compared to Phase II screening criteria values. This comparison resulted in no TPH exceeding the screening criteria in any soil samples. The Phase II ESA recommended no further action for the aboveground storage tanks; however, negotiation, additional sampling, and/or remediation may be necessary or appropriate as part of decommissioning of these aboveground tanks.

2.5 Reported Environmental Liens

ARCADIS Geraghty & Miller requested the following information from EPTC representatives:

- Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the site.
- Any pending, threatened, or past litigation related to past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site.
- Any notices from any governmental entity regarding any possible violation of environmental law or possible liability relating to hazardous substances or petroleum products.

No pending, threatened, or past litigation or administrative proceedings relating to the release of hazardous materials or petroleum products at the subject property were identified by EPTC. No environmental liens against the subject property were identified by EPTC representative.

3.0 Records Review

3.1 Standard Environmental Record Sources

EDR search services were used to query applicable and accessible federal, state, and local databases following ASTM standards to a radius of up to 1 mile from the subject property. The search was conducted to identify whether the subject property or nearby properties have a regulatory history of environmental problems that could have an adverse impact on the subject property. A copy of the complete EDR report, which includes all the databases searched, is presented in Appendix B. A listing of the databases that contain information on the subject property and surrounding properties is presented below.

Name / Abbreviation / Source / Last EDR Contact Date

- Aboveground Petroleum Storage Tanks Facilities / **AST** / State Water Resources Control Board (SWRCB) / February 8, 1999
- California Hazardous Material Incident Report System / **CHMIRS** / Office of Emergency Services / December 2, 1998
- Cortese / **CORTESE** / California Environmental Protection Agency (CAL EPA) Office of Emergency Information / February 3, 1999
- San Bernardino County Fire Department Hazardous Materials Division / Department of Environmental Health Services **(DEHS) Permit System** / San Bernardino County Fire Department Hazardous Materials Division / December 14, 1998
- Facility Index System / **FINDS** / EPA, National Technical Information System (NTIS) / December 23, 1998
- Hazardous Waste Information System / **HAZNET** / CAL EPA / February 5, 1999
- Leaking Underground Storage Tanks / **LUST** / SWRCB / February 8, 1999
- Proposition 65 / **Notify 65** / SWRCB / January 25, 1999
- Registered Underground Storage Tanks / **UST** / SWRCB / February 22, 1999
- Resource Conservation and Recovery Information System / **RCRIS - SQG** / EPA, NTIS / January 1, 1999
- Waste Discharge System / **Ca. WDS** / SWRCB/ November 23, 1998
- Waste Management Unit Database / **WMUDS** / SWRCB / December 14, 1998

The subject property address was identified on eight databases searched by EDR, specifically AST, DEHS Permit, FINDS, HAZNET, UST, RCRIS-SQG, Ca. WDS, and WMUDS. A review of these listings identifies Riverside Canal Power Company and Highgrove Generating Station (Edison) listed at the same address. Out of the ten database listings, only one, the AST listing, involved activities associated with the subject property. The AST listing revealed that the subject property is identified as an aboveground petroleum storage tank facility.

Many surrounding properties, including Riverside Canal Power Company and Highgrove Generating Station (Edison) were identified on one or more of the environmental databases queried. A summary of significant findings by database follows:

- CERCLIS: A review of the CERCLIS list, as provided by EDR, has revealed that there is one CERCLIS site within approximately ½ mile of the subject property. This site, K&N Plating, is located ¼ to ½ mile east of the subject property and is not an National Priorities List (NPL) site. There is documented assessment history at this site consisting of discovery, preliminary assessment, and site inspection. No information concerning groundwater at this site was provided by EDR; however the Regional Water Quality Control Board (RWQCB) file review provided information regarding soil remediation (Section 3.1.2). No information was present referring to groundwater contamination.
- CHMIRS: A review of the CHMIRS list, as provided by EDR, has revealed that there are two CHMIRS sites within approximately 1 mile of the subject property. One site reported a release of diesel fuel to the air and the other site reported a release of explosives on a residential property. These sites do not pose an environmental concern for the subject property due to the types of releases and their proximity to the subject property.
- CORTESE: A review of the Cortese list, as provided by EDR, has revealed that there are four Cortese sites within approximately 1 mile of the subject property. All of these sites are south-southwest or southwest and are downgradient of the subject property. Therefore, none of these sites pose an environmental concern for the subject property.
- DEHS Permit System: A review of the DEHS Permit System list, as provided by EDR, has revealed that there are two sites within approximately ¼ mile of the subject property. One site is registered at the same address as the subject property. A listing on the DEHS Permit System alone does not necessarily pose an environmental concern for the subject property. This listing identifies sites that are permitted through the local Fire Department for hazardous materials handling, generating, and UST locations.
- FINDS: A review of the FINDS list, as provided by EDR, has revealed that there are three FINDS sites located within 1 mile of the subject property. A listing on the FINDS database alone does not necessarily pose an environmental concern for the subject property.
- HAZNET: A review of the HAZNET list, as provided by EDR, has revealed that there is one HAZNET site registered at the same address as the subject property. A listing on HAZNET alone does not necessarily pose an environmental concern for the subject property.
- LUST: A review of the LUST list, as provided by EDR, has revealed that there are four LUST sites within a ½ mile of the subject property. The EDR summary lists only one site, however there are four sites listed in the map finding section. All of these sites area located downgradient of the subject property and do not pose an environmental concern for the subject property.

- NOTIFY 65: A review of the NOTIFY 65 list, as provided by EDR, has revealed that there is one site within approximately 1 mile of the subject property. This site, Texaco, is located north-northeast of the subject property. EDR has provided no information regarding this site; however, the RWQCB file review provided information regarding closure for this site (Section 3.1.2).
- UST: A review of the UST list, as provided by EDR, has revealed that there is one UST site registered at the same address as the subject property. No information was provided by EDR for this site. The subject property address does not appear on the LUST database, therefore this site does not pose an environmental concern for the subject property.
- RCRIS-SQG: A review of the RCRIS-SQG (small quantity generator) list, as provided by EDR, has revealed that there is one RCRIS-SQG site registered at the same address as the subject property. This site, Highgrove Generating Station, is identified as having violations; however, all violation were complied with in February 1995.
- Ca. WDS: A review of the Ca. WDS list, as provided by EDR, has revealed that there is one site registered at the same address as the subject property. This site, Highgrove Generating Station, is identified as having waste discharge requirements issued by the State Water Resources Board.
- WMUDS: A review of the WMUDS list, as provided by EDR, has revealed that there is one site registered at the same address as the subject property. The site, Riverside Canal Power Company, is identified as a waste management unit. The waste types identifies are cooling water and process waste.

A review of the EDR map findings and database search has revealed that there were no RECs or AOPCs identified.

3.1.1 Edison Records Review

The following is a list of existing EPTC environmental records for the subject property reviewed by ARCADIS Geraghty & Miller. These files included the following:

- Business/Contingency Plans
- Hazardous Material Inventory
- Hazardous Waste Generator Permit
- Air Quality Permits
- Individual Site Plan

Because the tanks are not in use, the following permits are not required:

- Occupational Health & Safety Administration (OSHA) permits
- Certified Unified Program Agency (CUPA) Permits
- Annual UST Monitoring System Recertification
- National Pollutant Discharge Elimination System (NPDES) Permits
- Certificate of Financial Responsibility

There were no RECs or AOPCs identified in the documentation that was provided to ARCADIS Geraghty & Miller as a result of the Edison records review for the subject property.

3.1.2 Regulatory Agency File Review

A file review at the RWQCB was conducted by Ms. Janet Newman on April 14, 1999. The file review focused on sites where adequate groundwater information was not provided by EDR. Copies of pertinent site information are on file at ARCADIS Geraghty & Miller. The following sites were reviewed:

- Texaco: The RWQCB files revealed that no further action for this site was granted by the County Fire Department on December 17, 1996. This site consisted of soil contamination of total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analytical results from soil samples indicated that contaminent concentrations did not pose a significant threat to groundwater (ENECOTECH 1996).
- K&J Plating: The RWQCB files revealed that the site was under a CERCLA authority regarding soil remedation. No groundwater contamination was specified. As of October 1993, the RWQCB was satisfied with the work done at the site to assess, characterize and clean up soil contamination from an on-site clarifier (RWQCB 1999). There was no indication that groundwater had been affected. On June 1994, no violations were found on the facilities inspection report with respect to soil contamination.

3.2 Historical Use Records

To obtain additional information on the past use of the subject property and adjoining-properties, historical topographic maps and aerial photographs of the property were reviewed. Four aerial photographs (Appendix C) and five historical topographic maps (Appendix D) covering the subject property were obtained from EDR. The following photographs and maps, listed by date, source, and scale (when available), were examined:

- Topographic Map, 1901, United States Geological Survey (USGS), San Bernardino, California, 1:62,500;
- Aerial Photograph, 1953, Southwestern, 1:1111;
- Topographic Map, 1954, USGS, San Bernardino, California, 1:24,000;
- Topographic Map, 1967, USGS, San Bernardino, California, 1:24,000
- Aerial Photograph, 1968, Western, 1:1111;
- Topographic Map, 1973, USGS, San Bernardino, California, 1:24,000;
- Aerial Photograph, 1977, Western, 1:1000;
- Topographic Map, 1980, USGS, San Bernardino, California, 1:24,000; and
- Aerial Photograph, 1989, Western, 1:666.

The 1901 topographic maps show the subject property to be undeveloped. The Santa Ana River is located approximately 2 miles north of the subject property. Southern California Railroad tracks are located approximately 1/8 mile west and east of the subject property. The subject property is approximately 950 feet above mean sea level (amsl). The surrounding areas are undeveloped with the exception of sporadic developed areas labeled as the cities of San Bernardino and Colton.

The 1953 aerial photograph shows the subject property to be developed. Two of the aboveground fuel tanks and the power plant are visible. The western bermed area is visible, however the third aboveground fuel tank and the helicopter landing pad are not present. The Riverside Canal bounds the subject property to the west. There are agricultural areas to the east, specifically orchards. The surrounding areas to the north and west are undeveloped. Residential property is located southwest of the subject property. The La Loma Hills are located approximately 1 mile northwest of the subject property. The 1954 topographic map is consistent with the 1953 aerial photograph with the exception of three aboveground fuel tanks present on the subject property.

The 1967 topographic map shows the subject property to be unchanged from the 1953 aerial photograph. A well is located approximately 1/16 mile south of the subject property. Approximately 1 mile to the southwest is increased residential development. Main Street and the I-215 freeway are visible. Agricultural developed to the east had decreased. The 1968 aerial photograph is consistent with the 1967 topographic maps.

The 1973 topographic map shows the subject property to be unchanged from the 1968 aerial photographic. Increased residential development is visible to the northeast. Agricultural development is still visible to the east and southeast. The 1977 aerial photograph is consistent with the 1973 topographic map with the exception of the property north of the subject property. This property is still undeveloped; however, a dirt road circles the perimeter of the property.

The 1980 topographic map shows the subject property to be unchanged. There is increased residential development east of the subject property. The 1980 aerial photograph shows agricultural development directly east and across Taylor Street. The property directly north of the subject property is still undeveloped and the dirt road is still present. There is increased residential development south of the subject property.

A review of the historical aerial photographs and the topographic maps did not indicate evidence of an REC or an AOPC for the subject property.

4.0 Site Reconnaissance and Interviews

4.1 Site Visit

A site reconnaissance was conducted on February 26, 1999 to assess current land use and potential environmental concerns at the subject property. In addition, one area located on non-EPTC, Edison-owned property was also evaluated. Photographs were taken of the subject property, and the adjacent non-EPTC area, and are included in Appendix E. A site plan is included as Figure 2. The site reconnaissance was conducted by Ms. Janet Newman who was accompanied by EPTC and Edison personnel. During the site reconnaissance of the subject property, the following individuals were present:

- John Slayton/EPTC;
- Tony Landler/Edison; and
- Janet Newman/ARCADIS Geraghty & Miller.

4.1.1 Site Reconnaissance Observations (Subject Property)

The subject property consists of a 7.46 acre area that contains two asphalt bermed areas and a cement-lined water channel. One asphalt bermed area encloses two 3,360,000-gallon aboveground fuel tanks (Photograph 1). The other bermed area encloses one 3,360,000-gallon aboveground fuel tank and a helicopter landing pad. All three tanks are empty and EPTC plans on decommissioning them by the end of 1999. Located directly north of the bermed areas is a cement-lined water channel that runs east to west and connects to the Riverside Canal (Photograph 2).

The eastern bermed area encloses two aboveground fuel tanks. These tanks have aboveground piping that appeared to be in good condition (Photograph 3). The piping and pumping components connected to the southern tank showed signs of staining (Photograph 4). According to Mr. John Slayton, the staining may have resulted from routine maintenance. Located west of the southern tank, there were visible signs of where a tester pump and tank had been removed prior to 1997 (Photograph 5). The areas where connection valves attached to the tanks had concrete catch basins below them (Photograph 6). Accumulated rainwater was present in the catch basins at the time of the site walk. There are outlet pipes located in the northern portion of this bermed area that connect to the water channel.

Located between the two bermed areas is an asphalt service road. There is a shed and a subgrade pumphouse located on this service road (Photograph 7). The shed contained a small amount of equipment, specifically a firehose and was previously used as an emergency shed. The subgrade pumphouse contained pumping equipment. There were approximately 6 to 12 inches of water accumulated on the pumphouse floor and the lighting was poor. The interior of the pumphouse was viewed from the northern doorway due to the water accumulation.

The western bermed area encloses one aboveground fuel tank and a helicopter landing pad. The tank has aboveground piping that appeared in good condition (Photograph 8). There are outlet pipes located in the northern portion of this bermed area that connect to the water

channel (Photograph 9).

Located directly north of the bermed areas is a cement-lined water channel (Photograph 2). This channel runs east to west and connects to the Riverside Canal. At the time of the site walk, there was a small amount of standing water located at the bottom of the channel.

The three tanks appeared to be in good condition and the areas surrounding the tanks showed no visible signs of leakage from the tanks with the exception of the staining located near the southern tank in the eastern berm.

The entire subject property appeared to be in good condition and no RECs or AOPCs were observed.

4.1.2 Site Reconnaissance Observations (Edison Property)

At the time of the site walk, Edison requested one non-EPTC, Edison-owned area to be observed.

The area is located directly north of the subject property and consists of an open grassy area with a dirt road present along the perimeter of the property. Edison power lines were present along the southern property boundary (Photograph 10). The remainder of the property consisted of a grass area (Photograph 11).

This non-EPTC, Edison-owned area appeared to be in good condition and no RECs or AOPCs were observed.

4.1.3 Surrounding Properties

The surrounding property to the north of the subject property is Edison-owned property and is discussed in Section 4.1.2. The surrounding property to the east consists of railroad tracks and Taylor Street. Across Taylor Street is agricultural property owned by Edison (Photograph 12). The surrounding property to the west is the Riverside Canal. This canal is unlined near the subject property.

The surrounding property to the south is Riverside Canal Power Company (Photograph 13). At the time of the site walk, drilling was ongoing near the southern subject property boundary (Photograph 14). According to Mr. Tony Landler, a previous environmental investigation was conducted by Edison, however the Riverside Canal Power Company was conducting sampling of their own to confirm Edison's results.

4.1.4 Supplemental Site Reconnaissance Observations (Subject Property)

Ms. Linda Tuley of ARCADIS Geraghty & Miller conducted a supplemental site reconnaissance on February 28, 2000 with Ms. Kim Brown, EPTC Safety and Environmental Specialist. The supplemental site reconnaissance was conducted to document changes, if any, to the subject property from the time of the initial site inspection conducted on February 26, 1999. The supplemental site reconnaissance was conducted following a night of rainfall, which resulted in wet conditions at the site. According to Ms. Brown, there have been no changes to the subject property since the initial site reconnaissance conducted in February 1999. The three aboveground storage tanks and associated piping, helicopter landing area, shed, and subgrade pumphouse remain in place. The eastern bermed area

around the aboveground storage tanks #1 and #2, appears to be eroding in some areas (Photograph 15). There did not appear to be any other changes to the subject property since the initial site reconnaissance and no RECs were observed.

4.2 Interviews

The interview process for this Edison Phase I ESA was initiated by conducting in-person or telephone interviews with current EPTC and Edison employees. There are two EPTC employees and one Edison employee that were identified by EPTC and Edison to interview. A checklist containing information from these interviews is included in Appendix F.

- John Slayton/EPTC
  - Environmental Compliance Specialist/Oil Spill Response Administrator
- Buzz Nichol/EPTC
  - Safety and Training Supervisor
- Tony Landler/Edison
  - Senior Engineer/Environmental Affairs

5.0 Findings and Conclusions

ARCADIS Geraghty & Miller has performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E 1527. This assessment has identified no evidence of RECs in connection with the subject property.

There were no RECs or AOPCs identified at the subject property; however, negotiation, additional sampling and/or remediation may be necessary or appropriate as part of tank decommissioning.

6.0 Signature Page

The following ARCADIS Geraghty & Miller Environmental Professionals are primarily responsible for the Phase I ESA performed at Highgrove Generating Station.

Linda Tuley
Task Manager

Lisa A. Hall, P.E.
Project Manager

Steve Piggins
Regional Manager

7.0 References

Brown, Kim. Safety and Environmental Specialist at Edison Pipeline & Terminal Co., Personal Communication with Linda Tuley of ARCADIS Geraghty & Miller, February 28, 2000.

CH2M Hill. 1997. Phase I Environmental Site Assessment Highgrove Generating Station, May 1997.

Edison. 1996a. Leak Detection Investigation (Work Plan), Highgrove Station, April 1996.

Edison 1996b. Baseline Tank Study Report: Above Ground Oil Storage Tanks 1,2,3 and Day Tanks 1 and 2, Highgrove Generating Station, February 19, 1996.

ENECOTECH Southwest, Inc. 1996. Confirmation Soil Boring Report: Texaco Service Station, 22045 Barton Road, Colton, California, August 12, 1996.

Environmental Data Resources, EDR-Radius Map with Geocheck, Highgrove EPTC facility, 12700 Taylor Street, Grand Terrace, CA. February 22, 1999.

Geraghty & Miller, Inc. 1997. Highgrove Generating Station Phase II Environmental Site Assessment, June 6, 1997.

Landler, Tony. Senior Engineer/Environemental Affairs at Southern California Edison, Personal Communication with Janet Newman of ARCADIS Geraghty & Miller, February 26, 1999.

Nichol, Buzz. Safety & Training Supervisor at Edison Pipeline & Terminal Co., Personal Communication with Janet Newman of ARCADIS Geraghty & Miller, March 10, 1999.

Rogers 1967. San Bernardino Sheet: California Division of Mines and Geology; Geologic Map of California, Scale 1:250,000.

Slayton, John. Environmental Compliance Specialist/Oil Spill Response Administrator at Edison Pipeline & Terminal Co., Personal Communication with Janet Newman of ARCADIS Geraghty & Miller, February 26, 1999.

Table 1

SITE RECONNAISSANCE MATRIX

Site-Specific Feature Description	Status	REC/AOPC
Northeast Aboveground Fuel Tank (3,360,000 Gallons)	Inactive (empty)	None
Southwest Aboveground Fuel Tank (3,360,000 Gallons)	Inactive (empty)	None
Southeast Aboveground Fuel Tank (3,360,000 Gallons)	Inactive (emtpy)	None
Aboveground Piping for all Tanks and Pumphouse	Inactive	None
Cement Lined Water Channel	Seasonal	None
Non-EPTC Edison-owned Property (North of Subject Property)	Vacant	None

Figures

Appendix A

EPTC/Edison Property Map

Appendix B

Environmental Database Report

Appendix C

Aerial Photographs

Appendix D

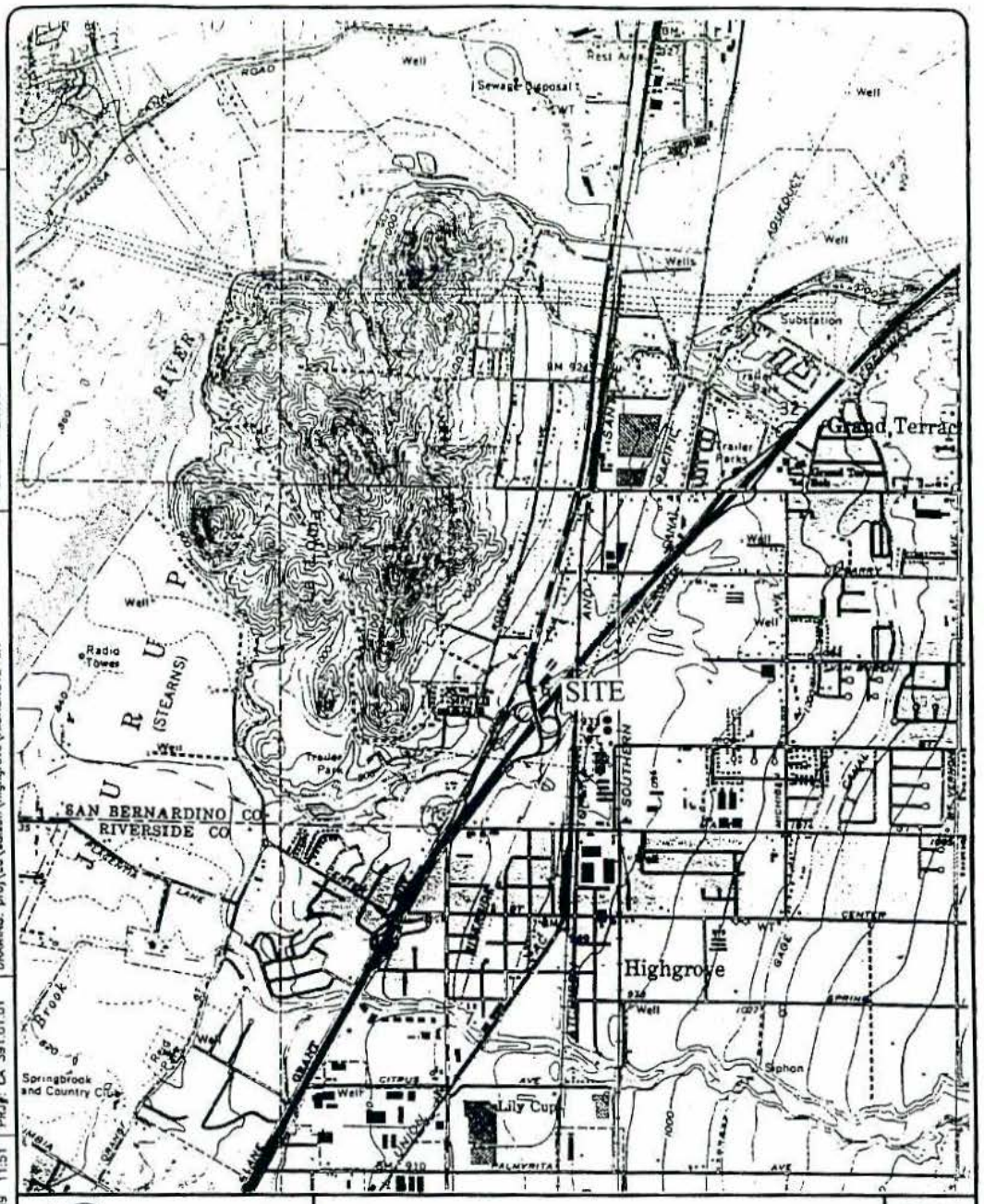
Historical Topographic Maps

Appendix E

Annotated Photographs

Appendix F

Interview Documentation



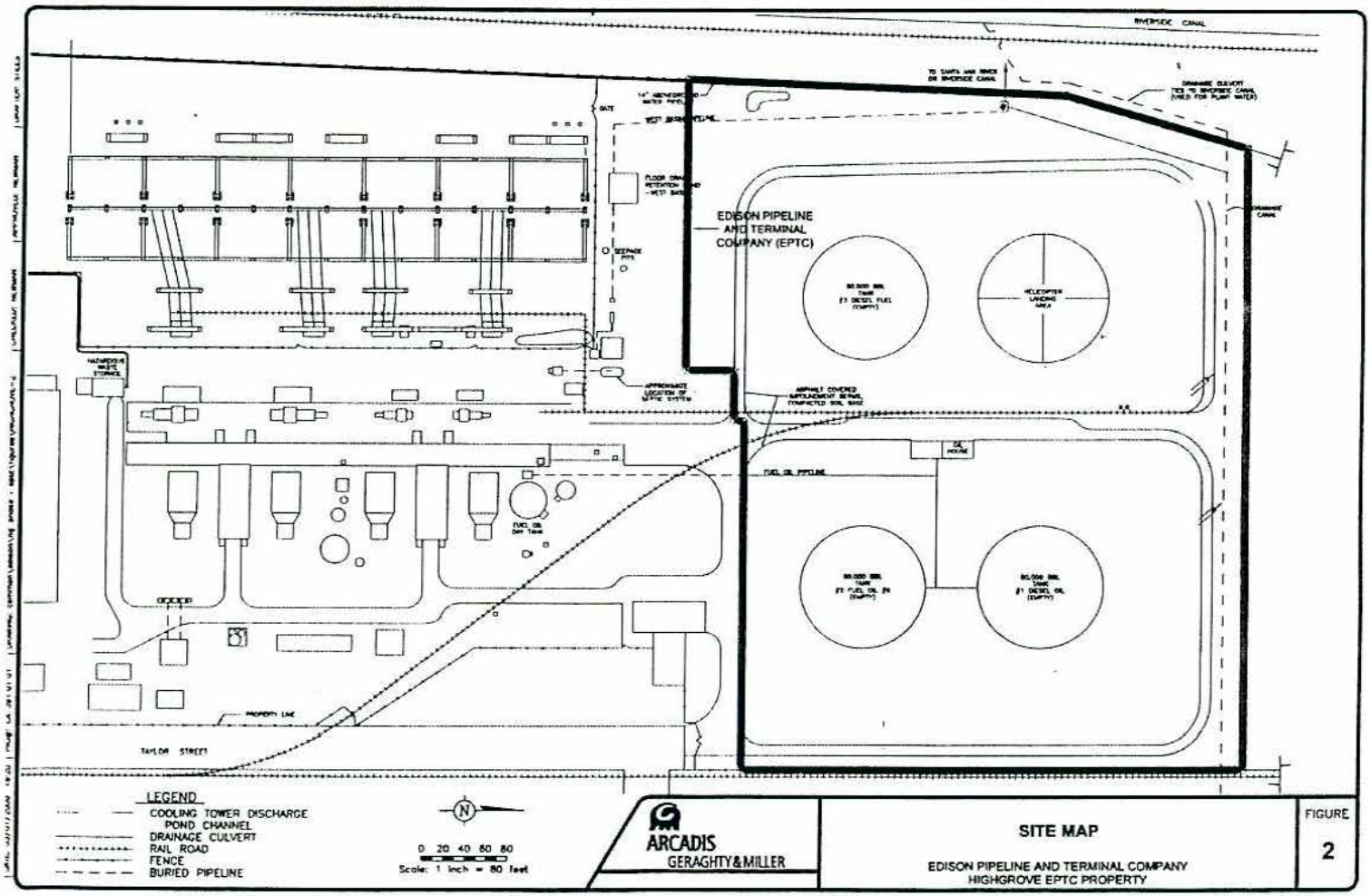
DATE: 03/17/1999 11:51 | PROJ: CA 391.01.01 | DRAWING: proj\ca\edison\highgrove\HIGHGROVE-M1 | CHECKED: NEWMAN | APPROVED: NEWMAN | DRAFTER: STILES

ARCADIS GERAGHTY & MILLER

SITE LOCATION MAP

EDISON PIPELINE AND TERMINAL COMPANY
HIGHGROVE EPTC PROPERTY

FIGURE
1


RIVERSIDE CANAL
EDISON PIPELINE AND TERMINAL COMPANY (EPTC)
HELICOPTER LANDING AREA
TAYLOR STREET
PROPERTY LINE
LEGEND
COOLING TOWER DISCHARGE POND CHANNEL
DRAINAGE CULVERT
RAIL ROAD
FENCE
BURIED PIPELINE
0 20 40 60 80
Scale: 1 inch = 80 feet
ARCADIS GERAGHTY&MILLER
SITE MAP
EDISON PIPELINE AND TERMINAL COMPANY
HIGHGROVE EPTC PROPERTY
FIGURE
2

SITE INSPECTION CHECKLIST

This questionnaire and the information in it is privileged and confidential. The questionnaire is to be completed by ARCADIS Geraghty & Miller, Inc. personnel, and/or designated individuals included in the final report.

