

Prepared by:
ERS – Environmental Record Search
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Site Location:
2680 Walnut Ave.
Tustin, CA 92780
(N 33-42-56, W 117-48-27) NAD83

Residential Environmental-Check ✓

An ERS Environmental Risk Determination Report

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	2680 Walnut Ave. Tustin, CA 92780
Client Project Number:	6884
Coordinates:	N 33-42-56, W 117-48-27 (NAD 83)
FACRES Project Number:	31423978
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
Date of Report	October 14, 2008

POTENTIAL ENVIRONMENTAL RISK TO SUBJECT SITE

Levels:	Low - The subject site is not listed as a known or potential contamination issue; however there are sites with known open or potential contamination issues that are more than ¼ of a mile away that may still have the potential to have impacted the subject site.
Recommendation:	Based on the information in this report and the distance between these sites and the subject site, the risk that these sites have caused contamination at the subject site is likely to be low.

Note: This report assumes that the subject site has never been used for automotive, dry cleaning, trucking, industrial, manufacturing, gas station, or similar uses that involve any chemicals or petroleum products. It is recommended that a Phase I Environmental Site Assessment be performed on these types of sites. First American assumes no liability what so ever for these risk determinations and recommends that the user interprets the risk for each site listed for themselves.

Radon
For County: 0.5% of homes predicted to be over 4 Pico Curies/Liter For zip code 92780 Number of tests per zip code: 1 Number of tests where radon is > 4 pCi/L: 0 Percentage of test where radon is > 4 pCi/L: 0.00%

Note: Radon is a naturally occurring colorless, odorless, tasteless radioactive gas that is formed from the normal radioactive decay of uranium. Uranium is present in small amounts in most rocks and soil. The US EPA's National Voluntary Action Level for Radon is set at or above 4 picocuries per liter (pCi/L). If radon levels are greater than 4 pCi/L, it is recommended that you contact an environmental firm to conduct radon sampling in the on-site structure(s). If radon levels are less than 4 pCi/L then testing is not recommended, however, the occurrence of radon is site-specific; only testing can determine the actual radon level at a particular site.

