

Appendix F

Phase I and Limited Phase II
Environmental Site
Assessment

**PHASE I AND LIMITED PHASE II
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED SUBSTATION FACILITY
SOUTHWEST CORNER OF RIDGECREST
BOULEVARD AND DOWNS STREET
RIDGECREST, KERN COUNTY, CALIFORNIA
PO NO. 4500267641**

PREPARED FOR:

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July 22, 2010
Project No. 208025002

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Ms. Jian Liu, P.E.
Environmental Engineering CEH&S
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Subject: Phase I and Limited Phase II
Environmental Site Assessment
Proposed Substation Facility
Southwest Corner of Ridgecrest Boulevard and Downs Street
Ridgecrest, Kern County, California
PO No. 4500267641

Dear Ms. Liu:

In accordance with your authorization and our proposal, Ninyo & Moore has performed a Phase I and limited Phase II Environmental Site Assessment of the above-referenced Site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the Site.

Respectfully submitted,
NINYO & MOORE



Peter Sims
Senior Staff Environmental Geologist



John Jay Roberts, P.G., C.E.G.
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PDS/JJR/sc

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LIST OF ACRONYMS

AAI	All Appropriate Inquiries
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
AULs	Activity/Use Limitations
Cal-EPA	California Environmental Protection Agency
Calscience	Calscience Environmental Laboratories, Inc.
CalSites	State CalSites Database
CEH&S	Corporate Environment, Health & Safety
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
CHHSLs	California Human Health Screening Levels
CORRACTS	Corrective Action Report
DOGGR	State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources
DTSC	Department of Toxic Substances Control
ELAP	Environmental Laboratory Accreditation Program
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
KCAPCD	Kern County Air Pollution Control District
KCBID	Kern County Building Inspection Department
KCEHSD	Kern County Environmental Health Services Department
LUST	Leaking Underground Storage Tank
mg/kg	milligrams per kilogram
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
OCPs	Organochlorine Pesticides
PCBs	Polychlorinated Biphenyls
QA/QC	Quality Assurance/Quality Control
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RSLs	Regional Screening Levels
RWQCB	California Regional Water Quality Control Board
SCE	Southern California Edison
SMBRP	Site Mitigation and Brownfields Reuse Program
SWLF	Solid Waste Landfill Sites
SWRCB	State Water Resources Control Board

TPH	Total Petroleum Hydrocarbons
TPHcc	Total Petroleum Hydrocarbons with carbon chain distinction
TSD	Treatment, Storage, and Disposal
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCPs	Voluntary Cleanup Programs
VOCs	Volatile Organic Compounds

EXECUTIVE SUMMARY

Ninyo & Moore was retained by Southern California Edison (SCE, the Client/User) to perform a Phase I and limited Phase II Environmental Site Assessment (ESA) of the vacant land at the southwest corner of Ridgcrest Boulevard and Downs Street in Ridgcrest, Kern County, California (Site). There is no address for the Site because it is vacant land.

In summary, the following items are noted:

- The Site and Site vicinity have been vacant undeveloped land since at least 1952 through the time of this report.
- User provided information indicated no information on environmental liens or activity and use limitations. No specialized knowledge or commonly known or available information was reported regarding the Site. The user indicated that there is no value reduction between the purchase price and fair market value for environmental issues.
- Based on the Environmental Chain of Title records, the Site has been owned by private individuals, property management corporations, and corporations. The information indicates the Site was owned by chemical corporations between 1955 and 1986. However, no use of the Site by the chemical companies was found during this ESA. No indications of potential environmental concerns (e.g., significant use of hazardous materials) were identified during this ESA.
- No environmental liens were noted in the environmental database records review including the California Environmental Protection Agency (Cal-EPA) Department of Toxic Substances Control (DTSC) Deed Restricted Sites listing database and the Federal United States Environmental Protection Agency (USEPA) Listing of Engineering and Institutional Control Sites or in the chain of title.
- Evidence of aboveground storage tanks (ASTs) and underground storage tanks (USTs) was not observed at the Site.
- Evidence of releases at the Site, such as odors, stressed vegetation, leaks, pools of liquids, and spills, was not observed.
- Oil or gas wells were not observed on the Site or in the Site vicinity.
- A soil stockpile was observed on the southwestern portion of the Site and two soil samples were collected from the stockpile for laboratory analysis of volatile organic compounds (VOCs), total petroleum hydrocarbons with carbon chain distinction (TPHcc), total petroleum hydrocarbons (TPH) as mineral oil, organochlorine pesticides (OCPs), chlorinated herbicides, polychlorinated biphenyls (PCBs), and Title 22 Metals. Based on the

laboratory analysis results, the soil stockpile is not considered a recognized environmental condition (REC) for the Site.

- No records were found in agency files.
- No facilities representing RECs were found in the environmental database radius search report.
- No significant data gaps were noted during the preparation of this Phase I ESA report. Although in some instances, time gaps between various historical sources are greater than 10 years, it is Ninyo & Moore's opinion that based on the Site use (vacant undeveloped land) and interviews conducted with former city of Ridgecrest employees, these gaps are considered insignificant.
- Off-Site concerns were not observed.

We have performed this Phase I ESA in conformance with the scope and limitation of ASTM International (ASTM) Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the property. Ninyo & Moore has no further recommendations.

1. INTRODUCTION

Ninyo & Moore was retained by SCE to perform a Phase I ESA of the vacant land, designated as the Ridgcrest Site, with the Assessor's Parcel Number (APN) of 508-020-06, at the southwest corner of Ridgcrest Boulevard and Downs Street in the city of Ridgcrest, Kern County, California (Figure 1). The following sections discuss the purpose, the involved parties, the scope of services, and the limitations and exceptions associated with the Phase I ESA.

1.1. Purpose

In accordance with the ASTM International, formerly known as American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation E 1527-05 and Practices for All Appropriate Inquiries (AAI) as set forth in the Code of Federal Regulations (CFR), Title 40, Part 312, the objective of the Phase I ESA is to document the presence of RECs, to the extent feasible. RECs are defined by ASTM as "the presence or likely presence of any hazardous substance 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."

1.2. Involved Parties

Mr. Peter Sims of Ninyo & Moore performed regulatory inquiries and conducted historical research and interviews. Mr. Peter Sims performed the Site reconnaissance on July 1, 2010. Mr. John Jay Roberts of Ninyo & Moore performed project oversight and quality review.

1.3. Scope of Services

Ninyo & Moore's scope of services for this Phase I ESA included the activities listed below.

- Review readily available maps and reports pertaining to the Site.
- Conduct an interview, if available, with a property representative regarding the environmental status of the Site.

- Perform a Site reconnaissance to document existing hazardous materials handling, storage, and disposal practices, areas of possibly contaminated surficial soil or surface water, possible sources of PCBs, USTs and ASTs, and possible sources of contamination from activities at the Site and adjacent properties.
- Review readily available historical documents, including historical aerial photographs, historical topographic maps, Fire Insurance maps, building department records, and city directories, as applicable.
- Obtain and review a chain of title report for the Site to evaluate past ownership and indications of use potentially involving hazardous substances.
- Review federal, state, tribal, and local regulatory agency databases for the Site and for properties located within a specified radius of the Site. The databases document locations of known hazardous waste sites, landfills, leaking underground storage tanks (LUSTs), and permitted facilities with USTs.
- Review readily available local regulatory agency files for the Site.
- Collect two soil samples from a soil stockpile observed during the Site visit. The samples were analyzed for VOCs, TPHcc, TPH as mineral oil, OCPs, chlorinated herbicides, PCBs, and Title 22 Metals.
- Prepare this Phase I and Limited Phase II ESA report for the Site. The Phase I ESA report documents findings and provides opinions and conclusions regarding possible environmental impacts on the Site. Color photographs of the Site are provided in Appendix A.

1.4. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings, opinions, and conclusions are based on an analysis of the observed Site conditions and the referenced literature. It should be understood that the conditions of a Site could change with time as a result of natural processes or the activities of human beings at the subject Site or nearby properties. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the Site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5. Special Terms and Conditions

This ESA did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in this report, this Phase I ESA does not include analysis of the following: asbestos-containing materials, methane gas, radon, lead-based paint, lead in drinking water, underground pipelines, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

1.6. User Reliance

This report may be relied upon by, and is intended exclusively for, the User and its assigns. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the User is undertaken at said parties' sole risk.

1.7. Physical Limitations

No physical limitations (e.g., locked rooms, fenced areas) were encountered during the Site reconnaissance. The Site location was identified using maps provided by the Client. Site boundaries were estimated based on distance from nearest identifiable feature from provided

maps (e.g., intersections, fences, etc.). At the time of the Site reconnaissance, the weather was sunny with a temperature of approximately 90 degrees Fahrenheit.

1.8. Data Gaps

No significant data gaps were noted during the preparation of this Phase I ESA report. Although in some instances, time gaps between various historical sources are greater than 10 years, it is Ninyo & Moore's opinion that based on the Site use (vacant undeveloped land) and other historical documents reviewed, these gaps are considered insignificant.

2. SITE DESCRIPTION

The following sections provide a general description of the subject Site and adjacent properties. Select photographs taken during the Site reconnaissance are included in Appendix A.

2.1. Site Location

The Site is on the southwest corner of Ridgcrest Boulevard and Downs Street, in the city of Ridgcrest, Kern County, California, as shown on Figure 2.

2.2. Site Description

The Site is an irregularly-shaped parcel of land encompassing a total of approximately 4.6 acres. Based on the information provided by the Client, the APN of the Site is 508-020-06. At the time of the Site reconnaissance, the Site was vacant undeveloped land.

2.3. Occupants

The Site was unoccupied at the time of the Site reconnaissance.

2.4. Heating and Cooling Systems

Heating and cooling systems were not observed at the time of the Site reconnaissance.

2.5. Sewage Disposal

Evidence of septic systems was not observed on the Site.

2.6. Potable Water

Potable water is not currently provided to the Site. Potable water is provided to the Site vicinity by the Indian Wells Valley Water District.

2.7. Adjacent Properties

The Site is bound to the northeast by the SCE Downs Substation. The Site is bound to the north by Ridgecrest Boulevard, beyond which is vacant, undeveloped land. The Site is bound to the east by Downs Street, beyond which are an auto repair facility and a commercial distribution facility. The Site is bound to the south by Kerr-McGee Baseball Fields (park). The Site is bound to the west by vacant, undeveloped land. Adjacent properties are shown on Figure 2.

3. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the Site based upon our document review and our visual reconnaissance of the Site and adjacent areas.

3.1. Topography

Based on a review of the United States Geological Survey (USGS), 7.5-Minute Topographic Map Series, Ridgecrest South, California, 1973, the Site is situated at an elevation of approximately 2,340 feet above mean sea level, and topography in the vicinity of the Site slopes to the northeast. The Site is in Section 5, Township 27 South, Range 40 East, in the USGS Ridgecrest South Quadrangle (Appendix B).

3.2. Geologic Setting

The Site is located in the Indian Wells Valley. The Indian Wells Valley is a north-south trending, internally draining basin in eastern California. The basin is bounded by outcrops of igneous and metamorphic rock. The Indian Wells Valley is bound to the west by the Sierra Nevada Range, to the east by the Argus Range, to the north by the Coso Range, and to the south by the El Paso Mountains. The Site is underlain by Pleistocene and Holocene lakebed, stream, and alluvial deposits (Berenbrock and Martin, 1991).

3.3. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the Site.

3.4. Groundwater

Groundwater information is not available for the Site. The Site is within the Indian Wells Groundwater Basin. Water-bearing materials in this area are Pleistocene and Holocene in age, and are comprised of unconsolidated lakebed, stream, and alluvial fan deposits that consist of compact gravels, sand, silt, and clay. Depth to groundwater data was available for a state well in the Site vicinity, approximately 1,000 feet north of the Site. Depth to groundwater was measured in 1973 at approximately 139 feet below ground surface (bgs). Groundwater in the Site vicinity is expected to flow in a northeasterly direction, following surface topography.

3.5. Oil and Gas Maps

Based on a review of the State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website, the Site is not located in an area mapped by DOGGR.

4. USER PROVIDED INFORMATION

The following sections summarize information or documentation requested from the User for the purposes of this assessment. Questionnaires were completed by Ms. Alexis Gevorgian, the Site owner representative and Mr. Justin Larson, a Land Agent of SCE. User provided information is included in Appendix C.

4.1. Environmental Liens or Activity and Use Limitations

Mr. Larson indicated he had no information regarding environmental liens or activity and use limitations for the Site.

4.2. Specialized Knowledge

Specialized knowledge was not reported pertaining to the Site.

4.3. Commonly Known or Reasonably Ascertainable Information

No information regarding any additional commonly known or reasonably ascertainable information was reported pertaining to the Site.

4.4. Valuation Reduction for Environmental Issues

Mr. Larson indicated there is no valuation reduction between the purchase price and fair market value for the property.

4.5. Reason for Performing Phase I ESA

Mr. Larson indicated that SCE is considering acquiring the property for the expansion of the existing SCE substation facility adjacent to the northeast of the Site.

4.6. Previous Reports and Documents

Previous reports and documents were not provided for review.

5. HISTORICAL USE INFORMATION

Various sources, such as historical aerial photographs, historical topographic maps, and city directories were reviewed to evaluate the potential for hazardous materials or wastes to have been used, stored, or disposed on the Site.

Based on our review of historical sources, the Site has been vacant undeveloped land since at least 1952 through the time of this report.

5.1. Historical Aerial Photographs

Historical aerial photographs for the years 1952 and 1994 were provided by Track Info Services, LLC (FirstSearch), of Montrose, California. Historical aerial photographs for the years 2004 and 2008 were obtained from Google. A listing of historical aerial photographs reviewed is presented in Table 1. A summary of our review of the aerial photographs follows. Copies of the aerial photographs are presented in Appendix D.

Table 1 – Aerial Photographs Reviewed

Date	Scale
1952	1 inch = 375 feet
1994	1 inch = 375 feet
2004	1 inch = 689 feet
2008	1 inch = 689 feet

Based on our review, the Site and immediate Site vicinity appeared as vacant undeveloped land since at least 1952. The Site is covered with native desert vegetation, with no indications of prior property development. The 1952 aerial photograph shows adjacent properties to be vacant undeveloped land with the exception of the adjacent property north of the Site which appears to have been developed with several small buildings. The 1994, 2004, and 2008 aerial photograph show the Site generally as it appeared at the time of the Site reconnaissance. Although there is a 42-year time gap between the 1952 photograph and the 1994 photograph, it is Ninyo & Moore's opinion that based on the Site use (vacant

undeveloped land) and other historical documents reviewed, this gap is considered insignificant.

5.2. Historical Topographic Maps

Historical topographic maps for the years 1953 and 1973 were provided by FirstSearch. A listing of topographic maps reviewed is presented in Table 2. A summary of our review of the topographic maps follows. Copies of the topographic maps are presented in Appendix D.

Table 2 – Topographic Maps Reviewed

Date	Quadrangle
1953	Ridgecrest
1973	Ridgecrest South

Based on our review, the Site and immediate Site vicinity has appeared as vacant undeveloped land since at least 1953. No structures are observed on the Site. The property adjacent to the south is identified as Stauffer Park in the 1973 topographic map. A well is located in the center of Stauffer Park.

Although in some instances, time gaps between various historical sources are greater than 10 years, it is Ninyo & Moore's opinion that based on the Site use (vacant undeveloped land) and other historical documents reviewed, these gaps are considered insignificant.

5.3. City Directories

Because the Site does not have an address associated with it, city directories were researched according to suspected address block ranges of 100 South Downs Street (odd numbers) and 900 West Ridgecrest Boulevard (even numbers). On June 24, 2010, the suspected address ranges were researched at the Haines Criss Cross Facility in Fullerton, California and the Sherman Gardens Library in Newport Beach, California, at an approximate 5-year interval. Copies of the directory listings are presented in Appendix D. No listings for the Site were found.

5.4. Building Department Records

Ninyo & Moore spoke to a representative from the Kern County Building Inspection Department (KCBID) on June 28, 2010. According to the KCBID representative, no building permits or records have been issued for the Site based on its APN.

5.5. Fire Insurance Maps

Fire Insurance maps are not available for the Site or Site vicinity.

5.6. Historical Title and Environmental Lien Records

FirstSearch provided a 60-year chain of title report conducted by Banks Environmental Data. Property title records were reported from February 1949 to October 2005 (Appendix D). Based on the title records, the Site has been owned by private individuals, property management corporations, and chemical corporations. Based on interview information from a former local public official, the Site and Site Vicinity properties have not been used by the chemical corporations for chemical related activities (Section 9.5). No indications of potential environmental concerns (e.g., significant use of hazardous materials) were identified by the information on the title records. Environmental liens and activity/use limitations (AULs) were not identified within the report. No environmental liens were noted in the environmental database records review including the Cal-EPA DTSC Deed Restricted Sites listing database and the Federal USEPA Listing of Engineering and Institutional Control Sites.

6. SITE RECONNAISSANCE

On July 1, 2010, Mr. Peter Sims of Ninyo & Moore conducted a Site reconnaissance. The Site reconnaissance involved a walking tour of the Site and visual observations of adjoining properties. Select photographs taken during the Site reconnaissance are included in Appendix A. A Site reconnaissance checklist was completed at the time of the Site reconnaissance. It is included in Appendix E.

6.1. Physical Limitations

Physical limitations were not encountered during the Site reconnaissance.

6.2. Use and Storage of Hazardous Substances and Petroleum Products

Evidence of use and storage of hazardous substances and petroleum products was not observed at the Site during the Site reconnaissance.

6.3. Storage and Disposal of Hazardous Wastes

Evidence of storage and disposal of hazardous waste was not observed at the Site during the Site reconnaissance.

6.4. Unidentified Substance Containers

Unidentified substance containers were not observed on the Site.

6.5. ASTs and USTs

Evidence of ASTs and USTs was not observed at the Site during the Site reconnaissance.

6.6. Evidence of Releases

Evidence of releases at the Site, such as odors, stressed vegetation, leaks, pools of liquids, and spills, was not observed during the Site reconnaissance.

6.7. PCBs

Electrical transformers can be sources of PCBs. Transformers were not observed on the Site during the Site reconnaissance.

6.8. Wastewater Systems

Wastewater systems, such as clarifiers, sumps, pits, grease traps, and floor drains, were not observed on the Site at the time of the Site reconnaissance.

6.9. Storm Water Systems

Storm water systems were not observed at the time of the Site reconnaissance.

6.10. Wells

During the Site reconnaissance, wells were not observed on the Site or in the Site vicinity.