SITE DESCRIPTION

Facility Owner: *EPTC/Edison* **Phone #:** *(310) 223-1904*

Facility Name: *EPTC Former Highgrove Generating Station* **Employees (#):**_____

Street Address: *12700 Taylor Street*

Grand Terrace, CA

County: *San Bernardino* **Designated Jurisdiction:**_____

Mailing Address/Phone: _____

Facility Lessor: _____

Known Leases/Time Period Lease: _____

1) **What are the current uses of the site?**

Site is currently awaiting decommissioning activities.

2) **How long has the current operation been active at the site?**

Before 1997.

3) **How large are the site and associated buildings? (Include site sketch)**

a. **According to Mr.** *Mr. Tony Landler*, **title,** *Senior Engineer/Environmental Affairs*

b. **Site area is** *7.46* **acres** or _____**ft X** _____**ft.**

c. **The site consist primarily of** _____ **lands.**
3 - 3,360,000-gallon aboveground fuel tanks and a cement-lined water channel.

d. **Ground coverage at the site consist of:**
Dirt and Gravel

e. **Note newly seeded or landscaped areas. What was the prior use of those areas?**
None

f. **Structures on the property consist of (Date of construction, number, type, # of levels, construction materials and usage)**

None

# of Levels _____ **Construction**_____ **Usage** _____
# of Levels _____ **Construction**_____ **Usage** _____
# of Levels _____ **Construction**_____ **Usage** _____
(Especially since 1987)

g. **Has the current operator implemented any expansion/construction activities at the site?**

No

h. **Note all areas of stained soil and vegetation distress.**

Section 4.1.1 in text.

i. **Property adjacent to the site on the: (Name and usage)**

North	*Edison-owned*
South	*Riverside Canal Power Company*
East	*Agricultural*
West	*Riverside Canal Aquaduct*

j. **Additional properties near the site include:**
Note environmentally sensitive operations, e.g. manufacturers, service stations, dry cleaners, labs, hospitals, print shops, paint stores (use additional pages if necessary).

Section 4.1.3

4. **Identify all permits/registrations required/obtained by applicable federal, state, and local law with respect to the facility. Does any permit circumstance require further review?**

Section 3.1.1

Permit/Registration	Agency Permit #	Further Review
		YES NO
		YES NO
		YES NO
		YES NO
		YES NO
		YES NO
		YES NO
		YES NO

SITE DRAWING

Structures present at the site:

(refer to site blueprint or "as built" drawings for survey/legal description, etc.) or draw sketch of subject property and facility. Include all transformers, wells, UST, AST, drainage and other pertinent structures.

Figure 2

SITE HISTORY

1) **What processes are currently used at the site?**
Awaiting decommissioning

2) **What processes have been discontinued?**
Fuel oil storage and transfer

3) **Identify names of previous facilities and tenants, their dates of occupancy, and their previous used of the property:**
Southern California Edison - 1960s -1997 Power Generation
Southern California Electric - 1950 - 1960s Power Generation

4) **When was the site first occupied by the current site operator(s)**
1997

5) **Has there ever been a fire at the facility? Describe, including materials involved.**
No

6) **Are current or historical photographs or aerial photographs of the site available?**
Appendix D

7) **Has a phase I environmental site assessment or other environmental inspection been performed previously for the property. If so, please provide reports.**
Section 2.4

8) **What are the future plans for the property and facility?**
To decommission tanks

9) **What are the main and backup power supplies at the site?** *None*

Main Source / supplier: _____
Back-up Source/ supplier: _____

10) **Are electrical lines underground or overhead?**
Underground

11) **Are transformers, capacitors, or fluorescent lights located at the facility? Please identify each and the year of installation/construction, if known.**
No

12) **Who owns the transformers or capacitors?**
No

13) **Are PCB bearing transformers/capacitors or asbestos materials used at the site? Have test been performed? Please, provide results.**
No

14) **How many water fountains are there? Who is/are the manufacturer and model #?**
None

SITE GEOLOGY & HYDROLOGY

1) **What type of fill material is present beneath the site?**
Section 2.3

2) **What is known about the soils and geology beneath the site (i.e. clay, bedrock, water table, etc.)?**
Section 2.3

3) **Are any boring logs or well logs available?**
No

4) **Is the site in a flood plain?**
Section 2.3

5) **Are any wetlands associated with the site? if so, identify the type and location.**
No

6) **Note the general topographic features of the site (ie., slope of land, nearby lakes, rivers, creeks, drainage, retention ponds , and swamps):**
Section 2.3

7) **What is the source of water for the facility?**
None

8) **If the source of water is a utility, where do they obtain the water from and what is the distance of the water source from the site?**
N/A

9) **Are there any water-supply wells or ground-water monitoring wells located on or near the site?** *Section 2.3*

Drinking: _____
Irrigation waters: _____
Process or other: _____

10) **Number, size, type, usage, and location of well systems:**
Section 2.3

11) Is the site serviced by a septic tank system? (note location) YES (NO)

12) Is the site serviced by sanitary and storm sewer systems? YES (NO)

a) Provide utility name & where are sanitary wastes from the facility disposed?

b) When was the sanitary system installed? Has the system been upgraded & when?

c) What are the construction materials for the sanitary system?

13) Where does storm water, including roof drains, discharge to on-site and off-site? Identify name and telephone number of any associated utilities.
Accumulates in bermed area and infiltrates into subsurface soils.

14) Identify all manholes, subsurface utility access points, etc.
N/A

15) Have any subsurface investigations been conducted at the site in the past?
Yes. Section 2.4

16) Are any analytical results available? (YES) NO

List available documents:
Section 2.4

RAW MATERIALS AND BULK STORAGE

1) What are the raw materials used at the site? (i.e. metals, paints, solvents, cleaning solutions, caustics, acids, oils, greases, etc.) Attach manifest, MSDS, etc.
Section 2.3

a) **How are they shipped?**
N/A

b) **How are they stored?**
N/A

c) **What quantities are used?**
N/A

d) **Have any releases of materials occurred in loading/unloading areas? (When, what materials, quantity, cleanup technique, agencies involved and their response)** *No*

When did they occur? _____

What materials were involved? _____

What quantities were involved? _____

Was the spill cleaned up, if so, how? _____

Were any governmental agencies notified and, if so, which ones and what was their response? _____

Where are empty drums stored? _____

How are the drums emptied and cleaned? _____

Complete the table provided as Appendix E. Please provide the tank locations and identification on a site plan. If the tanks have been tested, please provide all testing results.

2) **Are underground storage tanks currently or previously used at the facility? YES (NO)**

a) **How old are the tanks and where are they located ?**

b) **What are they constructed of?**

c) **What type, if any, of protection is used? (i.e. cathodic, double-walled tanks, etc.)**

d) **What chemicals (including oil and gasoline) are stored in each tank?**

e) **What is the storage capacity of each tank?**

f) **Have the tanks been tested?**

g) **Is there any evidence of tank leakage?**

h) **If the tanks are no longer in use, how and when were they abandoned? Was there any evidence requiring possible further investigation (i.e. corrosion, stained soil, free product in excavation, odors, etc.)? Under what standards/criteria were the tanks abandoned?**

3) **Have above-ground storage tanks been used at the facility?** (YES) **NO**

a) **How old are the tanks and where are they located ?**
Built in the 1950's. Located in center of subject property.

b) **What are they constructed of?**
Steel

c) **Are there any secondary containment features (i.e. berm, double-walled tanks)?**
Granite berm

d) **Is there a leak detection system?**
Yes

e) **What chemicals (including oil and gas) are stored in each tank?**
None

f) **Identify permits/registrations required by applicable federal, state, and local law with respect to such tanks. Do any of these require further investigation?**

Agency negotiation may be required at time of decommissioning.

Permit/Registration	Agency Permit #	Facility Compliance
_____		YES NO
_____		YES NO
_____		YES NO
_____		YES NO

g) **Have any instances of leaks or releases occurred?**
None

h) **If the tanks are no longer in use, how and when were they abandoned? Was there any evidence requiring possible further investigation (i.e. corrosion, stained soil, free product in excavation, odors, etc.)? Under what standards/criteria were the tanks abandoned?**
Tanks are awaiting decommissioning.

4) **Are there underground/above-ground pipelines at the site?** (YES) **NO**

a) **What materials do they transfer?**
Fuel Oil - Inactive

b) **Are they tested?**
N/A

c) **Have any releases of chemicals occurred?**
N/A

WASTE STREAMS

1) **Does the facility generate, store, treat, or dispose of any hazardous waste? If so, identify all such materials and the permits required in connection with such activities.**

No

2) **Does the facility have a RCRA permit for the storage, treatment, or disposal of hazardous waste? If so, what is the permit number?**

No

3) **Does the facility have a hazardous waste generator's permit? If so, what is the permit number:**

No

4) **What solid waste materials are generated by the facility (i.e. sludge, scrap metals, foundry sand, etc.)?**

No

a) **What quantities of each type of solid are generated?**

b) **Are any of these wastes considered hazardous, special medical waste, other?**

c) **Are solid wastes stored on-site prior to disposal? If so, how, container types, where, and how long?**

d) **How are these wastes disposed? Frequency of disposal? Who is the hauler? Where does it go?**

e) **Is the solid waste tested before disposal? If so, by whom? What parameters are tested?**

5) What liquid waste streams are generated at the facility (i.e. sanitary sewage, discharge water, spent solvents, used oils, etc.).

None

a) If so, does the facility have a NPDES permit? What is the number? If not, should further investigation be made?

b) What activities produce wastewater?

c) Where is the wastewater discharged (i.e. into a municipal sewer system or into an on-site system)? If the wastewater is discharged into a municipal system, is it a combined wastewater and storm-water system?

d) Are the wastewater streams monitored? If so, how often? What parameters are tested?

e) Where is storm water discharged (i.e. into a municipal sewer system or into an on-site system)? If storm water is discharged into a municipal system, is it a combined wastewater and storm-water system? What state and local permits does the facility have for storm water drainage? Identify all such permits obtained by the facility. Should further investigation be made?

f) Have there been any citations for permit exceedence?

g) Are any wastewaters pre-treated and/or treated at the facility? If so, how? How are these processes monitored?

h) **What types of waste chemicals are produced (spent solvents, acids, used oils, etc.)?**

i) **How are these chemicals stored (drums, holding tank, etc.)? Where are they stored? How long are they stored?**

j) **How are they disposed? Who is the hauler? Where is it taken? Is it tested prior to disposal? Quantities disposed of?**

k) **Does the facility have floor drains, trenches, or sumps? If so, how are they used? Where are they located? Where do they discharge?**

6) **What are the sources of air emissions at the site?**

None

a) **Does the facility have an air emission permit? _____**
If so, what is the number? _____

b) **Are any air pollution control devices operated at the plant?**

c) **Are air emissions monitored? If so, how often? What parameters are tested?**

d) **Have any citations been issued for permit exceedence?**

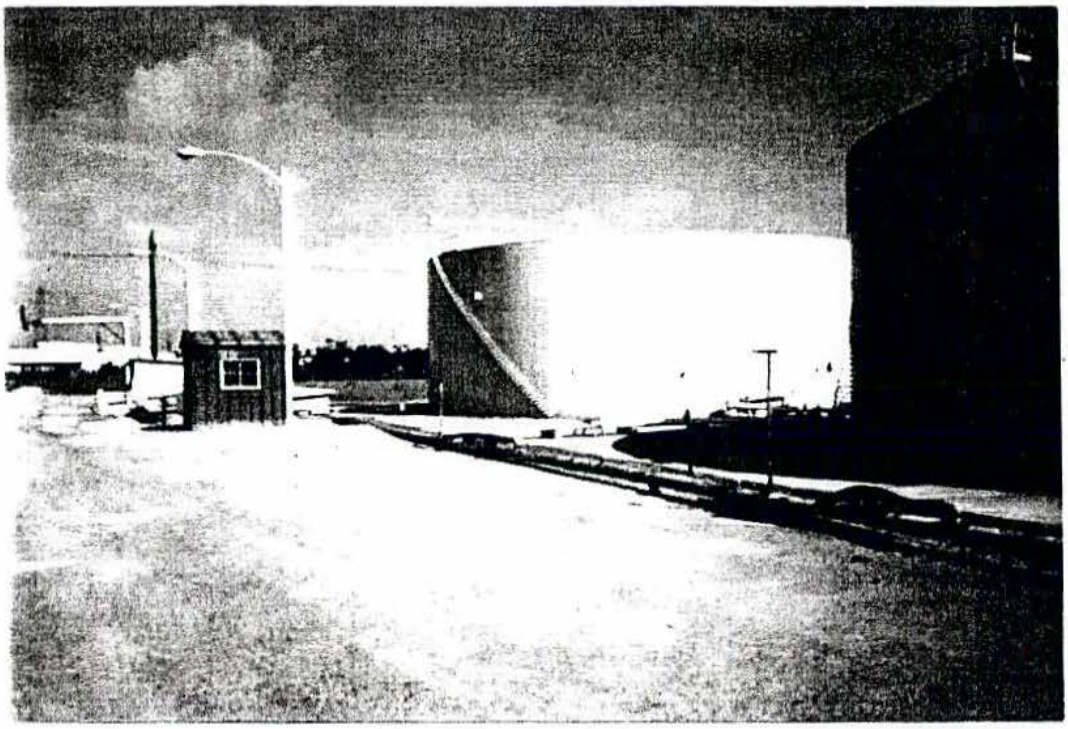
Personnel who assisted in completion of this form:

Name:	*John Slayton*
Title:	*Environmental Compliance Specialist*
Firm:	*EPTC*
Address:	*2500 E. Victoria Street, Compton*
Telephone:	*(310) 223-1904*
Name:	*Buzz Nichols*
Title:	***Health and Safety Supervisor***
Firm:	*EPTC*
Address:	*2500 E. Victoria Street, Compton*
Telephone:	
Name:	*Tony Landler*
Title:	*Senior Engineer/Environmental Affairs*
Firm:	*Edison*
Address:	*2244 Walnut Grove Avenue, Rosemead*
Telephone:	*(626) 302-8692*
Name:	
Title:	
Firm:	
Address:	
Telephone:	

ARCADIS GERAGHTY & MILLER

Project Photos

Phase I ESA for EPTC
Property at Former
Highgrove
Generating Station

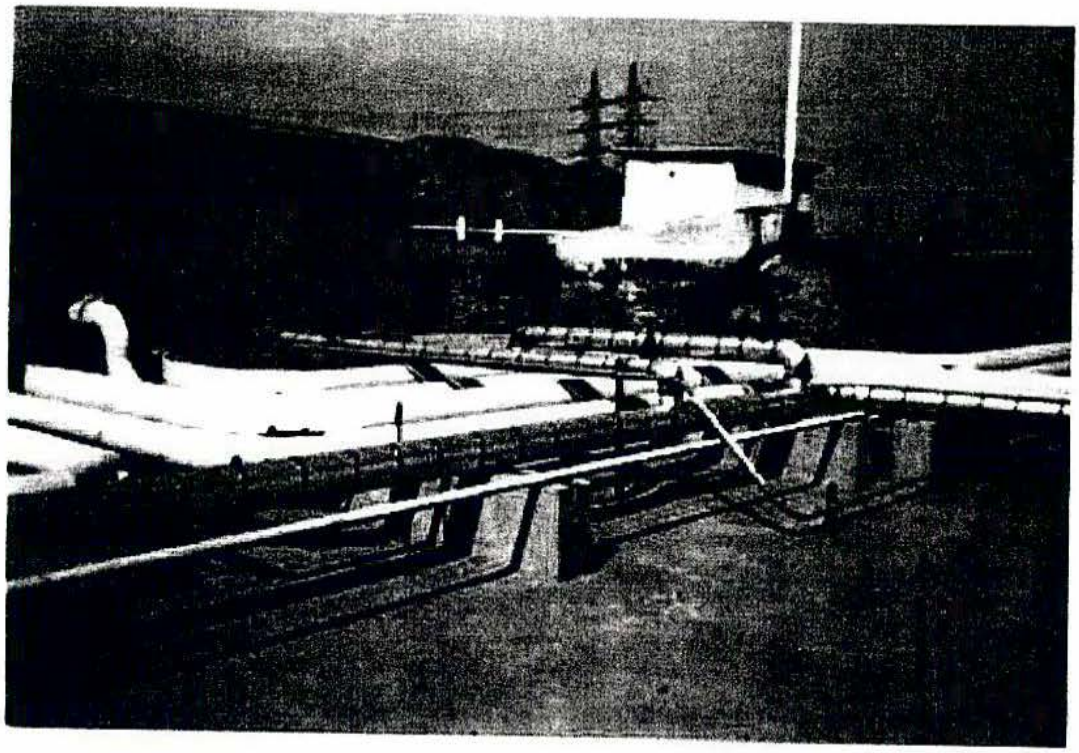


Photograph 1.
Granite bermed area enclosing aboveground fuel tanks. (2/26/99)

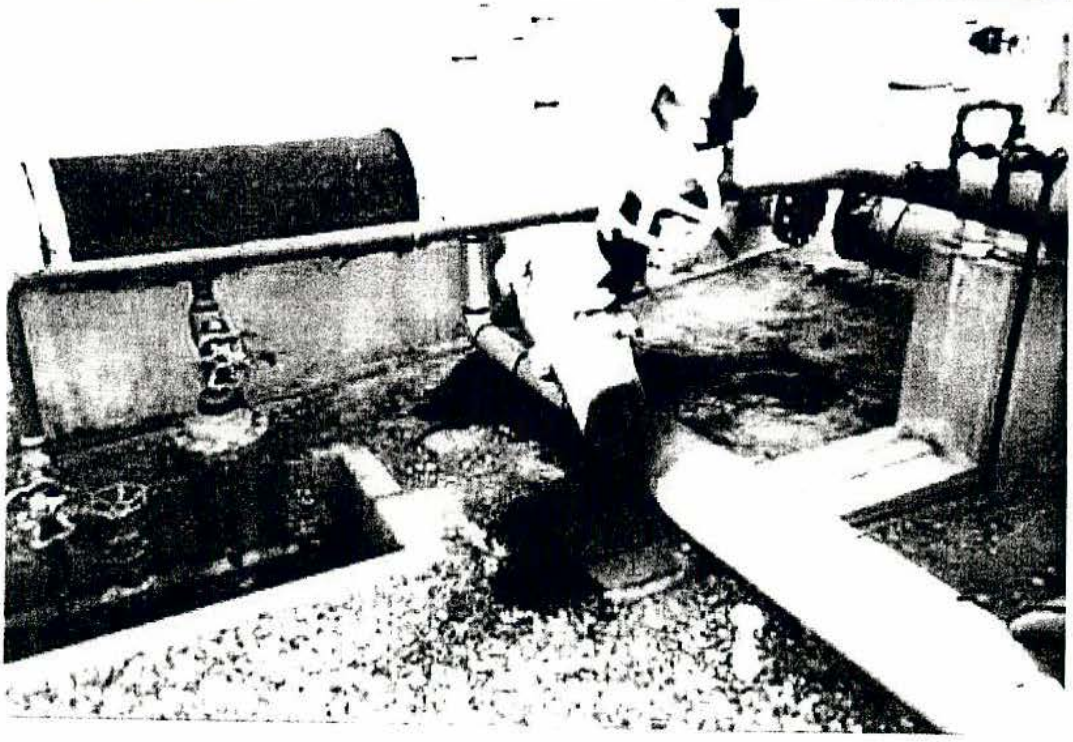
Photograph 2. Cement-lined water channel that runs east to west and connects to the Riverside Canal. (2/26/99)

Project Photos

Phase I ESA for EPTC Property at Former Highgrove Generating Station



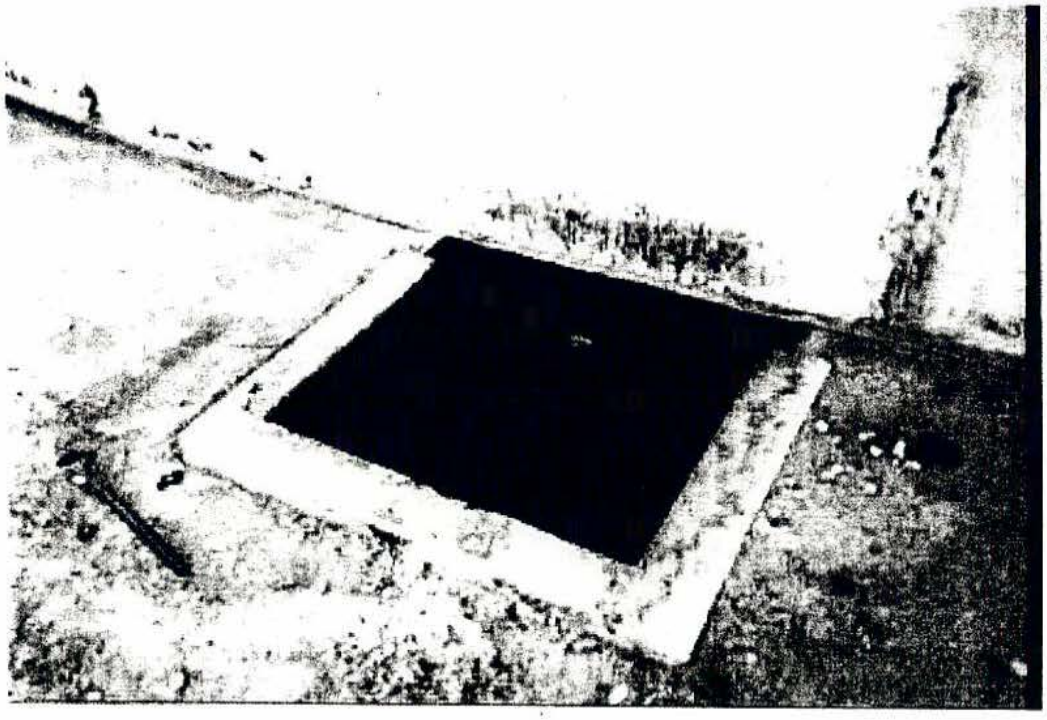
Photograph 3 Aboveground piping in eastern bermed area (2/26/99)



Photograph 4 Stain observed near southern tank in eastern bermed area (2/26/99)

Project Photos
Phase I ESA for EPTC Property at Former Highgrove Generating Station

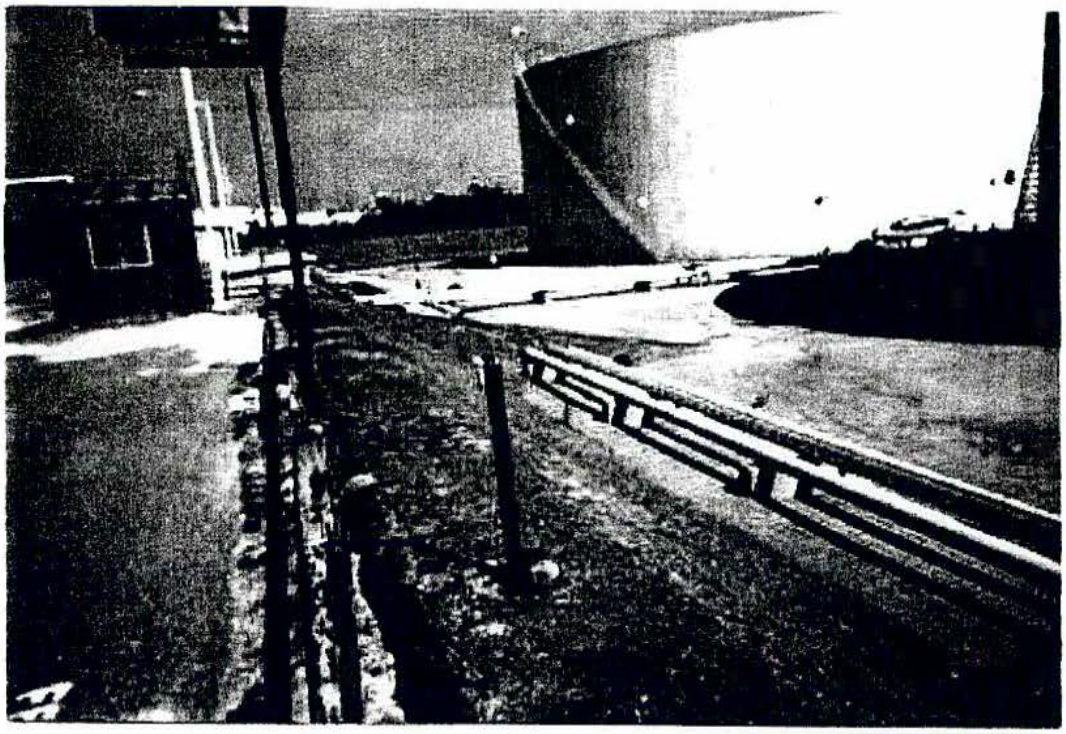
Photograph 5. West of southern tank shows visible signs of where a tester pump and tank had been removed prior to 1997. (2/26/99)



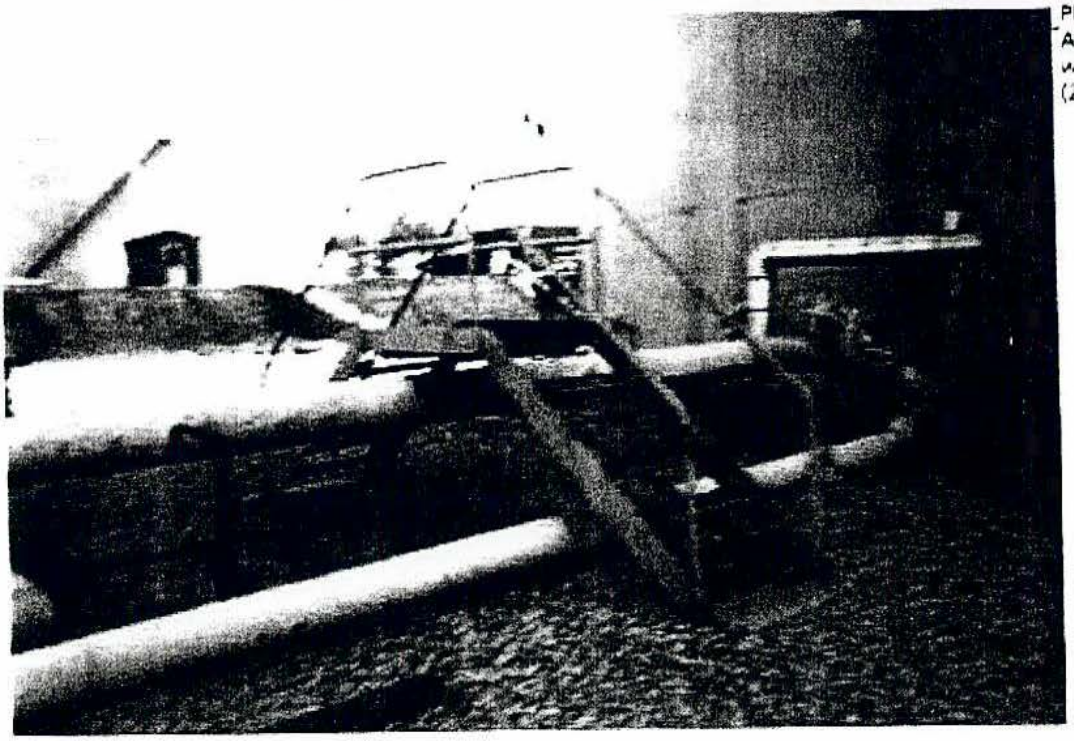
Photograph 6. Tank valves with concrete catch basins below them. (2/26/99)

ARCADIS BERGHOFF&MILLER

Project Photos
Phase I ESA for EPTC Property at Former Highgrove Generating Station