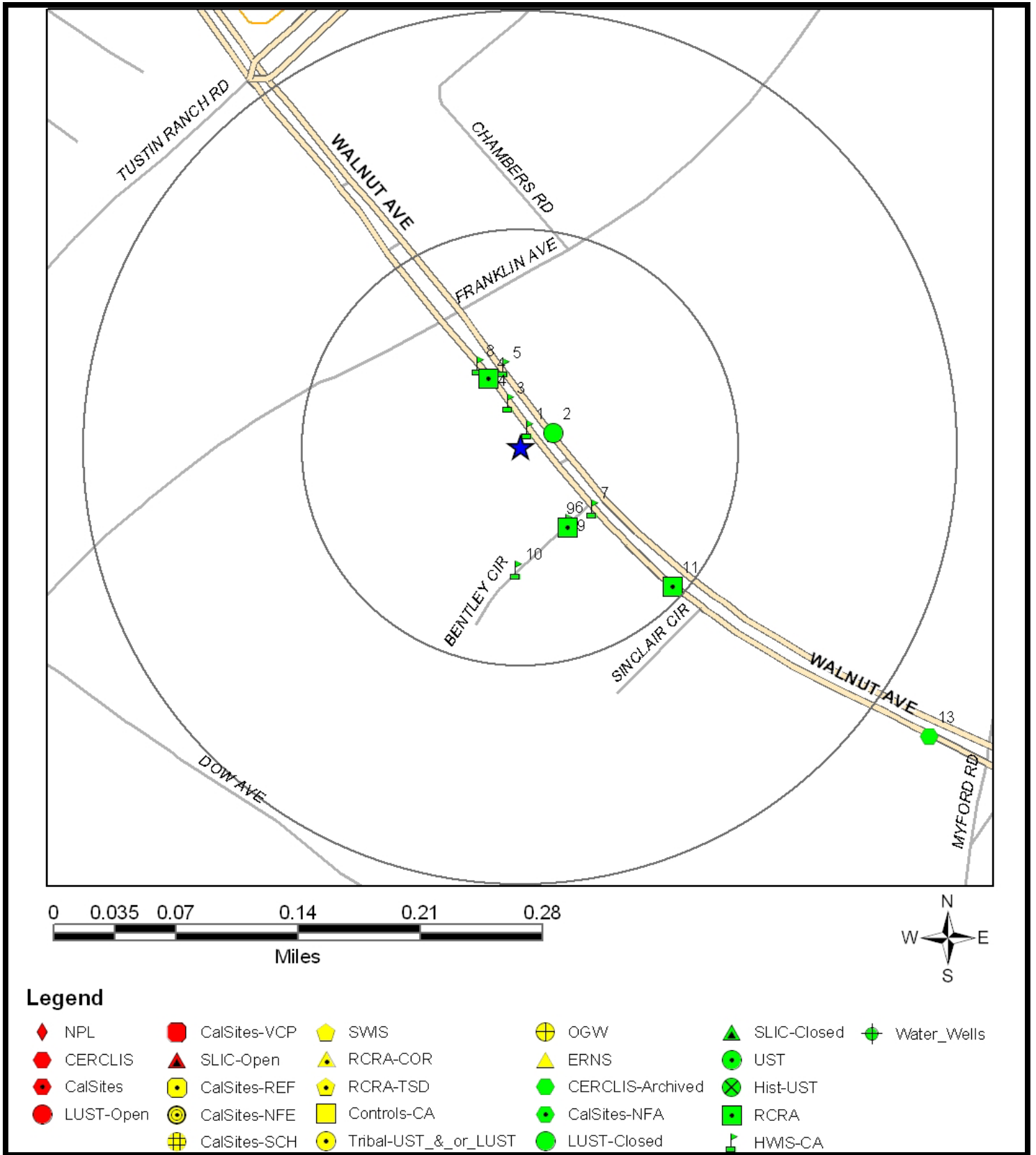
KEY TO POTENTIAL RISK FOR IDENTIFIED OCCURRENCES

Level:	Description:
High	The subject site is listed with a known contamination issue that is still listed as an open case by the regulatory agency.
Medium High	The subject site is listed with a regulatory agency with a potential contamination issue.
Medium	The listed site is a known or potential contamination issue within ¼ - mile which may have impacted the subject site.
Medium Low	The listed site is a known or potential contamination issue within one mile which may have impacted the subject site.
Low	The listed site is not a known or potential contamination issue and is unlikely to have impacted the subject site.

POTENTIAL ENVIRONMENTAL RISK FOR IDENTIFIED OCCURENCES

MAP ID #	LIST	DISTANCE	LOW	MEDIUM LOW	MEDIUM	MEDIUM HIGH	HIGH
14	RCRA-COR	0.517	X				
13	CERCLIS-Archived	0.256	X				
12	LUST-Closed	0.254	X				
2	LUST-Closed	0.018	X				
2	UST	0.018	X				
4	RCRA	0.042	X				
11	RCRA	0.108	X				
9	RCRA	0.051	X				
8	HWIS-CA	0.051	X				
7	HWIS-CA	0.049	X				
3	HWIS-CA	0.026	X				
10	HWIS-CA	0.07	X				
4	HWIS-CA	0.042	X				
9	HWIS-CA	0.051	X				
1	HWIS-CA	0.011	X				
5	HWIS-CA	0.046	X				
2	HWIS-CA	0.018	X				
6	HWIS-CA	0.049	X				
10	HWIS-CA	0.07	X				
7	HWIS-CA	0.049	X				
8	HWIS-CA	0.051	X				
5	HWIS-CA	0.046	X				

1/4-MILE RADIUS STREET MAP W/OCCURRENCES



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed site based on the type of list and the current status of the site. Occurrences shown in RED are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in YELLOW have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in GREEN are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

RECORD SOURCES SEARCHED

NPL

National Priorities List

Description: The National Priorities List is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 1 mile

Sites:

None Found

CERCLIS

Comprehensive Environmental Response, Compensation, and Liability Information System

Description: CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 0.5 miles

Sites:

None Found

CalSites

CalSites Database or Site Mitigation and Brownfields Reuse Program Database (SMBRPD) or State (NPL and CERCLIS)

Description: The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites." For over a decade, CalSites has assisted DTSC staff, the public, the Legislature, federal, state and local agencies by providing a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities. This category contains properties where hazardous substance releases have been confirmed. These sites are considered to pose the greatest threat to the public and the environment. These confirmed sites are generally high priority, high potential risk, and include military

facilities, state "funded" or Responsible Party (RP) lead, and National Priorities List (NPL) sites.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated:

Date last checked: 7/24/2008

Distance searched: 1 mile

Sites:

None Found

LUST-Open

Leaking Underground Storage Tanks, Open Cases

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites is those that have not yet been updated as having been closed and now have a status of Case Open.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

CalSites-VCP

Voluntary Cleanup Program Sites

Description: The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites." For over a decade, CalSites has assisted DTSC staff, the public, the Legislature, federal, state and local agencies by providing a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities. This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

SLIC-Open

The Spills, Leaks, Investigation & Cleanup, Open Cases

Description: The Spills, Leaks, Investigation & cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. This program is not restricted to particular pollutants or environments; rather, the program covers all types of pollutants (such as solvents, petroleum fuels, and heavy metals) and all environments (including surface and water, groundwater, and the vadose zone). Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional water bodies, the Regional Board oversees site investigation and corrective action. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures For Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