6.11. Mold

Buildings were not present at the Site. Evidence of mold was not observed during the Site reconnaissance.

6.12. Other

A soil stockpile was observed on the southwest portion of the Site. Neither Ms. Jian Liu nor Mr. Justin Larson had any knowledge regarding the soil stockpile. At Ms. Liu's request, two soil samples were collected from the soil stockpile at the time of the Site visit. See Section 10 for discussion of the soil sampling.

7. INTERVIEWS

Ms. Jian Liu provided information as indicated throughout the report. Telephone interviews with KCBID and public agencies are documented in Sections 5.4 and 9.0, respectively. No other interviews were performed for the purpose of this Phase I ESA. User provided information is presented in Section 4.0.

8. ENVIRONMENTAL DATABASE SEARCH

A computerized, environmental information database search was performed by FirstSearch, on June 29, 2010. The search included federal, state, tribal, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted properties of potential environmental concern, is presented in the associated FirstSearch report in Appendix F. In addition, a description of the assumptions and approach to the database search is

provided in Appendix F. The review was conducted to evaluate whether the Site or properties within the vicinity of the Site have been reported as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. The figures in the FirstSearch report indicate approximate locations of properties that may pose environmental concerns.

Ninyo & Moore reviewed the “filtered” version of the FirstSearch report. A total of six facilities were included, five of which are geocoded and one of which is non-geocoded. Ninyo & Moore also reviewed the “unfiltered” database records, which contain listings for which there is insufficient information available to locate the listing. No LUST, Federal National Priorities List (NPL), or Solid Waste Landfill (SWLF) listings were found in the “unfiltered” database records which could be located on the Site or in the Site vicinity.

The following paragraphs describe the databases that contain noted properties of environmental concern, if any, and include a discussion of the regulatory status of the facilities and potential environmental impact on the subject Site. The groundwater information provided indicates whether the individual facility is upgradient of, downgradient from, or crossgradient to the subject Site in terms of the assumed direction of groundwater flow. Based on local topography, the assumed, general direction of groundwater flow in the vicinity of the Site is to the northeast.

8.1. Federal National Priorities List (NPL): Distance Searched – 1 mile

The NPL is the USEPA’s database of uncontrolled or abandoned hazardous waste properties identified for priority remedial actions under the Superfund program. This database includes proposed Federal NPL listings.

Neither the Site nor properties located within a 1-mile radius of the Site were listed on this database.

8.2. Federal Delisted NPL: Distance Searched – ½ mile

This database contains delisted NPL properties under the Superfund program. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria

that the USEPA uses to delete properties from the NPL. In accordance with 40 CFR 300.425. (e), properties may be deleted from the NPL where no further response is appropriate.

Neither the Site nor properties located within a ½-mile radius of the Site were listed on this database.

8.3. Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List: Distance Searched – ½ mile

The Federal CERCLIS database contains properties which are either proposed or on the NPL and properties which are in the screening and assessment phase for possible inclusion on the NPL. This database also includes properties listed as No Further Remedial Action Planned (NFRAP).

Neither the Site nor properties located within a ½-mile radius of the Site were listed on this database.

8.4. Federal CERCLIS No Further Remedial Action Planned (NFRAP) List: Distance Searched – ½ mile

The Federal CERCLIS NFRAP database contains properties which are either proposed or on the NPL and listed as No Further Remedial Action Planned (NFRAP).

Neither the Site nor properties located within a ½-mile radius of the Site were listed on this database.

8.5. Federal Corrective Action Report (COR ACTS): Distance Searched – 1 mile

The USEPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing corrective action. A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.

Neither the Site nor properties located within a 1-mile radius of the Site were listed on this database.

8.6. Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – ½ mile

The RCRA TSD database (non-COR ACTS) is a compilation by the USEPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.

Neither the Site nor properties located within a ½-mile radius of the Site were listed on this database.

8.7. Federal RCRA Generators List: Distance Searched – Site and Adjoining Properties

This list identifies Sites that generate hazardous waste as defined by RCRA. Inclusion on these lists is for permitting purposes and is not indicative of a release.

Neither the Site nor adjacent properties were listed on this database.

8.8. Federal RCRA No Longer Regulated (NLR) List: Distance Searched – Site and Adjoining Properties

This list identifies Sites that generate hazardous waste as defined by RCRA which no longer actively report, either temporarily or permanently. Reasons for no longer reporting include not reporting in a timely manner, no longer in business, no longer in business at the listed address, or not generating waste in quantities requiring reporting.

Neither the Site nor adjacent properties were listed on this database.

8.9. Federal Institutional Control/Engineering Control Registries: Distance Searched – Site

These lists identify properties with engineering and/or institutional controls. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on the Site. Deed restrictions are generally required as part of the institutional controls.

The Site was not listed on this database.

8.10. Federal Emergency Response Notification System (ERNS) – Site

The Federal ERNS database contains information on reported releases of oil and hazardous substances.

The Site was not listed on this database.

8.11. State CalSites Database (CalSites) or State-Equivalent CERCLIS: Distance Searched – 1 mile

The CalSites database, also known as the State-equivalent NPL, is maintained by Cal-EPA, DTSC. This database contains information on Annual Work Plan and both known and potentially contaminated properties. This database includes the state-equivalent CERCLIS listing. Two-thirds of these properties have been classified, based on available information, as needing No Further Action (NFA) by the DTSC. The remaining properties are in various stages of review and remediation to determine if a problem exists.

Neither the Site nor properties located within a 1-mile radius of the Site were listed on this database.

One non-geocoded facility located outside the search radius was listed on the database. The facility was listed as Cuddeback Lake Air Force Range located in Ridgcrest, California 93555 approximately 38 miles southeast of the Site.

8.12. State Solid Waste Landfill Sites (SWL): Distance Searched – ½ mile

The State SWL database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Board's Solid Waste Information System and the State Water Resources Control Board's (SWRCB's) Waste Management Unit Database.

The Site was not listed on this database. One facility, Boyston Construction, Inc, was listed on this database. It is located at 602 West Ridgcrest Boulevard, Ridgcrest, California 93555, approximately 0.40 mile northeast of the Site. The facility was listed on the database on June 26, 2001 as an unpermitted waste tire location with approximately 100 waste tires at the facility. Based on the nature of the database listing, the distance from the Site, and the direction relative to groundwater flow, it is unlikely that facility has negatively impacted the environmental integrity of the Site.

8.13. State LUST Lists: Distance Searched – ½ mile

The FirstSearch database of LUST information system is obtained from the SWRCB and the California Regional Water Quality Control Board (RWQCB). Ninyo & Moore also reviewed the SWRCB's GeoTracker website.

The Site was not listed on this database or the GeoTracker website. Two properties located within a ½-mile radius of the Site were listed on this database or the GeoTracker website. The first facility, located at 636 West Ridgcrest Boulevard, Ridgcrest, California 93555, approximately 0.40 miles northeast of the Site, was operated by the City of Ridgcrest. The case number of this facility was listed as T060296743 and the status was "Completed – Case Closed." The second facility, located at 851 Upjohn, Ridgcrest, California 93555, approximately 0.48 miles southeast of the Site, was operated by Howards Mini Mart. The

case number was T0602984745 and the status was “Completed – Case Closed.” Based on the status, distance, and direction relative to groundwater it is unlikely that these facilities negatively impacted the environmental integrity of the Site.

8.14. State UST and AST Registration List: Distance Searched – Site and Adjoining Properties

UST and AST databases are provided by the SWRCB. Inclusion on these lists is for permitting purposes and is not indicative of a release.

Neither the Site nor adjoining properties were listed on this database.

One facility located outside the search radius was listed on the database. The facility was listed as Mini Stop located at 893 West Ridgecrest Boulevard approximately 0.10 miles northeast of the Site.

8.15. State Brownfield List and State Institutional Control/Engineering Control Registries: Distance Searched – ¼ mile

The DTSC maintains the Site Mitigation and Brownfields Reuse Program that lists properties that are undergoing cleanup with DTSC oversight. The database includes properties with one or more deed restrictions, and, therefore, includes institutional and engineering control registries.

The Site was not listed on this database.

One facility was listed on this database. The facility was listed as Mather Bros Inc. located at 132 South Downs Street, Ridgecrest, California, approximately 0.07 mile northeast of the Site. During the Site reconnaissance this facility was observed adjacent to the east of the Site. The database listing indicates that the facility is permitted by the DTSC to generate hazardous waste. However, based on the database listing no hazardous waste has been generated by the facility during the permitted period from 1993 to 2008. Based on the lack

of generated hazardous waste it is unlikely that the facility negatively impacted the environmental integrity of the Site.

8.16. State Voluntary Cleanup Programs (VCPs): Distance Searched – ½ mile

The State VCPs database lists low threat level properties with either confirmed or unconfirmed releases. Project proponents have requested that the DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Neither the Site nor properties located within a ½-mile radius of the Site were listed on this database.

8.17. Indian Reservations: Distance Searched – 1 mile

This list depicts Indian administered lands of the United States that have an area equal to or greater than 640 acres. No Indian Reservations were listed within a 1-mile radius of the Site.

8.18. Tribal-Equivalent NPL: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the Site, no tribal-equivalent NPL properties are suspected to be located within the search radius.

8.19. Tribal-Equivalent CERCLIS: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the Site, no tribal-equivalent CERCLIS properties are suspected to be located within the search radius.

8.20. Tribal Landfill and/or Solid Waste Disposal Sites: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the Site, no tribal landfills and/or solid waste disposal Sites are suspected to be located within the search radius.

8.21. Tribal LUST List: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the Site, no tribal-equivalent LUST cases are suspected to be located within the search radius.

8.22. Tribal UST and AST Registration List: Distance Searched – Site and Adjoining Properties

Because no Indian Reservations were located within 1 mile of the Site, no tribal registered USTs or ASTs are suspected to be located on the Site or adjacent properties.

8.23. Tribal Institutional Control/Engineering Control Registries: Distance Searched – Site

Because no Indian Reservations were located within 1 mile of the Site, no tribal institutional control or engineering control registries are suspected to be located at the Site.

8.24. Tribal VCPs: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the Site, no tribal-equivalent VCP cases are suspected to be located within the search radius.

8.25. Tribal Brownfield List: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the Site, no tribal-equivalent Brownfield cases are suspected to be located within the search radius.

9. ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

Information regarding the Site based on its APN was requested from local government agencies. Based on information obtained about the Site from other sources, it was judged that interviews of regulatory officials would not provide additional or meaningful information to the Phase I ESA.

9.1. Kern County Environmental Health Services Department

Ninyo & Moore made a request to the Kern County Environmental Health Services Department (KCEHSD) on June 28, 2010 to review records that may be available for the Site. According to the KCEHSD, no files are available for the Site.

9.2. Kern County Air Pollution Control District

Ninyo & Moore made a request to the Kern County Air Pollution Control District (KCAPCD) on June 30, 2010 for permits regarding the Site. According to the KCAPCD, no files are available for the Site.

9.3. Lahontan RWQCB

Ninyo & Moore made a request to the Lahontan RWQCB on June 30, 2010 to review records that may be available for the Site. According to the RWQCB, no files are available for the Site. The RWQCB indicated that records are kept on the SWRCB GeoTracker website. Based on a review of the GeoTracker website, files are not available for the Site.

9.4. Department of Toxic Substances Control

Ninyo & Moore made a request to the DTSC on June 30, 2010 to review records that may be available for the Site. According to the DTSC, no files are available for the Site.

9.5. Additional Historical Information

Based on the Site ownership by chemical corporations between 1955 and 1986, Ninyo & Moore contacted Mr. Matthew Alexander, City Planner with the City of Ridgcrest Planning Department. On July 13, 2010, Mr. Alexander referred the request to Ms. Carol Porter, who is a former City of Ridgcrest employee with over 47 years of knowledge regarding properties in Ridgcrest. On July 13, 2010, Ms. Porter provided information concerning the Site and the adjacent ball field to the south. Ms. Porter indicated that the Site and ball fields were never occupied by the chemical corporations. The ball field property was donated to the city of Ridgcrest by the chemical corporation. Based on information provided by

Ms. Porter, Ninyo & Moore does not consider prior Site ownership by chemical corporation a REC for the Site.

10. LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

The following sections describe the Limited Phase II ESA activities conducted by Ninyo & Moore at the Site. On July 1, 2010, a soil stockpile located at the southwestern portion of the Site was observed during the Site reconnaissance. Two soil samples (SP1 and SP2) were collected from the soil stockpile at the request of SCE. Samples SP1 and SP2 were collected from the (Figure 2).

10.1. Soil Sampling

Two soil samples were collected using a hand trowel. Soil samples were collected from just beneath the surface of the soil stockpile. The intent of sampling the soil stockpile was to generally evaluate the suspected potential presence of chemicals or petroleum products due to the unknown origin of the soil stockpile. Evidence of stains or odors in the soil samples was not noted.

Samples were collected by the hand trowel and placed into clean, 12-ounce glass jars. The sample jars were tightly packed with no headspace. The samples were labeled with the following information: sample identification, date, and time. Sample information was recorded on a chain-of-custody. Soil samples were placed in plastic baggies and stored in a cooler chilled using ice to a temperature of approximately 4 degrees Celsius for transportation to the laboratory for analysis.

10.2. Analytical Results

The two samples were analyzed for VOCs by USEPA Method 8260B, TPHcc and TPH as mineral oil by USEPA Method 8015B modified; Title 22 Metals by USEPA Method 6010B/7471A, OCPs by USEPA Method 8081A, chlorinated herbicides by USEPA Method 8151A, and PCBs by USEPA Method 8082. The analyses were performed by Calscience

Environmental Laboratories, Inc. (Calscience) located in Garden Grove, California. Calscience is accredited by the California Environmental Laboratory Accreditation Program (ELAP). The samples were delivered to Calscience on July 1, 2010, the day of sampling. Calscience receipt of samples form indicates the samples were received in proper conditions.

The analytical results are summarized in following Tables 3 and 4. The complete laboratory report of analytical results is presented in Appendix G. No VOCs, TPHcc, TPH as mineral oil, chlorinated herbicides, PCBs, or OCPs were detected in the soil samples.

Ten of the 17 Title 22 Metals were detected above detection limits in the samples. Concentrations of the 13 metals detected in the soil samples are considered within background ranges of native soils in the region, with possible exception of arsenic in samples SP1 and SP2 with concentrations of 6.39 milligrams per kilogram (mg/kg) and 16.0 mg/kg, respectively.

Table 3 – Soil Analytical Results - TPH, VOCs, PCBs, Chlorinated Herbicides and OCPs

Sample ID	Sample Date	TPH (mg/kg)	TPH as Mineral Oil (mg/kg)	Chlorinated Herbicides (µg/kg)	OCPs (µg/kg)	PCBs (µg/kg)	VOCs (µg/kg)
SP1	7/1/2010	ND	ND	ND	ND	ND	ND
SP2	7/1/2010	ND	ND	ND	ND	ND	ND

Notes:
 US EPA – United States Environmental Protection Agency
 mg/kg – milligram per kilogram
 µg/kg – microgram per kilogram
 TPH – total petroleum hydrocarbons
 OCPs – organochlorine pesticides
 PCBs – polychlorinated biphenyls
 VOCs – volatile organic compounds
 ND – not detected – see laboratory report additional details

Table 4 – Soil Analytical Results – Title 22 Metals

Sample ID	Sample Date	Metals (mg/kg)																	
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury*	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	
SP1	7/1/2010	ND<0.75	6.39	53.4	0.282	ND<0.50	4.37	4.15	7.45	4.23	ND<0.0835	ND<0.25	4.70	ND<0.75	ND<0.25	ND<0.75	14.1	20.7	
SP2	7/1/2010	ND<0.75	16.0	80.5	0.311	ND<0.50	4.13	3.89	7.27	6.36	ND<0.0835	ND<0.25	4.67	ND<0.75	ND<0.25	ND<0.75	14.2	22.8	
TTLC (mg/kg)		500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000	
10 x STLC (mg/l)		150	50	1,000	7.5	10	50	800	250	150	2.0	3,500	200	10	50	70	240	2,500	
TCLP (mg/l)		--	5.00	100	--	1.0	5.0	--	--	5.0	0	--	--	1.0	1.0	--	--	--	
Soil CHHSLs Residential (mg/kg)		30	0.07	5,200	1,500	1.7	100,000	662	3,000	150	18	380	1,600	380	380	5.0	530	23,000	
Soil RSLs (mg/kg)		31	0.39*	15,000	160	70	120,000	NL	3,100	150*	6.7	390	1,600	390	390	5.1	550	23,000	
<p>Notes: ID – Identification mg/kg – milligrams per kilogram mg/l – milligrams per liter ND – non-detect Samples were analyzed using United States Environmental Protection Agency (USEPA) Test Method 6010B. *Mercury was analyzed using USEPA Test Method 7471A. -- – not available TTLC – total threshold limit concentration STLC – soluble threshold limit concentration TCLP – Toxicity Characteristic Leaching Procedure CHHSLs – California Human Health Screening Levels for soil RSLs – EPA Region 9 Regional Screening Levels for soil</p>																			

10.3. Discussion of Laboratory Results

The laboratory results have been evaluated and verified. Relatively few qualifiers have been reported, none significantly affecting the quality of the results. No dilution factors were required due to matrix interference. With the exception of barium, the laboratory recoveries of their quality assurance/quality control (QA/QC) samples are generally within acceptable ranges. Therefore, from a data validation standpoint, the laboratory results are considered acceptable.

No TPH, TPH as mineral oil, chlorinated herbicides, OCPs, PCBs, or VOCs were detected in the soil samples.

In addition, metal concentrations were compared to their respective USEPA Region 9 Regional Screening Levels (RSLs) and California Human Health Screening Levels (CHHSLs) for soil at residential Sites. The metal concentrations detected in the samples collected are below the respective residential RSLs and CHHSLs (with the exception of arsenic), and do not pose an environmental concern. The slightly elevated concentration of arsenic (6.39 mg/kg and 16.0 mg/kg in SP1 and SP2, respectively) detected in the samples exceed the residential RSL and CHHSL. The arsenic concentration does not exceed the range of 5 to 20 mg/kg of southern California native soils reported by Baldwin and McCreary in 1999. Therefore, arsenic is not expected to pose a significant health risk at the Site.

In addition, none of the reported detections of analytes exceed state or federal criteria for hazardous waste. Therefore, based on the results of the Limited Phase II ESA the soil stockpile located on the southwestern portion of the Site is not considered a REC for the Site.

11. FINDINGS, OPINIONS, AND CONCLUSIONS

Based upon the results of this Phase I ESA, the following findings, opinions, and conclusions are provided.