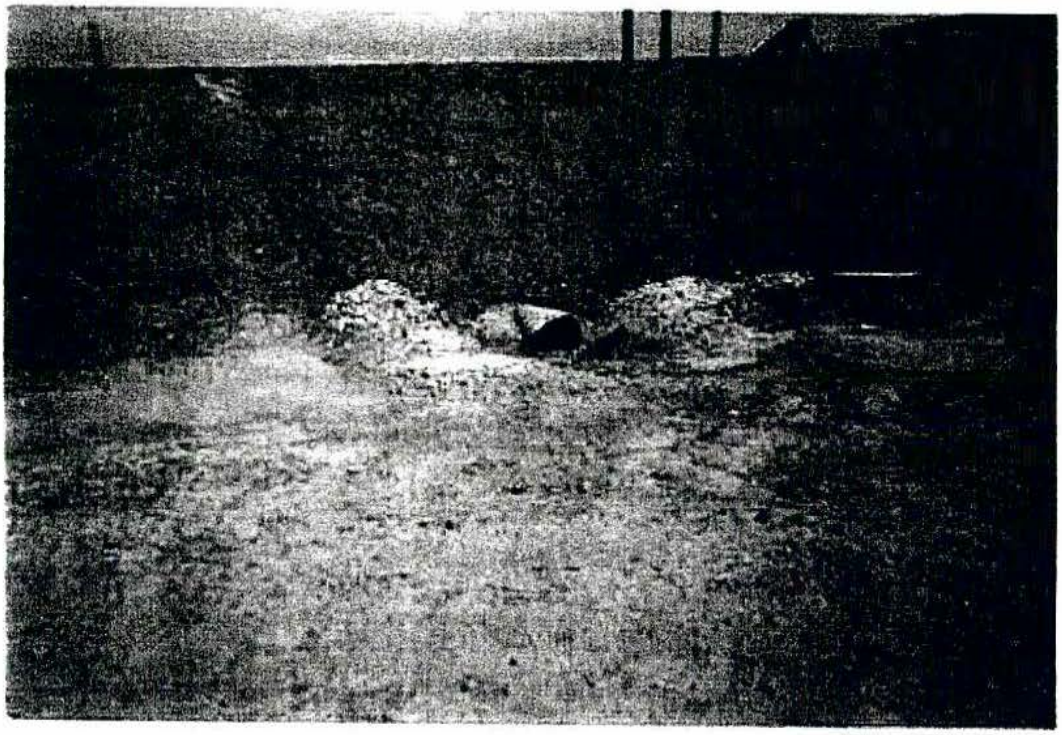


Photograph 7. Shed and pumphouse on service road. (2/26/99)



Photograph 8
Aboveground piping in western bermed area. (2/26/99)

Project Photos
Phase I ESA for EPTC
Property at Former
Highgrove
Generating Station



Photograph 9. North portion of bermed area that connects to water channel. (2/26/99)

Photograph 10. Edison power lines present along southern property boundary. (2/26/99)

Project Photos
Phase I ESA for EPTC
Property at Former
Highgrove
Generating Station

Photograph 11.
Northern Edison-owned
property (2/26/99)

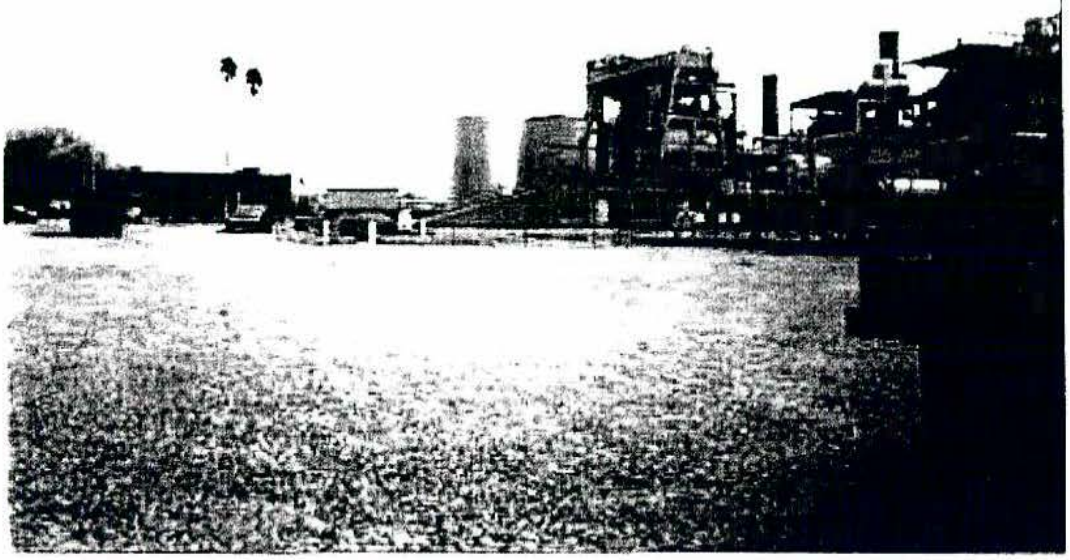
Photograph 12.
Agricultural property
across Taylor Street.
(2/26/99)

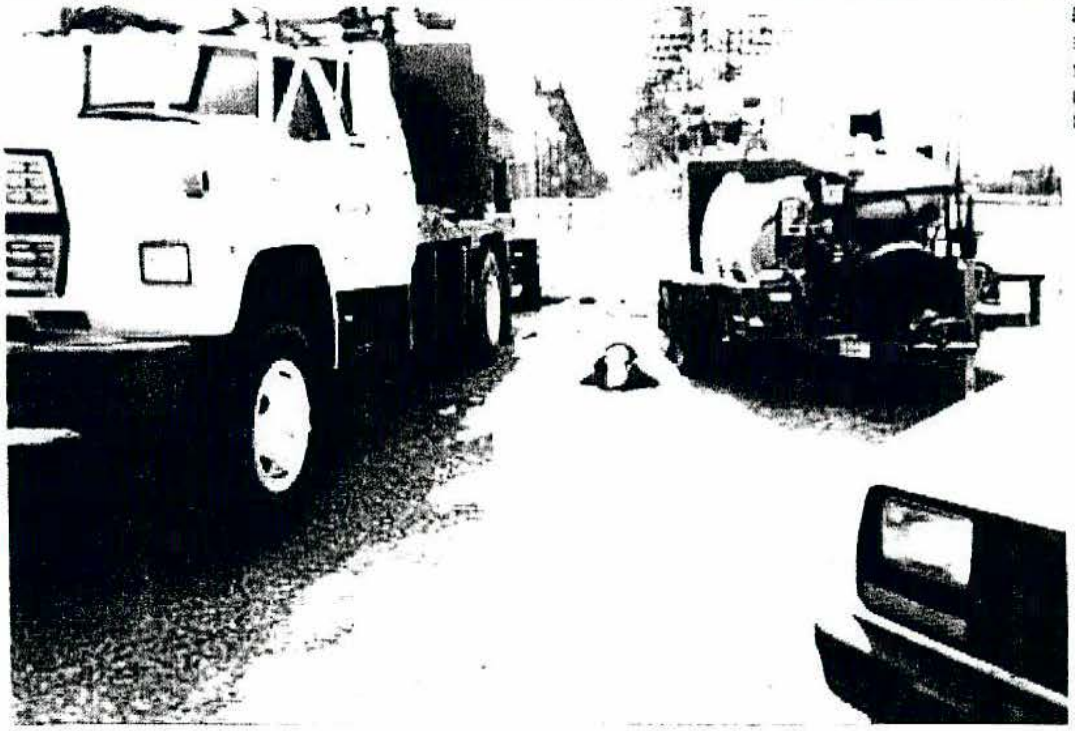
ARCADIS

Project Photos

Phase I ESA for EPTC Property at Former Highgrove Generating Station

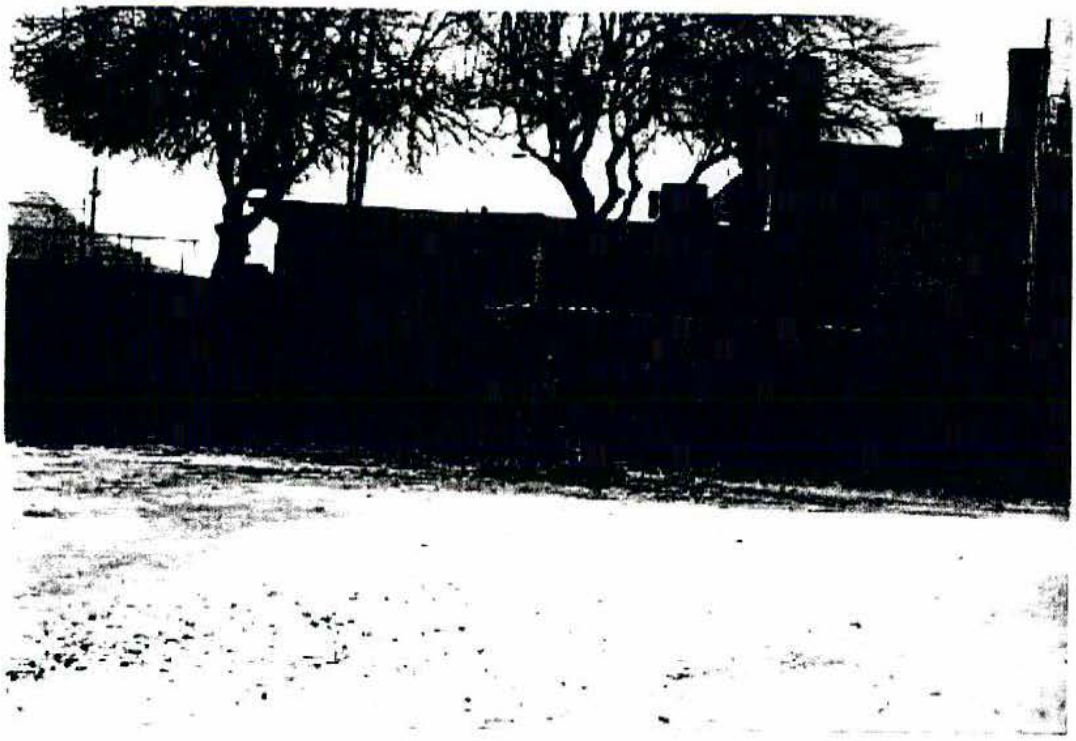
Photograph 13
Surrounding property to the south (12/26/99)



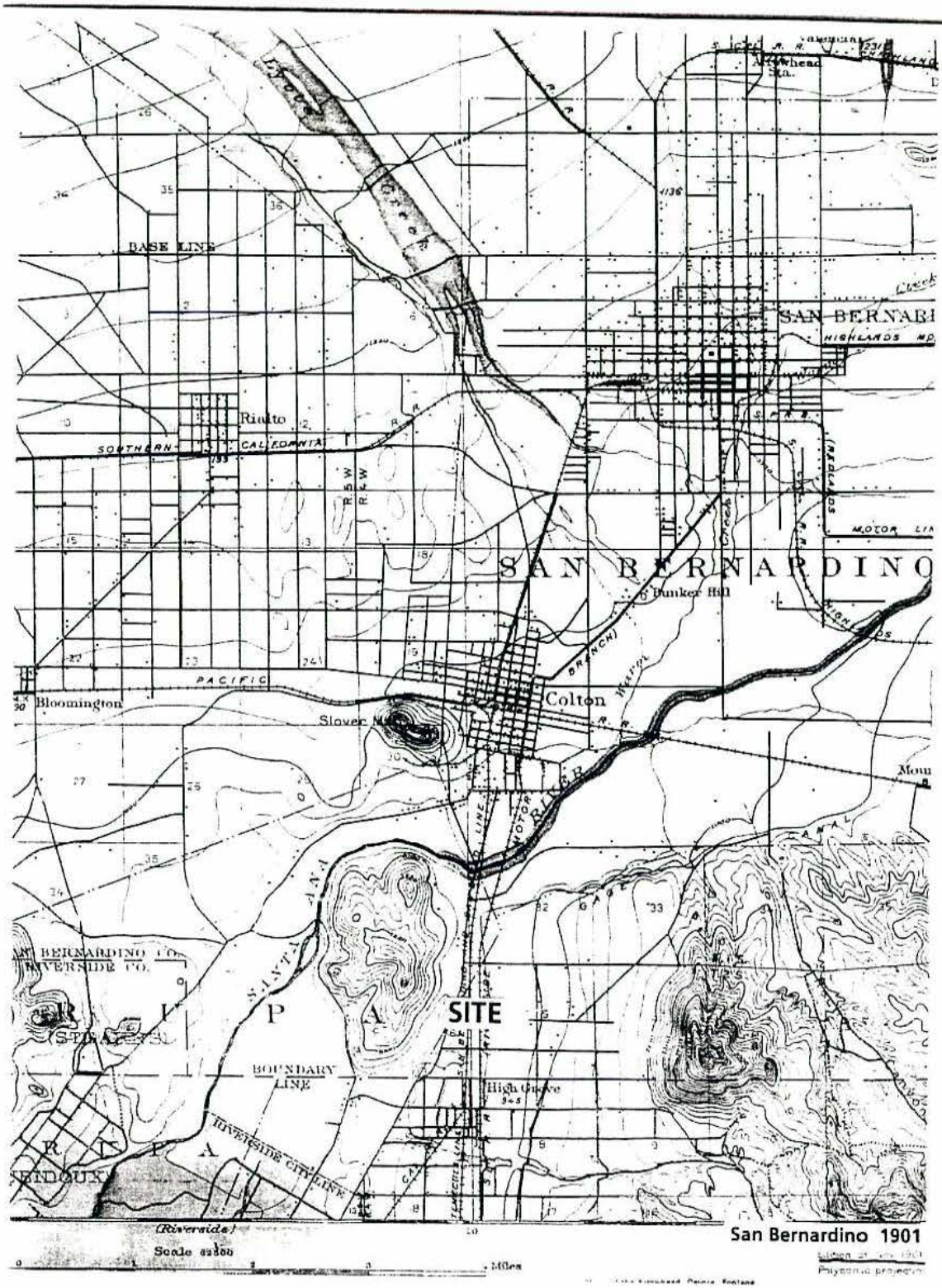


Photograph 14 Drilling activities near the southern subject property boundary. (12/26/99)

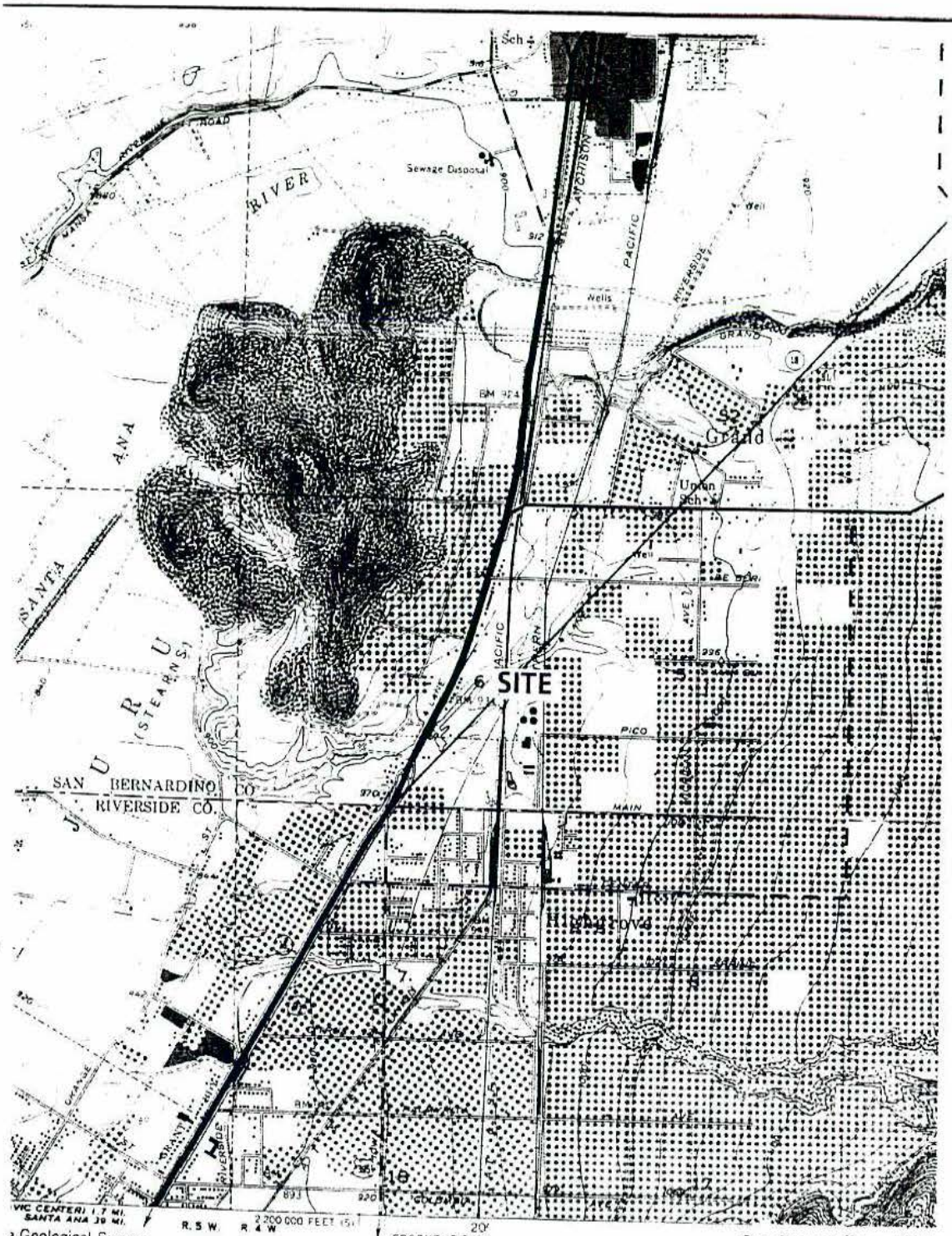
Project Photos
Phase I ESA for EPTC Property at Former Highgrove Generating Station



Photograph 15 Portion of the eastern berm (at southeast portion of subject property) that appears to be eroding (2/28/00)

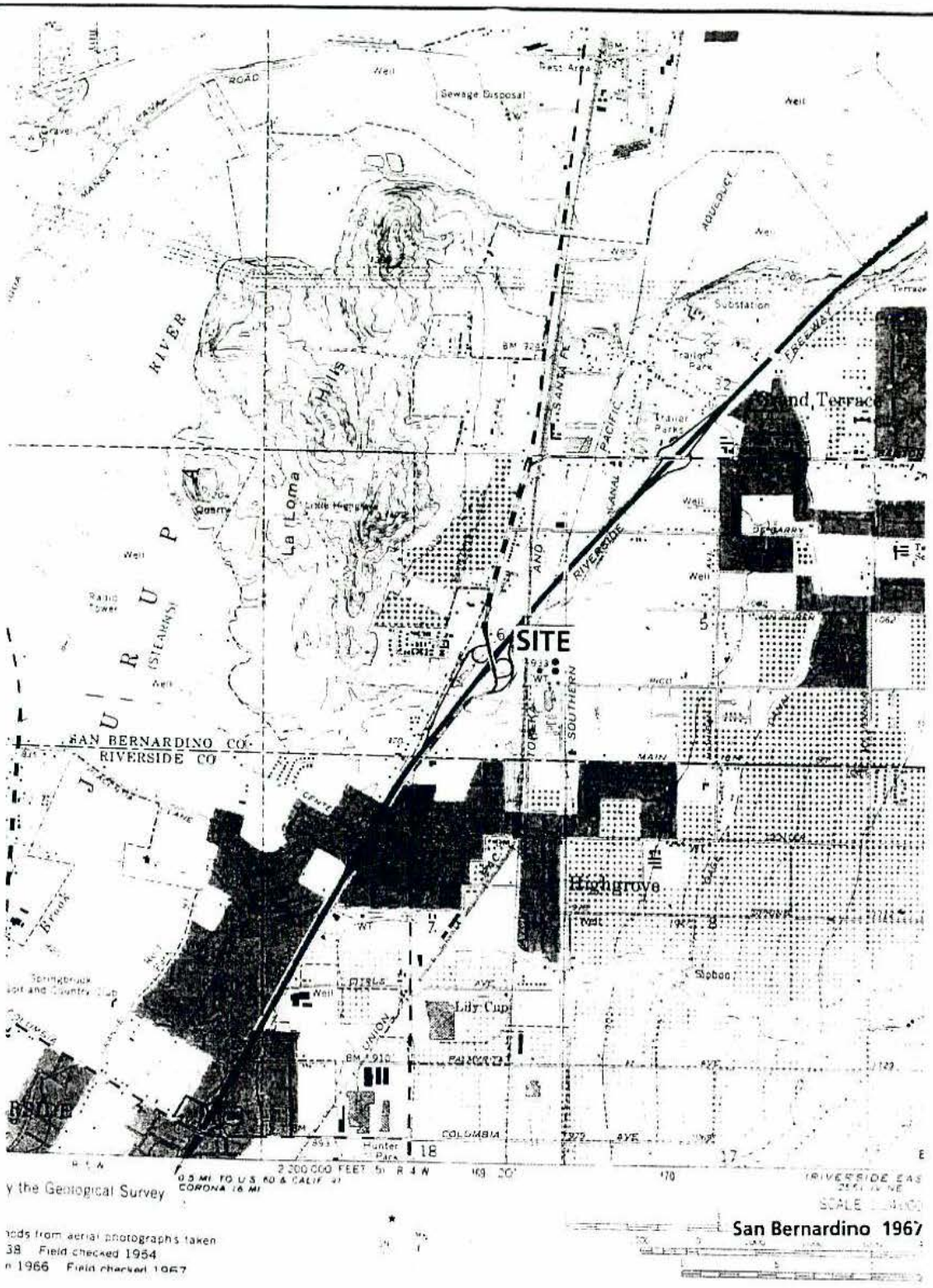


San Bernardino 1901



Geological Survey

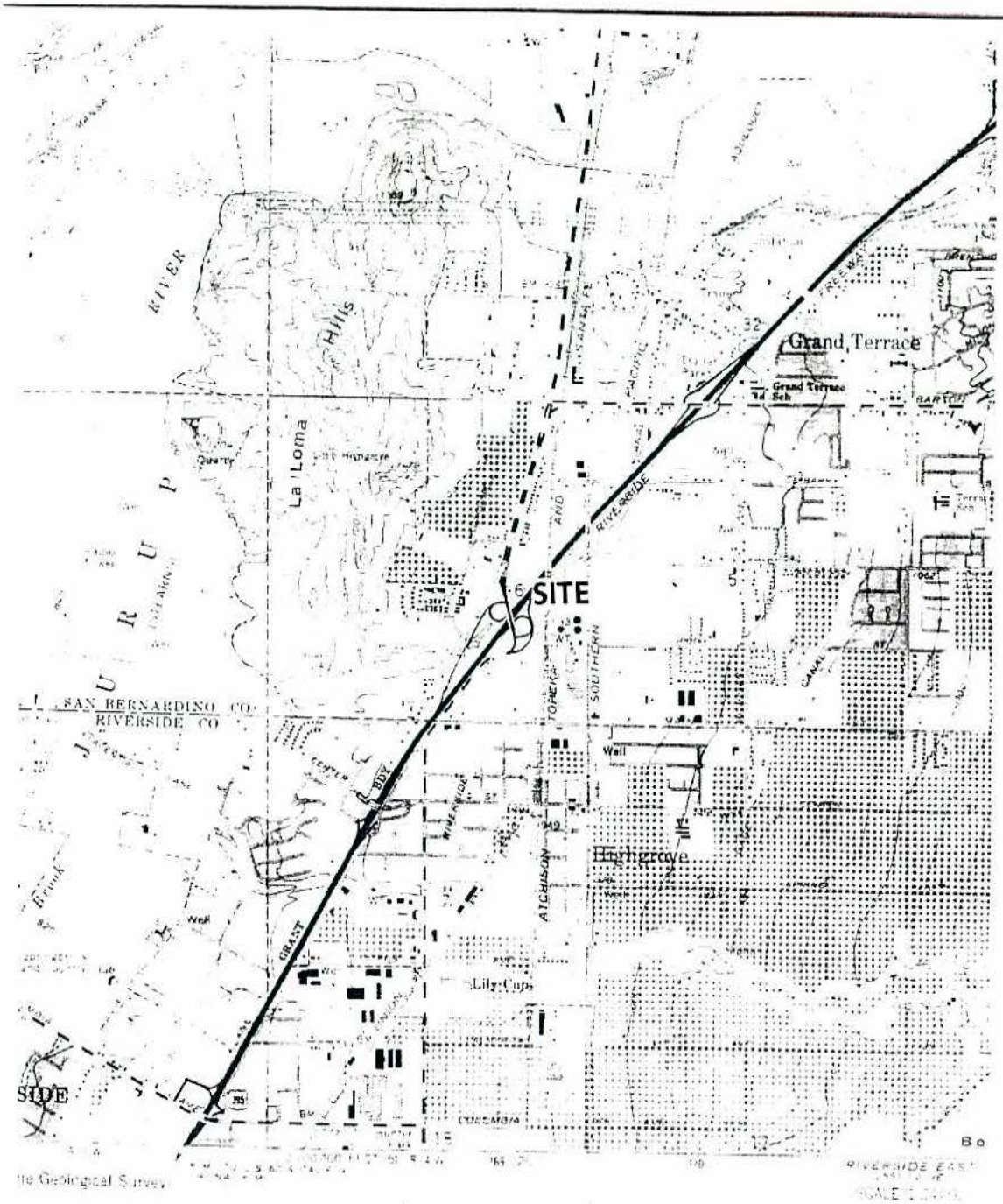
San Bernardino 1954



y the Geological Survey

ods from aerial photographs taken
38 Field checked 1954
n 1966 Field checked 1967

San Bernardino 1967

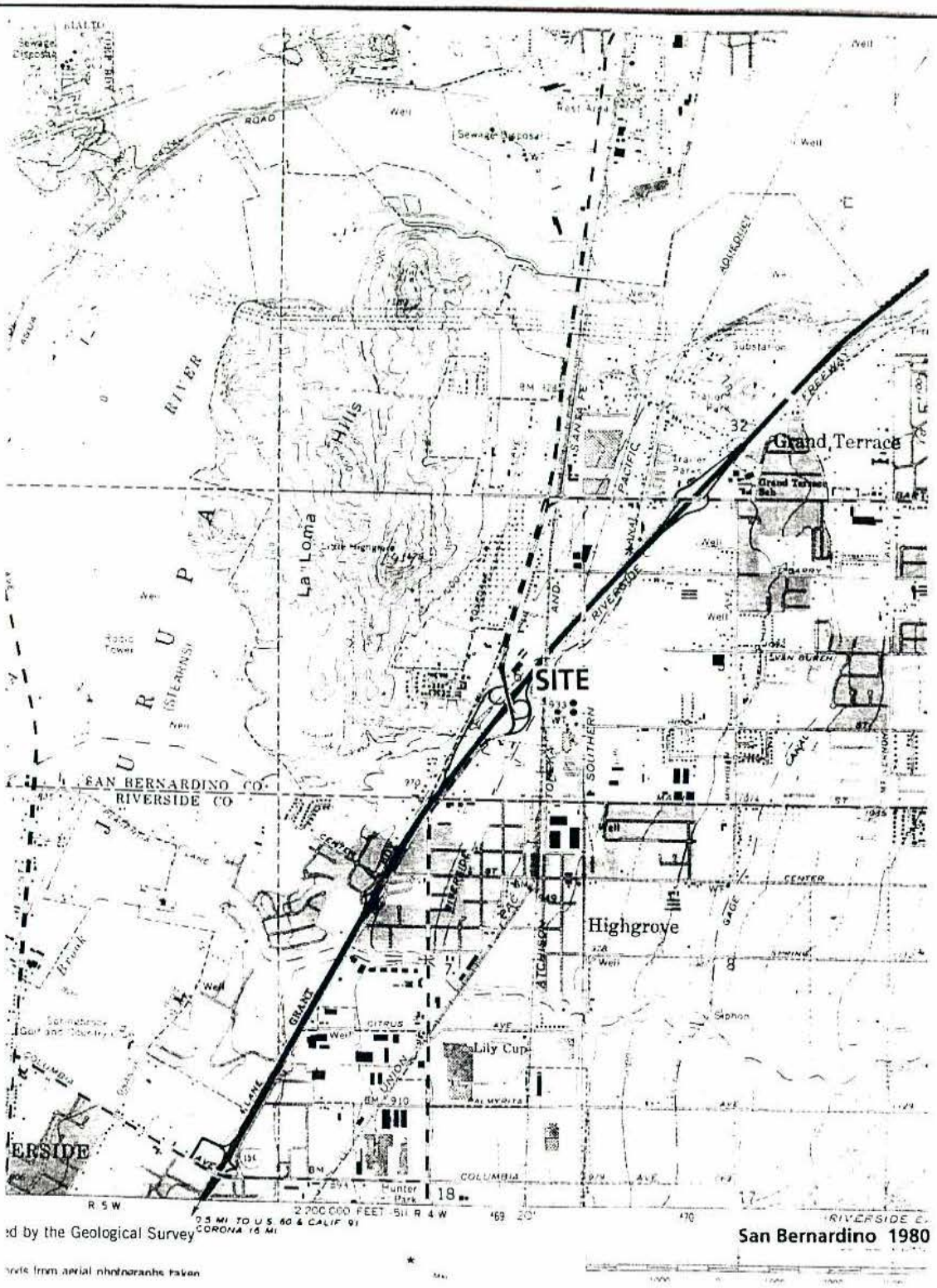


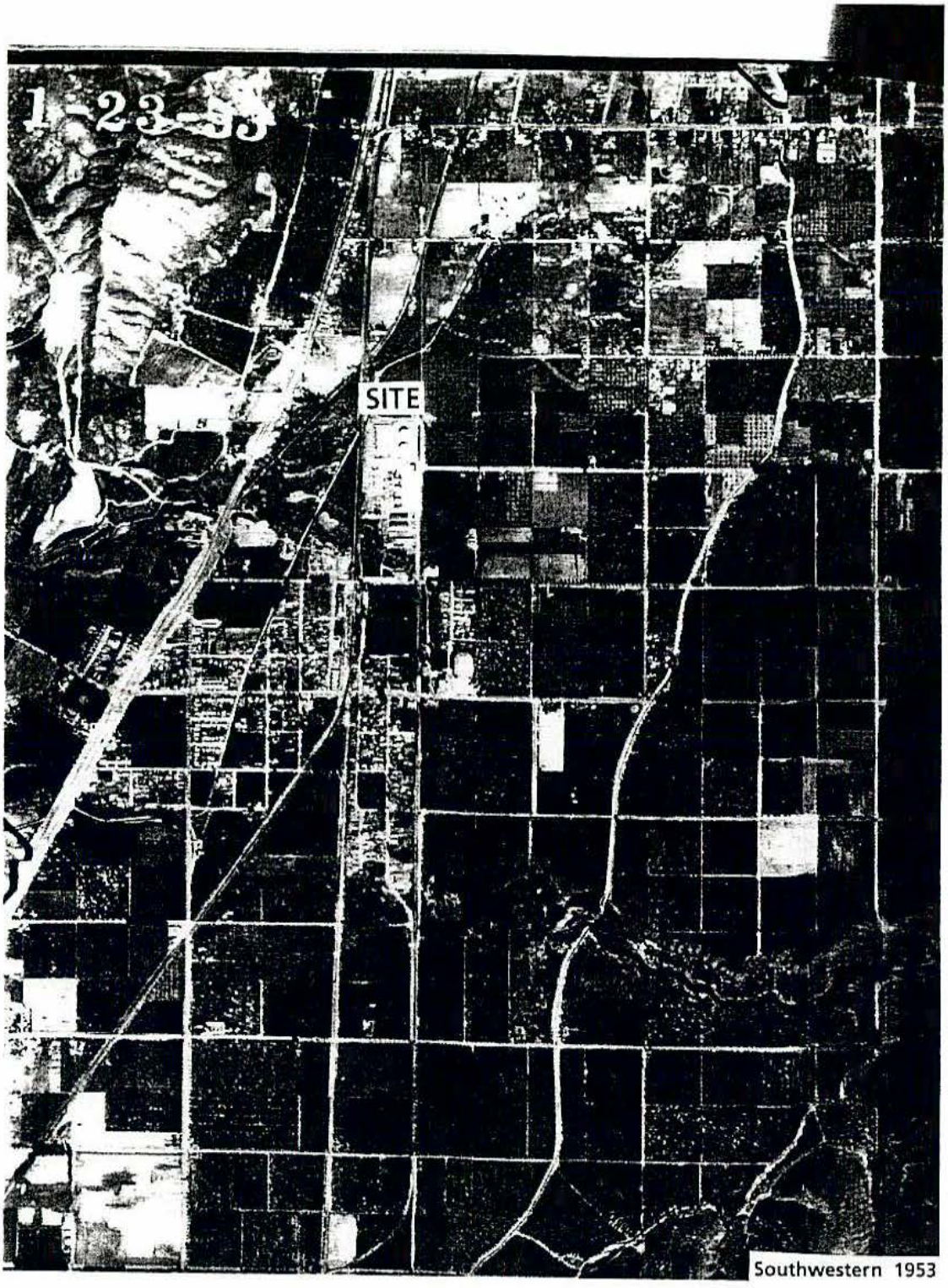
ic Geological Survey

n from aerial photographs taken
Field checked 1954
1966 Field checked 1967

rican datum
ordinate system, zones 5 and 6
or grid ticks.

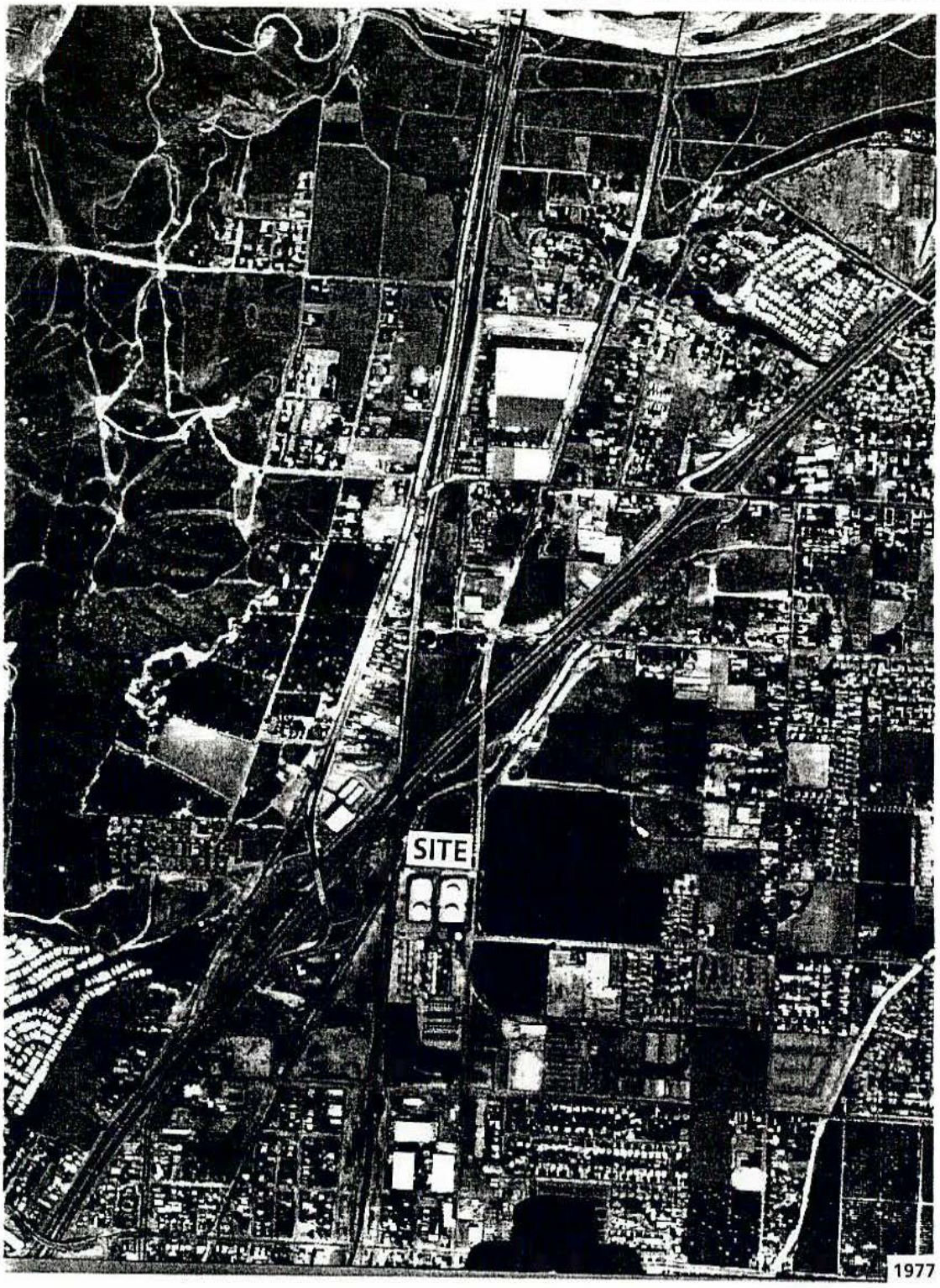
San Bernardino 1973

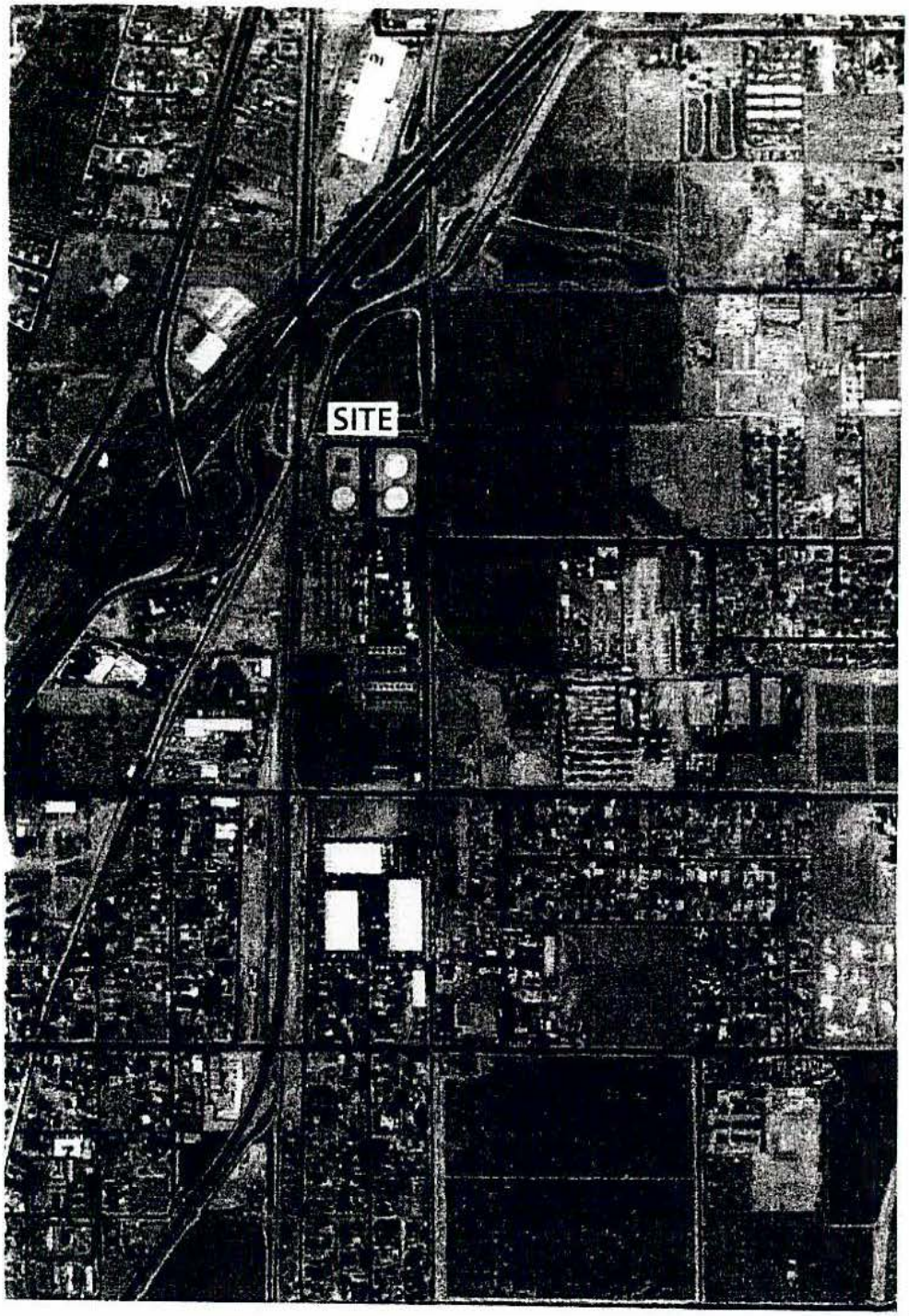

Grand Terrace
SITE
Highgrove
Lily Cup
SAN BERNARDINO CO
RIVERSIDE CO
La Loma
JURUPA HILLS
RIVER
SOUTHERN PACIFIC
ATCHISON TOPEKA & SANTA FE
RIVERSIDE
CENTER
GAGE
GRANT
CITRUS
COLUMBIA
VAN BUREN
ADELANTO
FREEWAY
Hunter Park
R 5 W
2 700 000 FEET
5 MI TO U S 60 & CALIF 91
CORONA 16 MI
ed by the Geological Survey
San Bernardino 1980



Southwestern 1953


A-L-12JJ-3
SITE
Western 1968


SITE
1977



1989

The EDR-Radius Map
with GeoCheck®

Southern California Edison-Highgrove
12700 Taylor Street
Grand Terrace, CA 92313

Inquiry Number: 1340503.3p

February 22, 1999

Environmental Data Resources, Inc.
an edr company

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

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

TABLE OF CONTENTS

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

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

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

12700 TAYLOR STREET
GRAND TERRACE, CA 92313

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

NPL:	National Priority List
Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
AWP:	AWP
Cal-Sites:	Cal-Sites
Toxic Pits:	Toxic Pits
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
SWF/LF:	State Landfill
Ca. FID:	CA FID
RAATS:	RCRA Administrative Action Tracking System
RCRIS-LQG:	Resource Conservation and Recovery Information System
HMIRS:	Hazardous Materials Information Reporting System
PADS:	PCB Activity Database System
ERNS:	Emergency Response Notification System
TRIS:	Toxic Chemical Release Inventory System
TSCA:	Toxic Substances Control Act
MLTS:	Material Licensing Tracking System
NPL Lien:	NPL Liens
CA SLIC:	CA SLIC regions.
Ca. BEP:	CA Bond Exp. Plan
ROD:	ROD
CONSENT:	Superfund (CERCLA) Consent Decrees
S Bay Reg. 2:	South Bay Region 2
Coal Gas:	Former Manufactured gas (Coal Gas) Sites.

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

Search Results:

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

Subject Property:

The subject property was identified in the following government records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A

EXECUTIVE SUMMARY

RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A
RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A
SO CALIF EDISON HIGHGROVE GEN 12700 TAYLOR ST COLTON, CA 92324	RCRIS-SQG FINDS HAZNET	CAD000631028
HIGHGROVE GEN. STATION 12700 TAYLOR ST GRAND TERRACE, CA 92324	AST	N/A
12700 TAYLOR ST 12700 TAYLOR ST GRAND TERRACE, CA 92324	WMUDS	N/A
HIGHGROVE GENERATING STATION 12700 TAYLOR STREET COLTON, CA 92324	UST	N/A
GENERATING STATION*HIGHGROVE 12700 TAYLOR ST GRAND TERRACE, CA 92324	Ca. WDS	N/A
RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A
RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A
RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A
RIVERSIDE CANAL POWER CO 12700 TAYLOR ST GRAND TERRACE, CA 92313	DEHS Permit	N/A

EXECUTIVE SUMMARY

Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

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

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
TEXACO	22045 BARTON ROAD	1/2 - 1 NNE	18	21

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

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

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
Not reported	22115 BARTON RD	1/2 - 1 NE	20	22
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
Not reported	477 ELECTRIC AVE.	1/2 - 1 SW	22	22

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

A review of the Cortese list, as provided by EDR, has revealed that there are 4 Cortese sites within approximately 1 mile of the subject property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
CIRCLE K STORE #0311	***1091 CENTER ST***	***1/2 - 1 SSW***	***16***	***19***
SHEARER'S SERV-UR-SELF	***323 IOWA***	***1/2 - 1 SW***	***17***	***19***
AMERIGAS PROPANE	***333 W LA CADENA DR***	***1/2 - 1 SW***	***19***	***21***
E-Z SERVE INC #0090	***350 STEPHENS***	***1/2 - 1 SW***	***21***	***22***

EXECUTIVE SUMMARY

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

A review of the CERCLIS list, as provided by EDR, and dated 11/10/1998 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the subject property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
K&N PLATING	*21750 MAIN ST*	*1/4 - 1/2 E*	*14*	*17*

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

A review of the LUST list, as provided by EDR, and dated 08/01/1998 has revealed that there is 1 LUST site within approximately 0.5 miles of the subject property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
LVW BROWN ESTATES, INC.	859 CENTER ST	1/4 - 1/2 S	15	18

DEHS Permit System: San Bernardino County Fire Department Hazardous Materials Division.

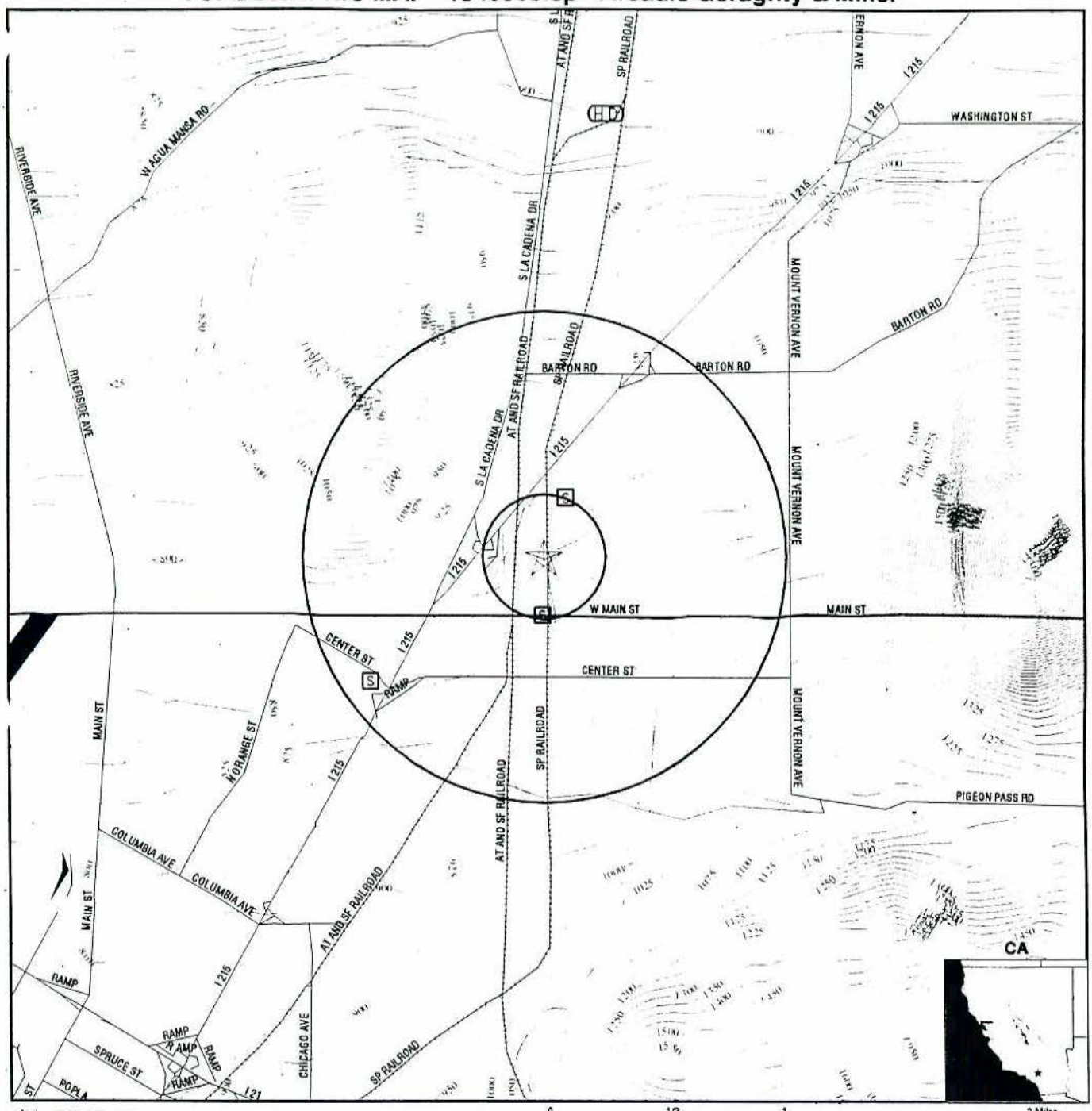
A review of the DEHS Permit list, as provided by EDR, has revealed that there is 1 DEHS Permit site within approximately 0.25 miles of the subject property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
LUCKY OIL CO INC	2718 S IOWA AVE	1/8 - 1/4 W	13	17

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

Site Name	Database(s)
K & J ENTERPRISES	Cal-Sites,HAZNET
CAMP YOUNG	Cal-Sites
BOLO STATION RAIL-CYCLE PROJECT	SWF/LF
RICK GEISSLER	SWF/LF
CHURCH STREET LANDFILL	SWF/LF
COOLEY RANCH DISPOSAL SITE	SWF/LF
HANNA FLAT OLD BURN DUMPSITE	SWF/LF
WEST MAIN ILLEGAL DUMPSITE, HODGE	SWF/LF
SUPERIOR LAKE RANGE DISPOSAL SITE	SWF/LF
CHAMBLESS ILLEGAL DUMP/BURN SITE	SWF/LF
COLOSSEUM GOLD MINE	SWF/LF
HOOD COMMUNICATIONS	DEHS Permit,HAZNET
CALIFORNIA DESIGN	HAZNET
RIVERSIDE INDUSTRIAL MEDICAL	HAZNET
CALIFORNIA SKATE	DEHS Permit
INLAND TIMBER CO	DEHS Permit
K/J PLATING INC	DEHS Permit
AMERICAN MODULAR STRUCTUR	DEHS Permit
RIVERSIDE HIGHLAND WTR CO	DEHS Permit
TAYLOR LUMBER SVCS INC	DEHS Permit
AG-LUCKY FARMS INC	DEHS Permit

TOPOGRAPHIC MAP - 1340503.3p - Arcadis Geraghty & Miller



- Major Roads
- Contour Lines
- Waterways
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Closest Federal Well in quadrant
- Closest State Well in quadrant
- Closest Public Water Supply Well
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY:	Southern California Edison-Highgrove	CUSTOMER:	Arcadis Geraghty & Miller
ADDRESS:	12700 Taylor Street	CONTACT:	Janet Newman
CITY/STATE/ZIP:	Grand Terrace CA 92313	INQUIRY #:	1340503.3p
LAT/LONG:	34.0229 / 117.3305	DATE:	February 22, 1999 1:22 pm

GEOCHECK VERSION 2.1
SUMMARY

TARGET PROPERTY COORDINATES

Latitude (North):	34.022900 - 34° 1' 22.4"
Longitude (West):	117.330498 - 117° 19' 49.8"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	469486.5
UTM Y (Meters):	3764549.8

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2434117-A3 SAN BERNARDINO SOUTH, CA

GEOLOGIC AGE IDENTIFICATION†

Geologic Code:	uPze
Era:	Paleozoic
System:	Pennsylvanian
Series:	Upper Paleozoic

ROCK STRATIGRAPHIC UNIT†

Category: Eugeosynclinal Deposits

GROUNDWATER FLOW INFORMATION

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

AQUIFLOW™** Search Radius: 2.000 Miles

MAP ID	DISTANCE FROM TP	DIRECTION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported			

General Topographic Gradient at Target Property: General WNW
General Hydrogeologic Gradient at Target Property: No hydrogeologic data available.
Site-Specific Hydrogeological Data*:

Search Radius:	2.0 miles
Location Relative to TP:	1 - 2 Miles North
Site Name:	Griffin Wheel Dump
Site EPA ID Number:	CAD983633744
Groundwater Flow Direction:	INFLUENCED BY THE NEARBY SANTA ANA RIVER THAT LOSES WATER DURING HIGH FLOW CONDITIONS AND GAINS WATER DURING LOW FLOW CONDITIONS.
Measured Depth to Water:	less than 20 feet to more than 45 feet.
Hydraulic Connection:	The water table aquifer is interconnected with the Santa Ana River. Aquifers underlying the site are interconnected.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

FEDERAL DATABASE WELL INFORMATION

WELL QUADRANT	DISTANCE FROM TP	LITHOLOGY	DEPTH TO WATER TABLE
NO WELLS FOUND			

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).
‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and development EPA/625/6-90/016a,Chapter 4, page 78, September 1990.
** EDR AQUIFLOW™ information System of hydrogeologically determined groundwater flow directions at specific locations. See the date pages at the end of this report for a complete description.