11.1. Findings and Opinions

The following section presents a summary of findings and opinions associated with the Phase I ESA performed for the subject Site, including known or suspect RECs, historical RECs, and de minimus environmental conditions (i.e., conditions that generally do not present a material risk of harm to public health or the environment).

- The Site and Site vicinity have been vacant undeveloped land since at least 1952 through the time of this report.
- User provided information indicated no information on environmental liens or activity and use limitations. No specialized knowledge or commonly known or available information was reported regarding the Site. The user indicated that there is no value reduction between the purchase price and fair market value for environmental issues.
- Based on the Environmental Chain of Title records, the Site has been owned by private individuals, property management corporations, and corporations. The information indicates the Site was owned by chemical corporations between 1955 and 1986. However, no use of the Site by the chemical companies was found during this ESA. No indications of potential environmental concerns (e.g., significant use of hazardous materials) were identified during this ESA.
- No environmental liens were noted in the environmental database records review including the Cal-EPA DTSC Deed Restricted Sites listing database and the USEPA Listing of Engineering and Institutional Control Sites or in the chain of title.
- Evidence of ASTs and USTs was not observed at the Site.
- Evidence of releases at the Site, such as odors, stressed vegetation, leaks, pools of liquids, and spills, was not observed.
- Wells were not observed on the Site or in the Site vicinity.
- A soil stockpile was observed on the southwestern portion of the Site and two soil samples were collected from the stockpile for laboratory analysis of VOCs, TPHcc, TPH as mineral oil, OCPs chlorinated herbicides, PCBs and Title 22 Metals. Based on the laboratory analysis results, the soil stockpile is not considered a REC for the Site.
- No records were found in agency files.
- No facilities representing RECs were found in the environmental database radius search report.

- No significant data gaps were noted during the preparation of this Phase I ESA report. Although in some instances, time gaps between various historical sources are greater than 10 years, it is Ninyo & Moore's opinion that based on the Site use (vacant undeveloped land) interviews conducted with former city of Ridgecrest employees, these gaps are considered insignificant.
- Off-Site concerns were not observed.

11.2. Conclusions

We have performed a Phase I ESA in conformance with the scope and limitation of ASTM Practice E 1527-05 of the vacant land, designated as the Ridgecrest Site, APN 508-020-06 in Kern County, California. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the Site.

11.3. Recommendations

Ninyo & Moore has no further recommendations.

12. REFERENCES

Berenbock, Charles, and Martin, Peter, 1991, The Ground-Water Flow System In Indian Wells Valley, Kern, Inyo, and San Bernardino Counties, California. U.S. Geological Survey Water-Resources Investigations Report.

California State Water Resources Control Board, GeoTracker website <<http://geotracker.swrcb.ca.gov/>>.

Digital Map Products, 2010, LandVision.

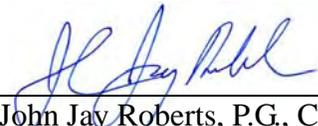
State of California, Department of Conservation, Division of Oil, Gas, & Geothermal Resources website <<http://maps.conservation.ca.gov/doms/index.html>>

Track Info Services, LLC (Environmental FirstSearch), 2010, Environmental First Search Report: dated June 29.

United States Geological Survey, Ridgecrest South, California: 7.5-minute Series (topographic), Scale 1:24,000.

13. PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

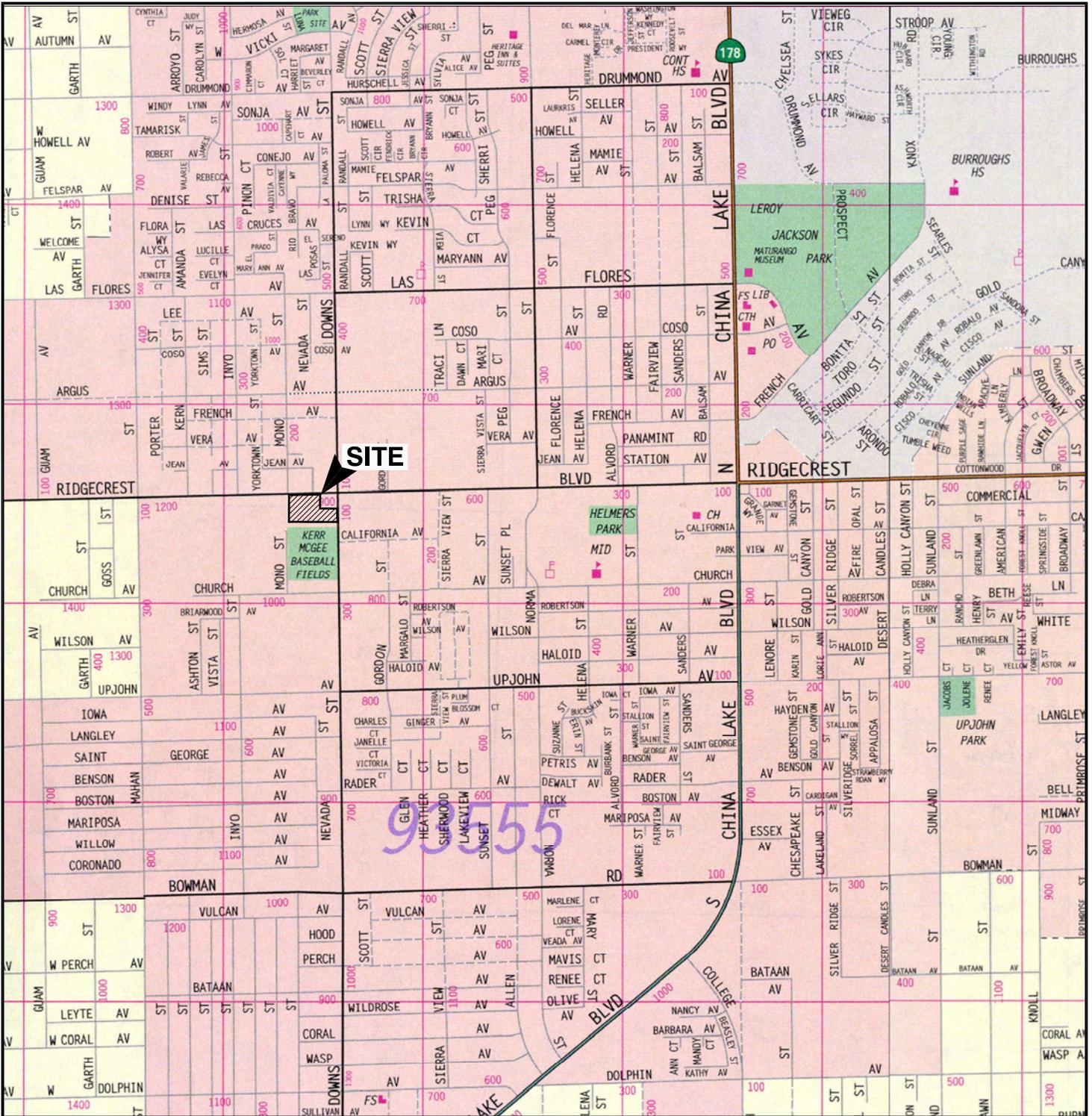


John Jay Roberts, P.G., C.E.G.
Senior Geologist

14. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

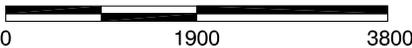
Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix H.

208025-A1.DWG-----G.K.



REFERENCE: 2007 THOMAS GUIDE FOR KERN COUNTY, STREET GUIDE AND DIRECTORY - 16th EDITION.

APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.
Map © Rand McNally, R.L.07-S-129



Ninyo & Moore

SITE LOCATION MAP

FIGURE

PROJECT NO.	DATE
208025002	7/10

SOUTHWEST CORNER OF RIDGECREST BOULEVARD
AND DOWNS STREET
RIDGECREST, CALIFORNIA

1



REFERENCE: GOOGLE EARTH AERIAL PHOTO, 2010.



APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND

-  SITE BOUNDARY
-  SP2 STOCKPILE SAMPLE
-  STOCKPILE
-  STREET ADDRESS

Ninyo & Moore

SITE PLAN

FIGURE

PROJECT NO.	DATE
208025002	7/10

SOUTHWEST CORNER OF RIDGECREST BOULEVARD
AND DOWNS STREET
RIDGECREST, CALIFORNIA

2

APPENDIX A
PHOTOGRAPHIC DOCUMENTATION



Photograph No. 1: Looking west at the Site.



Photograph No. 2: Looking north at the Site.



Photograph No. 3: Looking south at the Site.



Photograph No. 4: Looking east at the Site.



Photograph No. 5: Looking at tin cans and trash on the northern portion of the Site.



Photograph No. 6: Looking at soil stockpile on the southwestern portion of the Site.



Photograph No. 7: Looking at the Southern California Edison substation northeast adjacent to the Site.



Photograph No. 8: Looking at Downs Street adjacent to the east of the Site beyond which is Benders Tire and Alignment and Mather Dairy Service.



Photograph No. 9: Looking south at Kerr-McGee athletic field adjacent to the south of the Site.

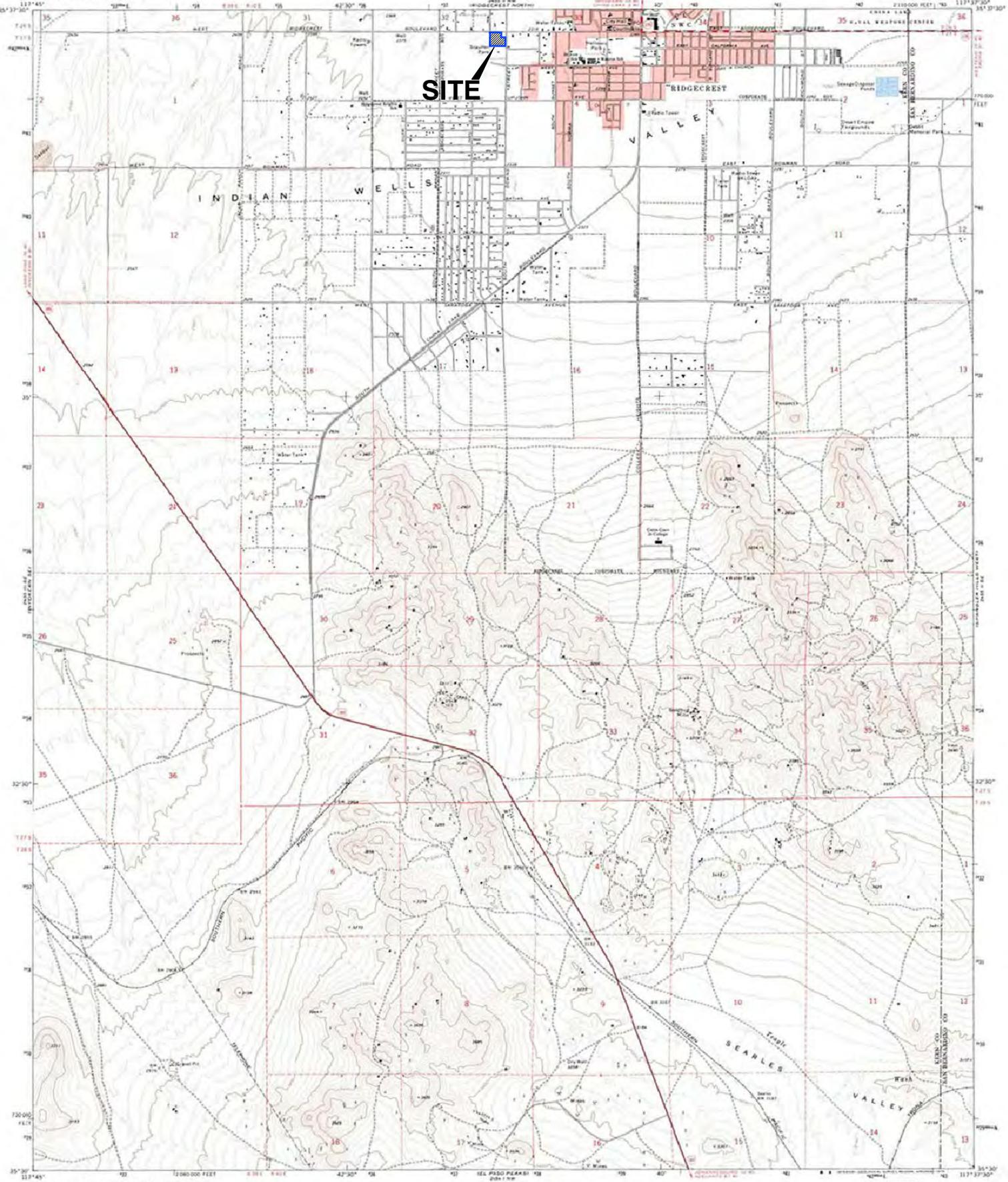


Photograph No. 10: Looking west at vacant land adjacent to the west of the Site.



Photograph No. 11: Looking north at Ridgecrest Boulevard adjacent to the north of the Site beyond which is vacant land.

APPENDIX B
TOPOGRAPHIC MAP



SITE

Mapped, edited, and published by the Geological Survey
Control by USGS, NOAA, and USCE
Topographic by photogrammetric methods from aerial photographs taken 1962. First checked 1973
Projection and 10,000-foot grid (NAD 83). Cartesian coordinate system, zone 12, Lambert conformal conic
1000 meter (3281 foot) Transverse Mercator grid scale, zone 12, datum of 1983. 1927 North American datum
Red and black symbols indicate selected landmarks and structures
Fine red dashed lines indicate selected fence lines
Certain land uses are permitted because of insufficient data



SCALE 1:24,000
CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEOGRAPHIC SURVEY, DATE OF 1974



ROAD CLASSIFICATION

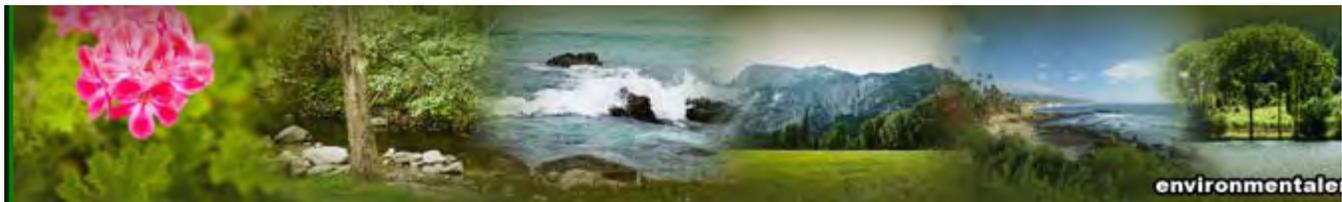
Primary highway	Light-duty road, hard or hard surface
Secondary highway	Unimproved surface
Hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

THIS MAP CONFORMS WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80205, OR RESTON, VIRGINIA 20192. A FOLDER CONTAINING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE, ON REQUEST.

RIDGECREST SOUTH, CALIF.
SCALE 1:24,000
NAD 83-111717.5-7.5
1973

APPENDIX C

USER PROVIDED INFORMATION



[Home](#)
[Submit ESA Request](#)
[View Historical ESA](#)
[Tools](#)
[Profile](#)
[Log Out](#)

ESA REQUEST DETAIL
 Project Number: 2010.06.053
[\(view summary\)](#)

GENERAL INFORMRATION

Contact name(s)	Justin Larson
Contact's Phone/PAX	24344
Business unit	OS - Real Properties
Requested due date	July 9, 2010
Project accounting	800454448
Type of request	Phase I ESA
Reason for request	New acquisition

PROPERTY INFORMATION & SITE HISTORY

Property type (i.e. vacant, substation)	vacant
Property's name or short description	Vacant lot adjacent to existing Downs Substation
Property's address	corner of Ridgecrest Blvd. & Downs St.
GPS coordinates (i.e. 37.1234, -117.9876)	
Township and Range	T 27S R 40E
Assessor Parcel Numbers (APNs)	508-020-06
Total acres	4.602
Primary contact person for site	Alexis Gevorgian
Current owner(s)	Affordable Housing Land Consultants, LLC (Alexis Gevorgian)
Date of acquired by owner(s)	
Current tenant(s)	none
Initial date of leasing by tenant(s)	n/a
Prior uses	vacant
Current uses	vacant
Intended future uses	substation
Describe any existing structures.	none
Describe any proposed structures.	115/12kV substation
Describe source of water supply, fuel supply, sewage disposal and trash removal.	unknown
Describe any fill materials ever brought on site.	unknown
Describe pesticides or herbicides ever been used on the site (i.e. what type, when, how long, how often).	none
Describe any oils, car batteries, fuels or other "hazardous" materials ever been stored on site.	none
Describe all other known chemicals used or stored on site.	
Describe any environmental incident (reported or not) that impacted the site (i.e. a release on site or neighboring sites).	
Describe any wells, septic system or clarifier ever existed on site.	
Describe any previous environmental or geotechnical study on the property.	property owner has a previous Phase 1 that he will provide
Describe any other known environmental issues (including adjacent properties).	
Describe any other known issues (including adjacent properties).	
Additional comments/notes	

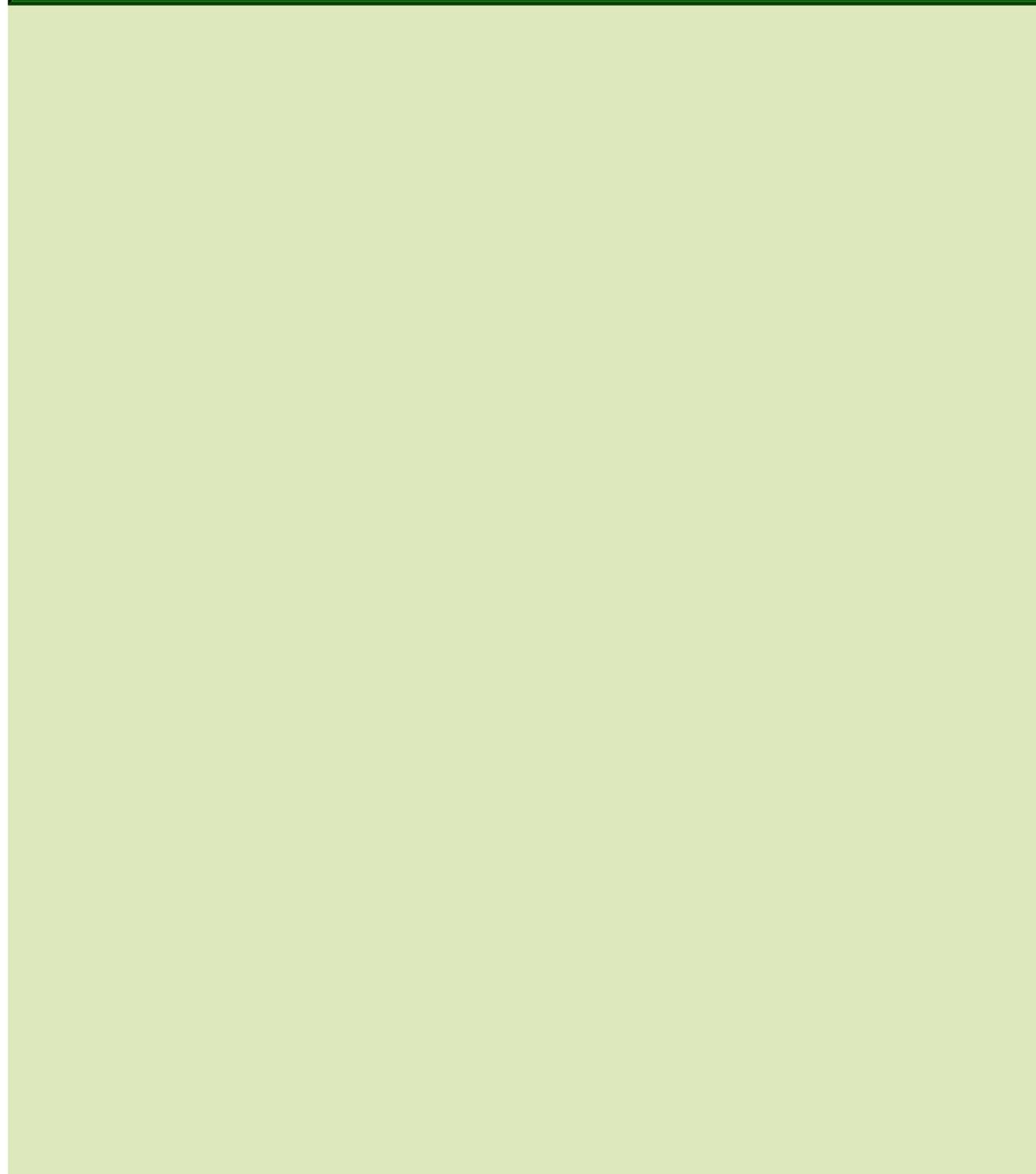
PROJECT FILES

- [Assessor_508-020-06-00.PDF](#)
- [Downs_LV map.pdf](#)
- [Downs_Assessor\'s 508-020-06-00.pdf](#)

Filename:

Browse...