GEOCHECK VERSION 2.1
SUMMARY

STATE DATABASE WELL INFORMATION

WELL QUADRANT	DISTANCE FROM TP
Northern	1/4 - 1/2 Mile
Eastern	>2 Miles
Southern	1/8 - 1/4 Mile
Western	1/2 - 1 Mile

STATE OIL/GAS WELL INFORMATION

API #	DISTANCE FROM TP

NO WELLS FOUND

PUBLIC WATER SUPPLY SYSTEM INFORMATION

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

PWS Name: RECHE CANYON
RECHE CANYON
7201 ADAMS AVE
COLTON, CA 92324
Location Relative to TP: >2 Miles North
PWS currently has or has had major violation(s): Yes

AREA RADON INFORMATION

EPA Radon Zone for SAN BERNARDINO County: 2

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

SAN BERNARDINO COUNTY, CA

Number of sites tested: 18

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.678 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

OVERVIEW MAP - 1340503.3p - Arcadis Geraghty & Miller

★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

♟ Coal Gasification Sites (if requested)

National Priority List Sites

Landfill Sites

Power transmission lines

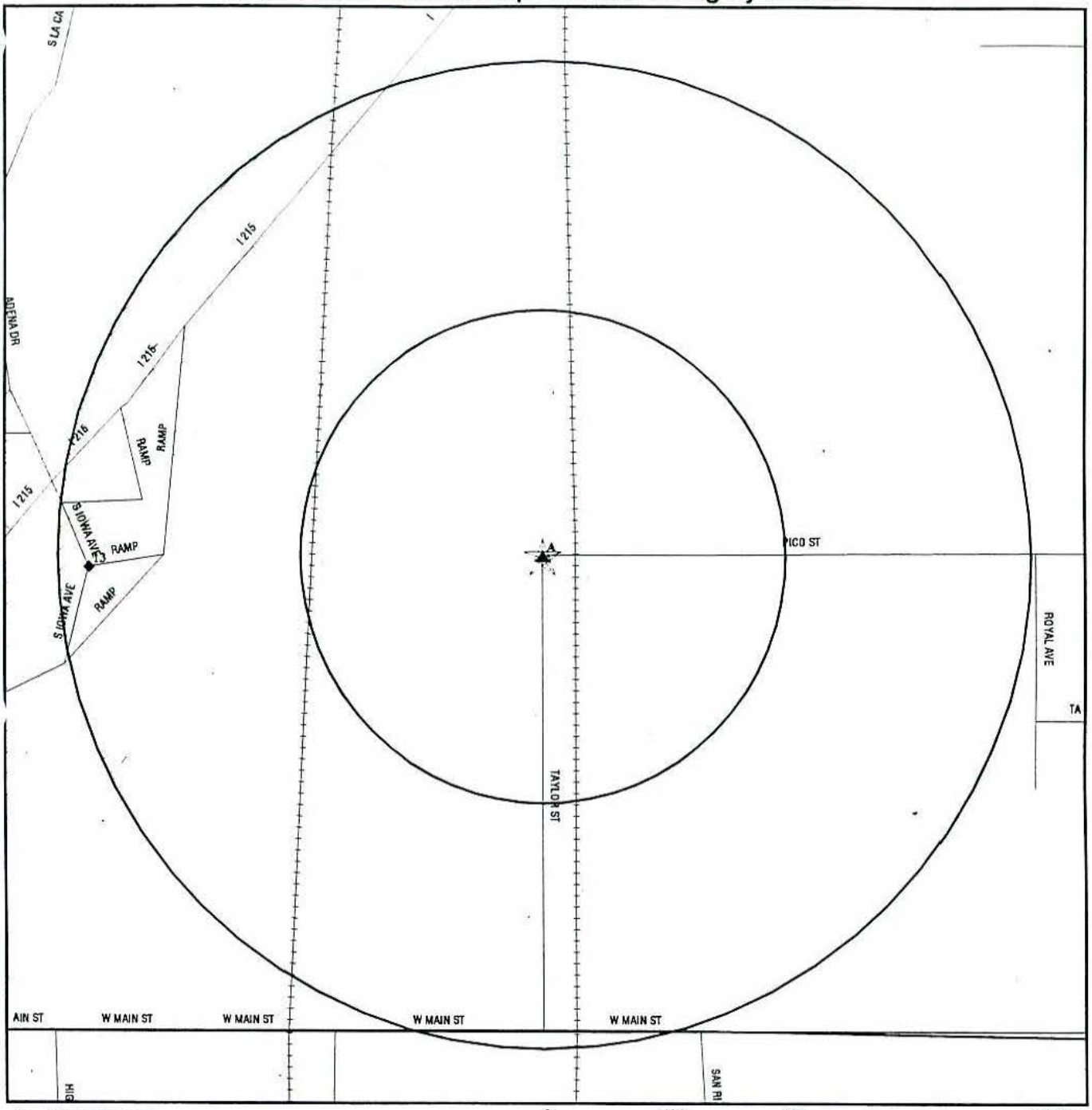
Oil & Gas pipelines

100-year flood zone

500-year flood zone

TARGET PROPERTY:	Southern California Edison-Highgrove	CUSTOMER:	Arcadis Geraghty & Miller
ADDRESS:	12700 Taylor Street	CONTACT:	Janet Newman
CITY/STATE/ZIP:	Grand Terrace CA 92313	INQUIRY #:	1340503.3p
LAT/LONG:	34.0229 / 117.3305	DATE:	February 22, 1999 1:19 pm

DETAIL MAP - 1340503.3p - Arcadis Geraghty & Miller



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

♟ Coal Gasification Sites (if requested)

Sensitive Receptors

National Priority List Sites

Landfill Sites

Power transmission lines

Oil & Gas pipelines

100-year flood zone

500-year flood zone

TARGET PROPERTY:	Southern California Edison-Highgrove	CUSTOMER:	Arcadis Geraghty & Miller
ADDRESS:	12700 Taylor Street	CONTACT:	Janet Newman
CITY/STATE/ZIP:	Grand Terrace CA 92313	INQUIRY #:	1340503.3p
LAT/LONG:	34.0229 / 117.3305	DATE:	February 22, 1999 1:21 pm

MAP FINDINGS SUMMARY SHOWING ALL SITES

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	1	NR	1
CHMIRS		1.000	0	0	0	2	NR	2
Cortese		1.000	0	0	0	4	NR	4
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	1	NR	NR	1
UST	X	0.250	0	0	NR	NR	NR	0
CA FID		0.250	0	0	NR	NR	NR	0
AST	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT	X	0.500	0	0	0	NR	NR	0
HAZNET	X	0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	X	0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
DEHS Permit	X	0.250	0	1	NR	NR	NR	1
CA SLIC		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS	X	TP	NR	NR	NR	NR	NR	0
South Bay Region 2		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

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

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	1	NR	1
CHMIRS		1.000	0	0	0	1	NR	1
Cortese		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	1	NR	NR	1
UST	X	0.250	0	0	NR	NR	NR	0
CA FID		0.250	0	0	NR	NR	NR	0
AST	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT	X	0.500	0	0	0	NR	NR	0
HAZNET	X	0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	X	0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
DEHS Permit	X	0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS	X	TP	NR	NR	NR	NR	NR	0
South Bay Region 2		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

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

A9 **RIVERSIDE CANAL POWER CO** **DEHS Permit** **S103369237**
Target **12700 TAYLOR ST** **N/A**
Property **GRAND TERRACE, CA 92313**

DEHS Permit:
Facility ID: 85004389
Permit Number: 227001
Category: 227
Permit Size: Not reported
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

A8 **RIVERSIDE CANAL POWER CO** **DEHS Permit** **S103369235**
Target **12700 TAYLOR ST** **N/A**
Property **GRAND TERRACE, CA 92313**

DEHS Permit:
Facility ID: 85004389
Permit Number: 227023
Category: 227
Permit Size: Not reported
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

A7 **RIVERSIDE CANAL POWER CO** **DEHS Permit** **S103369236**
Target **12700 TAYLOR ST** **N/A**
Property **GRAND TERRACE, CA 92313**

DEHS Permit:
Facility ID: 85004389
Permit Number: 227022
Category: 227
Permit Size: Not reported
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

A12 **SO CALIF EDISON HIGHGROVE GEN** **RCRIS-SQG** **1000167568**
Target **12700 TAYLOR ST** **FINDS** **CAD000631028**
Property **COLTON, CA 92324** **HAZNET**

SO CALIF EDISON HIGHGROVE GEN (Continued) **1000167568**

RCRIS:
Owner: NOT REQUIRED
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(714) 825-3414
Record Date: 08/18/1980
Classification: Small Quantity Generator

BIENNIAL REPORTS:
Last Biennial Reporting Year: 1995

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	4500.00	D018	4500.00
F001	1000.00	F002	4500.00
Not reported	3320.00		

Used Oil Recyc: No

Violation Status: Violations exist

There are 4 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Other Evaluation	TSD-Other Requirements	02/01/1995
	Generator-All Requirements	02/01/1995
	TSD-Other Requirements	02/01/1995
	TSD-Groundwater Monitoring Requirements	02/01/1995

FINDS:
Other Pertinent Environmental Activity Identified at Site:
- Facility has an active water discharge permit (under PCS)
- Facility is monitored or permitted for air emissions under the Clean Air Act (under AFS/AIRS)

HAZNET:
Year: Not reported
Gepaid: CAD000631028
Contact: Not reported
Gen County: Not reported
Tsd Name: BKK SANITARY LANDFILL
Tsd Address: 2210 S AZUSA AVE
WEST COVINA
Tsd County Los Angeles
Mailing Address: Not reported
Category: 151
Disposal Method: D80
Tepaid: CAD067786749
Telephone: Not reported
Tons: 168

SO CALIF EDISON HIGHGROVE GEN (Continued) 1000167568

Year:	Not reported		
Gepaid:	CAD000631028	Tepaid:	CAT080033681
Contact:	Not reported	Telephone:	Not reported
Gen County:	Not reported	Tons:	7
Tsd Name:	TRIPLE J PACIFICATION FACILITY		
Tsd Address:	3650 E 26TH ST VERNON		
Tsd County	Los Angeles		
Mailing Address:	Not reported		
Category:	181		
Disposal Method:	D99		

Year:	Not reported		
Gepaid:	CAD000631028	Tepaid:	UTD991301748
Contact:	Not reported	Telephone:	Not reported
Gen County:	Not reported	Tons:	40
Tsd Name:	UNKNOWN		
Tsd Address:	Not reported		
Tsd County	99		
Mailing Address:	Not reported		
Category:	223		
Disposal Method:	D80		

Year:	93		
Gepaid:	CAD000631028	Tepaid:	CAT080033681
Contact:	CONNIE M CARRASCO CEO	Telephone:	(213) 268-5056
Gen County:	San Bernardino	Tons:	0.07
Tsd Name:	Not reported		
Tsd Address:	Not reported		
Tsd County	Los Angeles		
Mailing Address:	3650 E 26TH LOS ANGELES, CA 90023		
Category:	181		
Disposal Method:	D99		

A11
Target Property
HIGHGROVE GEN. STATION
12700 TAYLOR ST
GRAND TERRACE, CA 92324

AST **A100113736**
N/A

A10
Target Property
12700 TAYLOR ST
GRAND TERRACE, CA 92324

WMUDS **S103321668**
N/A

WMUDS:

Region:	8
Total Tanks:	Not reported
Date of Last Facility Edit:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System ID:	8 332015005
Solid Waste Information ID:	Not reported
Waste Discharge System:	True
Solid Waste Assessment Test Program:	False
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act Program:	False
Department of Defense:	Not reported
Open to Public:	Not reported
Number of WMUDS at Facility:	1
Facility Contact:	HENRY DENNIS

(Continued) S103321668

Facility Telephone:	(909) 478-7942
Primary Standard Industrial Classification:	4911
Secondary Standard Industrial Classification:	Not reported
Solid Waste Assessment Test Program Name:	Not reported
NPID:	CA0001555
Tonnage:	Not reported
Regional Board ID:	Not reported
Municipal Solid Waste:	Not reported
Superorder:	Not reported
Sub Chapter 15:	True
Reg. Board Progject Officer:	SKB
Section Range:	Not reported
RCRA Facility:	No
Waste Discharge Requirements:	A
Base Meridian:	Not reported
Waste List:	Not reported
Facility Name:	GENERATING STATION,HIGHGROVE
Facility Description:	Not reported
Self-Monitoring Rept. Frequency:	Monthly Sumittal

Threat to Water Quality:
Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic imapirment would include nuisance from a waste treatment facility.

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

Complexity: Category A - Any major NPDES facility, any non-NPDES facility (particularly those with toxic wastes) that would be a major if discharge was made to surface or ground waters, or any Class I disposal site. Includes any small-volume complex facility (particularly those with toxicwastes) with numerous discharge points, leak detection systems or ground water monitoring wells.

Prime Waste: Cooling Water: Noncontact - Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and nonputrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).

2nd Waste Type: Process Waste (Waste produced as part of the industrial/manufacturing process) - Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards.

Agency:	RIVERSIDE CANAL POWER COMPANY
Agency Addr:	WALTHAM, MA 02154
Agency Dept:	Not reported
Agency Contact:	BRIAN D. HOLT
Agency Tele:	(781) 370-1500
Agency Type:	Private
Landowner:	Not reported
Landowner Addr:	Not reported
Landowner Cont:	Not reported
Landowner Tele:	Not reported

A3 Target Property **HIGHGROVE GENERATING STATION**
12700 TAYLOR STREET
COLTON, CA 92324

UST **U001574677**
N/A

State UST:

Facility ID:	22181		
Tank Num:	1	Container Num:	154
Tank Capacity:	100	Year Installed:	1953
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	2	Container Num:	155
Tank Capacity:	100	Year Installed:	1951
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	3	Container Num:	156
Tank Capacity:	370	Year Installed:	1953
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	4	Container Num:	157
Tank Capacity:	370	Year Installed:	1951
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	5	Container Num:	158
Tank Capacity:	39000	Year Installed:	1951
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

HIGHGROVE GENERATING STATION (Continued) **U001574677**

Facility ID:	22181		
Tank Num:	6	Container Num:	159
Tank Capacity:	21000	Year Installed:	1951
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	7	Container Num:	160
Tank Capacity:	21000	Year Installed:	1951
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	8	Container Num:	161
Tank Capacity:	21000	Year Installed:	1953
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	9	Container Num:	162
Tank Capacity:	21000	Year Installed:	1953
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	10	Container Num:	163
Tank Capacity:	18000	Year Installed:	Not reported
Tank Used for:	WASTE		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

HIGHGROVE GENERATING STATION (Continued) **U001574677**

Facility ID:	22181		
Tank Num:	11	Container Num:	164
Tank Capacity:	5000	Year Installed:	1980
Tank Used for:	WASTE		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	12	Container Num:	165
Tank Capacity:	2900	Year Installed:	Not reported
Tank Used for:	WASTE		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

Facility ID:	22181		
Tank Num:	13	Container Num:	166
Tank Capacity:	18000	Year Installed:	Not reported
Tank Used for:	WASTE		
Type of Fuel:	Not Reported	Tank Constrctn:	Not reported
Leak Detection:	Visual		
Contact Name:	VICTOR BARRION, ENG. III	Telephone:	(818) 572-1801
Total Tanks:	13	Region:	Not reported
Facility Type:	2	Other Type:	ELECTRIC UTILITY

A2 Target Property **GENERATING STATION*HIGHGROVE** **Ca. WDS** **S101175673**
12700 TAYLOR ST **N/A**
GRAND TERRACE, CA 92324

WDS:

Facility ID:	Santa Ana River 332015005		
Facility Contact	HENRY DENNIS	Facility Telephone	(909) 478-7942
SIC Code:	4911	SIC Code 2:	Not reported
Agency Name:	RIVERSIDE CANAL POWER COMPANY		
Agency Addr:	245 WINTER STREET* SUITE 300 WALTHAM, MA 02154		
Agency Contact:	BRIAN D. HOLT	Agency Phone:	(781) 370-1500
Design Flow:	0.0001 Million Gal/Day	Baseline Flow:	2.0000 Million Gal/Day
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.		
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.		
Agency Type:	Private		
Waste Type:	Cooling Water: Noncontact - Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and nonputrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste). Process Waste (Waste produced as part of the industrial/manufacturing process) - Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards.		
Threat to Water:	Moderate Threat to Water Quality. A violation could have a major adverse impact on		

GENERATING STATION*HIGHGROVE (Continued) S101175673

receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic imapirment would include nuisance from a waste treatment facility.

Complexity: Category A - Any major NPDES facility, any non-NPDES facility (particularly those with toxic wastes) that would be a major if discharge was made to surface or ground waters, or any Class I disposal site. Includes any small-volume complex facility (particularly those with toxicwastes) with numerous discharge points, leak detection systems or ground water monitoring wells.

Reclamation: No reclamation requirements associated with this facility.

POTW: The facility is not a POTW.

NPDES Number: CA0001555 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Region and Subregion: 8

Frequency of Reporting to Regional Board: Monthly Submittal

Resource Conservation and Recovery Act (RCRA) Facility: No

Project Official's Initials: SKB

A1 Target Property **RIVERSIDE CANAL POWER CO** **DEHS Permit** **S103369240**
12700 TAYLOR ST **N/A**
GRAND TERRACE, CA 92313

DEHS Permit:
Facility ID: 85004389
Permit Number: 228700
Category: 228 - Hazardous Waste Generator
Permit Size: 5 Employee(s) at facility
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

A6 Target Property **RIVERSIDE CANAL POWER CO** **DEHS Permit** **S103369239**
12700 TAYLOR ST **N/A**
GRAND TERRACE, CA 92313

DEHS Permit:
Facility ID: 85004389
Permit Number: 226001
Category: 226 - Hazardous Materials Handler
Permit Size: 5 Employee(s) at facility
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

A5 Target Property **RIVERSIDE CANAL POWER CO** **DEHS Permit** **S103369238**
12700 TAYLOR ST **N/A**
GRAND TERRACE, CA 92313

DEHS Permit:
Facility ID: 85004389
Permit Number: 222801
Category: 222 - Underground Storage Tanks
Permit Size: 7 UST(s)
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A4 Target Property	**RIVERSIDE CANAL POWER CO** **12700 TAYLOR ST** **GRAND TERRACE, CA 92313**	DEHS Permit	S103369241 N/A

DEHS Permit:
Facility ID: 85004389
Permit Number: 222800
Category: 222 - Underground Storage Tanks
Permit Size: 7 UST(s)
Owner Name: THERMO ECOTEK
Owner Addr: 245 WINTER ST 300
WALTHAM, MA 02154

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13 West 1/8-1/4 1237 Lower	**LUCKY OIL CO INC** **2718 S IOWA AVE** **COLTON, CA 92324**	DEHS Permit	S102038830 N/A

DEHS Permit:
Facility ID: 86009099
Permit Number: 222801
Category: 222 - Underground Storage Tanks
Permit Size: 3 UST(s)
Owner Name: SHELL OIL CO/ATN: LAE DST
Owner Addr: 3200 INLAND EMPIRE BLVD 270
ONTARIO, CA 91764

Facility ID: 86009099
Permit Number: 222800
Category: 222 - Underground Storage Tanks
Permit Size: 3 UST(s)
Owner Name: SHELL OIL CO/ATN: LAE DST
Owner Addr: 3200 INLAND EMPIRE BLVD 270
ONTARIO, CA 91764

Facility ID: 86009099
Permit Number: 226000
Category: 226 - Hazardous Materials Handler
Permit Size: 3 Employee(s) at facility
Owner Name: SHELL OIL CO/ATN: LAE DST
Owner Addr: 3200 INLAND EMPIRE BLVD 270
ONTARIO, CA 91764

Facility ID: 86009099
Permit Number: 227001
Category: 227
Permit Size: Not reported
Owner Name: SHELL OIL CO/ATN: LAE DST
Owner Addr: 3200 INLAND EMPIRE BLVD 270
ONTARIO, CA 91764

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14 East 1/4-1/2 2000 Higher	**K&N PLATING** **21750 MAIN ST** **COLTON, CA 92324**	CERCLIS RCRIS-SQG FINDS	1000124882 CAD981172125

K&N PLATING (Continued) **1000124882**

CERCLIS Classification Data:

Site Incident Category:	Not reported	Federal Facility:	Not a Federal Facility
Ownership Status:	Private	NPL Status:	Not on the NPL
Contact:	ANN FICHER	Contact Tel:	(415) 744-2321
Contact:	Three Guest	Contact Tel:	Not reported
Contact:	Matthew Mitguard	Contact Tel:	Not reported

CERCLIS Assessment History:

Assessment:	DISCOVERY	Completed:	19850101
Assessment:	PRELIMINARY ASSESSMENT	Completed:	19851201
Assessment:	PRELIMINARY ASSESSMENT	Completed:	19881214
Assessment:	SITE INSPECTION	Completed:	19901119

CERCLIS Site Status:
Low

RCRIS:
Owner: JERRY MALL
(909) 684-9762
Contact: Not reported
Record Date: 11/21/1997
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

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15 South 1/4-1/2 2584 Higher **LVW BROWN ESTATES, INC.** **LUST** **S102432815**
859 CENTER ST **N/A**
RIVERSIDE, CA 92507

State LUST:

Facility Type	INACTIVE	Cross Street:	MT. VERNON
Reg Board:	Santa Ana Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Signed off, remedial action completed or deemed unnecessary		
Review Date:	01/04/1994	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	08/30/1993	Release Date:	06/22/1993

LUST Region 8:

Facility ID:	083302350T	Region:	8
Substance:	GASOLINE	Cross Street:	MT. VERNON
Date Closed:	8/30/93		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Spill		
Lead Agency:	Local Agency		
File:	A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region		

LUST Region RV:

Facility ID:	93557	Employee ID:	2
Status:	Signed off, remedial action completed or deemed unnecessary		
Site Closed:	Yes		
Case Type:	Soil only		

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
16 SSW 1/2-1 2834 Lower	**CIRCLE K STORE #0311** **1091 CENTER ST** **RIVERSIDE, CA 92501**	**LUST** **Cortese**	**S102427917** **N/A**

State LUST:

Facility Type	ACTIVE	Cross Street:	HIGHLAND
Reg Board:	Santa Ana Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Aquifer affected		
Status:	Remedial action (cleanup) in progress		
Review Date:	03/25/1997	Confirm Leak:	01/27/1993
Workplan:	03/01/1993	Prelim Assess:	04/05/1993
Pollution Char:	06/23/1994	Remed Plan:	11/30/1994
Remed Action:	04/22/1996	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	01/28/1993

LUST Region 8:

Facility ID:	083302230T	Region:	8
Substance:	GASOLINE	Cross Street:	HIGHLAND
Date Closed:	Not reported		
Status:	Remedial action (cleanup) in progress		
Case Type:	A		
Lead Agency:	Local Agency		
File:	A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region		

LUST Region RV:

Facility ID:	93056	Employee ID:	2
Status:	Remedial action (cleanup) in progress		
Site Closed:	Not Closed		
Case Type:	Aquifer affected		

CORTESE:

Reg By:	LTNKA
Reg Id:	083302230T
Region:	CORTESE

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
17 SW 1/2-1 3784 Lower	**SHEARER'S SERV-UR-SELF** **323 IOWA** **RIVERSIDE, CA 92507**	**UST** **LUST** **Cortese** **HAZNET**	**U001576544** **N/A**

State LUST:

Facility Type	ACTIVE	Cross Street:	CENTER
Reg Board:	Santa Ana Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Aquifer affected		
Status:	Pollution characterization		
Abate Method:	Remove Free Product - remove floating product from water table		
Review Date:	06/19/1997	Confirm Leak:	Not reported
Workplan:	08/19/1991	Prelim Assess:	11/22/1991
Pollution Char:	03/19/1992	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	04/15/1991

SHEARER'S SERV-UR-SELF (Continued) **U001576544**

LUST Region 8:
Facility ID: 083301831T
Region: 8
Substance: GASOLINE
Cross Street: CENTER
Date Closed: Not reported
Status: Pollution characterization
Case Type: A
Lead Agency: Local Agency
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

LUST Region RV:
Facility ID: 91308
Employee ID: 2
Status: Remedial Investigation Phase
Site Closed: Not Closed
Case Type: Aquifer affected

CORTESE:
Reg By: LTNKA
Reg Id: 083301831T
Region: CORTESE

State UST:
Facility ID: 53279
Tank Num: 1
Container Num: 1
Tank Capacity: 10000
Year Installed: 1957
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Constrctn: 1/4 inches
Leak Detection: Pressure Test
Contact Name: ROBERT SHEARER
Telephone: (714) 683-9913
Total Tanks: 4
Region: Not reported
Facility Type: 1
Other Type: Not reported

Facility ID: 53279
Tank Num: 2
Container Num: 2
Tank Capacity: 1000
Year Installed: 1957
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Constrctn: 1/4 inches
Leak Detection: Pressure Test
Contact Name: ROBERT SHEARER
Telephone: (714) 683-9913
Total Tanks: 4
Region: Not reported
Facility Type: 1
Other Type: Not reported

Facility ID: 53279
Tank Num: 3
Container Num: 3
Tank Capacity: 4000
Year Installed: 1957
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Constrctn: 1/4 inches
Leak Detection: Pressure Test
Contact Name: ROBERT SHEARER
Telephone: (714) 683-9913
Total Tanks: 4
Region: Not reported
Facility Type: 1
Other Type: Not reported

SHEARER'S SERV-UR-SELF (Continued) **U001576544**

Facility ID:	53279		
Tank Num:	4	Container Num:	0000000001
Tank Capacity:	8000	Year Installed:	1957
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	1/4 inches
Leak Detection:	Pressure Test		
Contact Name:	ROBERT SHEARER	Telephone:	(714) 683-9913
Total Tanks:	4	Region:	Not reported
Facility Type:	1	Other Type:	Not reported

18
NNE
1/2-1
4545
Higher

TEXACO **Notify 65** **U000032929**
22045 BARTON ROAD **N/A**
COLTON, CA 92324

NOTIFY 65:

Date Reported:	Not reported	Staff Initials: Not reported
Board File Number:	Not reported	
Facility Type:	Not reported	
Discharge Date:	Not reported	
Incident Description:	92324-5001	

19
SW
1/2-1
4674
Lower

AMERIGAS PROPANE **LUST** **S102423965**
333 W LA CADENA DR **Cortese** **N/A**
RIVERSIDE, CA 92501

State LUST:

Facility Type	ACTIVE	Cross Street:	STEPHENS
Reg Board:	Santa Ana Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Preliminary site assessment underway		
Review Date:	03/25/1997	Confirm Leak:	07/11/1996
Workplan:	09/30/1996	Prelim Assess:	11/12/1996
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	07/16/1996

LUST Region 8:

Facility ID:	083302867T	Region:	8
Substance:	GASOLINE	Cross Street:	STEPHENS
Date Closed:	Not reported		
Status:	Preliminary site assessment underway		
Case Type:	Spill		
Lead Agency:	Local Agency		
File:	A file for this site IS NOT located atCA Regional Water Quality Control Board, Santa Ana Region		

LUST Region RV:

Facility ID:	960744	Employee ID:	2
Status:	Preliminary Assessment		
Site Closed:	Not Closed		
Case Type:	Aquifer affected		

AMERIGAS PROPANE (Continued) — **S102423965**

CORTESE:
Reg By: LTNKA
Reg Id: 083302867T
Region: CORTESE

20
NE
1/2-1
4828
Higher

22115 BARTON RD
GRAND TERRACE, CA 92324

Database(s): **CHMIRS** — **S100279249** — **N/A**

CHMIRS:

OES Control Number:	8905227	DOT ID:	1203
DOT Hazard Class:	Flammable liquid		
Chemical Name:	DIESEL FUEL		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	50
Environmental Contamination:	Air	Property Use:	Mercantile, Business
Incident Date:	10-MAR-89	Date Completed:	10-MAR-89

21
SW
1/2-1
4851
Lower

E-Z SERVE INC #0090
350 STEPHENS
RIVERSIDE, CA 92501

Database(s): **FINDS** **Cortese** — **1000131517** **CAD981661648**

CORTESE:
Reg By: LTNKA
Reg Id: 083300131T
Region: CORTESE

22
SW
1/2-1
5120
Lower

477 ELECTRIC AVE.
RIVERSIDE, CA 92507

Database(s): **CHMIRS** — **S100215626** — **N/A**

CHMIRS:

OES Control Number:	8800574	DOT ID:	Not reported
DOT Hazard Class:	Explosives		
Chemical Name:	EXPLOSIVES CLASS B & CLASS C		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	Not reported
Environmental Contamination:	Other	Property Use:	Residential
Incident Date:	07-MAR-88	Date Completed:	07-MAR-88

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
GRAND TERRACE	S102682754	CALIFORNIA SKATE	22080 COMMERCIAL DR	92324	DEHS Permit	
GRAND TERRACE	S102038817	INLAND TIMBER CO	21850 MAIN ST	92324	DEHS Permit	
GRAND TERRACE	S102038823	K/J PLATING INC	21750 MAIN ST	92324	DEHS Permit	
GRAND TERRACE	S102039511	AMERICAN MODULAR STRUCTUR	21516 MAIN ST	92324	DEHS Permit	
GRAND TERRACE	S102039536	RIVERSIDE HIGHLAND WTR CO	21700 MAIN ST	92324	DEHS Permit	
GRAND TERRACE	S102039542	TAYLOR LUMBER SVCS INC	21800 MAIN ST	92324	DEHS Permit	
GRAND TERRACE	S102039527	HOOD COMMUNICATIONS	21496 MAIN ST	92313	DEHS Permit, HAZNET	
GRAND TERRACE	S101481926	K & J ENTERPRISES	21750 MAIN ST	92324	Cal-Sites, HAZNET	36340037
GRAND TERRACE	S102681103	AG-LUCKY FARMS INC	0 PICO / TAYLOR ST	92324	DEHS Permit	
RIVERSIDE	S102816580	CALIFORNIA DESIGN	591 IOWA AVE STE A	92507	HAZNET	
RIVERSIDE	S100943589	RIVERSIDE INDUSTRIAL MEDICAL	2002 IOWA SUITE 104	92507	HAZNET	CAL000078706
RIVERSIDE	S103393794	CAMP YOUNG	25 MILES EAST OF INDIO(HWY 195/INTST 10)	92501	Cal-Sites	33970008
SAN BERNARDINO COUN	S102361991	BOLO STATION RAIL-CYCLE PROJECT	BLM LANDS		SWF/LF	36-AA-0330
SAN BERNARDINO COUN	S102362103	RICK GEISSLER	PO BOX 987		SWF/LF	36-TI-0344
SAN BERNARDINO COUN	S102362021	CHURCH STREET LANDFILL	NORTH END OF CHURCH ST., NORTH OF PION		SWF/LF	36-CR-0012
SAN BERNARDINO COUN	S102362023	COOLEY RANCH DISPOSAL SITE	SW OF MT. VERNON AVE., SB COUNTY.		SWF/LF	36-CR-0014
SAN BERNARDINO COUN	S102362034	HANNA FLAT OLD BURN DUMPSITE	NW. OF FAWNSKIN, N. OF BIG BEAR LAKE		SWF/LF	36-CR-0026
SAN BERNARDINO COUN	S102362008	WEST MAIN ILLEGAL DUMPSITE, HODGE	T9N, R3W SEC. 34 SBBM		SWF/LF	36-AA-0368
SAN BERNARDINO COUN	S102362048	SUPERIOR LAKE RANGE DISPOSAL SITE	SEVERAL SECTIONS OF T29S, R45E; T30S, R4		SWF/LF	36-CR-0040
SAN BERNARDINO COUN	S102362053	CHAMBLESS ILLEGAL DUMP/BURN SITE	1 MI SO OF NT HWY + CADIZ RD		SWF/LF	36-CR-0046
SAN BERNARDINO COUN	S102361972	COLOSSEUM GOLD MINE	YATES WELL RD EXIT NW OF I-15		SWF/LF	36-AA-0306

GEOCHECK VERSION 2.1 ADDENDUM
STATE DATABASE WELL INFORMATION

Water Wells:

Well Within 1/4 - 1/2 Mile of Target Property (Northern Quadrant)

Water System Information:

Prime Station Code:	02S/04W-05E02 S	User ID:	WAT
FRDS Number Number:	3310031096	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340135.6 1171944.0	Precision:	10 Feet (1/10 Second)
Source Name:	VAN BUREN WELL 02		
System Number:	3310031		
System Name:	Riverside, City of		
Organization That Operates System:	3900 MAIN STREET RIVERSIDE, CA 92522		
Pop Served:	245000	Connections:	58586
Area Served:	RIVERSIDE		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	12/06/1989	Findings:	.300 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	12/06/1989	Findings:	5.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12/13/1989	Findings:	6.500 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	12/13/1989	Findings:	2.100 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	12/13/1989	Findings:	12.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	12/13/1989	Findings:	1.100 UG/L
Chemical:	ATRAZINE		
Sample Collected:	03/23/1990	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	03/23/1990	Findings:	1.200 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	03/23/1990	Findings:	12.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	07/18/1990	Findings:	840.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/18/1990	Findings:	7.500
Chemical:	PH (LABORATORY)		
Sample Collected:	07/18/1990	Findings:	213.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	07/18/1990	Findings:	259.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/18/1990	Findings:	301.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	07/18/1990	Findings:	92.000 MG/L
Chemical:	CALCIUM		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	07/18/1990	Findings:	17.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/18/1990	Findings:	55.000 MG/L
Chemical:	SODIUM		
Sample Collected:	07/18/1990	Findings:	5.000 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/18/1990	Findings:	49.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/18/1990	Findings:	.500 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	07/18/1990	Findings:	525.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/18/1990	Findings:	6.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/24/1990	Findings:	17.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	07/24/1990	Findings:	6.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	06/10/1991	Findings:	7.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	06/10/1991	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	06/10/1991	Findings:	11.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	07/10/1991	Findings:	820.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/10/1991	Findings:	7.500
Chemical:	PH (LABORATORY)		
Sample Collected:	07/10/1991	Findings:	215.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	07/10/1991	Findings:	262.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/10/1991	Findings:	317.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	07/10/1991	Findings:	100.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	07/10/1991	Findings:	16.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/10/1991	Findings:	57.000 MG/L
Chemical:	SODIUM		
Sample Collected:	07/10/1991	Findings:	4.000 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/10/1991	Findings:	48.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/10/1991	Findings:	.500 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	07/10/1991	Findings:	.300 UG/L
Chemical:	BORON		
Sample Collected:	07/10/1991	Findings:	.170 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	07/10/1991	Findings:	500.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/10/1991	Findings:	4.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	01/10/1992	Findings:	15.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	04/02/1992	Findings:	15.300 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	04/02/1992	Findings:	2.600 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	09/04/1992	Findings:	15.300 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	09/04/1992	Findings:	2.300 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	09/04/1992	Findings:	17.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	06/08/1993	Findings:	16.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	09/17/1993	Findings:	760.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	09/17/1993	Findings:	7.500
Chemical:	PH (LABORATORY)		
Sample Collected:	09/17/1993	Findings:	205.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	09/17/1993	Findings:	250.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	09/17/1993	Findings:	500.000 UG/L
Chemical:	NITRATE NITROGEN (NO3-N)		
Sample Collected:	09/17/1993	Findings:	292.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	09/17/1993	Findings:	90.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	09/17/1993	Findings:	16.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	09/17/1993	Findings:	54.000 MG/L
Chemical:	SODIUM		
Sample Collected:	09/17/1993	Findings:	4.000 MG/L
Chemical:	POTASSIUM		
Sample Collected:	09/17/1993	Findings:	53.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	09/17/1993	Findings:	.700 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	09/17/1993	Findings:	300.000 UG/L
Chemical:	BORON		
Sample Collected:	09/17/1993	Findings:	480.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12/13/1993	Findings:	.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	03/03/1994	Findings:	22.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	03/03/1994	Findings:	1.800 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	03/03/1994	Findings:	14.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	03/03/1994	Findings:	.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	06/01/1994	Findings:	.800 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	09/07/1994	Findings:	6.600 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/07/1994	Findings:	13.350 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	09/07/1994	Findings:	7.690 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	09/07/1994	Findings:	8.530 PCI/L
Chemical:	URANIUM		
Sample Collected:	09/07/1994	Findings:	.370 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	03/10/1995	Findings:	8.760 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	03/10/1995	Findings:	2.210 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	03/10/1995	Findings:	8.950 PCI/L
Chemical:	URANIUM		
Sample Collected:	03/10/1995	Findings:	.370 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	06/05/1995	Findings:	630.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	06/05/1995	Findings:	7.600
Chemical:	PH (LABORATORY)		
Sample Collected:	06/05/1995	Findings:	160.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	06/05/1995	Findings:	160.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	06/05/1995	Findings:	230.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	06/05/1995	Findings:	73.000 MG/L
Chemical:	CALCIUM		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	06/05/1995	Findings:	13.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	06/05/1995	Findings:	50.000 MG/L
Chemical:	SODIUM		
Sample Collected:	06/05/1995	Findings:	5.300 MG/L
Chemical:	POTASSIUM		
Sample Collected:	06/05/1995	Findings:	48.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	06/05/1995	Findings:	.540 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	06/05/1995	Findings:	450.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	06/05/1995	Findings:	11.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/04/1995	Findings:	5.580 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	09/04/1995	Findings:	2.020 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	09/04/1995	Findings:	7.280 PCI/L
Chemical:	URANIUM		
Sample Collected:	09/04/1995	Findings:	1.290 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	03/08/1996	Findings:	.228 PCI/L
Chemical:	RADIUM 228 COUNTING ERROR		
Sample Collected:	03/08/1996	Findings:	7.700 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	03/08/1996	Findings:	2.420 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	03/08/1996	Findings:	.050 PCI/L
Chemical:	RADIUM 226 COUNTING ERROR		
Sample Collected:	03/08/1996	Findings:	9.260 PCI/L
Chemical:	URANIUM		
Sample Collected:	03/08/1996	Findings:	1.400 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	07/16/1996	Findings:	10.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	07/16/1996	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	07/16/1996	Findings:	1.000 PCI/L
Chemical:	RADIUM 226 COUNTING ERROR		
Sample Collected:	07/16/1996	Findings:	4.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	07/16/1996	Findings:	2.000 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	09/04/1996	Findings:	2.000 TON
Chemical:	ODOR THRESHOLD @ 60 C		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	09/04/1996	Findings:	680.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	09/04/1996	Findings:	7.500
Chemical:	PH (LABORATORY)		
Sample Collected:	09/04/1996	Findings:	173.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	09/04/1996	Findings:	211.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	09/04/1996	Findings:	232.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	09/04/1996	Findings:	72.100 MG/L
Chemical:	CALCIUM		
Sample Collected:	09/04/1996	Findings:	13.600 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	09/04/1996	Findings:	44.400 MG/L
Chemical:	SODIUM		
Sample Collected:	09/04/1996	Findings:	3.800 MG/L
Chemical:	POTASSIUM		
Sample Collected:	09/04/1996	Findings:	44.200 MG/L
Chemical:	CHLORIDE		
Sample Collected:	09/04/1996	Findings:	.850 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	09/04/1996	Findings:	2.700 UG/L
Chemical:	ARSENIC		
Sample Collected:	09/04/1996	Findings:	275.000 UG/L
Chemical:	BORON		
Sample Collected:	09/04/1996	Findings:	368.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	09/04/1996	Findings:	12.800 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/04/1996	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	09/04/1996	Findings:	2890.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	09/04/1996	Findings:	6.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	09/04/1996	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	09/04/1996	Findings:	7.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	09/04/1996	Findings:	2.000 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	12/09/1996	Findings:	5.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	12/09/1996	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	12/09/1996	Findings:	5.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	12/09/1996	Findings:	2.000 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	03/27/1997	Findings:	5.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	03/27/1997	Findings:	1.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	03/27/1997	Findings:	7.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	03/27/1997	Findings:	2.000 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	09/16/1997	Findings:	670.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	09/16/1997	Findings:	7.500
Chemical:	PH (LABORATORY)		
Sample Collected:	09/16/1997	Findings:	178.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	09/16/1997	Findings:	217.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	09/16/1997	Findings:	224.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	09/16/1997	Findings:	71.800 MG/L
Chemical:	CALCIUM		
Sample Collected:	09/16/1997	Findings:	12.700 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	09/16/1997	Findings:	41.500 MG/L
Chemical:	SODIUM		
Sample Collected:	09/16/1997	Findings:	2.700 MG/L
Chemical:	POTASSIUM		
Sample Collected:	09/16/1997	Findings:	47.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	09/16/1997	Findings:	.622 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	09/16/1997	Findings:	238.000 UG/L
Chemical:	BORON		
Sample Collected:	09/16/1997	Findings:	369.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	09/16/1997	Findings:	13.900 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/16/1997	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	09/16/1997	Findings:	3140.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

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

Water System Information:

Prime Station Code:	01S/04W-34L01 S	User ID:	TAN
FRDS Number Number:	3610014019	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340225.0 1171717.0	Precision:	100 Feet (one Second)
Source Name:	MAIN WELL - DESTROYED		
System Number:	3610014		
System Name:	CITY OF COLTON		
Organization That Operates System:			
	650 N LA CADENA DR		
	COLTON, CA 92324		
Pop Served:	42103	Connections:	8604
Area Served:	CITY OF COLTON		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	10/15/1986	Findings:	.900 UG/L
Chemical:	TRICHLOROETHYLENE		

Well Within 1/8 - 1/4 Mile of Target Property (Southern Quadrant)

Water System Information:

Prime Station Code:	02S/04W-06R01 S	User ID:	TAN
FRDS Number Number:	3610057010	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Standby Raw
Source Lat/Long:	340110.0 1171950.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL RN 07 - STANDBY		
System Number:	3610057		
System Name:	RIVERSIDE HIGHLAND WATER CO		
Organization That Operates System:			
	1450 WASHINGTON ST		
	COLTON, CA 92324		
Pop Served:	14542	Connections:	3873
Area Served:	GRAND TERR/HIGHGROVE-RIVERSIDE		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	12/05/1990	Findings:	2.800 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	12/05/1990	Findings:	1.600 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	12/05/1990	Findings:	860.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	12/05/1990	Findings:	7.800
Chemical:	PH (LABORATORY)		
Sample Collected:	12/05/1990	Findings:	235.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	12/05/1990	Findings:	287.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	12/05/1990	Findings:	342.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	12/05/1990	Findings:	95.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	12/05/1990	Findings:	18.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	12/05/1990	Findings:	54.000 MG/L
Chemical:	SODIUM		
Sample Collected:	12/05/1990	Findings:	5.000 MG/L
Chemical:	POTASSIUM		
Sample Collected:	12/05/1990	Findings:	57.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	12/05/1990	Findings:	.600 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	12/05/1990	Findings:	.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	12/05/1990	Findings:	485.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12/05/1990	Findings:	- 2.800
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	12/05/1990	Findings:	20.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12/05/1990	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	12/05/1990	Findings:	12.400
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	10/10/1991	Findings:	880.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	10/10/1991	Findings:	7.700
Chemical:	PH (LABORATORY)		
Sample Collected:	10/10/1991	Findings:	245.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	10/10/1991	Findings:	299.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	10/10/1991	Findings:	209.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	10/10/1991	Findings:	52.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	10/10/1991	Findings:	19.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	10/10/1991	Findings:	64.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	10/10/1991	Findings:	.500 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	10/10/1991	Findings:	.110 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	10/10/1991	Findings:	540.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	10/10/1991	Findings:	- 2.800
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	10/10/1991	Findings:	23.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10/10/1991	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	10/10/1991	Findings:	12.400
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	10/10/1991	Findings:	880.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	10/10/1991	Findings:	7.700
Chemical:	PH (LABORATORY)		
Sample Collected:	10/10/1991	Findings:	245.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	10/10/1991	Findings:	299.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	10/10/1991	Findings:	209.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	10/10/1991	Findings:	52.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	10/10/1991	Findings:	19.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	10/10/1991	Findings:	64.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	10/10/1991	Findings:	.500 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	10/10/1991	Findings:	.110 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	10/10/1991	Findings:	540.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	10/10/1991	Findings:	- 2.800
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	10/10/1991	Findings:	23.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10/10/1991	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	10/10/1991	Findings:	12.400
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	05/12/1992	Findings:	.700 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	05/12/1992	Findings:	.040 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	05/12/1992	Findings:	11.000 UG/L
Chemical:	DI-N-BUTYLPHTHALATE		
Sample Collected:	05/12/1992	Findings:	.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	06/22/1992	Findings:	.100 UG/L
Chemical:	DIBROMOCHLOROPROPANE (DBCP)		
Sample Collected:	06/29/1995	Findings:	22.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	08/29/1995	Findings:	860.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08/29/1995	Findings:	8.100
Chemical:	PH (LABORATORY)		
Sample Collected:	08/29/1995	Findings:	247.200 MG/L
Chemical:	TOTAL ALKALINITY (AS CACO3)		
Sample Collected:	08/29/1995	Findings:	301.600 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08/29/1995	Findings:	328.000 MG/L
Chemical:	TOTAL HARDNESS (AS CACO3)		
Sample Collected:	08/29/1995	Findings:	102.500 MG/L
Chemical:	CALCIUM		
Sample Collected:	08/29/1995	Findings:	19.300 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08/29/1995	Findings:	52.300 MG/L
Chemical:	SODIUM		
Sample Collected:	08/29/1995	Findings:	4.200 MG/L
Chemical:	POTASSIUM		
Sample Collected:	08/29/1995	Findings:	50.200 MG/L
Chemical:	CHLORIDE		
Sample Collected:	08/29/1995	Findings:	.500 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	08/29/1995	Findings:	239.000 UG/L
Chemical:	BORON		
Sample Collected:	08/29/1995	Findings:	493.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08/29/1995	Findings:	14.700 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10/02/1995	Findings:	19.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	01/26/1996	Findings:	13.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	09/30/1996	Findings:	.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	09/30/1996	Findings:	14.600 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10/02/1997	Findings:	20.300 MG/L
Chemical:	NITRATE (AS NO3)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Well Within 1/2 - 1 Mile of Target Property (Western Quadrant)

Water System Information:

Prime Station Code:	02S/04W-07C01 S	User ID:	33C
FRDS Number Number:	3301369001	County:	Riverside
District Number:	63	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340056.0 1172035.0	Precision:	100 Feet (one Second)
Source Name:	WELL 01		
System Number:	3301369		
System Name:	LA CADENA MUTUAL WATER CO		
Organization That Operates System:			
	270 STEVENS AVE		
	RIVERSIDE, CA 92506		
Pop Served:	25	Connections:	4
Area Served:	Not Reported		

GEOCHECK VERSION 2.1
PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

PWS SUMMARY:

PWS ID:	CA3301541	PWS Status:	Active	Distance from TP:	>2 Miles
Date Initiated:	June / 1977	Date Deactivated:	Not Reported	Dir relative to TP:	North
PWS Name:	RECHE CANYON RECHE CANYON 7201 ADAMS AVE COLTON, CA 92324				
Addressee / Facility:	System Owner/Responsible Party RECHE CANYON 7201 ADAMS AVENUE COLTON, CA 92324				
Facility Latitude:	34 04 26		Facility Longitude:	117 18 46	
City Served:	Not Reported				
Treatment Class:	Untreated		Population Served:	101 - 500 Persons	

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

Violations information not reported.

EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D018	BENZENE
F001	THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

FEDERAL ASTM RECORDS:

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

Date of Government Version: 11/10/98
Date Made Active at EDR: 01/29/99
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 12/29/98
Elapsed ASTM days: 31
Date of Last EDR Contact: 12/02/98

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

Date of Government Version: 12/31/98
Date Made Active at EDR: 01/18/99
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 01/13/99
Elapsed ASTM days: 5
Date of Last EDR Contact: 01/04/99

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

Date of Government Version: 10/08/98
Date Made Active at EDR: 01/08/99
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 12/29/98
Elapsed ASTM days: 10
Date of Last EDR Contact: 02/08/99

RCRIS: Resource Conservation and Recovery Information System
Source: EPA/NTIS
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 10/01/98
Date Made Active at EDR: 01/29/99
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 12/28/98
Elapsed ASTM days: 32
Date of Last EDR Contact: 01/25/99

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

Date of Government Version: 12/01/98
Date Made Active at EDR: 01/29/99
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 12/28/98
Elapsed ASTM days: 32
Date of Last EDR Contact: 12/22/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDERAL NON-ASTM RECORDS:

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

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

Date of Last EDR Contact: 12/21/98
Date of Next Scheduled EDR Contact: 03/22/99

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

Date of Government Version: Varies
Database Release Frequency: Varies

Date of Last EDR Contact: Varies
Date of Next Scheduled EDR Contact: N/A

FINDS: Facility Index System
Source: EPA/NTIS
Telephone: 703-908-2493
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: 09/30/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/23/98
Date of Next Scheduled EDR Contact: 03/29/99

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4526
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/97
Database Release Frequency: Annually

Date of Last EDR Contact: 01/25/99
Date of Next Scheduled EDR Contact: 04/26/99

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

Date of Government Version: 12/08/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/01/98
Date of Next Scheduled EDR Contact: 03/01/99

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

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

Date of Last EDR Contact: 11/23/98
Date of Next Scheduled EDR Contact: 02/22/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-260-3936
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: 09/22/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/03/98
Date of Next Scheduled EDR Contact: 02/15/99

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

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

Date of Last EDR Contact: 12/15/98
Date of Next Scheduled EDR Contact: 03/15/99

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

Date of Government Version: 03/31/95
Database Release Frequency: Annually

Date of Last EDR Contact: 02/16/99
Date of Next Scheduled EDR Contact: 04/19/99

TRIS: Toxic Chemical Release Inventory System
Source: EPA/NTIS
Telephone: 202-260-1531
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

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

Date of Last EDR Contact: 12/28/98
Date of Next Scheduled EDR Contact: 03/29/99

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-1444
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: 12/31/94
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 01/25/99
Date of Next Scheduled EDR Contact: 04/26/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM RECORDS:

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

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

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

Date of Government Version: 11/04/97
Date Made Active at EDR: 12/20/97
Database Release Frequency: Annually
Date of Data Arrival at EDR: 11/21/97
Elapsed ASTM days: 29
Date of Last EDR Contact: 02/02/99

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

Date of Government Version: 10/30/98
Date Made Active at EDR: 12/07/98
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 11/03/98
Elapsed ASTM days: 34
Date of Last EDR Contact: 12/08/98

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

Date of Government Version: 12/31/94
Date Made Active at EDR: 04/24/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 03/13/95
Elapsed ASTM days: 42
Date of Last EDR Contact: 12/02/98

CORTESE: Cortese
Source: CAL EPA/Office of Emergency Information
Telephone: 916-327-1848
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: 04/01/98
Date Made Active at EDR: 09/23/98
Database Release Frequency: Annually
Date of Data Arrival at EDR: 08/26/98
Elapsed ASTM days: 28
Date of Last EDR Contact: 02/03/99

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

Date of Government Version: 08/01/98
Date Made Active at EDR: 01/13/99
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 12/08/98
Elapsed ASTM days: 36
Date of Last EDR Contact: 02/08/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 01/25/99

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-255-4035
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/21/98
Date Made Active at EDR: 01/13/99
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/10/98
Elapsed ASTM days: 34
Date of Last EDR Contact: 12/21/98

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

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/08/99

CA UST:

UST: Hazardous Substance Storage Container Database
Source: State Water Resources Control Board
Telephone: 916-227-4408
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 01/22/99

FID: Facility Inventory Database
Source: California Environmental Protection Agency
Telephone: 916-445-6532
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

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

Date of Government Version: 10/05/98
Date Made Active at EDR: 01/13/99
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/08/98
Elapsed ASTM days: 36
Date of Last EDR Contact: 12/14/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA NON-ASTM RECORDS:

AST: Aboveground Petroleum Storage Tank Facilities
Source: State Water Resources Control Board
Telephone: 916-227-4382
Registered Aboveground Storage Tanks.

Date of Government Version: 09/16/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/08/99
Date of Next Scheduled EDR Contact: 05/10/99

HAZMAT: Hazmat Facilities
Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 04/17/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/23/98
Date of Next Scheduled EDR Contact: 02/22/99

HAZNET: Hazardous Waste Information System
Source: California Environmental Protection Agency
Telephone: 916-324-1781
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

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

Date of Last EDR Contact: 02/05/99
Date of Next Scheduled EDR Contact: 04/19/99

SOUTH BAY: South Bay Site Management System
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Groundwater pollution cases in the Santa Clara Valley where the regulatory lead is the San Francisco Bay Regional Water Quality Control Board.

Date of Government Version: 09/01/96
Database Release Frequency: Annually

Date of Last EDR Contact: 01/28/99
Date of Next Scheduled EDR Contact: 03/15/99

WDS: Waste Discharge System
Source: State Water Resources Control Board
Telephone: 916-657-1571
Sites which have been issued waste discharge requirements.

Date of Government Version: 09/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/23/98
Date of Next Scheduled EDR Contact: 02/22/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CALIFORNIA COUNTY RECORDS

ALAMEDA COUNTY:

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

Date of Government Version: 04/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/12/99
Date of Next Scheduled EDR Contact: 05/03/99

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

Date of Government Version: 10/01/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/12/99
Date of Next Scheduled EDR Contact: 05/03/99

CONTRA COSTA COUNTY:

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

Date of Government Version: 05/21/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/09/98
Date of Next Scheduled EDR Contact: 03/08/99

KERN COUNTY:

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

Date of Government Version: 09/03/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/07/98
Date of Next Scheduled EDR Contact: 03/08/99

LOS ANGELES COUNTY:

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

Date of Government Version: 09/30/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/11/99
Date of Next Scheduled EDR Contact: 04/12/99

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

Date of Government Version: 01/31/96
Database Release Frequency: Annually

Date of Last EDR Contact: 11/30/98
Date of Next Scheduled EDR Contact: 02/22/99

Site Mitigation List
Source: Community Health Services
Telephone: 213-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/20/98
Database Release Frequency: Annually

Date of Last EDR Contact: 11/23/98
Date of Next Scheduled EDR Contact: 02/22/99

MARIN COUNTY:

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

Date of Government Version: 12/01/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/10/99
Date of Next Scheduled EDR Contact: 05/10/99

NAPA COUNTY:

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

Date of Government Version: 10/27/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/21/98
Date of Next Scheduled EDR Contact: 03/22/99

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

Date of Government Version: 02/17/98
Database Release Frequency: Annually

Date of Last EDR Contact: 12/21/98
Date of Next Scheduled EDR Contact: 03/22/99

ORANGE COUNTY:

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

Date of Government Version: 07/14/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/14/98
Date of Next Scheduled EDR Contact: 03/15/99

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

Date of Government Version: 07/02/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/14/98
Date of Next Scheduled EDR Contact: 03/15/99

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

Date of Government Version: 08/26/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/14/98
Date of Next Scheduled EDR Contact: 03/15/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PLACER COUNTY:

MS: Master List of Facilities
Source: Placer County Health and Human Services
Telephone: 530-889-7335
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/21/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/28/98
Date of Next Scheduled EDR Contact: 03/29/99

RIVERSIDE COUNTY:

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

Date of Government Version: 10/07/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/25/99
Date of Next Scheduled EDR Contact: 04/26/99

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

Date of Government Version: 10/05/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/25/99
Date of Next Scheduled EDR Contact: 04/26/99

SACRAMENTO COUNTY:

Toxisite List
Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Date of Government Version: 02/02/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/15/98
Date of Next Scheduled EDR Contact: 05/10/99

ML: Regulatory Compliance Master List
Source: Sacramento County Environmental Management
Telephone: 916-875-8450
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 01/06/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/07/99
Date of Next Scheduled EDR Contact: 05/10/99

SAN BERNARDINO COUNTY:

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

Date of Government Version: 10/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/14/98
Date of Next Scheduled EDR Contact: 03/15/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN DIEGO COUNTY:

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

Date of Government Version: 07/01/98
Database Release Frequency: Annually

Date of Last EDR Contact: 12/02/98
Date of Next Scheduled EDR Contact: 03/01/99

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

Date of Government Version: 07/20/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/04/99
Date of Next Scheduled EDR Contact: 04/12/99

SAN FRANCISCO COUNTY:

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

Date of Government Version: 08/26/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/08/99
Date of Next Scheduled EDR Contact: 04/19/99

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

Date of Government Version: 11/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/16/98
Date of Next Scheduled EDR Contact: 02/15/99

SAN MATEO COUNTY:

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

Date of Government Version: 04/01/98
Database Release Frequency: Annually

Date of Last EDR Contact: 02/16/99
Date of Next Scheduled EDR Contact: 04/19/99

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

Date of Government Version: 10/02/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/99
Date of Next Scheduled EDR Contact: 05/03/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SANTA CLARA COUNTY:

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

Date of Government Version: 09/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/08/99
Date of Next Scheduled EDR Contact: 04/05/99

SOLANO COUNTY:

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

Date of Government Version: 12/02/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/01/98
Date of Next Scheduled EDR Contact: 02/22/99

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

Date of Government Version: 07/15/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/01/98
Date of Next Scheduled EDR Contact: 02/22/99

SONOMA COUNTY:

LUST Sites
Source: Department of Health Services
Telephone: 707-525-6565

Date of Government Version: 10/26/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/08/99
Date of Next Scheduled EDR Contact: 05/03/99

SUTTER COUNTY:

UST: Underground Storage Tanks
Source: Sutter County Department of Agriculture
Telephone: 530-741-7504

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/11/99
Date of Next Scheduled EDR Contact: 04/12/99

VENTURA COUNTY:

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

Date of Government Version: 09/24/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/21/98
Date of Next Scheduled EDR Contact: 03/22/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 09/30/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/21/98
Date of Next Scheduled EDR Contact: 03/22/99

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

Date of Government Version: 09/24/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/21/98
Date of Next Scheduled EDR Contact: 03/22/99

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

Date of Government Version: 06/01/97
Database Release Frequency: Annually

Date of Last EDR Contact: 11/30/98
Date of Next Scheduled EDR Contact: 03/01/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) LUST Records

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

Date of Government Version: 10/14/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/30/98
Date of Next Scheduled EDR Contact: 03/01/99

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

Date of Government Version: 10/28/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/28/99
Date of Next Scheduled EDR Contact: 04/19/99

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

Date of Government Version: 11/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/24/98
Date of Next Scheduled EDR Contact: 02/22/99

LUST REG 4: Underground Storage Tank Leak List
Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-7544

Date of Government Version: 08/13/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/05/99
Date of Next Scheduled EDR Contact: 04/05/99

LUST REG 5: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 07/22/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/11/99
Date of Next Scheduled EDR Contact: 04/12/99

LUST REG 6L: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

Date of Government Version: 07/14/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/15/99
Date of Next Scheduled EDR Contact: 04/12/99

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

Date of Government Version: 09/16/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/98
Date of Next Scheduled EDR Contact: 03/15/99

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

Date of Government Version: 11/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/30/98
Date of Next Scheduled EDR Contact: 03/01/99

LUST REG 8: (LUSTIS) Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

Date of Government Version: 10/22/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/13/99
Date of Next Scheduled EDR Contact: 04/12/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 06/25/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/29/99
Date of Next Scheduled EDR Contact: 04/26/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) SLIC Records

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

Date of Government Version: 10/14/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/30/98
Date of Next Scheduled EDR Contact: 03/01/99

SLIC REG 2: North and South Bay Slic Report
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 10/26/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/26/98
Date of Next Scheduled EDR Contact: 01/18/99

SLIC REG 3: SLIC Data
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/24/98
Date of Next Scheduled EDR Contact: 02/22/99

SLIC REG 4: SLIC Sites
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-7544
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/01/98
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/11/99
Date of Next Scheduled EDR Contact: 04/05/99

SLIC REG 5: SLIC List
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 10/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/01/99
Date of Next Scheduled EDR Contact: 04/12/99

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

Date of Government Version: 09/23/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/11/99
Date of Next Scheduled EDR Contact: 04/12/99

SLIC REG 8: SLIC List
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 10/31/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/15/99
Date of Next Scheduled EDR Contact: 04/12/99

SLIC REG 9: WDS NURD List
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2980

Date of Government Version: 11/21/96
Database Release Frequency: Annually

Date of Last EDR Contact: 12/11/98
Date of Next Scheduled EDR Contact: 03/08/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Historical and Other Database(s)

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

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

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

DELISTED NPL: NPL Deletions
Source: EPA.
Telephone: 703-603-8769
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: 10/08/98
Date Made Active at EDR: 01/08/99
Database Release Frequency: Semi-Annually
Date of Data Arrival at EDR: 12/29/98
Elapsed ASTM days: 10
Date of Last EDR Contact: 02/08/99

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

Date of Government Version: 11/10/98
Date Made Active at EDR: 01/29/99
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 12/29/98
Elapsed ASTM days: 31
Date of Last EDR Contact: 12/02/98

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-260-2805
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: 202-260-2805
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SWDIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

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

Sensitive Receptors: There are individuals 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.