Add additional file



USER QUESTIONNAIRE FOR "AAI" PHASE I ESA

CURRENT SITE ADDRESS (FORMER ADDRESS, if applicable):

KERN COUNTY APN: 508-020-06

Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Quality for Bona Fide Prospective Purchase, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA liability ("Common Elements" Guide) issued on March 6, 2003.

In order to qualify for one of the *LLPs* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"; P.L. 107-118), the *User* (i.e. an Edison representative) must provide the following information (i.e. the institutional knowledge that is available) to the *Environmental Professional ("EP")*. Failure to provide this information could result in a determination that "all appropriate inquiry" has not been completed. Use additional paper if necessary.

1. Environmental cleanup liens that are filed or recorded again the site (40 CFR 312.25):

- Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

NO

YES (explain) _____

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

- Are you aware of any AULs such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

NO

YES (explain) _____

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28):

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

NO

YES (explain) _____

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

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

NOT APPLICABLE (I.E. THERE IS NO DIFFERENCE)

YES (explain) _____

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

- Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *EP* to identify conditions indicative of releases or threatened releases? As *User*, do you know:

1. Past uses of the *property*?

NO YES (explain) _____

2. Specific chemicals that are present or once were present at the *property*?

NO YES (explain) _____

3. Spills or other chemical releases that have taken place at the *property*?

NO YES (explain) _____

4. Environmental cleanups that have taken place at the *property*?

NO YES (explain) _____

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

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

NO

YES (explain) _____

JUSTIN LARSON, LAND AGENT

Completed By/Title

06/23/2010

Date

PHASE I ESA QUESTIONNAIRE

Purpose: Southern California Edison (SCE) is considering the acquisition of the property described below and referred hereafter as the "Site". The purpose of this questionnaire is to facilitate the Environmental Professional to conduct an Environmental Assessment of the Site on behalf of SCE. Please answer this questionnaire to the best of your ability by providing your personal as well as the institutional knowledge of your organization regarding the Site.

Site description: APN: 508-020-06 SW corner of Downs & Ridgcrest Blvd.	
Form Completed By:	
Name: Alexis Gevorgian	You are:
Organization: Affordable Housing Land Consultants, LLC	The current owner <input checked="" type="checkbox"/>
Address: 16633 Ventura Blvd #1014 Encino, CA 91436	The current occupant <input type="checkbox"/>
Telephone Number: 818-380-2600	Past owner <input type="checkbox"/>
Email: agevorgian@ahland.com	Past occupant <input type="checkbox"/>
Signature: 	Date Completed: 6-23-10
Are any chemicals, such as (but not limited to) hazardous materials, pesticides, herbicides, petroleum products, or hazardous waste Currently or Formerly Brought/Used/Stored on Site?	
Has the site been graded or fill material ever brought onto the Site? unknown	
Are or were Underground or Aboveground Storage Tanks Currently or Formerly Present On Site? Unknown	
Are you aware of any releases of hazardous materials or petroleum products onto the ground, groundwater or surface waters of the Site? No	
Are or were there any wells, septic systems, or clarifier on the Site?: N/A	

Documents of Interest	Available	
Do You Have Any of the Following Documents of Interest With Respect to the Site:	YES	NO
Phase I Environmental Site Assessment Reports		X
Phase II Environmental Site Assessment with Subsurface Investigation Reports		X
Environmental Audit Reports		X
Property Information Sheet (Non-Residential properties)		X
Environmental Permits (NPDES, industrial wastewater, solid waste, hazardous waste, etc.)		X
Underground or Aboveground Tank Registration		X
Hazardous Waste Generator Notices or Reports		X
Material Safety Data Sheets (for chemicals in quantities greater than 5 gallons)		X
Community Right-to-Know Plans		X
Spill Prevention and Control Plans		X
Past or Current Violation Notices at the Site		X
Environmental Liens on the Site		X
Geotechnical Investigations or Studies		X
Other Reports		

Knowledge With Respect to the Subject Property	Knowledge	
Do You Possess Knowledge Regarding Any of the Following with Respect to the Subject Site:	YES	NO
Pending, Threatened, Past Litigation Involving Hazardous Materials/Petroleum Products		X
Pending, Threatened, Past Admin. Proceedings Involving Hazardous Materials/Petroleum Products		X
Government Notice of Violation of Environmental Laws		X
Government Notice of Possible Liability Involving Hazardous Materials/Petroleum Products		X

Please return this completed form by mailing to Jian Liu, Southern California Edison, 2131 Walnut Grove Ave., Rosemead, CA 91770, tel. (626) 302-1473, fax (626) 302-4871

APPENDIX D
HISTORICAL INFORMATION

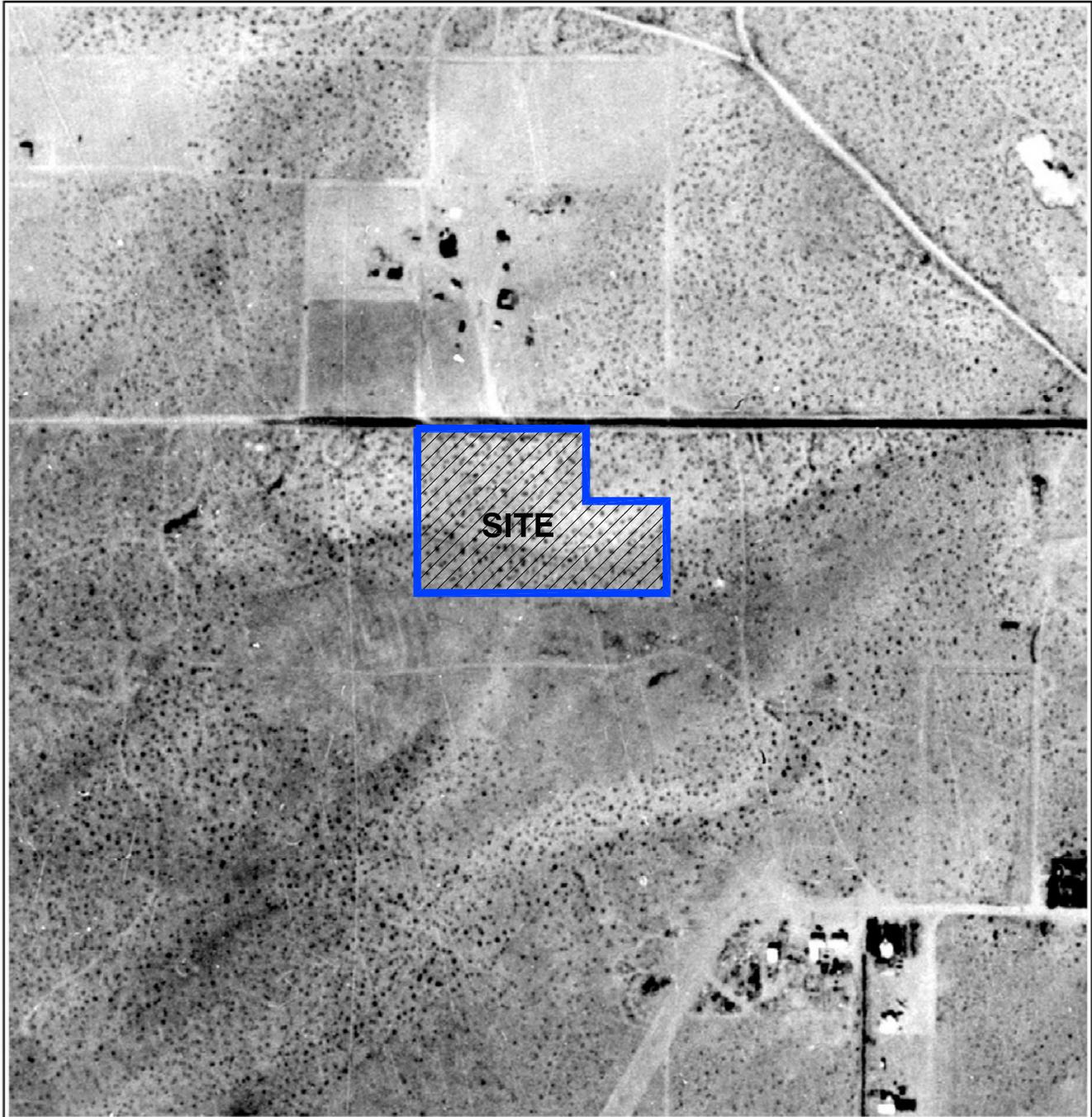


Environmental FirstSearch

Historical Aerial Photo

1952

West Ridgecrest Blvd, Ridgecrest, CA 93555



Job Number: 208025002
Target Site: 35.621790, -117.688996

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1994

West Ridgecrest Blvd, Ridgecrest, CA 93555

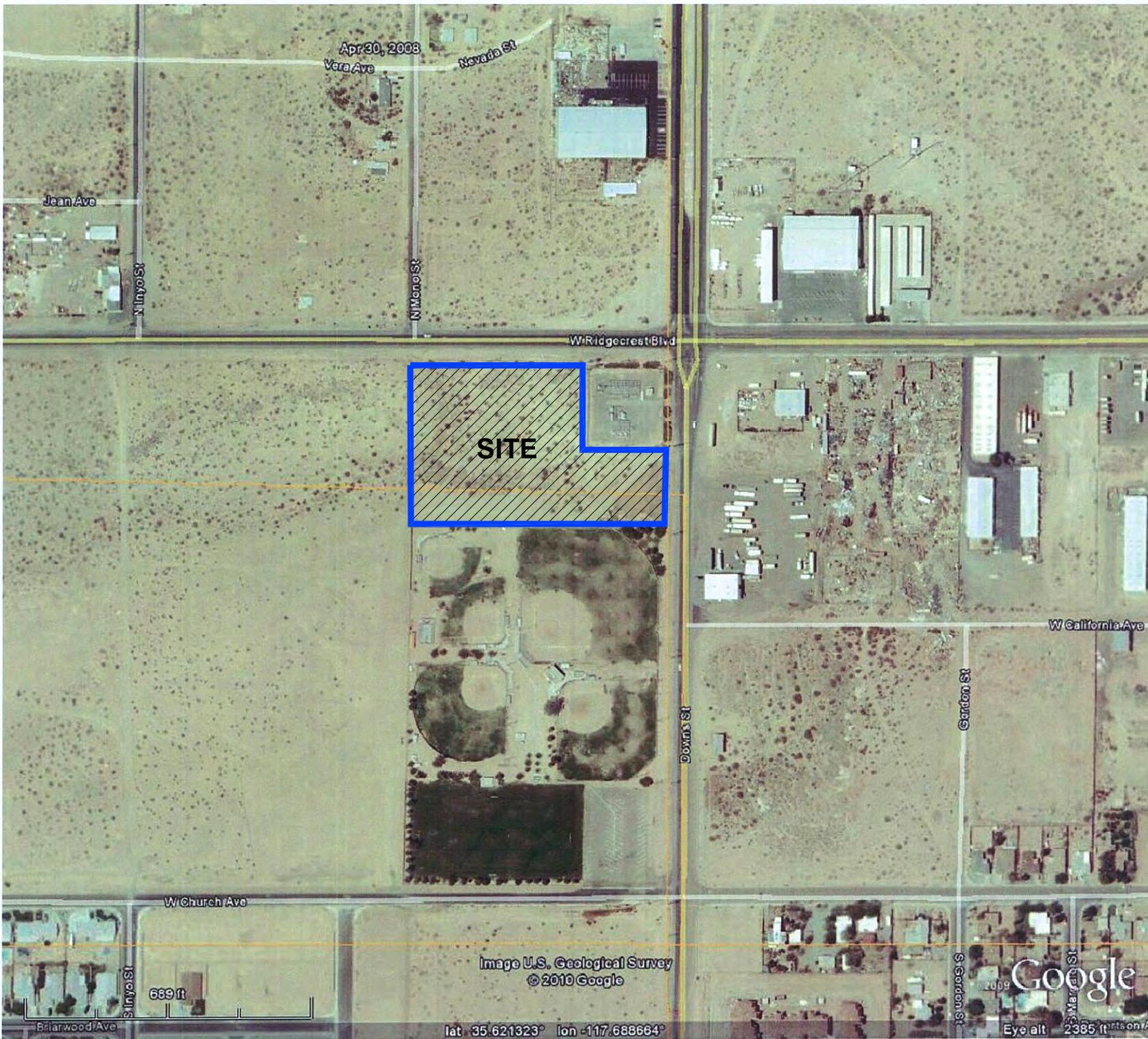


Job Number: 208025002
Target Site: 35.621790, -117.688996

Approximate Scale: 1 in equals 375 ft



2004



2008



Environmental FirstSearch

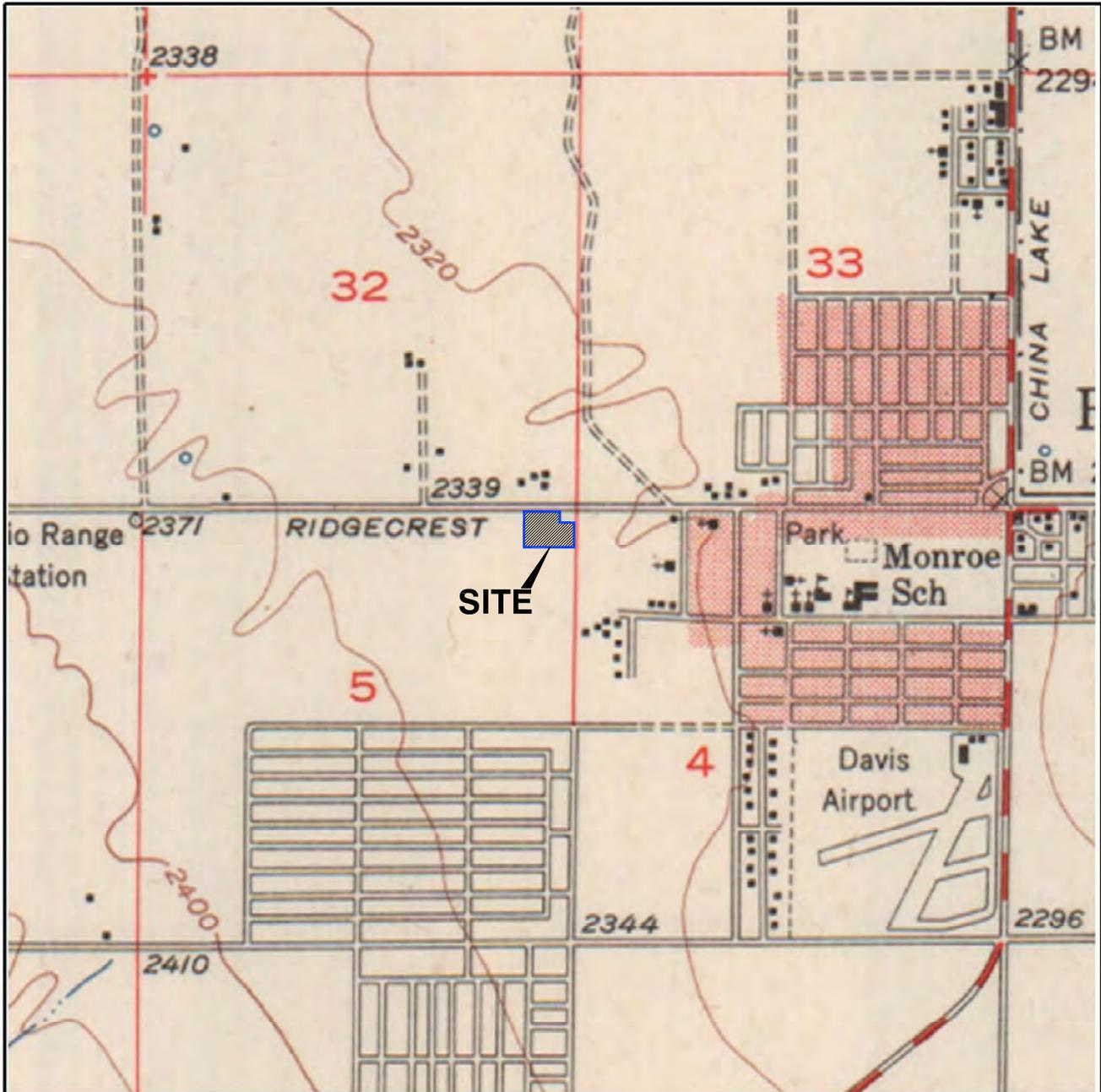


Historical Topographic Map

Quad Name: Ridgecrest, CA

Year: 1953 Original Map Scale: 1:62,500

West Ridgecrest Blvd, Ridgecrest, CA 93555



Job Number: 208025002
Target Site: 35.621790, -117.688996

0 miles 0.5 1

- | | | | |
|-------------------------|---------|-----------------|---------|
| Building | ---■--- | Railroad | —+— |
| Topo Contour | —e000— | Tanks | •●○ |
| Depression | —()— | Primary Highway | —+— |
| Quarry or Open Pit Mine | × | Trail | - - - - |