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

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1996 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

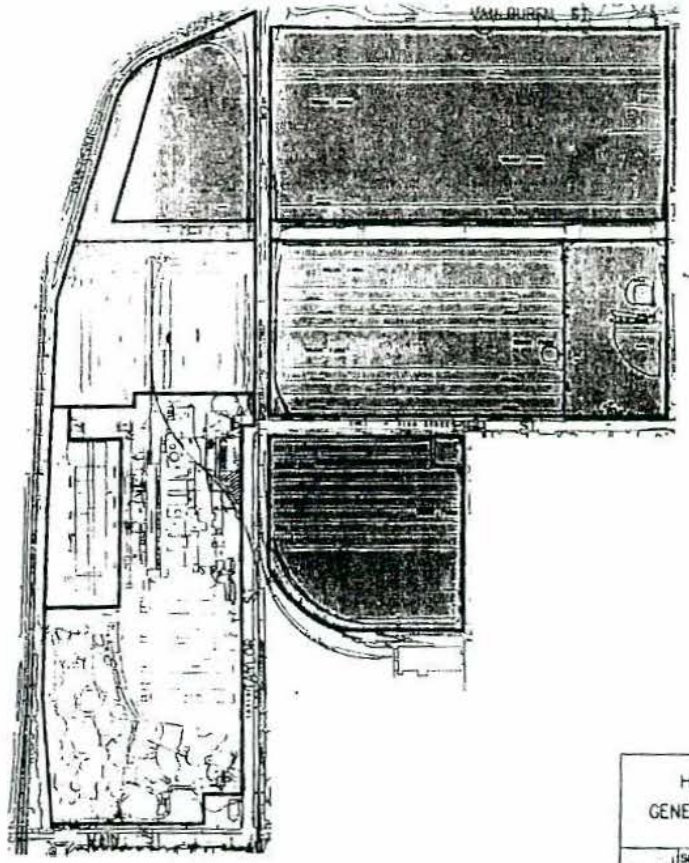
Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

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

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.

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

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



LAND USE LEGEND

FUEL OIL	7.46	ACRES
TRANSMISSION / DISTRIBUTION	7.03	ACRES
RESIDUAL	48.80	ACRES
DIVESTED	16.78	ACRES

HIGHGROVE
GENERATING STATION

SOUTHERN CALIFORNIA EDISON
CORPORATE REAL ESTATE

Phage : - 1

Privileged and Confidential

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT HIGHGROVE GENERATING STATION

May 1997

Submitted to
SOUTHERN CALIFORNIA EDISON COMPANY

Prepared by:

CH2M HILL

3 Hutton Centre Drive, Suite 200
Santa Ana, CA, 92707

Revision: Final

CONTENTS

APPENDICES

TABLES

FIGURE

EXECUTIVE SUMMARY

CH2M HILL has performed a Phase 1 Environmental Site Assessment at the Highgrove Generating Station (HGGS) property located at 12700 Taylor Street in Colton, California in substantial conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527 and the limitations described in Section 1 of this report. This assessment has revealed the following results in connection with the property. No other recognized environmental conditions or areas of potential concern were identified as a result of the Phase 1 ESA efforts.

Former Hazardous Waste Site—K & N Plating

The former hazardous waste site listed in the records search as the K & N Plating site is located across Taylor street, southeast of the HGGS. The site is listed in the CERCLIS database as having completed a screening site inspection and having a low priority for action. The presence of this site in the CIRLIS database and its proximity to the HGGS makes it an area of potential concern.

Surface Water Runoff—Cobb Company

Runoff from the Cobb Company to the HGGS was reported by Edison staff as having occurred in the past. The Cobb company is a door and window manufacturer located south of the HGGS, across Main Street. These surface water discharges from the Cobb Company could impact surface water or soil at the HGGS and as such, are identified as an area of potential concern.

Surface Water Runoff—Lumber Yard

Runoff from the lumber yard has been reported by Edison staff to flow to the Edison site and historic aerial photographs suggest flow patterns from the lumber yard toward the Edison site. Retail lumber could contain copper as a result of wood preserving. Therefore, stormwater discharges from the lumber yard located adjacent to K & N Plating and discharge areas are identified as an area of potential concern.

Retention Basins

Subsurface investigation of surface impoundments, including retention basins, is currently being conducted by Edison in response to a corporate-wide negotiated order from DTSC. The investigation will include soil chemistry and groundwater sampling at the retention basins. Past use of the retention basins warranted the on-going investigation, and because of the potential for subsurface contamination, the retention basins at the HGGS are identified as an area of potential concern.

Aboveground Storage Tanks

Review of existing investigation reports indicated that petroleum contamination exists at tank locations at shallow depths. The reports conclude that this petroleum contamination resulted from the practice of applying oil to tank subgrades as corrosion protection and from some localized spills outside the tanks. Reportedly, the contamination is not attributable to leaking tanks. The reports also conclude that the level of contamination

detected is not significant. The reports recommend that no remedial action be conducted. Although it was concluded in the reports that petroleum concentrations associated with the aboveground tanks were not significant, no regulatory concurrence documentation with this conclusion was available from Edison. Therefore, the presence of oil in soil at the tank areas are identified as a recognized environmental condition.

Pumphouse

Oil staining was observed on the floor of the pumphouse near the tank area. A UST closure report indicated that a 39,000-gallon tank in this pumphouse had leaked and the oil had leaked through the concrete laterally. Based on samples collected at the site, it was concluded by the San Bernardino Department of Environmental Health Services that no further action was required and that the UST could be closed. However, no samples were collected from beneath the pumphouse during the investigation, and other leaks or spills could have occurred resulting in such oil staining. It is possible that petroleum contamination may be present beneath the pumphouse. Therefore, the soils beneath the pumphouse area are identified as an area of potential concern.

Transformers

The transformers currently contain oil which is documented to have less than 50 ppm PCBs. The transformers were reported to have contained oil with higher concentrations of PCBs before 1976. It is possible that spillage or releases of PCB-containing transformer oil could have occurred. Because of the potential for past releases of PCBs, the areas around the transformers are identified as an area of potential concern.

Stormwater and Wastewater

Documented copper exceedances in stormwater and wastewater discharges at the HGGS are identified as a recognized environmental condition.

Pipelines

Subsurface and aboveground pipelines have been used to convey fuel oil from the tanks to the powerblock and they have never been leak-tested. Therefore, soil around the pipelines at the HGGS are identified as an area of potential concern.

Oil/Water Separator

The oil/water separator at the HGGS was observed to be belowgrade and consists of concrete with no visible lining or secondary containment. There was also no visible or reported leak detection system for the oil/water separator. Because concrete is relatively porous and seams or cracks can leak, the area beneath and around the oil/water separator is identified as an area of potential concern.

Septic Tanks

Septic tanks at the HGGS were reported by Edison staff to receive wastewater from lavatory facilities. Because the site is an industrial facility and hazardous materials are used at the facility, it is possible that, at some time in the past, hazardous materials could have been washed into the septic system from lavatories or sinks at the facility. Because of this

potential for a release of hazardous substance to the septic systems, the septic tank systems are identified as an area of potential concern.

Powerblocks

Oil staining was observed on the floors of the powerblock around oil-containing equipment such as lube oil pumps and tanks. No records of soil sampling or spills in this area were available from Edison. Because the oil could have seeped through cracks or joints in the concrete or through pores in the concrete, it is possible that there may be contaminated soils beneath the powerblock area. As such, oil staining in the powerblock area is identified as an area of potential concern.

Cooling Towers

Edison staff reported that wood and concrete in the cooling towers at HGGS can accumulate metals, such as arsenic, as a result of natural concentrations of such metals in the feed-water and changes in water chemistry which occur within the cooling towers. It is possible that soils in the area of the cooling towers may be contaminated as a result of such metals accumulations in the cooling tower areas. Therefore, the cooling tower areas are identified as an area of potential concern.

SECTION 1

INTRODUCTION

CH2M HILL conducted a Phase 1 Environmental Site Assessment (ESA) of the Highgrove Generating Station (HGGS) at the request of Southern California Edison Company (Edison). This report presents the results of the Phase 1 assessment activities.

1.1 OBJECTIVES

This Phase 1 environmental site assessment is the initial task in the environmental liability assessment template approach, designed by CH2M HILL and Edison to achieve the following objectives:

- Provide factual information that may be considered in an appraisal of the station and adjacent property
- Provide factual information that may then be factored into an application for rate recovery in connection with environmental conditions at the station
- Assist in providing full disclosure of environmental conditions to prospective buyers of the station

This assessment has been completed in substantial conformance with the American Society for Testing and Materials (ASTM) E 1527-94 - Phase 1 Assessment Standard Process. The ASTM process is defined as good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate, with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and petroleum products. The primary focus of the phase 1 process is to identify recognized environmental conditions. The term "recognized environmental conditions" means, *the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

Areas that do not satisfy the ASTM definition of a Recognized Environmental Condition but, for the reasons presented below, are recommended for investigation as part of the Phase II ESA, are identified in this report as "Areas of Potential Concern."

1.2 SPECIAL TERMS AND CONDITIONS

This report has been prepared for the exclusive use of Edison for specific application to the property as described in the report and for the purpose of evaluating the potential environmental liability associated with the HGGS. No warranty, expressed or implied, is made. CH2M HILL makes no representation regarding whether this investigation constitutes "all appropriate inquiry into the previous ownership and uses of this property consistent with good commercial or customary practice" as defined in Section 101(35)(B) of CERCLA. There are no beneficiaries of this report other than Edison and no third party is entitled to rely upon this report without the written authorization of CH2M HILL and a written agreement limiting CH2M HILL's liability.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

CH2M HILL is not responsible for any claims, damages, or liabilities associated with the interpretation of these findings or reuse of the analysis, associated site data, or recommendations, without the express written authorization of CH2M HILL.

Limitations of this assessment may not be altered or waived without written consent of CH2M HILL.

It was beyond CH2M HILL's authorized scope of work to review: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) identification or delineation of jurisdictional wetlands; (6) issues associated with worker health and safety; (7) issues pertaining to compliance with environmental regulations; (8) liabilities associated with the offsite management of solid or hazardous wastes; (9) records beyond the Environmental Risk Information and Imaging Services (ERIIS) to search electronic environmental databases and readily available Edison files or conduct interviews with owners and occupants beyond the Edison staff identified in Section 4.1 of this report or interviews with local government officials. The exclusion of the above items is not a representation of the relevance of these nonscope considerations to the subject property.

This is a technical report and is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state, or federal governmental agencies.

This report is based, in part, on unverified information supplied to CH2M HILL from several Edison sources during the project research. CH2M HILL does not guarantee the completeness or accuracy of that information.

CH2M HILL assumes no responsibility for conditions we are not authorized to investigate, or conditions not generally recognized as environmentally unacceptable when services were performed.

In connection with the Phase 1 ESA, CH2M HILL has not performed any surface or subsurface sampling, and, therefore, this report does not reach final conclusions regarding the absence, or presence, of surface or subsurface contamination.

Any opinions or recommendations presented herein apply to site conditions existing when services were performed. CH2M HILL is unable to report on, or accurately predict, events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.

No investigation is thorough enough to exclude the presence of hazardous substances at a given site. If hazardous substances or hazardous conditions have not been identified during the assessment, such a finding should not, therefore, be construed as a guarantee of the absence of such substances or conditions.

SECTION 2

SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The Highgrove Generating Station is located at 12700 Taylor Street in Colton, California. A general plot plan and aerial photograph (taken in 1993) of the facility are shown in Appendix A. A copy of the current USGS 7.5 minute series topographical map showing the facility location is included in Appendix A.

According to Edison maps, the HGGS consists of Lots 39, 40, 41, 42, and portion of Lot 43 of east Riverside Land Company Subdivision of Section 5, Township 2 south, Range 4 west, S.B.B. & M. as per map book 6 page 44 and portions of E2 Section 6, Township 2 south, Range 4 west, S.B. B. & M.

2.2 SITE VICINITY CHARACTERISTICS

The topography in the site vicinity is generally flat. The northern three quarters of the station contain little vegetation. The southern one quarter of the station is a park area with grass, trees, a creek, and a pond. The creek and pond receive stormwater drainage from the southern portion of the station and from properties located south and east of the southern portion of the station. To the west is the Gauge Canal, which flows from north to south and is a tributary to the Santa Ana River, which lies further to the west. The grade of the station is generally from the northeast to the southwest. Land use in the area is mixed agricultural, light industrial, and residential. The nearest residences are located southeast of the station, approximately one block east of the station entrance on Main Street. The property is "L" shaped with the northeast portion extending eastward. The northeast portion of the property is owned by Edison and currently leased for agricultural use. This portion of the property contains an irrigation well that is used to irrigate crops on the property.

Vacant land is located directly north of the HGGS. Located south of the facility is a City Water Pumphouse and Main Street, south of which is the Cobb Company, a door and window manufacturer. The property's western boundary is adjacent to Gauge Canal and an Atchison Topeka and Santa Fe railroad line, west of which is an aluminum recycler and a construction contractor's storage yard. To the east of the property is a Southern Pacific Rail line, agricultural land, and lumber yard at the southeastern corner. To the south of the facility is the K& N Plating Company. A small shopping mall is located to the northeast of the facility.

2.3 ROADS AND OTHER SITE IMPROVEMENTS

The developed HGGS has numerous structures comprising the current physical characteristics of the site. The primary construction occurred from approximately 1952 to 1955. The main station is comprised of four power generation units and ancillary structures (see plot plan, Appendix A). The main station was reported to have not changed significantly since its original construction. In addition to the main station, a former Edison research and testing facility is located at the HGGS. This facility was reported to have been used for research and development of alternative energy sources.

2.4 REPORTED ENVIRONMENTAL LIENS AND LITIGATION

CH2M HILL requested the following information from Edison representatives:

- Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the site.
- Any pending, threatened, or past litigation relevant to past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site.
- Any notices from any governmental entity regarding any possible violation of environmental law or possible liability relating to hazardous substances or petroleum products.

Edison did not report any current environmental liens against the HGGS. Edison disclosed that they were currently under a negotiated order with the California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC) to verify that their retention basins have not contributed to contamination of soils or groundwater. This order was negotiated on a company-wide basis and applies to all of its California power generation facilities. No pending, threatened, or past litigation or administrative proceedings relating to the release of hazardous substances or petroleum products at the HGGS were identified by Edison.

2.5 CURRENT USES OF THE PROPERTY

The current use of the subject property is an electric generating facility comprising four gas/oil fueled electric generating units (see Appendix A). The HGGS has various storage tanks, equipment, and structures designed to contain several petroleum products. These petroleum products include fuel oil, lube oil, diesel fuel, and waste oil. A complete inventory of the equipment and storage tanks containing petroleum products is included in Appendix B.

Other processes exist at the HGGS that utilize hazardous substances and/or generate hazardous wastes. An inventory of hazardous materials storage containers and quantities is included in Appendix B. The predominant structures located on the property include large aboveground steel tanks storing petroleum products; process units that include boilers, tanks, and various mechanical equipment and vessels; lined retention basins;

cooling towers; and buildings used for offices, training, and control and maintenance operations. Four wells supply cooling water for the generating units. The electrical substation for the HGGS is located to the west of the main station facilities.

2.6 PAST USES OF THE PROPERTY

Review of existing records for the property indicates that the HGGS is a former agricultural area. Historical records indicate that the first development activity on the station appeared in 1952 when Cal Electric started construction of the current Edison HGGS. After this date, the property continued to be used by Edison for electric generation.

2.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

The past use of the adjoining property surrounding HGGS was agricultural. The areas were developed as light industrial since the construction of the station. Based on a review of historic aerial photos:

- Land to the southeast of the station was observed in aerial photos to be agricultural until some time between 1971 and 1977, when the existing metals plating facility was constructed.
- Land to the south of the station appeared to be agricultural until sometime between 1971 and 1977, when the existing window manufacturing facility was constructed.
- Land to the east of the station appeared to be agricultural until some time between 1967 and 1971 , when the existing lumber yard was constructed.
- Land to the north of the station appeared to be vacant or agricultural in all aerial photos reviewed.
- Land to the west of the station appear to be agricultural use until some time between 1977 and 1982 when the area was used for aluminum recycling area construction equipment storage, as it currently is today. Prior to 1977, the area west of the station appears to have been used for equipment storage or staging of activities related to agricultural operations.

SECTION 3

RECORDS REVIEW

3.1 ENVIRONMENTAL RECORD SOURCES

The environmental records review was performed in CH2M HILL during the month of June 1996. The findings and results of this review are discussed in this Section.

3.1.1 Standard ASTM Environmental Record Sources

The purpose of the records review was to obtain and review records that would help identify recognized environmental conditions and areas of potential concern in connection with the HGGS property. CH2M HILL utilized an electronic database search to efficiently perform a records search of reasonably ascertainable electronic environmental databases, including the standard state and federal sources, to conform with the minimum database search requirements of the ASTM Standard Practice (see Table 3-1). Note that this database search performed as part of this Phase I ESA did not include a regulatory agency file review of reports and documentation that may be available from local regulatory agency offices including EPA, DTSC, RWQCB, fire department, and building department.

The ASTM standard practice list of regulatory databases to be reviewed, including the approximate minimum search distances and the resulting number of sites and features found within the ASTM search distance measured from the center of the HGGS property, is provided in Table 3-1.

Table 3-1
STANDARD ENVIRONMENTAL RECORD SOURCES

Record Sources †	Approximate Minimum Search Distance	# of Sites Found
Federal NPL site list	1.0 mile	0
Federal CERCLIS list	0.5 mile	1
Federal RCRA TSD facilities list	1.0 mile	0
Federal RCRA generators list	property & adjoining	1
Federal ERNS list	property only	0
State lists of hazardous waste sites Identified for investigation or remediation (NPL and CERCLIS equivalents)	1.0 mile	11

Table 3-1 STANDARD ENVIRONMENTAL RECORD SOURCES		
Record Sources †	Approximate Minimum Search Distance	# of Sites Found
State landfill and/or solid waste disposal site lists	0.5 mile	0
State leaking UST lists	0.5 mile	2
State registered UST lists	property & adjoining	1
TOTAL		16
† Note: Definitions of the record sources are provided in the Database Reference Guide in Appendix C.		

For the above-referenced ASTM search parameters, the database report identified 13 known sites or features of environmental significance within the ASTM standard search distances. These sites are summarized in Table 3-2.

Table 3-2 SITES OF ENVIRONMENTAL SIGNIFICANCE (ASTM Search Parameters)	
Record Sources †	Site(s) Found ††
Federal CERCLIS list	K & N Plating 21750 Main Street, Colton
Federal RCRA generators list **(RCRIS-LG)**	Southern California Edison Company Highgrove Generating Station 12700 Taylor Street, Colton
State lists of hazardous waste sites Identified for investigation or remediation (NPL and CERCLIS equivalents) **(HWS)**	Southern California Edison Company Highgrove Generating Station 12700 Taylor Street, Colton K & J Enterprises 21750 Main Street, Colton Duggan, Charles E. Company 160 Commercial Avenue, Riverside Niagara Chemical Division #2 160 Commercial Avenue, Riverside Washburn & Bell #2 807 Center Street, Riverside Wilden Pump & Engineering 22069 Van Buren Street, Colton Orkin Exterminating Co. Inc. #3 12032 La Crosse Avenue, Colton Casey, George F. Co. #2

Table 3-2
SITES OF ENVIRONMENTAL SIGNIFICANCE (ASTM Search Parameters)

Record Sources †	Site(s) Found ††
	21801 Barton Road, Colton Western States Refining 561 Iowa Avenue, Riverside Walton W.B. Enterprises Inc. 561 Iowa Avenue, Riverside K & N Engineering, Inc. 561 Iowa Avenue, Riverside
State leaking UST lists	LVW Brown Estates Inc. 859 Center Street, Riverside Circle K Store #0311. 1091 Center Street, Riverside
State registered UST lists (RST)	Southern California Edison Company Highgrove Generating Station 12,700 Taylor Street, Colton Status: 7 tanks - active

† Note: Definitions of the record sources are provided in the Database Reference Guide in Appendix C.
†† Details of the facilities found are included in Appendix C.

3.1.2 Supplemental Environmental Record Sources

To supplement the information obtained in the ASTM-required database records search, CH2M HILL performed a supplemental database search that included: (1) larger search distances for those databases required by ASTM and (2) additional databases not specified by ASTM. A summary of the databases, search distances, and the number of sites identified as part of this supplemental regulatory database search is provided in Table 3-3. The locations of the sites identified from the records search are shown in Figure 3-1.

Table 3-3
SEARCH RADIUS STATISTICAL PROFILE

Record Sources†	Radius (mi.)	Property-1/4	1/4-1/2	1/2-1	>1	Total
NPL	1	0	0	0		0
RCRIS_TS	1	0	0	0		0
CERCLIS	1	1	0	0		1
NFRAP	1	0	0	0		0
RCRIS_LG	1	2	0	1		3
RCRIS_SG	1	0	0	4		5

Table 3-3
SEARCH RADIUS STATISTICAL PROFILE

Record Sources†	Radius (mi.)	Property-1/4	1/4-1/2	1/2-1	>1	Total
DOCKET	1	0	0	0		0
TRI	1	0	0	0		0
FRDS	1	0	0	0		0
ERNS	1	0	0	0		0
FINDS	0.25	2	0	0		2
OPENDUMP	insufficient data	-	-	-		0
NUCLEAR	insufficient data	-	-	-		0
HWS	1	2	3	6		11
LRST	1	0	2	4		6
SWF	1	0	0	0		0
RST	1	2	6	11+1unplottable		20
CORTS	1	1	0	3		4
HWIS	1	2	2	4+1unplottable		9
SPILLS	1	0	0	1		1
OGW	1	0	0	0		0
SWAT	1	0	0	0		0
WDS	1	1	1	0		2
TOTALS		13	14	37	0	64

†Note: Definitions of the record sources are provided in the Database Reference Guide in Appendix C.

Table 3-4 provides a summary of the environmentally significant sites and features arising from the supplemental electronic database search within a radius of 1 mile.

A more detailed description of the environmentally significant sites found in the search, including the owner's name, facility names, addresses, distance, and direction from the HGGS and the current status of the environmental conditions, are provided in Appendix C/

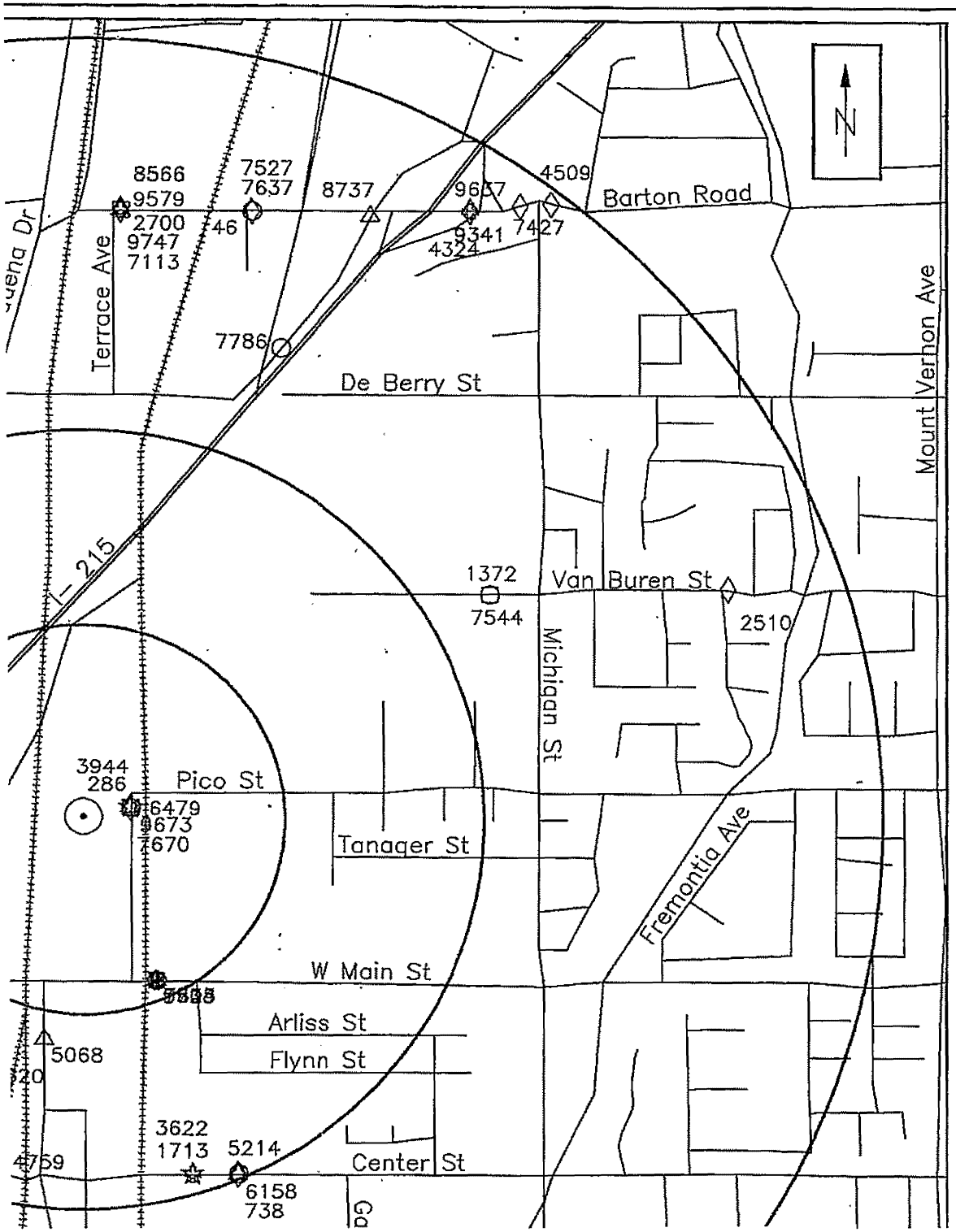
The detailed database findings in Appendix C include a category of "unplottable" sites that could not be mapped on Figure 3-1 because the database information was not accurate enough to positively identify the site locations. These sites have been checked manually for actual locations and are included in the above tables, if appropriate.

Table 3-4 SITES OF ENVIRONMENTAL SIGNIFICANCE (Additional Records Search)	
Record Sources †	**Site(s) Found ††**
Federal NPL site list: **NPL** - Federal National Priorities List	None
Federal CERCLIS list: **CERCLIS** - Comprehensive Response Environmental Compensation, and Liability Information System	None
Federal RCRA TSD Facilities list: **RCRIS - TS** - Federal RCRA Hazardous Waste Treatment Storage or Disposal Facilities	None
Federal RCRA generators list: **RCRIS - LG** Federal RCRA Large Quantity Generators List	None
Federal RCRA generators list: **RCRIS-SG** Federal RCRA Small Quantity Generators List	None
Federal ERNS list: **ERNS** - Emergency Response Notification System	None
State lists of hazardous waste sites identified for investigation or remediation (NPL or CERCLIS equivalent): **HWS** - California Calsites report.	None
State landfill and/or solid waste disposal site list: **SWF** - California Solid Waste Information System	None
State leaking UST list: **LRST** - California Leaking Underground Storage Tank Report	None
State registered UST list: **RST** - State Registered UST Lists	None
NFRAP - Archived Federal CERCLIS sites - No Further Remedial Action Planned.	None
DOCKET - Federal Civil Enforcement Docket - civil judicial cases filed on EPA's behalf by the Department of Justice.	None
TRI - Federal Toxic Release Inventory - industrial release and/or transfer of toxic chemicals as reportable under SARA Title III.	None
FRDS - Federal Reporting Data System - water supply wells.	None

Table 3-4
SITES OF ENVIRONMENTAL SIGNIFICANCE
(Additional Records Search)

Record Sources †	Site(s) Found ††
FINDS - Federal Facility Index System - all facilities tracked by EPA.	None
OPENDUMP - Federal Open Dumps Report.	None
NUCLEAR - Federal Nuclear Power Facilities - inventory of licensed and active nuclear power plants.	None
CORTS - California Cortese List (Hazardous Waste and Substance List)	None
HWIS - California Hazardous Waste Information System	TM Cobb Company 902 Transit Avenue, Riverside
SPILLS - California spills, leaks, investigations, and cleanups report	None
OGW - California Oil and Gas Well Report	None
SWAT - California Solid Waste Assessment Test	None
WDS - California Waste Discharge System	Southern California Edison Company Highgrove Generating Station 12,700 Taylor Street, Colton

† Note: Definitions of the record sources are provided in the Database Reference Guide in Appendix C.
†† Details of the facilities found are included in Appendix C.



E R I S

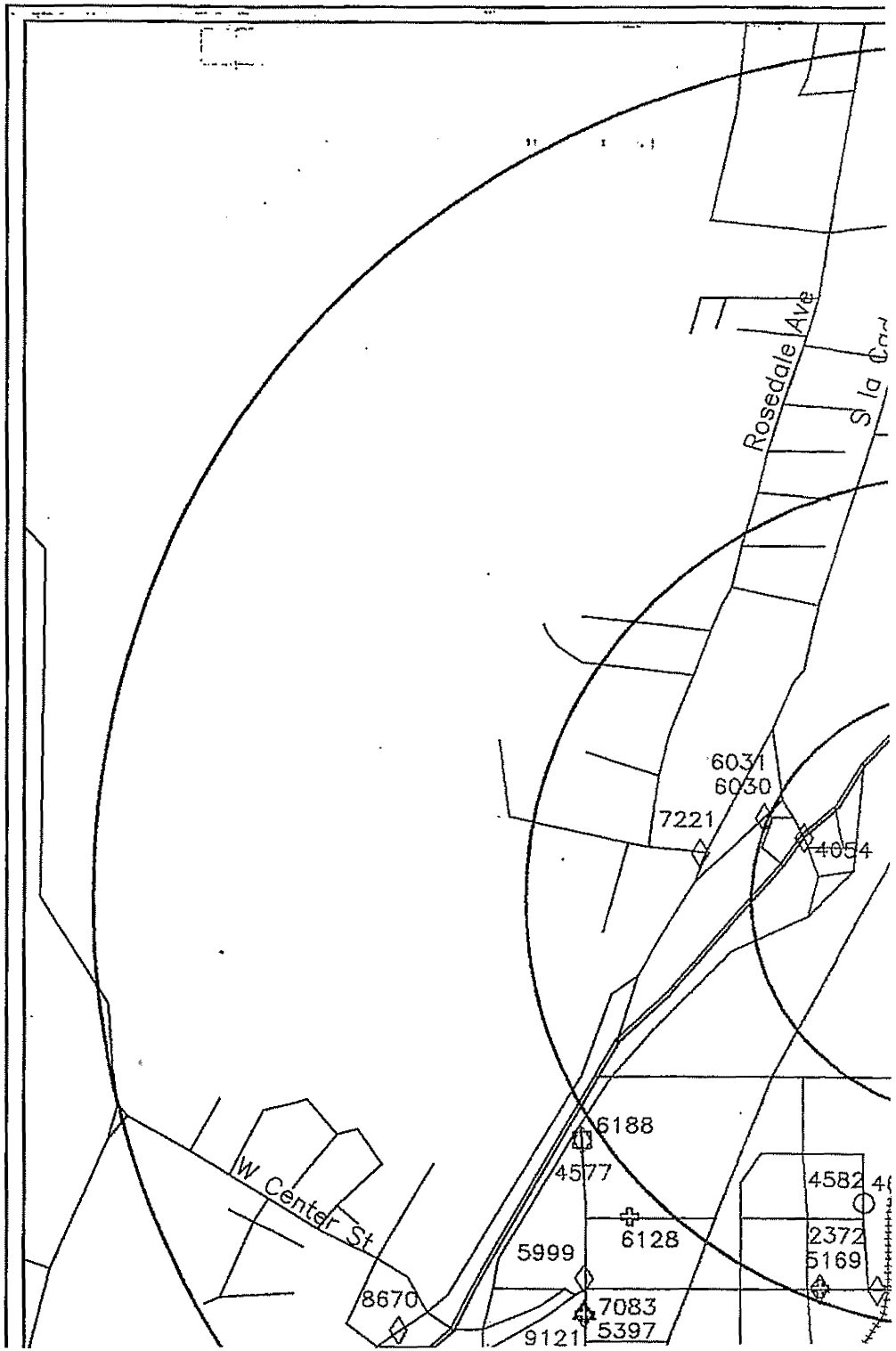
505 Huntmar Park Dr, Suite 200
Herndon, VA 22070
(703)834-0600 (800)989-0402
FAX: (703)834-0606

SITE INFORMATION

12700 Taylor Street
Colton, CA
San Bernardino County
Job Number: 89517A
Map Plotted: May 28, 1996

MAP LEGEND

- Site
- Radii 1/4, 1/2, 1 Mi
- Hydrography
- Railroads
- Roads
- Highways
- NPL 0 Sites
- RCRIS_TS 0 Sites
- CERCLIS 1 Site
- NFRAP 0 Sites
- RCRIS_LG 3 Sites
- RCRIS_SG 4 Sites
- TRI 0 Sites
- FRDS 0 Sites
- ERNS 0 Sites
- HWS 11 Sites
- LRST 6 Sites
- SWF 0 Sites
- RST 19 Sites
- CORTS 4 Sites
- SPILLS 1 Site
- SWAT 0 Sites
- OGW 0 Sites
- HWIS 8 Sites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W Center St
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6128
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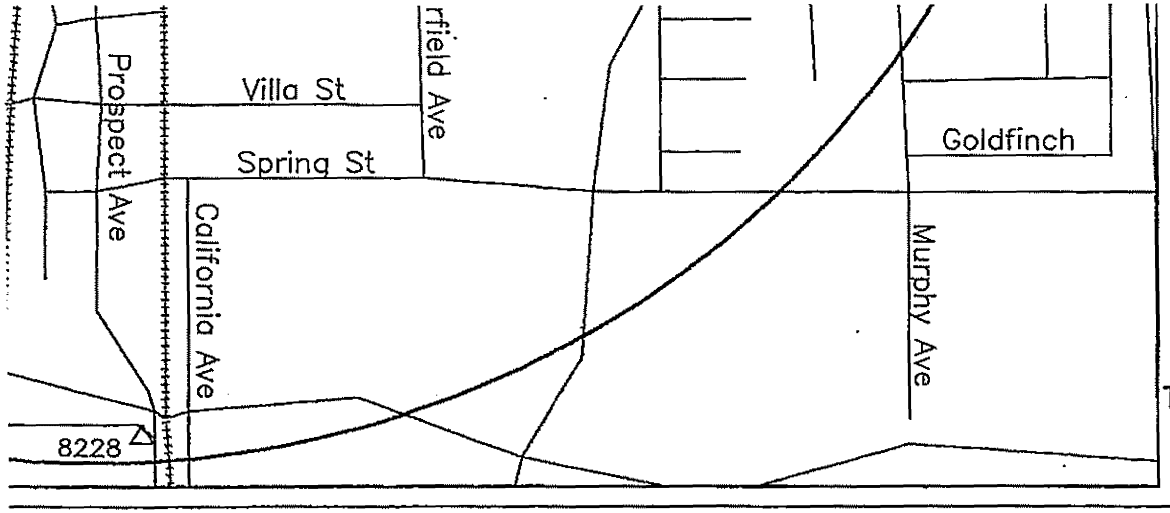
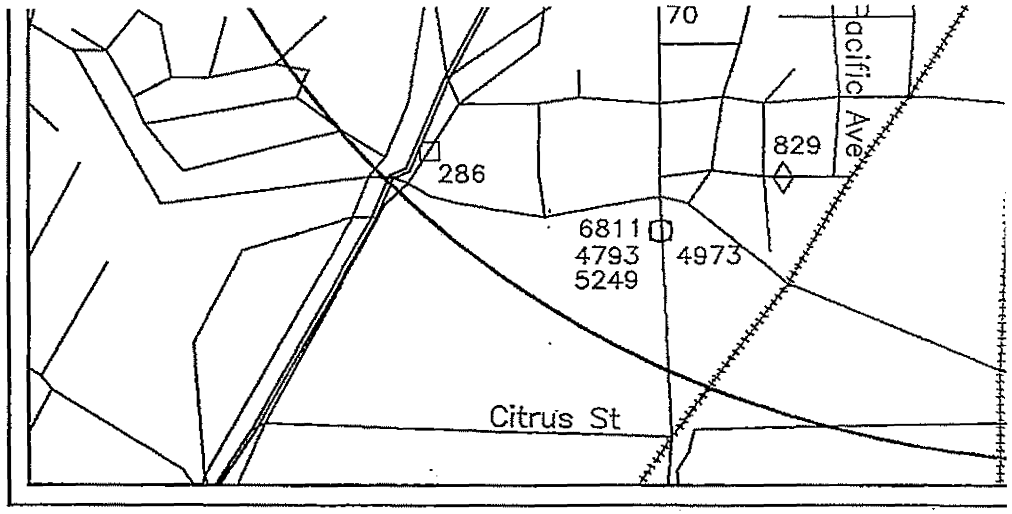
7083
5397
9121
4582
2372
5169



☆ WDS 2 Sites

Miles

0 0.25 0.5


70
Pacific Ave
829
286
6811
4793
5249
4973
Citrus St

3.2 EDISON RECORDS REVIEW

The following is a list of existing environmental records provided by Edison and reviewed by CH2M HILL prior to the site reconnaissance and during the preparation of this report.

- Spill Prevention and Countermeasure Plan—Highgrove Generating Station, dated December 1994.
- Business Emergency/Contingency Plan.
- Waste Discharge Requirements for the Southern California Edison Company, Highgrove Generating Station, Order No. 94-45 (NPDES No. CA 0001555), dated September 2, 1994.
- Highgrove Generating Station PCB Equipment List, dated November 20, 1980.
- Baseline Tank Study, Above Ground Storage Tanks 1, 2, 3 and Day Tanks 1 and 2, Highgrove Generating Station, dated February 19, 1996.
- San Bernardino County Fire Department Hazardous Materials Division Annual Invoice for Permit Fees, dated April 30, 1996.
- UST Permit Applications, forms A & B, October 3, 1994, for tanks 154R (100-gallon double-wall fiberglass unlined oil), 155R (100-gallon, double-wall, fiberglass unlined oil), 159 (2,100-gallon, single-wall, bare steel unlined oil), 160 (2,100-gallon, single-wall, bare steel unlined oil), 161 (2,100-gallon, single-wall, bare steel unlined oil), and 162 (2,100-gallon, single-wall, bare steel unlined oil).
- Packet titled Tank 154 containing a database input sheet for the UST database; a San Bernardino County Environmental Health Services Department Permit for a UST (Interim Status) expiration date May 30, 1988; a letter from William R. West to Lynette Reichert of the County of San Bernardino Environmental Health Services requesting a change in a UST monitoring plan for a 39,000-gallon No. 6 fuel oil tank dated January 13,1987; two letters from Leak Alert Service Company regarding startup and calibration of alarm panels LA-16, LA-04, LA-08, and LA-04; a letter from Lynette Reichert of the County of San Bernardino Environmental Health Services conditionally approving a monitoring proposal for a UST at Highgrove; and a purchase requisition for Spencer and Jones to install one tank, remove one tank, fabricate inner tank for four 100-gallon lube oil tanks, and install monitoring systems dated September 2, 1986.
- Packet titled Tank 155 with same items as packet titled Tank 154.
- Packet titled Tank 158 with same items as packet titled Tank 154 plus a letter from Wendell Suyama of Edison to Lynette Reichert of the County of San Bernardino Department of Environmental Health Services regarding a UST closure report for Tank 158 (an underground fuel oil transfer tank); a UST closure report for tank 158; and a letter from the County of San Bernardino Department of Environmental Health Services to Edison concurring that no further remedial action is necessary in the vicinity of Tank 158.

Collectively, these reports provided general background information regarding the generating station and the operations at this station. However, there was minimal information in the reports regarding potential environmental contamination or recognized environmental conditions.

The significant findings in these reports indicated that investigation of subsurface contamination potentially caused by the aboveground storage tanks at the HGGS site has been completed. The reports suggested that petroleum contamination was present in shallow soils beneath the fuel storage tanks as a result of applying asphalt cement to the soils for corrosion protection during tank construction. The reports concluded that the petroleum hydrocarbon levels identified in soil in these areas was not of concern.

Additionally, it was reported that the transfer tank (tank 158) had apparently leaked, resulting in some soil contamination near the subsurface pump station between the oil storage tanks. This leak was investigated and the County of San Bernardino Department of Environmental Health Services concluded that no further action was required.

3.3 PHYSICAL SETTING RECORD SOURCES

Review of existing records and geotechnical reports at the site indicates that the HGGS is relatively flat and construction did not significantly change the facility's grade. Surficial soils at the site consist of sands and silts with small amounts of clay. In some areas, soils are cemented with caliche. Groundwater was reported to exist at approximately 85 feet below ground surface. Stormwater is reportedly routed across the site and discharged from several locations. Edison periodically samples stormwater entering the facility from adjacent properties and stormwater discharged from the facility.

3.4 HISTORICAL USE INFORMATION

3.4.1 Historical Air Photos

Aerial photographs for periods ranging from 1993 back to 1949 were reviewed for evidence of recognized environmental conditions. Air photos were reviewed at the Continental Aerial Photo, Los Alamitos, California and Whittier College, Whittier, California. Air photos from multiple years were reviewed and the results are shown in Table 3-5.

A list of additional sources for aerial photographs of the property is included in Appendix D.

3.4.2 Historical Maps

USGS topographic maps were available that reflected site conditions in 1954, 1967, and 1973 (see Appendix D). These maps indicate the same land use as observed in

the aerial photographs for the same time periods. No other historical map coverage was available from ERIIS for the HGGS site in the map search (see attached confirmation evidence in Appendix D).

Table 3-5 HISTORICAL AERIAL PHOTOGRAPH REVIEW HIGHGROVE GENERATING STATION	
Date	5-19-93
Property	No change from present day configuration
North	No change from present day land use
East	No change from present day land use
South	No change from present day land use
West	No change from present day land use
Date	6-12-90
Property	No change from present day configuration
North	No change from present day land use
East	No change from present day land use, white streaks observed on lumberyard pavement - possibly stormwater runoff marks.
South	No change from present day land use
West	No change from present day land use
Date	2-11-88
Property	Possible excavation observed in low spot in western bermed tank area. Also, a small strip appears to be excavated west of tank area. Remaining areas appear the same as the 1990 aerial photo.
North	No change from present day land use
East	No change from present day land use
South	No change from present day land use
West	No change from present day land use
Date	1-14-82
Property	Low spot in western bermed area not present. R&D area has no buildings; equipment only. No tanks recognizable in R&D area. For the remaining areas, there is no change from present day land use.
North	North of freeway is vacant - appears to be agricultural use.
East	Shopping mall east of HGGS and agricultural use adjacent HGGS. For the remaining areas, there is no change from present day land use.
South	No change from present day land use
West	No change from present day land use
Date	2-15-77
Property	Nothing recognizable on R&D area. For the rest, there is no change from the 1982 aerial photo.
North	No change from 1982 aerial photo.
East	Appears to be agricultural use adjacent to HGGS, and possibly lumber yard or other use further east at south end of the HGGS.
South	No change from present day land use

Table 3-5 HISTORICAL AERIAL PHOTOGRAPH REVIEW HIGHGROVE GENERATING STATION	
West	Appears to be agricultural use—not contractor storage/industrial; some storage in southeast end, possibly agricultural equipment storage.
Date	10-2-71
Property	No change from 1977 aerial photo.
North	Agricultural use
East	No change from 1977 aerial photo.
South	Metal plating facility not present. For the remaining area, there is no change to present day land use.
West	No change from 1977 aerial photo.
Date	7-15-67
Property	No change from 1977 aerial photo.
North	Agricultural use
East	Agricultural use
South	Agricultural use
West	No change from 1977 aerial photo.
Date	5-6-49
Property	Agricultural use. No freeway present. Canal follows freeway route.
North	Agricultural use
East	Orchards
South	Orchards
West	Southwest possibly industrial, possibly agricultural storage—not crops.

SECTION 4

SITE RECONNAISSANCE AND INTERVIEWS

4.1 SITE INTERVIEWS

A site visit was performed on June 10, 1996 from 10:00 a.m. to 12:00 noon that included interviews with Edison representatives and a site walk of the HGGS property. Those in attendance and the company they represent were as follows:

Richard Haimann /CH2M HILL
Ralph De La Parra/Edison, Supervisor of Environmental Engineering
Greg Hoxeng/Edison, Engineer 1, Steam Generation Division
Paul Lacroix/Edison, Highgrove Generating Station Environmental Coordinator

The site visit began with an informal meeting/interview with Edison representatives to discuss questions arising from the records review. Some of the questions asked were raised by Edison and are not a requirement of the ASTM Phase 1 Standard Approach. The questions asked and information requested by CH2M HILL followed by Edison's reply are presented below.

1) CH2M HILL requested information regarding testing of aboveground and underground pipelines including information regarding corrosion surveys, cathodic protection, hydro testing, and leak testing programs:

   - Edison representatives reported that the station-owned pipelines are not tested and have not been subject to testing since installation.

2) CH2M HILL requested inventories of historical USTs and specific information regarding UST location, type of service, when removed, leaks detected, soil removal/remediation activity, and regulatory closure status:

   - Edison representatives reported that there had never been USTs at the HGGS. However, there were two belowgrade lubricating oil storage tanks in the powerblock area associated with centrifuges. In addition, there were two below-grade metal oil storage tanks in concrete vaults in the powerblock area. The UST closure referenced in Section 3.2, Edison Records Reviews, was not mentioned by Edison representatives during the interview.

3) CH2M HILL requested information regarding past uses of PCBs in electrical equipment and any PCB storage/maintenance areas:

   - Edison reported that a company-wide program was completed for removal and replacement of all PCB oils from equipment at Edison facilities. Removal and replacement work at HGGS was reported to have been completed. Edison reported that no maintenance work or storage of PCB containing equipment occurred at the HGGS. No known spills of PCB containing oil was reported.

CH2M HILL requested information regarding any fire training areas at the site:

- Edison reported that no fire training has occurred at the HGGS. Station personnel traveled to another location for fire training.

4) CH2M HILL requested information regarding asbestos in the station structures and equipment and any asbestos abatement work completed or planned:

   - An asbestos removal/abatement program was reported by Edison staff to have been conducted. Edison staff estimated that the asbestos removal program was approximately 30 percent complete. The program has been discontinued at this time and it is unknown if or when it will be resumed.

5) CH2M HILL requested information regarding the wastewater discharge requirements at the facility and wastewater and stormwater management practices at the facility:

   - It was reported by Edison staff that station wastewater flows through an oil/water separator and into a retention basin; boiler washdown flows into the same retention basin; stormwater from the south portion of the site flows into the pond in the park area; stormwater from the north end of the site flows directly into a canal running across the north end of the site and into the Gauge Canal. Edison staff reported that all wastewater and stormwater streams are periodically tested in accordance with the NPDES permit prior to discharge; some water is discharged into the Gauge Canal and some water is discharged to a pipeline that flows directly to the Santa Ana River. Edison staff reported that demineralizer wastewater formerly flowed into the retention basin and was tested prior to discharge to Gauge Canal or the Santa Ana River; however, the demineralizer is no longer used for boiler make-up water. A portable water treatment system is now used to treat boiler make-up water.
   - Edison staff reported that there have been some recent problems with copper exceedences in the wastewater discharges from HGGS. Some of the copper is believed by Edison staff to originate from the lumber yard to the east of the site. Edison staff reported that stormwater runoff from the lumber yard flows across the HGGS property and into the pond at the facility. Edison staff stated that there are also copper-containing materials in equipment used at the station. However, the source(s) of the copper in wastewater has not yet been identified.
   - Edison staff reported that, in the past, the Cobb Company illegally discharged water to a culvert which flows to the pond on the HGGS. A water discharge was observed during the site walk.

6) CH2M HILL requested information regarding any petroleum or hazardous materials spills at the facility:

   - Edison staff were not aware of any spills at the HGGS.

7) CH2M HILL requested information regarding any soil or groundwater contamination detected at the facility, the status of any investigations or remedial actions of the contamination, and the regulatory status of the contamination.

   - Edison staff did not know of any soil or groundwater contamination. The tank areas have not been investigated. Edison staff stated that the tanks have been decommissioned; the pipes were disconnected and capped. Edison staff stated that after preparation of the SPCC plan for the station, it was decided that incorporating an SPCC plan recommendation for tank and pipeline secondary containment would be too costly and, therefore, Edison abandoned the pipelines and tanks.

4.2 SITE WALK

Following the interview, a site walk was conducted at the HGGS. The site walk was completed by all attendees listed in Section 4.1 above and included all accessible areas of the station. During the site walk, additional questions were asked as observations were made. The results of the site walk are described below.

The site walk began at the top of the powerblock to get a view of the entire site before inspecting the station at ground level. Notable features and observations made are described follows:

(Note that these observations provide many of the required descriptions and answers to issues as outlined in the ASTM Standard).

- The oil/water separator was observed to be belowgrade and constructed of concrete.
- Small amounts of oil and oil stains were observed in the powerblock around equipment that contained oil.
- Edison staff reported that sanitary sewage from the lavatories flows to septic tanks at HGGS; however, the locations and conditions of the septic tanks were unknown. Laboratory wastewater was reported by Edison staff to flow to the oil/water separator and retention basins.
- The research and development (R&D) area appeared to have been abandoned when the program was shut down. Tools, supplies, and equipment were left standing. No visible evidence of contamination was observed.
- The pond in the park area had a large algae bloom. It was reported by Edison personnel that the pond appeared to be filling with silt and debris relatively quickly and that the bottom of the pond was several feet deeper 5 years ago.
- The hazardous waste storage area shed had several drums sitting outside the shed on pallets. The drums contained oily waste material. There was no visible evidence of staining on the ground around the drums.
- It was reported by Edison staff that cooling water flows into the pond on the HGGS. No other process water was reported by Edison staff to flow into the pond.

- It was reported by Edison staff that the R&D area had been continuously rebuilt and reused over time for different projects. Many alternative fuel pilot studies had been conducted by Edison in this area. The most recent was a wood chip gasification project. Edison staff reported that this project had been shut down in the early 1990s.
- Oil stains were observed on the concrete floor of the pump-house near the oil storage tanks.
- Edison staff reported that soil sampling is planned around the retention basins to comply with the DTSC corporate-wide order. No monitoring wells are planned to be installed.
- Edison staff reported that there are four wells at the HGGS that supply cooling water and portable water. A fifth well supplies irrigation water to the leased agricultural operations on the northeastern portion of the property. It was reported by Edison staff that the irrigation well has oil in it; however, the oil is not in the surrounding formation. The well is screened far below the water level and the oil reportedly originated from the pump.
- Edison staff reported that the HGGS has operated an average of 1 day per year in recent years.

SECTION 5

FINDINGS AND CONCLUSIONS

CH2M HILL has performed a Phase 1 Environmental Site Assessment of the HGGS property located at 12700 Taylor Street in Colton, California in substantial conformance with the scope and limitations of ASTM Practice E 1527 and the limitations described in Section 1 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) or areas of potential concern (AOPCs) in connection with the property except for those indicated in the following summary.

Former Hazardous Waste Site—K & N Plating

The former hazardous waste site listed in the records search as the K & N Plating site's located across Taylor street, southeast of the HGGS. The site is listed in the CERCLIS database as having completed a screening site inspection and having a low priority for action. The presence of this site in the CERCLIS database and its proximity to the HGGS makes it an area of potential concern.

Surface Water Runoff—Cobb Company

Runoff from the Cobb Company to the HGGS was reported by Edison staff as having occurred in the past. The Cobb company is a door and window manufacturer located south of the HGGS, across Main Street. These surface water discharges from the Cobb Company could impact surface water or soil at the HGGS and as such, are identified as an area of potential concern.

Surface Water Runoff—Lumber Yard

Runoff from the lumber yard has been reported by Edison staff to flow to the Edison site and historic aerial photographs suggest flow patterns from the lumber yard toward the Edison site. Retail lumber could contain copper as a result of wood preserving. Therefore, stormwater discharges from the lumber yard located adjacent to K & N Plating and discharge areas are identified as an area of potential concern.

Retention Basins

Subsurface investigation of surface impoundments, including retention basins, is currently being conducted by Edison in response to a corporate-wide negotiated order from DTSC. The investigation will include soil chemistry and groundwater sampling at the retention basins. Past use of the retention basins warranted the on-going investigation, and because of the potential for subsurface contamination, the retention basins at the HGGS are identified as an area of potential concern.

Aboveground Storage Tanks

Review of existing investigation reports indicated that petroleum contamination exists at tank locations at shallow depths. The reports conclude that this petroleum contamination resulted from the practice of applying oil to tank subgrades as corrosion protection and

from some localized spills outside the tanks. Reportedly, the contamination is not attributable to leaking tanks. The reports also conclude that the level of contamination detected is not significant. The reports recommend that no remedial action be conducted. Although it was concluded in the reports that petroleum concentrations associated with the aboveground tanks were not significant, no regulatory concurrence documentation with this conclusion was available from Edison. Therefore, the presence of oil in soil at the tank areas are identified as a recognized environmental condition.

Pumphouse

Oil staining was observed on the floor of the pumphouse near the tank area. A UST closure report indicated that a 39,000-gallon tank in this pumphouse had leaked and the oil had leaked through the concrete laterally. Based on samples collected at the site, it was concluded by the San Bernardino Department of Environmental Health Services that no further action was required and that the UST could be closed. However, no samples were collected from beneath the pumphouse during the investigation, and other leaks or spills could have occurred resulting in such oil staining. It is possible that petroleum contamination may be present beneath the pumphouse. Therefore, the soils beneath the pumphouse area are identified as an area of potential concern.

Transformers

The transformers currently contain oil which is documented to have less than 50 ppm PCBs. The transformers were reported to have contained oil with higher concentrations of PCBs before 1976. It is possible that spillage or releases of PCB-containing transformer oil could have occurred. Because of the potential for past releases of PCBs, the areas around the transformers are identified as an area of potential concern.

Stormwater and Wastewater

Documented copper exceedances in stormwater and wastewater discharges at the HGGS are identified as a recognized environmental condition.

Pipelines

Subsurface and aboveground pipelines have been used to convey fuel oil from the tanks to the powerblock and they have never been leak-tested. Therefore, soil around the pipelines at the HGGS are identified as an area of potential concern.

Oil/Water Separator

The oil/water separator at the HGGS was observed to be belowgrade and consists of concrete with no visible lining or secondary containment. There was also no visible or reported leak detection system for the oil/water separator. Because concrete is relatively porous and seams or cracks can leak, the area beneath and around the oil/water separator is identified as an area of potential concern.

Septic Tanks

Septic tanks at the HGGS were reported by Edison staff to receive wastewater from lavatory facilities. Because the site is an industrial facility and hazardous materials are used at the

facility, it is possible that, at some time in the past, hazardous materials could have been washed into the septic system from lavatories or sinks at the facility. Because of this potential for a release of hazardous substance to the septic systems, the septic tank systems are identified as an area of potential concern.

Powerblocks

Oil staining was observed on the floors of the powerblock around oil-containing equipment such as lube oil pumps and tanks. No records of soil sampling or spills in this area were available from Edison. Because the oil could have seeped through cracks or joints in the concrete or through pores in the concrete, it is possible that there may be contaminated soils beneath the powerblock area. As such, the oil staining in the powerblock area is identified as an area of potential concern.

Cooling Towers

Edison staff reported that wood and concrete in the cooling towers at HGGS can accumulate metals, such as arsenic, as a result of natural concentrations of such metals in the feed-water and changes in water chemistry which occur within the cooling towers. It is possible that soils in the area of the cooling towers may be contaminated as a result of such metals accumulations in the cooling tower areas. Therefore, the cooling tower areas are identified as an area of potential concern.

APPENDIX A

Maps, Figures, and Photographs