APPENDIX E
SITE RECONNAISSANCE CHECKLIST

Site Reconnaissance Checklist

Name: *SCE/Ridgecrest*

Address: *Bordered to the north by Ridgecrest Boulevard and to the east by South Downs Street.*

Questions		Yes	No
1a.	Is the <i>property</i> used for an industrial use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1b.	Is any <i>adjoining property</i> used for an industrial use? <i>SCE substation to northeast.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2a.	Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2b.	Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a.	Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b.	Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4a.	Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4b.	Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5a.	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons in volume or 50 gallons in the aggregate, stored on or used at the <i>property</i> or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5b.	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gallons in volume or 50 gallons in the aggregate, stored on or used at the <i>property</i> or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6a.	Are there currently any industrial <i>drums</i> (typically 55 gallons) or sacks of chemicals located on the property or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6b.	Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gallons) or sacks of chemicals located on the property or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site Reconnaissance Checklist

Name:
Address:

Questions		Yes	No
7a.	Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that origin-ated from a contaminated site?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/>
7b.	Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that is of an unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8a.	Are there currently any <i>pits, ponds, or lagoons</i> , located on the <i>property</i> in connection with waste treatment or waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8b.	Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9a.	Is there currently any stained soil on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9b.	Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10a.	Are there currently any registered or unregistered storage tanks (above or under-ground) located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10b.	Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unre-gistered storage tanks (above or under-ground) located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11a.	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11b.	Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a.	Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12b.	Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that are stained by substances other than water or were emitting foul odors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site Reconnaissance Checklist

Name:

Address:

	Questions	Yes	No
13a.	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13b.	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Do you have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15a.	Have you been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15b.	Have you been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16a.	Have you been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16b.	Have you been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17a.	Do you have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17b.	Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18a.	Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a storm water sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18b.	Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a sanitary sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19.	Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ? <i>Tin cans mostly on north side of property.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site Reconnaissance Checklist

Name:

Address:

	Questions	Yes	No
20.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional comments & Interviews (if applicable)			

This questionnaire was completed by:

Name *Peter Sims*
Title *Senior Staff Environmental Geologist*
Date *7-1-16*

APPENDIX F
ENVIRONMENTAL DATABASE REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property: Ridgecrest

WEST RIDGECREST BLVD

RIDGECREST CA 93555

Job Number: 208025002

PREPARED FOR:

Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618

06-29-10



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: WEST RIDGECREST BLVD
RIDGECREST CA 93555

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-01-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-01-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-29-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-29-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	04-21-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-21-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	04-21-10	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	02-16-10	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	04-19-10	0.25	0	0	0	-	-	0	0
ERNS	Y	04-29-10	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	02-08-10	1.00	0	0	0	0	0	1	1
State Spills 90	Y	06-22-10	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	06-21-10	0.50	0	0	0	1	-	0	1
State/Tribal LUST	Y	06-22-10	0.50	0	0	0	2	-	0	2
State/Tribal UST/AST	Y	03-10-10	0.25	0	1	0	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	03-02-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-22-10	0.25	0	1	0	-	-	0	1
State Other	Y	02-08-10	0.25	0	0	0	-	-	0	0
FI Map Coverage	Y	04-26-10	0.12	0	0	-	-	-	0	0
- TOTALS -				0	2	0	3	0	1	6

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 06-29-10
Requestor Name: Peter Sims
Standard: ASTM-05

Search Type: COORD
Job Number: 208025002
Filtered Report

Target Site: WEST RIDGECREST BLVD
RIDGECREST CA 93555

Demographics

Sites: 6	Non-Geocoded: 1	Population: NA
Radon: 0.2 - 3.4 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.688996	-117:41:20	Easting:	437605.326
Latitude:	35.62179	35:37:18	Northing:	3942019.87
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

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

	<u>Requested?</u>	<u>Date</u>
Sanborns	No	
Aerial Photographs	Yes	06-29-10
Historical Topos	Yes	06-29-10
City Directories	No	
Title Search/Env Liens	Yes	06-29-10
Municipal Reports	No	
Online Topos	No	

***Environmental FirstSearch
Sites Summary Report***

Target Property: WEST RIDGECREST BLVD
RIDGECREST CA 93555

JOB: 208025002

TOTAL: 6 **GEOCODED:** 5 **NON GEOCODED:** 1 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	CITY OF RIDGECREST T060296743/COMPLETED - CASE CLO	636 W RIDGECREST BLVD. RIDGECREST CA 93555	0.40 NE	3
3	LUST	HOWARDS MINI MART T0602984745/COMPLETED - CASE CLO	851 UPJOHN RIDGECREST CA 93555	0.48 SE	5
5	PERMITS	MATHER BROS INC CAL000319205/ACTIVE	132 S DOWNS ST RIDGECREST CA 93555	0.07 NE	1
9	STATE	CUDDEBACK LAKE AIR FORCE RANGE CAL36970016/ACTIVE	RIDGECREST RIDGECREST CA 93555	NON GC	
6	SWL	BOYSTON CONSTRUCTION, INC. SWIS15-TI-1387/ACTIVE	602 WEST RIDGECREST BLVD. RIDGECREST CA 93555	0.40 NE	4
8	UST	MINI STOP. TISID-STATE20323/ACTIVE	893 RIDGECREST RIDGECREST CA 93555	0.10 NE	2

***Environmental FirstSearch
Site Detail Report***

Target Property: WEST RIDGECREST BLVD
RIDGECREST CA 93555

JOB: 208025002

LUST

SEARCH ID: 4

DIST/DIR: 0.40 NE

MAP ID: 3

NAME: CITY OF RIDGECREST
ADDRESS: 636 W RIDGECREST BLVD.
RIDGECREST CA 93555
KERN

REV: 06/22/10
ID1: T060296743
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

CONTACT:

MTBE CLASS:

***Environmental FirstSearch
Site Detail Report***

Target Property: WEST RIDGECREST BLVD
RIDGECREST CA 93555

JOB: 208025002

LUST

SEARCH ID: 5

DIST/DIR: 0.48 SE

MAP ID: 5

NAME: HOWARDS MINI MART
ADDRESS: 851 UPJOHN
RIDGECREST CA 93555
KERN

REV: 06/22/10
ID1: T0602984745
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

CONTACT:

MTBE CLASS:

Environmental FirstSearch Descriptions

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

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

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

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

DELISTED - Deleted from the Final NPL

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

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

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

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

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

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

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

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

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

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

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

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

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

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

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

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

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

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

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

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

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

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

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

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

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a

groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

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

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

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

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

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

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

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

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

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

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

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses

of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

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

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

1. CalSites Properties (CS)
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4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

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

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

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

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

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

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

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

FI Map Coverage: PROPRIETARY FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

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

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

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

Phone:(916) 227-4416

San Diego County Department of Environmental Health

Updated quarterly/when available

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

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* County of Alameda Department of Environmental Health

* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

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

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

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

- * County of Los Angeles Environmental Programs Division

- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

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

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

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

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

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

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

* County of San Luis Obispo Environmental Health Division

* City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

* Environmental Health Department

SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

* County of Santa Clara Hazardous Materials Compliance Division

* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)

* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

* Environmental Health Department

SHASTA COUNTY CUPA:

* Environmental Health Department

SIERRA COUNTY CUPA:

* Health Department

SISKIYOU COUNTY CUPA:

* Environmental Health Department

SONOMA COUNTY CUPAS:

* County of Sonoma Department Of Environmental Health

* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

* Department of Agriculture

TEHAMA COUNTY CUPA:

* Department of Environmental Health

TRINITY COUNTY CUPA:

* Department of Health

TULARE COUNTY CUPA:

* Environmental Health Department

TUOLUMNE COUNTY CUPA:

* Environmental Health

VENTURA COUNTY CUPAS:

* County of Ventura Environmental Health Division

* Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

* Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

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

Phone:(619) 338-2211

San Bernardino County Fire Department

Updated quarterly/when available

State Other: *US DOJ* U.S. Department of Justice

Updated when available

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

Phone: (916) 323-3400

The Los Angeles County Hazardous Materials Division

Phone: (323) 890-7806

Orange County Environmental Health Agency

Phone: (714) 834-3536

Riverside County Department of Environmental Health, Hazardous Materials Management Division

Phone:(951) 358-5055

Sacramento County Environmental Management Department

Updated quarterly/when available

FI Map Coverage: *PROPRIETARY* Library of Congress

Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988®

ProQuest

Other internally produced datasets

Updated quarterly

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

Target Property: WEST RIDGECREST BLVD
RIDGECREST CA 93555

JOB: 208025002

Street Name	Dist/Dir	Street Name	Dist/Dir
Downs St	0.08 SE		
N Downs St	0.09 NE		
N Inyo St	0.18 NW		
N Mono St	0.06 NW		
N Yorktown St	0.12 NW		
Vera Ave	0.17 NW		
W California Ave	0.11 SE		
W Church Ave	0.22 SE		
W Ridgecrest Blvd	0.04 NE		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

06-29-10

208025002

WEST RIDGECREST BLVD

RIDGECREST CA 93555

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases



WEST RIDGECREST BLVD, RIDGECREST CA 93555



Source: U.S. Census TIGER Files

- Target Site (Latitude: 35.62179 Longitude: -117.688996)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





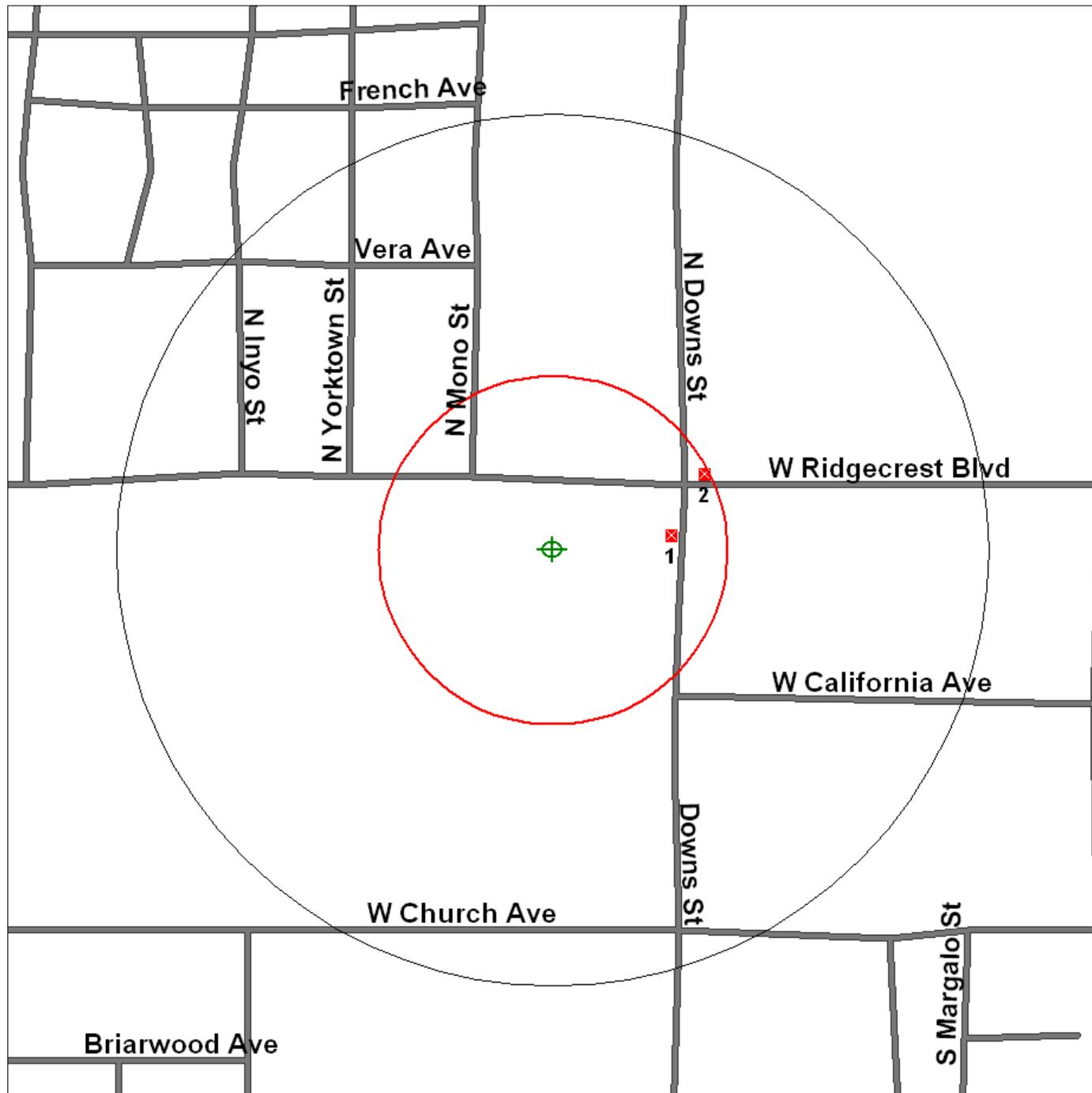
Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRA GEN, UST, PERMITS, OTHER



WEST RIDGECREST BLVD, RIDGECREST CA 93555



Source: U.S. Census TIGER Files

Target Site (Latitude: 35.62179 Longitude: -117.688996)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

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





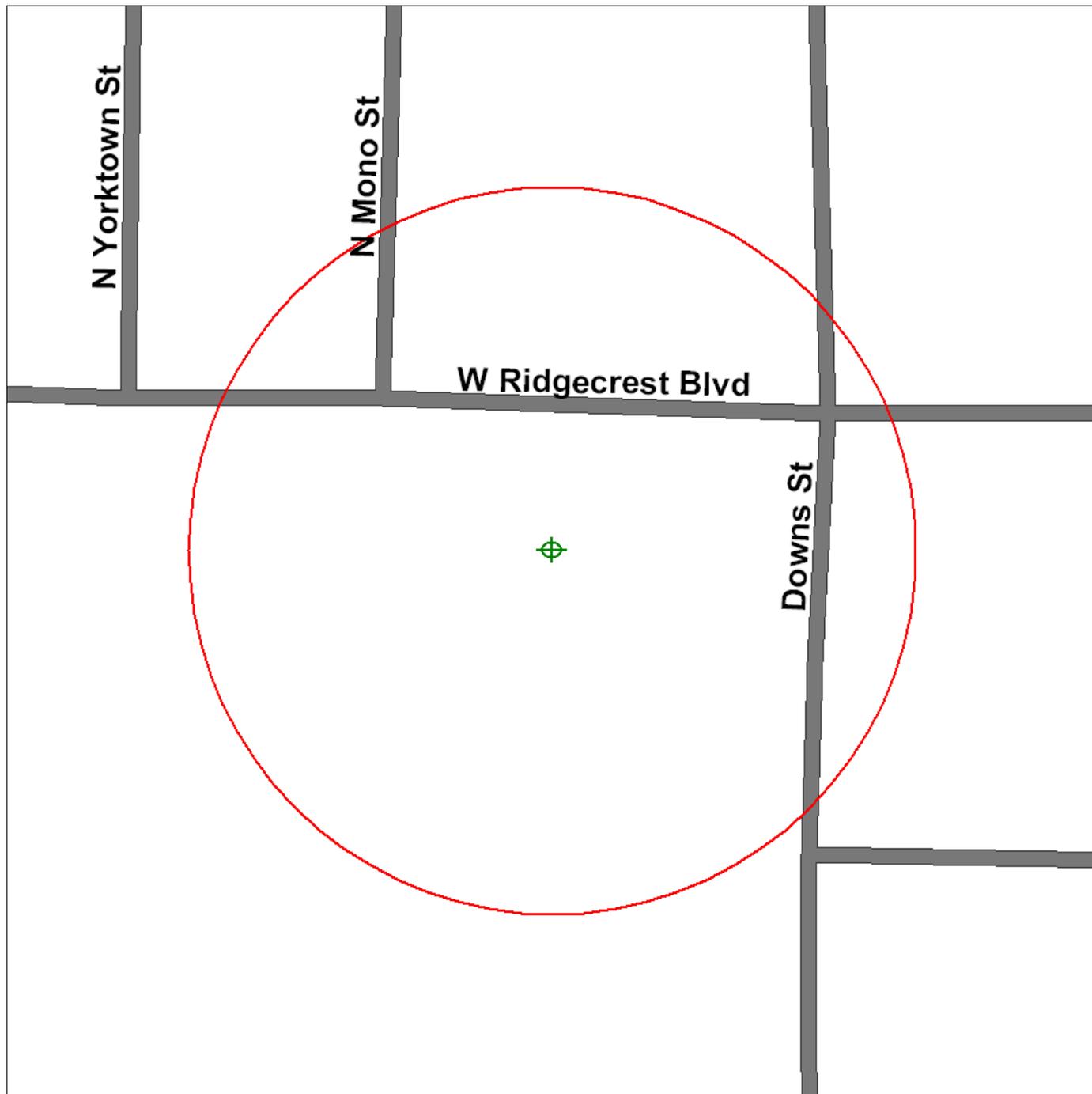
Environmental FirstSearch

.12 Mile Radius

ASTM-05: SPILLS90, ERNS, RCRANLR, FIMAP



WEST RIDGECREST BLVD, RIDGECREST CA 93555



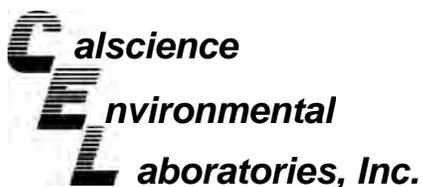
Source: U.S. Census TIGER Files

- Target Site (Latitude: 35.62179 Longitude: -117.688996)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



APPENDIX G

LABORATORY REPORT AND CHAIN OF CUSTODY



July 09, 2010

Jay Roberts
Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Subject: **CalScience Work Order No.: 10-07-0095**
Client Reference: SCE Ridgecrest / 208025002

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 7/1/2010 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Systems Manual, applicable standard operating procedures, and other related documentation. The original report of subcontracted analysis, if any, is provided herein, and follows the standard CalScience data package. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Villafania". The signature is written in a cursive style with a large, looped initial "R".

CalScience Environmental
Laboratories, Inc.
Richard Villafania
Project Manager

Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3550B
Method: EPA 8015B (M)

Project: SCE Ridgecrest / 208025002

Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	GC 46	07/02/10	07/03/10 02:13	100702B09

Parameter	Result	RL	DF	Qual	Units
TPH as Mineral Oil	ND	25	1		mg/kg
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>		<u>Qual</u>	
Decachlorobiphenyl	122	61-145			

SP2	10-07-0095-2-A	07/01/10 11:20	Solid	GC 46	07/02/10	07/03/10 02:29	100702B09
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Parameter	Result	RL	DF	Qual	Units
TPH as Mineral Oil	ND	25	1		mg/kg
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>		<u>Qual</u>	
Decachlorobiphenyl	115	61-145			

Method Blank	099-12-287-52	N/A	Solid	GC 46	07/02/10	07/03/10 00:55	100702B09
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Parameter	Result	RL	DF	Qual	Units
TPH as Mineral Oil	ND	25	1		mg/kg
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>		<u>Qual</u>	
Decachlorobiphenyl	114	61-145			

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3550B
Method: EPA 8015B (M)
Units: mg/kg

Project: SCE Ridgecrest / 208025002

Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	GC 46	07/02/10	07/03/10 02:13	100702B08

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
C6	ND	5.0	1		C21-C22	ND	5.0	1	
C7	ND	5.0	1		C23-C24	ND	5.0	1	
C8	ND	5.0	1		C25-C28	ND	5.0	1	
C9-C10	ND	5.0	1		C29-C32	ND	5.0	1	
C11-C12	ND	5.0	1		C33-C36	ND	5.0	1	
C13-C14	ND	5.0	1		C37-C40	ND	5.0	1	
C15-C16	ND	5.0	1		C41-C44	ND	5.0	1	
C17-C18	ND	5.0	1		C6-C44 Total	ND	5.0	1	
C19-C20	ND	5.0	1						

Surrogates: REC (%) Control Limits Qual

Decachlorobiphenyl 122 61-145

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP2	10-07-0095-2-A	07/01/10 11:20	Solid	GC 46	07/02/10	07/03/10 02:29	100702B08

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
C6	ND	5.0	1		C21-C22	ND	5.0	1	
C7	ND	5.0	1		C23-C24	ND	5.0	1	
C8	ND	5.0	1		C25-C28	ND	5.0	1	
C9-C10	ND	5.0	1		C29-C32	ND	5.0	1	
C11-C12	ND	5.0	1		C33-C36	ND	5.0	1	
C13-C14	ND	5.0	1		C37-C40	ND	5.0	1	
C15-C16	ND	5.0	1		C41-C44	ND	5.0	1	
C17-C18	ND	5.0	1		C6-C44 Total	ND	5.0	1	
C19-C20	ND	5.0	1						

Surrogates: REC (%) Control Limits Qual

Decachlorobiphenyl 116 61-145

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-12-275-3,527	N/A	Solid	GC 46	07/02/10	07/02/10 12:59	100702B08

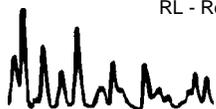
Parameter Result RL DF Qual

TPH as Diesel ND 5.0 1

Surrogates: REC (%) Control Limits Qual

Decachlorobiphenyl 111 61-145

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 8151A
Method: EPA 8151A
Units: ug/kg

Project: SCE Ridgecrest / 208025002

Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	GC 40	07/01/10	07/07/10 16:19	100701L12

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Dalapon	ND	250	1		2,4-D	ND	100	1	
Dicamba	ND	10	1		2,4,5-TP (Silvex)	ND	10	1	
MCPP	ND	10000	1		2,4,5-T	ND	10	1	
MCPA	ND	10000	1		2,4-DB	ND	100	1	
Dichlorprop	ND	100	1		Dinoseb	ND	50	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>						
2,4-Dichlorophenylacetic acid	120	30-130							

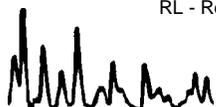
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP2	10-07-0095-2-A	07/01/10 11:20	Solid	GC 40	07/01/10	07/07/10 16:51	100701L12

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Dalapon	ND	250	1		2,4-D	ND	100	1	
Dicamba	ND	10	1		2,4,5-TP (Silvex)	ND	10	1	
MCPP	ND	10000	1		2,4,5-T	ND	10	1	
MCPA	ND	10000	1		2,4-DB	ND	100	1	
Dichlorprop	ND	100	1		Dinoseb	ND	50	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>						
2,4-Dichlorophenylacetic acid	119	30-130							

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	095-01-033-906	N/A	Solid	GC 40	07/01/10	07/07/10 13:03	100701L12

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Dalapon	ND	250	1		2,4-D	ND	100	1	
Dicamba	ND	10	1		2,4,5-TP (Silvex)	ND	10	1	
MCPP	ND	10000	1		2,4,5-T	ND	10	1	
MCPA	ND	10000	1		2,4-DB	ND	100	1	
Dichlorprop	ND	100	1		Dinoseb	ND	50	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>						
2,4-Dichlorophenylacetic acid	100	30-130							

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3545
Method: EPA 8081A
Units: ug/kg

Project: SCE Ridgecrest / 208025002

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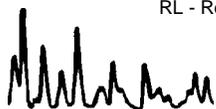
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	GC 41	07/03/10	07/07/10 15:08	100703L11

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	61	50-135			2,4,5,6-Tetrachloro-m-Xylene	60	50-135		

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP2	10-07-0095-2-A	07/01/10 11:20	Solid	GC 41	07/03/10	07/07/10 04:30	100703L11

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	82	50-135			2,4,5,6-Tetrachloro-m-Xylene	84	50-135		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ninyo and Moore
 475 Goddard, Suite 200
 Irvine, CA 92618-4605

Date Received: 07/01/10
 Work Order No: 10-07-0095
 Preparation: EPA 3545
 Method: EPA 8081A
 Units: ug/kg

Project: SCE Ridgecrest / 208025002

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-12-537-900	N/A	Solid	GC 41	07/03/10	07/07/10 11:49	100703L11

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	99	50-135			2,4,5,6-Tetrachloro-m-Xylene	91	50-135		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Analytical Report



Ninyo and Moore
 475 Goddard, Suite 200
 Irvine, CA 92618-4605

Date Received: 07/01/10
 Work Order No: 10-07-0095
 Preparation: EPA 3545
 Method: EPA 8082
 Units: ug/kg

Project: SCE Ridgecrest / 208025002

Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	GC 58	07/01/10	07/07/10 14:11	100701L10

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aroclor-1016	ND	50	1		Aroclor-1248	ND	50	1	
Aroclor-1221	ND	50	1		Aroclor-1254	ND	50	1	
Aroclor-1232	ND	50	1		Aroclor-1260	ND	50	1	
Aroclor-1242	ND	50	1		Aroclor-1262	ND	50	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	58	50-130			2,4,5,6-Tetrachloro-m-Xylene	58	50-130		

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP2	10-07-0095-2-A	07/01/10 11:20	Solid	GC 58	07/01/10	07/07/10 14:29	100701L10

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aroclor-1016	ND	50	1		Aroclor-1248	ND	50	1	
Aroclor-1221	ND	50	1		Aroclor-1254	ND	50	1	
Aroclor-1232	ND	50	1		Aroclor-1260	ND	50	1	
Aroclor-1242	ND	50	1		Aroclor-1262	ND	50	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	96	50-130			2,4,5,6-Tetrachloro-m-Xylene	104	50-130		

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-12-535-955	N/A	Solid	GC 58	07/01/10	07/01/10 23:04	100701L10

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aroclor-1016	ND	50	1		Aroclor-1248	ND	50	1	
Aroclor-1221	ND	50	1		Aroclor-1254	ND	50	1	
Aroclor-1232	ND	50	1		Aroclor-1260	ND	50	1	
Aroclor-1242	ND	50	1		Aroclor-1262	ND	50	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	102	50-130			2,4,5,6-Tetrachloro-m-Xylene	106	50-130		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 5030B
Method: EPA 8260B
Units: ug/kg

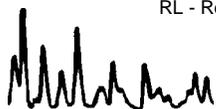
Project: SCE Ridgecrest / 208025002

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	GC/MS FF	07/01/10	07/07/10 22:42	100707L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Acetone	ND	120	1		c-1,3-Dichloropropene	ND	5.0	1	
Benzene	ND	5.0	1		t-1,3-Dichloropropene	ND	5.0	1	
Bromobenzene	ND	5.0	1		Ethylbenzene	ND	5.0	1	
Bromochloromethane	ND	5.0	1		2-Hexanone	ND	50	1	
Bromodichloromethane	ND	5.0	1		Isopropylbenzene	ND	5.0	1	
Bromoform	ND	5.0	1		p-Isopropyltoluene	ND	5.0	1	
Bromomethane	ND	25	1		Methylene Chloride	ND	50	1	
2-Butanone	ND	50	1		4-Methyl-2-Pentanone	ND	50	1	
n-Butylbenzene	ND	5.0	1		Naphthalene	ND	50	1	
sec-Butylbenzene	ND	5.0	1		n-Propylbenzene	ND	5.0	1	
tert-Butylbenzene	ND	5.0	1		Styrene	ND	5.0	1	
Carbon Disulfide	ND	50	1		1,1,1,2-Tetrachloroethane	ND	5.0	1	
Carbon Tetrachloride	ND	5.0	1		1,1,2,2-Tetrachloroethane	ND	5.0	1	
Chlorobenzene	ND	5.0	1		Tetrachloroethene	ND	5.0	1	
Chloroethane	ND	5.0	1		Toluene	ND	5.0	1	
Chloroform	ND	5.0	1		1,2,3-Trichlorobenzene	ND	10	1	
Chloromethane	ND	25	1		1,2,4-Trichlorobenzene	ND	5.0	1	
2-Chlorotoluene	ND	5.0	1		1,1,1-Trichloroethane	ND	5.0	1	
4-Chlorotoluene	ND	5.0	1		1,1,2-Trichloroethane	ND	5.0	1	
Dibromochloromethane	ND	5.0	1		1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1	
1,2-Dibromo-3-Chloropropane	ND	10	1		Trichloroethene	ND	5.0	1	
1,2-Dibromoethane	ND	5.0	1		1,2,3-Trichloropropane	ND	5.0	1	
Dibromomethane	ND	5.0	1		1,2,4-Trimethylbenzene	ND	5.0	1	
1,2-Dichlorobenzene	ND	5.0	1		Trichlorofluoromethane	ND	50	1	
1,3-Dichlorobenzene	ND	5.0	1		1,3,5-Trimethylbenzene	ND	5.0	1	
1,4-Dichlorobenzene	ND	5.0	1		Vinyl Acetate	ND	50	1	
Dichlorodifluoromethane	ND	5.0	1		Vinyl Chloride	ND	5.0	1	
1,1-Dichloroethane	ND	5.0	1		p/m-Xylene	ND	5.0	1	
1,2-Dichloroethane	ND	5.0	1		o-Xylene	ND	5.0	1	
1,1-Dichloroethene	ND	5.0	1		Methyl-t-Butyl Ether (MTBE)	ND	5.0	1	
c-1,2-Dichloroethene	ND	5.0	1		Tert-Butyl Alcohol (TBA)	ND	50	1	
t-1,2-Dichloroethene	ND	5.0	1		Diisopropyl Ether (DIPE)	ND	10	1	
1,2-Dichloropropane	ND	5.0	1		Ethyl-t-Butyl Ether (ETBE)	ND	10	1	
1,3-Dichloropropane	ND	5.0	1		Tert-Amyl-Methyl Ether (TAME)	ND	10	1	
2,2-Dichloropropane	ND	5.0	1		Ethanol	ND	250	1	
1,1-Dichloropropene	ND	5.0	1						
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Dibromofluoromethane	123	63-141			1,2-Dichloroethane-d4	118	62-146		
Toluene-d8	105	80-120			1,4-Bromofluorobenzene	87	60-132		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 5030B
Method: EPA 8260B
Units: ug/kg

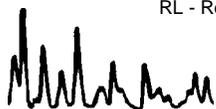
Project: SCE Ridgecrest / 208025002

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP2	10-07-0095-2-A	07/01/10 11:20	Solid	GC/MS FF	07/01/10	07/07/10 23:11	100707L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Acetone	ND	120	1		c-1,3-Dichloropropene	ND	5.0	1	
Benzene	ND	5.0	1		t-1,3-Dichloropropene	ND	5.0	1	
Bromobenzene	ND	5.0	1		Ethylbenzene	ND	5.0	1	
Bromochloromethane	ND	5.0	1		2-Hexanone	ND	50	1	
Bromodichloromethane	ND	5.0	1		Isopropylbenzene	ND	5.0	1	
Bromoform	ND	5.0	1		p-Isopropyltoluene	ND	5.0	1	
Bromomethane	ND	25	1		Methylene Chloride	ND	50	1	
2-Butanone	ND	50	1		4-Methyl-2-Pentanone	ND	50	1	
n-Butylbenzene	ND	5.0	1		Naphthalene	ND	50	1	
sec-Butylbenzene	ND	5.0	1		n-Propylbenzene	ND	5.0	1	
tert-Butylbenzene	ND	5.0	1		Styrene	ND	5.0	1	
Carbon Disulfide	ND	50	1		1,1,1,2-Tetrachloroethane	ND	5.0	1	
Carbon Tetrachloride	ND	5.0	1		1,1,2,2-Tetrachloroethane	ND	5.0	1	
Chlorobenzene	ND	5.0	1		Tetrachloroethene	ND	5.0	1	
Chloroethane	ND	5.0	1		Toluene	ND	5.0	1	
Chloroform	ND	5.0	1		1,2,3-Trichlorobenzene	ND	10	1	
Chloromethane	ND	25	1		1,2,4-Trichlorobenzene	ND	5.0	1	
2-Chlorotoluene	ND	5.0	1		1,1,1-Trichloroethane	ND	5.0	1	
4-Chlorotoluene	ND	5.0	1		1,1,2-Trichloroethane	ND	5.0	1	
Dibromochloromethane	ND	5.0	1		1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1	
1,2-Dibromo-3-Chloropropane	ND	10	1		Trichloroethene	ND	5.0	1	
1,2-Dibromoethane	ND	5.0	1		1,2,3-Trichloropropane	ND	5.0	1	
Dibromomethane	ND	5.0	1		1,2,4-Trimethylbenzene	ND	5.0	1	
1,2-Dichlorobenzene	ND	5.0	1		Trichlorofluoromethane	ND	50	1	
1,3-Dichlorobenzene	ND	5.0	1		1,3,5-Trimethylbenzene	ND	5.0	1	
1,4-Dichlorobenzene	ND	5.0	1		Vinyl Acetate	ND	50	1	
Dichlorodifluoromethane	ND	5.0	1		Vinyl Chloride	ND	5.0	1	
1,1-Dichloroethane	ND	5.0	1		p/m-Xylene	ND	5.0	1	
1,2-Dichloroethane	ND	5.0	1		o-Xylene	ND	5.0	1	
1,1-Dichloroethene	ND	5.0	1		Methyl-t-Butyl Ether (MTBE)	ND	5.0	1	
c-1,2-Dichloroethene	ND	5.0	1		Tert-Butyl Alcohol (TBA)	ND	50	1	
t-1,2-Dichloroethene	ND	5.0	1		Diisopropyl Ether (DIPE)	ND	10	1	
1,2-Dichloropropane	ND	5.0	1		Ethyl-t-Butyl Ether (ETBE)	ND	10	1	
1,3-Dichloropropane	ND	5.0	1		Tert-Amyl-Methyl Ether (TAME)	ND	10	1	
2,2-Dichloropropane	ND	5.0	1		Ethanol	ND	250	1	
1,1-Dichloropropene	ND	5.0	1						
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Dibromofluoromethane	123	63-141			1,2-Dichloroethane-d4	124	62-146		
Toluene-d8	106	80-120			1,4-Bromofluorobenzene	85	60-132		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 5030B
Method: EPA 8260B
Units: ug/kg

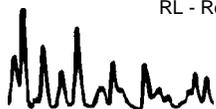
Project: SCE Ridgecrest / 208025002

Page 3 of 3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-12-796-3,495	N/A	Solid	GC/MS FF	07/07/10	07/07/10 15:00	100707L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Acetone	ND	120	1		c-1,3-Dichloropropene	ND	5.0	1	
Benzene	ND	5.0	1		t-1,3-Dichloropropene	ND	5.0	1	
Bromobenzene	ND	5.0	1		Ethylbenzene	ND	5.0	1	
Bromochloromethane	ND	5.0	1		2-Hexanone	ND	50	1	
Bromodichloromethane	ND	5.0	1		Isopropylbenzene	ND	5.0	1	
Bromoform	ND	5.0	1		p-Isopropyltoluene	ND	5.0	1	
Bromomethane	ND	25	1		Methylene Chloride	ND	50	1	
2-Butanone	ND	50	1		4-Methyl-2-Pentanone	ND	50	1	
n-Butylbenzene	ND	5.0	1		Naphthalene	ND	50	1	
sec-Butylbenzene	ND	5.0	1		n-Propylbenzene	ND	5.0	1	
tert-Butylbenzene	ND	5.0	1		Styrene	ND	5.0	1	
Carbon Disulfide	ND	50	1		1,1,1,2-Tetrachloroethane	ND	5.0	1	
Carbon Tetrachloride	ND	5.0	1		1,1,2,2-Tetrachloroethane	ND	5.0	1	
Chlorobenzene	ND	5.0	1		Tetrachloroethene	ND	5.0	1	
Chloroethane	ND	5.0	1		Toluene	ND	5.0	1	
Chloroform	ND	5.0	1		1,2,3-Trichlorobenzene	ND	10	1	
Chloromethane	ND	25	1		1,2,4-Trichlorobenzene	ND	5.0	1	
2-Chlorotoluene	ND	5.0	1		1,1,1-Trichloroethane	ND	5.0	1	
4-Chlorotoluene	ND	5.0	1		1,1,2-Trichloroethane	ND	5.0	1	
Dibromochloromethane	ND	5.0	1		1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1	
1,2-Dibromo-3-Chloropropane	ND	10	1		Trichloroethene	ND	5.0	1	
1,2-Dibromoethane	ND	5.0	1		1,2,3-Trichloropropane	ND	5.0	1	
Dibromomethane	ND	5.0	1		1,2,4-Trimethylbenzene	ND	5.0	1	
1,2-Dichlorobenzene	ND	5.0	1		Trichlorofluoromethane	ND	50	1	
1,3-Dichlorobenzene	ND	5.0	1		1,3,5-Trimethylbenzene	ND	5.0	1	
1,4-Dichlorobenzene	ND	5.0	1		Vinyl Acetate	ND	50	1	
Dichlorodifluoromethane	ND	5.0	1		Vinyl Chloride	ND	5.0	1	
1,1-Dichloroethane	ND	5.0	1		p/m-Xylene	ND	5.0	1	
1,2-Dichloroethane	ND	5.0	1		o-Xylene	ND	5.0	1	
1,1-Dichloroethene	ND	5.0	1		Methyl-t-Butyl Ether (MTBE)	ND	5.0	1	
c-1,2-Dichloroethene	ND	5.0	1		Tert-Butyl Alcohol (TBA)	ND	50	1	
t-1,2-Dichloroethene	ND	5.0	1		Diisopropyl Ether (DIPE)	ND	10	1	
1,2-Dichloropropane	ND	5.0	1		Ethyl-t-Butyl Ether (ETBE)	ND	10	1	
1,3-Dichloropropane	ND	5.0	1		Tert-Amyl-Methyl Ether (TAME)	ND	10	1	
2,2-Dichloropropane	ND	5.0	1		Ethanol	ND	250	1	
1,1-Dichloropropene	ND	5.0	1						
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Dibromofluoromethane	121	63-141			1,2-Dichloroethane-d4	117	62-146		
Toluene-d8	103	80-120			1,4-Bromofluorobenzene	88	60-132		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3050B / EPA 7471A Total
Method: EPA 6010B / EPA 7471A
Units: mg/kg

Project: SCE Ridgecrest / 208025002

Page 1 of 2

Client Sample Number	Lab Sample Number	Date /Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
SP1	10-07-0095-1-A	07/01/10 11:18	Solid	ICP 5300	07/02/10	07/02/10 19:39	100702L03

Comment(s): -Mercury analysis was performed on 07/06/10 14:17 with batch 100702L05.

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Antimony	ND	0.750	1		Mercury	ND	0.0835	1	
Arsenic	6.39	0.750	1		Molybdenum	ND	0.250	1	
Barium	53.4	0.500	1		Nickel	4.70	0.250	1	
Beryllium	0.282	0.250	1		Selenium	ND	0.750	1	
Cadmium	ND	0.500	1		Silver	ND	0.250	1	
Chromium	4.37	0.250	1		Thallium	ND	0.750	1	
Cobalt	4.15	0.250	1		Vanadium	14.1	0.250	1	
Copper	7.45	0.500	1		Zinc	20.7	1.00	1	
Lead	4.23	0.500	1						

SP2	10-07-0095-2-A	07/01/10 11:20	Solid	ICP 5300	07/02/10	07/02/10 19:40	100702L03
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Comment(s): -Mercury analysis was performed on 07/06/10 14:19 with batch 100702L05.

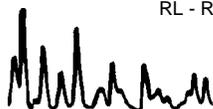
Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Antimony	ND	0.750	1		Mercury	ND	0.0835	1	
Arsenic	16.0	0.750	1		Molybdenum	ND	0.250	1	
Barium	80.5	0.500	1		Nickel	4.67	0.250	1	
Beryllium	0.311	0.250	1		Selenium	ND	0.750	1	
Cadmium	ND	0.500	1		Silver	ND	0.250	1	
Chromium	4.13	0.250	1		Thallium	ND	0.750	1	
Cobalt	3.89	0.250	1		Vanadium	14.2	0.250	1	
Copper	7.27	0.500	1		Zinc	22.8	1.00	1	
Lead	6.36	0.500	1						

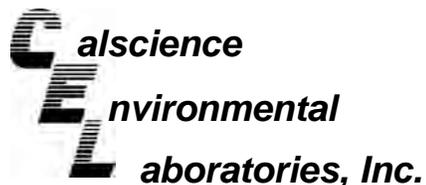
Method Blank	099-04-007-7,189	N/A	Solid	Mercury	07/02/10	07/06/10 13:02	100702L05
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Comment(s): -Preparation/analysis for Mercury was performed by EPA 7471A.

Parameter	Result	RL	DF	Qual
Mercury	ND	0.0835	1	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers





Analytical Report



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3050B / EPA 7471A Total
Method: EPA 6010B / EPA 7471A
Units: mg/kg

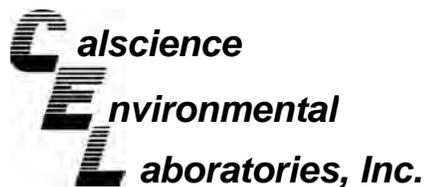
Project: SCE Ridgecrest / 208025002

Page 2 of 2

Client Sample Number	Lab Sample Number	Date /Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	097-01-002-13,740	N/A	Solid	ICP 5300	07/02/10	07/02/10 17:49	100702L03

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Antimony	ND	0.750	1		Lead	ND	0.500	1	
Arsenic	ND	0.750	1		Molybdenum	ND	0.250	1	
Barium	ND	0.500	1		Nickel	ND	0.250	1	
Beryllium	ND	0.250	1		Selenium	ND	0.750	1	
Cadmium	ND	0.500	1		Silver	ND	0.250	1	
Chromium	ND	0.250	1		Thallium	ND	0.750	1	
Cobalt	ND	0.250	1		Vanadium	ND	0.250	1	
Copper	ND	0.500	1		Zinc	ND	1.00	1	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Quality Control - Spike/Spike Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3050B
Method: EPA 6010B

Project SCE Ridgcrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
10-07-0088-7	Solid	ICP 5300	07/02/10	07/02/10	100702S03

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Antimony	10	13	50-115	29	0-20	3,4
Arsenic	107	109	75-125	2	0-20	
Barium	4X	4X	75-125	4X	0-20	Q
Beryllium	104	108	75-125	3	0-20	
Cadmium	99	100	75-125	1	0-20	
Chromium	100	106	75-125	3	0-20	
Cobalt	105	109	75-125	3	0-20	
Copper	110	116	75-125	3	0-20	
Lead	101	102	75-125	1	0-20	
Molybdenum	86	90	75-125	5	0-20	
Nickel	102	109	75-125	4	0-20	
Selenium	102	107	75-125	5	0-20	
Silver	100	104	75-125	3	0-20	
Thallium	102	104	75-125	2	0-20	
Vanadium	100	111	75-125	4	0-20	
Zinc	98	98	75-125	0	0-20	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - PDS / PDSD



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

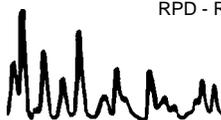
Date Received 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3050B
Method: EPA 6010B

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	PDS / PDSD Batch Number
10-07-0088-7	Solid	ICP 5300	07/02/10	07/02/10	100702S03

Parameter	PDS %REC	PDSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Antimony	86	86	75-125	1	0-20	
Arsenic	101	100	75-125	1	0-20	
Barium	4X	4X	75-125	4X	0-20	Q
Beryllium	96	97	75-125	0	0-20	
Cadmium	91	91	75-125	0	0-20	
Chromium	92	92	75-125	0	0-20	
Cobalt	98	97	75-125	1	0-20	
Copper	100	101	75-125	1	0-20	
Lead	95	94	75-125	1	0-20	
Molybdenum	99	98	75-125	2	0-20	
Nickel	95	96	75-125	1	0-20	
Selenium	103	103	75-125	0	0-20	
Silver	50	50	75-125	1	0-20	5
Thallium	95	95	75-125	1	0-20	
Vanadium	94	94	75-125	0	0-20	
Zinc	89	87	75-125	1	0-20	

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - Spike/Spike Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

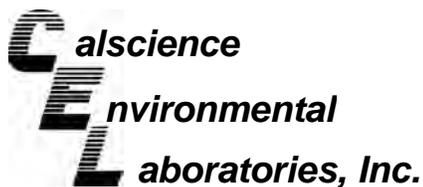
Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3550B
Method: EPA 8015B (M)

Project SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
SP2	Solid	GC 46	07/02/10	07/03/10	100702S09

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Mineral Oil	81	85	64-130	4	0-15	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - Spike/Spike Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3550B
Method: EPA 8015B (M)

Project SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
10-06-2403-32	Solid	GC 46	07/02/10	07/02/10	100702S08

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Diesel	105	100	64-130	5	0-15	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - Spike/Spike Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

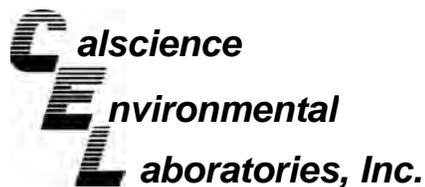
Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 7471A Total
Method: EPA 7471A

Project SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
10-07-0088-7	Solid	Mercury	07/02/10	07/06/10	100702S05

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Mercury	118	115	71-137	2	0-14	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - Spike/Spike Duplicate



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475 Goddard, Suite 200
Irvine, CA 92618-4605

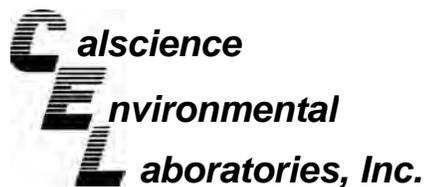
Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 8151A
Method: EPA 8151A

Project SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
10-06-2326-4	Solid	GC 40	07/01/10	07/07/10	100701S12

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
2,4-D	80	77	30-130	4	0-30	
2,4,5-T	67	65	30-130	3	0-30	
2,4-DB	76	72	30-130	5	0-30	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - Spike/Spike Duplicate



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475 Goddard, Suite 200
Irvine, CA 92618-4605

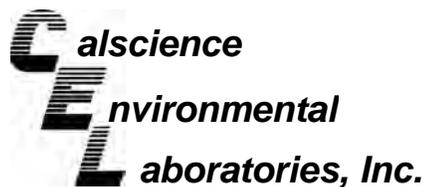
Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3545
Method: EPA 8081A

Project SCE Ridgcrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
SP1	Solid	GC 41	07/03/10	07/06/10	100703S11

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Aldrin	93	89	50-135	4	0-25	
Alpha-BHC	91	88	50-135	4	0-25	
Beta-BHC	95	92	50-135	4	0-25	
4,4'-DDD	101	95	50-135	6	0-25	
4,4'-DDE	100	92	50-135	8	0-25	
4,4'-DDT	85	86	50-135	1	0-25	
Delta-BHC	68	64	50-135	6	0-25	
Dieldrin	86	83	50-135	4	0-25	
Endosulfan I	92	86	50-135	6	0-25	
Endosulfan II	90	87	50-135	4	0-25	
Endosulfan Sulfate	84	81	50-135	4	0-25	
Endrin	99	95	50-135	4	0-25	
Endrin Aldehyde	84	80	50-135	5	0-25	
Gamma-BHC	93	89	50-135	4	0-25	
Heptachlor	94	92	50-135	3	0-25	
Heptachlor Epoxide	90	85	50-135	6	0-25	
Methoxychlor	86	86	50-135	1	0-25	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - Spike/Spike Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

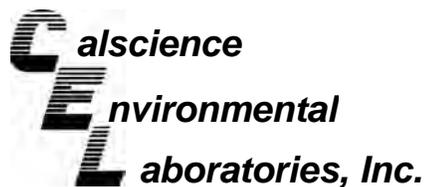
Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 3545
Method: EPA 8082

Project SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
10-06-2023-11	Solid	GC 58	07/01/10	07/01/10	100701S10

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Aroclor-1016	208	196	50-135	6	0-20	3
Aroclor-1260	164	152	50-135	8	0-25	3

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - Spike/Spike Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: 07/01/10
Work Order No: 10-07-0095
Preparation: EPA 5030B
Method: EPA 8260B

Project SCE Ridgcrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
10-07-0107-15	Solid	GC/MS FF	07/02/10	07/07/10	100707S01

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	94	99	61-127	4	0-20	
Carbon Tetrachloride	105	105	51-135	1	0-29	
Chlorobenzene	87	87	57-123	0	0-20	
1,2-Dibromoethane	91	95	64-124	5	0-20	
1,2-Dichlorobenzene	74	68	35-131	8	0-25	
1,2-Dichloroethane	100	107	80-120	7	0-20	
1,1-Dichloroethene	91	93	47-143	2	0-25	
Ethylbenzene	84	79	57-129	6	0-22	
Toluene	94	93	63-123	0	0-20	
Trichloroethene	93	93	44-158	0	0-20	
Vinyl Chloride	97	98	49-139	1	0-47	
Methyl-t-Butyl Ether (MTBE)	85	88	57-123	3	0-21	
Tert-Butyl Alcohol (TBA)	86	88	30-168	2	0-34	
Diisopropyl Ether (DIPE)	92	98	57-129	6	0-20	
Ethyl-t-Butyl Ether (ETBE)	85	90	55-127	6	0-20	
Tert-Amyl-Methyl Ether (TAME)	89	92	58-124	4	0-20	
Ethanol	83	94	17-167	12	0-47	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - LCS/LCS Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 3050B
Method: EPA 6010B

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number		
097-01-002-13,740	Solid	ICP 5300	07/02/10	07/02/10	100702L03		
Parameter	LCS %REC	LCSD %REC	%REC CL	ME CL	RPD	RPD CL	Qualifiers
Antimony	102	105	80-120	73-127	4	0-20	
Arsenic	100	104	80-120	73-127	4	0-20	
Barium	105	107	80-120	73-127	2	0-20	
Beryllium	101	103	80-120	73-127	2	0-20	
Cadmium	104	106	80-120	73-127	3	0-20	
Chromium	100	103	80-120	73-127	3	0-20	
Cobalt	109	113	80-120	73-127	3	0-20	
Copper	104	107	80-120	73-127	3	0-20	
Lead	105	108	80-120	73-127	3	0-20	
Molybdenum	104	107	80-120	73-127	3	0-20	
Nickel	107	110	80-120	73-127	3	0-20	
Selenium	100	103	80-120	73-127	3	0-20	
Silver	99	101	80-120	73-127	2	0-20	
Thallium	105	109	80-120	73-127	4	0-20	
Vanadium	103	106	80-120	73-127	2	0-20	
Zinc	103	106	80-120	73-127	3	0-20	

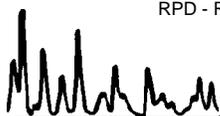
Total number of LCS compounds : 16

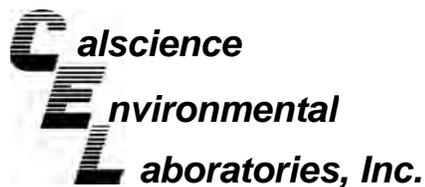
Total number of ME compounds : 0

Total number of ME compounds allowed : 1

LCS ME CL validation result : Pass

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - LCS/LCS Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

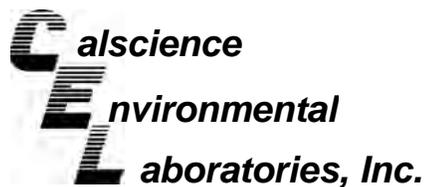
Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 3550B
Method: EPA 8015B (M)

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-287-52	Solid	GC 46	07/02/10	07/03/10	100702B09

<u>Parameter</u>	<u>LCS %REC</u>	<u>LCSD %REC</u>	<u>%REC CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
TPH as Mineral Oil	88	92	75-123	4	0-12	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - LCS/LCS Duplicate



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Irvine, CA 92618-4605

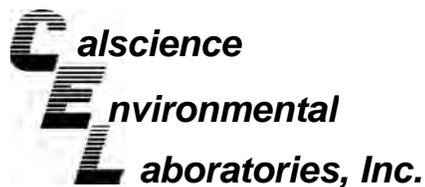
Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 3550B
Method: EPA 8015B (M)

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-275-3,527	Solid	GC 46	07/02/10	07/02/10	100702B08

<u>Parameter</u>	<u>LCS %REC</u>	<u>LCSD %REC</u>	<u>%REC CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
TPH as Diesel	106	106	75-123	0	0-12	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - LCS/LCS Duplicate



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475 Goddard, Suite 200
Irvine, CA 92618-4605

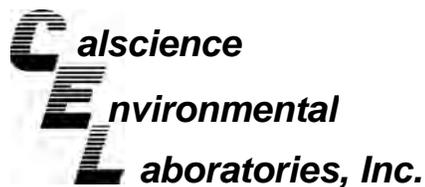
Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 7471A Total
Method: EPA 7471A

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-04-007-7,189	Solid	Mercury	07/02/10	07/06/10	100702L05

<u>Parameter</u>	<u>LCS %REC</u>	<u>LCSD %REC</u>	<u>%REC CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
Mercury	99	100	85-121	1	0-10	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - LCS/LCS Duplicate



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Irvine, CA 92618-4605

Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 8151A
Method: EPA 8151A

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-033-906	Solid	GC 40	07/01/10	07/07/10	100701L12

<u>Parameter</u>	<u>LCS %REC</u>	<u>LCSD %REC</u>	<u>%REC CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
2,4-D	92	102	30-130	10	0-30	
2,4,5-T	77	85	30-130	10	0-30	
2,4-DB	88	96	30-130	10	0-30	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - LCS/LCS Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 3545
Method: EPA 8081A

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number		
099-12-537-900	Solid	GC 41	07/03/10	07/06/10	100703L11		
Parameter	LCS %REC	LCSD %REC	%REC CL	ME CL	RPD	RPD CL	Qualifiers
Aldrin	96	97	50-135	36-149	1	0-25	
Alpha-BHC	94	94	50-135	36-149	0	0-25	
Beta-BHC	98	99	50-135	36-149	1	0-25	
4,4'-DDD	96	101	50-135	36-149	4	0-25	
4,4'-DDE	99	101	50-135	36-149	3	0-25	
4,4'-DDT	85	86	50-135	36-149	1	0-25	
Delta-BHC	55	54	50-135	36-149	2	0-25	
Dieldrin	93	94	50-135	36-149	1	0-25	
Endosulfan I	92	94	50-135	36-149	2	0-25	
Endosulfan II	90	91	50-135	36-149	2	0-25	
Endosulfan Sulfate	82	82	50-135	36-149	0	0-25	
Endrin	97	100	50-135	36-149	3	0-25	
Endrin Aldehyde	82	81	50-135	36-149	1	0-25	
Gamma-BHC	98	99	50-135	36-149	0	0-25	
Heptachlor	97	99	50-135	36-149	1	0-25	
Heptachlor Epoxide	89	91	50-135	36-149	1	0-25	
Methoxychlor	86	86	50-135	36-149	0	0-25	

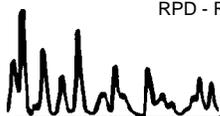
Total number of LCS compounds : 17

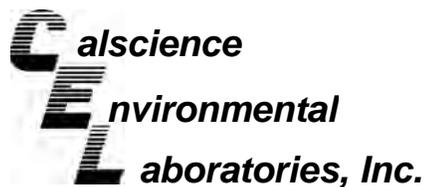
Total number of ME compounds : 0

Total number of ME compounds allowed : 1

LCS ME CL validation result : Pass

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - LCS/LCS Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 3545
Method: EPA 8082

Project: SCE Ridgecrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-535-955	Solid	GC 58	07/01/10	07/01/10	100701L10

<u>Parameter</u>	<u>LCS %REC</u>	<u>LCSD %REC</u>	<u>%REC CL</u>	<u>RPD</u>	<u>RPD CL</u>	<u>Qualifiers</u>
Aroclor-1016	100	94	50-135	7	0-20	
Aroclor-1260	96	94	50-135	3	0-25	

RPD - Relative Percent Difference , CL - Control Limit



Quality Control - LCS/LCS Duplicate



Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618-4605

Date Received: N/A
Work Order No: 10-07-0095
Preparation: EPA 5030B
Method: EPA 8260B

Project: SCE Ridgcrest / 208025002

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number		
099-12-796-3,495	Solid	GC/MS FF	07/07/10	07/07/10	100707L01		
Parameter	LCS %REC	LCSD %REC	%REC CL	ME CL	RPD	RPD CL	Qualifiers
Benzene	101	98	78-120	71-127	4	0-20	
Carbon Tetrachloride	111	108	49-139	34-154	3	0-20	
Chlorobenzene	97	95	79-120	72-127	3	0-20	
1,2-Dibromoethane	98	94	80-120	73-127	4	0-20	
1,2-Dichlorobenzene	92	90	75-120	68-128	3	0-20	
1,2-Dichloroethane	105	101	80-120	73-127	4	0-20	
1,1-Dichloroethene	95	92	74-122	66-130	3	0-20	
Ethylbenzene	95	91	76-120	69-127	4	0-20	
Toluene	102	99	77-120	70-127	3	0-20	
Trichloroethene	101	97	80-120	73-127	4	0-20	
Vinyl Chloride	101	97	68-122	59-131	4	0-20	
Methyl-t-Butyl Ether (MTBE)	88	83	77-120	70-127	5	0-20	
Tert-Butyl Alcohol (TBA)	82	83	68-122	59-131	2	0-20	
Diisopropyl Ether (DIPE)	98	95	78-120	71-127	3	0-20	
Ethyl-t-Butyl Ether (ETBE)	89	88	78-120	71-127	1	0-20	
Tert-Amyl-Methyl Ether (TAME)	94	90	75-120	68-128	4	0-20	
Ethanol	104	93	56-140	42-154	11	0-20	

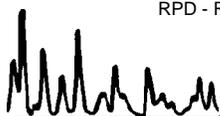
Total number of LCS compounds : 17

Total number of ME compounds : 0

Total number of ME compounds allowed : 1

LCS ME CL validation result : Pass

RPD - Relative Percent Difference , CL - Control Limit



Glossary of Terms and Qualifiers



Work Order Number: 10-07-0095

<u>Qualifier</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution, therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported without further clarification.
B	Analyte was present in the associated method blank.
E	Concentration exceeds the calibration range.
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
ME	LCS Recovery Percentage is within LCS ME Control Limit range.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis. Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture.





Calscience Environmental Laboratories, Inc.

SoCal Laboratory
7440 Lincoln Way
Garden Grove, CA 92841-1427
(714) 895-5494

NorCal Service Center
5063 Commercial Circle, Suite H
Concord, CA 94520-8577
(925) 689-9022

CHAIN OF CUSTODY RECORD

Date 7-1-10

Page 1 of 1

LABORATORY CLIENT: <u>Ninyo & Moore</u>			CLIENT PROJECT NAME / NUMBER: <u>see/Ridgecrest / 208025002</u>			P.O. NO.:			
ADDRESS: <u>475 Goddard</u>			PROJECT CONTACT: <u>Jay Roberts</u>			LAB USE ONLY <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>			
CITY: <u>Irvine</u>		STATE: <u>CA</u>		ZIP: <u>92618</u>		SAMPLER(S): (PRINT) <u>Peter Sims</u>		COELT LOG CODE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
TEL: <u>949-753-7070</u>		E-MAIL: <u>psims@ninyoandmoore.com</u>				COOLER RECEIPT <u>10</u> °C		TEMP= _____ °C	

TURNAROUND TIME:
 SAME DAY 24 HR 48 HR 72 HR STANDARD

SPECIAL REQUIREMENTS (ADDITIONAL COSTS MAY APPLY)
 RWQCB REPORTING FORMS COELT EDF _____

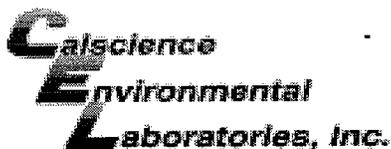
SPECIAL INSTRUCTIONS: TPH carbon chain + mineral oil

REQUESTED ANALYSES

LAB USE ONLY	SAMPLE ID	FIELD POINT NAME (FOR COELT EDF)	SAMPLING		MATRIX	NO. OF CONT.	TPH (g)	TPH (d) or (C6-C36) or (C6-C44)	TPH (carbon chain + mineral oil)	BTEX / MTBE (8260B) or ()	VOCs (8260B) & Oxygenates	Oxygenates (8260B)	Encore Prep (5035)	SVOCs (8270C)	Pesticides (8081A)	PCBs (8082)	PNAs (8310) or (8270C)	T22 Metals (6010B/747X)	Cr(VI) [7196A or 7199 or 218.6]	VOCs (TO-14A) or (TO-15)	TPH (g) [TO-3]+	PCBs	chlorinated herbicides		
			DATE	TIME																					
	<u>SP1</u>		<u>7-1-10</u>	<u>11:18</u>	<u>soil</u>	<u>1</u>																			
	<u>SP2</u>		<u>7-1-10</u>	<u>11:20</u>	<u>soil</u>	<u>1</u>																			

Relinquished by: (Signature) <u>Peter Sims</u>	Received by: (Signature/Affiliation) <u>Jay Roberts</u>	Date: <u>7-1-10</u>	Time: <u>15:30</u>
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date:	Time:

DISTRIBUTION: White with final report, Green and Yellow to Client.
Please note that pages 1 and 2 of 2 of our T/Cs are printed on the reverse side of the Green and Yellow copies respectively.



WORK ORDER #: 10-07-0085

SAMPLE RECEIPT FORM

Cooler 1 of 1

CLIENT: NINYO & MOORE

DATE: 07/01/10

TEMPERATURE: Thermometer ID: SC1 (Criteria: 0.0°C – 6.0°C, not frozen)

Temperature 4.4 °C + 0.5°C (CF) = 4.9 °C Blank Sample

Sample(s) outside temperature criteria (PM/APM contacted by: _____).

Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.

Received at ambient temperature, placed on ice for transport by Courier.

Ambient Temperature: Air Filter Metals Only PCBs Only Initial: PS

CUSTODY SEALS INTACT:

Cooler _____ No (Not Intact) Not Present N/A Initial: PS

Sample _____ No (Not Intact) Not Present Initial: PS

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody (COC) document(s) received with samples.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COC document(s) received complete.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Collection date/time, matrix, and/or # of containers logged in based on sample labels.			
<input type="checkbox"/> No analysis requested. <input type="checkbox"/> Not relinquished. <input type="checkbox"/> No date/time relinquished.			
Sampler's name indicated on COC.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and good condition.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Analyses received within holding time.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
pH / Residual Chlorine / Dissolved Sulfide received within 24 hours.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proper preservation noted on COC or sample container.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Unpreserved vials received for Volatiles analysis			
Volatile analysis container(s) free of headspace.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tedlar bag(s) free of condensation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CONTAINER TYPE:

Solid: 4ozCGJ 8ozCGJ 16ozCGJ Sleeve (____) EnCores® TerraCores® 1CGJ

Water: VOA VOA_h VOA_{na2} 125AGB 125AGB_h 125AGB_p 1AGB 1AGB_{na2} 1AGB_s

500AGB 500AGJ 500AGJ_s 250AGB 250CGB 250CGB_s 1PB 500PB 500PB_{na}

250PB 250PB_n 125PB 125PB_{z_{na}} 100PJ 100PJ_{na2} _____ _____ _____

Air: Tedlar® Summa® **Other:** _____ **Trip Blank Lot#:** _____ **Labeled/Checked by:** PS

Container: C: Clear A: Amber P: Plastic G: Glass J: Jar B: Bottle Z: Ziploc/Resealable Bag E: Envelope **Reviewed by:** W.S.C

Preservative: h: HCL n: HNO₃ na₂: Na₂S₂O₃ na: NaOH p: H₃PO₄ s: H₂SO₄ z_{na}: ZnAc₂+NaOH f: Field-filtered **Scanned by:** PS

APPENDIX H

RESUMES

JOHN JAY ROBERTS, PG, CEG

SENIOR GEOLOGIST

EDUCATION

B.S., Geology, 1973, University of Southern California, Los Angeles

REGISTRATIONS AND CERTIFICATIONS

PG 3489, California
CEG 1018, California

EXPERIENCE HIGHLIGHTS

Environmental Assessments for Schools
Human Health Risk Screening
Evaluations for School Sites
Environmental and Geotechnical Services for Redevelopment of an Existing School Site
Brownfields Clean-up Grant Application for Industrial Property
Environmental Services for a New High School
Pipeline Risk Analyses
Groundwater Discharge Evaluation for Dewatering Subdrain
Environmental Assessment for Redevelopment of a Commercial Site
Environmental Consulting Services for Commercial, Industrial, and Residential Properties
Redevelopment of Former Lockheed B-1 Facility
Hazardous Waste Landfill Expansion
Hazardous Waste Ponds Investigations
Geological Logging and Coordination During the Installation of Three Groundwater Production Wells
Hydrogeological Assessment Report

PROFESSIONAL AFFILIATIONS

Association of Engineering Geologists
National Groundwater Association

As a Senior Geologist, Mr. Jay Roberts has extensive experience performing environmental and geotechnical investigations of commercial and industrial properties and environmental site assessments of school sites, including Phase I, PEA, SSI, RAW, RAP, and O&M plans. Mr. Roberts has completed characterization, remediation, and human health assessments on numerous properties. He has prepared successful applications for Brownfields clean-up grants and managed and performed hydrogeologic investigations, groundwater resource evaluations, and water supply studies. He also provides expert witness and litigation support for environmental, geotechnical, and mining matters.

REPRESENTATIVE PROJECT EXPERIENCE

Environmental Assessments for Three School Sites, Northern Orange County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. One site was located in Brea-Olinda Oil Field; investigations included thorough research into potential oil wells on-site. Investigations also included detailed soil characterization for suspected oil field wastes, and methane and hydrogen sulfide soil gas studies in accordance with Orange County Fire Authority guidelines.

Environmental Consulting Services for Commercial, Industrial, and Residential Properties Throughout California, Oregon, and Washington: Project Manager for Phase I studies throughout the western United States. Mr. Roberts managed, directed, coordinated a staff conducting Phase Is, and reviewed and signed each report. These services were performed for a variety of fiduciary institutions, attorneys, and school districts. These services included complete investigations to meet ASTM standards, as well additional studies required by the client. In order to fully characterize conditions, Phase II investigations were recommended and completed, ranging from additional historical research through soil and/or groundwater sampling.

Environmental Assessments for Three High School Sites, Southern Los Angeles County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All three sites required DTSC's rigorous PEA investigations, including soil gas and soil matrix sampling. One site required preparation of a soil Removal Action Workplan (RAW) and implementation. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental Services for a New High School, Corona, California: Project Manager for Phase I and II studies through complete environmental site closure status granted by DTSC, the lead regulatory agency. The approximate seven-acre site was part of the U.S. Navy Corona Naval Weapons Center. Detailed records research indicated a former incinerator for burning wastes and an existing landfill were located on-site. Through cost-effective soil borings, sampling and laboratory analyses, the extent of the existing landfill was found, in order to prepare a Remedial Action Plan, which was implemented relatively effortlessly. In fact, the project is listed as one of DTSC's Success Stories on its website.

Ninyo & Moore

Experience | Quality | Commitment

REPRESENTATIVE PROJECT EXPERIENCE (continued)

Environmental Assessments for 12 School Sites, Western Riverside County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 12 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. One site required a soil RAW and implementation. Public participation services in accordance with DTSC requirements were also provided.

Environmental Assessments for 10 School Sites, Western San Bernardino County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 10 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. Sampling and analyses was conducted on the sites primarily for past agricultural activities. One site required an additional investigation for an on-site burn dump. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental Assessment for Redevelopment of a Commercial Site, Santa Fe Springs, California: Project Manager for a Phase I and II environmental investigations for an approximately eight-acre parcel, which contained 5 previously abandoned oil wells. Thorough research of California DOGGR's files for each well was conducted to determine the known condition of the on-site wells. Detailed investigations were augmented by geophysical surveys and soil borings, sampling and laboratory analyses for suspected oil field wastes, and methane and hydrogen sulfide in accordance with City of Santa Fe Springs requirements. Services also included preparation, scheduling and observation of reabandonment of the oil wells which had insufficient seals and caps, and development of methane mitigation specifications for the new commercial building.

Environmental Assessments for Three School Sites, Northern Orange County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. One site was located in Brea-Olinda Oil Field; investigations included thorough research into potential oil wells on-site. Investigations also included detailed soil characterization for suspected oil field wastes, and methane and hydrogen sulfide soil gas studies in accordance with Orange County Fire Authority guidelines.

Environmental Assessments for Three High School Sites, Southern Los Angeles County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All three sites required DTSC's rigorous PEA investigations, including soil gas and soil matrix sampling. One site required preparation of a soil Removal Action Workplan (RAW) and implementation. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental and Geotechnical Services for Redevelopment of an Existing Elementary School Site, Fountain Valley, California: Project Manager for Phase I and II studies, including Preliminary Geotechnical Foundation Investigation for the planned redevelopment of an existing elementary school site. The school district planned to redevelop the approximate seven-acre existing school site into a single-family residential tract. The services included a thorough Phase I in accordance with the new "All Appropriate Inquiry" ASTM Standards, and soil sampling and analyses during a Phase II. In addition, the District required subsurface geotechnical investigation consisting of soil borings and laboratory analyses, sufficient to satisfy the California Building Code for the proposed redevelopment.

Environmental Services for a New High School, Corona, California: Project Manager for Phase I and II studies through complete environmental site closure status granted by DTSC, the lead regulatory agency. The approximate seven-acre site was part of the U.S. Navy Corona Naval Weapons Center. Detailed records research indicated a former incinerator for burning wastes and an existing landfill were located on-site. Through cost-effective soil borings, sampling and laboratory analyses, the extent of the existing landfill was found, in order to prepare a Remedial Action Plan, which was implemented relatively effortlessly. In fact, the project is listed as one of DTSC's Success Stories on its website.

Environmental Assessments for 12 School Sites, Western Riverside County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 12 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. One site required a soil RAW and implementation. Public participation services in accordance with DTSC requirements were also provided.

PETER SIMS, LEED AP

SENIOR STAFF ENVIRONMENTAL GEOLOGIST

EDUCATION

B.A., Geology, 2006, University of California at Davis

REGISTRATIONS AND CERTIFICATIONS

OSHA 40-Hour Hazardous Waste Operations and Emergency Response Certification

OSHA Excavation Competent Person Certification

EXPERIENCE HIGHLIGHTS

Phase I ESAs

Phase II Subsurface Investigations

Sampling Surveys

Installation and Development of Groundwater Monitoring Wells

PEA soil sampling

Vapor Well Install

As Senior Staff Environmental Geologist, Mr. Peter Sims is responsible for assisting the project manager in the acquisition, documentation, and dissemination of data related to all phases of environmental investigations and projects. These activities include performance of site reconnaissance, oversight of drilling activities, logging of subsurface geologic conditions, soil and groundwater sampling, and monitoring well installation, including development, and monitoring. Mr. Sims also provides assistance to the Project Manager in the analysis of field, laboratory, and office data; and coordinates project-related work of staff personnel. Mr. Sims has provided these services for projects such as schools, commercial buildings, highways, and other public works. Mr. Peter Sims routinely performs Phase I and II environmental site assessments (ESAs), including field preparation, field oversight, and reporting.

REPRESENTATIVE PROJECT EXPERIENCE

Phase I Environmental Site Assessments: Performing Phase I Environmental Site Assessments of commercial, industrial, former military and residential properties throughout Southern California for various financial institutions, land developers, and government agencies. The Phase Is include reviewing aerial photos, Sanborn fire insurance maps, building construction plans, and regulatory files of various government agencies to evaluate the extent and type of impacts at sites, conducting site walks and owner/operator interviews, and preparing reports in accordance with ASTM International standard E 1527-05.

Grossmont Union High School District, San Diego County, California: Staff Geologist, was field leader and conducted preliminary environmental assessment (PEA) soil sampling along with multiple events of step-out sampling at two school sites for metals, polycyclic aromatic hydrocarbons, petroleum hydrocarbons, polychlorinated biphenyls, and organochlorine pesticides. Sampling also included soil vapors for volatile organic compounds. Sample locations were sampled with a team by advancing borings by Geoprobe rig and hand auger. Mr. Sims was the primary author of both PEA reports which are currently with the Department of Toxic Substances Control (DTSC) for review and approval. Based on the results of the PEAs, one of the sites will move to removal action. Mr. Sims is in the process of putting together the removal action costs pending the DTSC approval of the PEA report.

Sampling Survey, Office Building, El Segundo, California: Staff Geologist, conducted a microbial investigation by performing a sampling survey for bioaerosols, microbial contaminants, and air quality.

Phase II Subsurface Investigations, Brownfields Assessment, Pasadena, California: Staff Geologist, conducted Phase II subsurface investigations for a former military and current industrial/commercial property with suspected petroleum and solvent contamination utilizing various technologies including hand-auger, hollow-stem, and direct-push drilling methods as well as overseeing the installation and sampling of soil vapor sampling points.

Los Angeles Unified School District (LAUSD) Vapor Well Install, Los Angeles County, California: Staff Geologist installed eight vapor wells with a hollow stem auger drill rig at a proposed middle school site. Mr. Sims prepared soil boring logs and well construction diagrams.

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