CalSites-REF

Unconfirmed Properties Referred to Another Local or State Agency

Description: The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites." For over a decade, CalSites has assisted DTSC staff, the public, the Legislature, federal, state and local agencies by providing a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities. This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

CalSites-NFE

Unconfirmed Properties Needing Further Evaluation

Description: The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites." For over a decade, CalSites has assisted DTSC staff, the public, the Legislature, federal, state and local agencies by providing a brief history of cleanup

activities, contaminants of concern, and scheduled future cleanup activities. This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

CalSites-SCH

School Property Evaluation Program Properties

Description: The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites." For over a decade, CalSites has assisted DTSC staff, the public, the Legislature, federal, state and local agencies by providing a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities. This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety on the environment they pose.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

SWIS

Solid Waste Information System

Description: The Solid Waste Information System (SWIS) database contains information 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.

Agency: CA Integrated Waste Management Board

Phone Number: 9163416320

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

RCRA-COR

Resource Conservation and Recovery Act - Corrective Actions (CORRACTS)

Description: In 1965, to encourage environmentally sound methods for disposal of household, municipal, commercial, and industrial refuse, Congress passed the first federal law to require safeguards on these activities, the Solid Waste Disposal Act. Congress amended this law in 1976 by passing the Resource Conservation and Recovery Act (RCRA) (pronounced "Ric-ra"). The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

EPA estimates that between 50 and 70 percent of all TSDFs have some degree of environmental contamination requiring detailed investigation and perhaps cleanup. Under a program entitled Corrective Action, EPA has the statutory authority to require permitted and interim status TSDFs to clean up hazardous waste contamination.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 1 mile

Sites:

MORTON ELECTRONIC MATERIALS

MapID: 14 Listed

RCRA-TSD

Resource Conservation and Recovery Act - Treatment, Storage, and Disposal sites

Description: In 1965, to encourage environmentally sound methods for disposal of household, municipal, commercial, and industrial refuse, Congress passed the first federal law to require safeguards on these activities, the Solid Waste Disposal Act. Congress amended this law in 1976 by passing the Resource Conservation and Recovery Act (RCRA) (pronounced "Ric-ra"). The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Treatment, Storage and Disposal Facility - Facilities that receive hazardous waste from generators or other facilities for treatment, storage or disposal of waste are known as TSDFs.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 0.5 miles

Sites:

None Found

Controls-CA

Calsites with Deed Restrictions or other Controls

Description: A deed restricted site is a property where DTSC has placed limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site. The DTSC Site Mitigation and Brownfield's Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. Not all deed restrictions are available at this time.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

Tribal-UST & or LUST

Tribal Underground Storage Tanks and/or Leaking Underground Storage Tanks

Description: Underground Storage Tanks and/or Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 0.5 miles

Sites:

None Found

OGW

California Oil and Gas Wells

Description: The Division of Oil, Gas, and Geothermal Resources (DOGGR) was formed in 1915 to address the needs of the state, local governments, and industry by regulating statewide oil and gas activities with uniform laws and regulations. The Division supervises the drilling, operation, maintenance, and plugging and abandonment of onshore and offshore oil, gas, and geothermal wells, preventing damage to: (1) life, health, property, and natural resources; (2) underground and surface waters suitable for irrigation or domestic use; and (3) oil, gas, and geothermal reservoirs.

Agency: California Department of Conservation, Division of Oil, Gas & Geothermal Resources

Phone Number: 9163231779

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.25 miles

Sites:

None Found

ERNS

Emergency Response Notification System

Description: The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. In addition to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operations center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria.

Agency: National Response Center

Phone Number: 8004248802

Date last updated:

Date last checked: 8/1/2008

Distance searched: 0.125 miles

Sites:

None Found

CERCLIS-Archived

CERCLIS sites that have been archived (NFRAP)

Description: The Archive designation means that assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority by listing it on the National Priorities List (NPL). No further remedial action is planned for these sites under the Superfund Program.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 0.5 miles

Sites:

RICH HEALTH

MapID: 13 NFA

CalSites-NFA

Properties with No Further Action Determination

Description: The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites." For over a decade, CalSites has assisted DTSC staff, the public, the Legislature, federal, state and local agencies by providing a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities. This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health. This determination is typically based on findings of a PEA.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control
Phone Number: 9163233400
Date last updated:
Date last checked: 7/24/2008
Distance searched: 0.5 miles
Sites:
None Found

LUST-Closed

Leaking Underground Storage Tanks, Closed Cases

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites is those that have received closure and now have a status of Case Closed.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

CONSOLIDATED BEVERAGE DISTRIBUTION
SMITH IND. (TUNGSTON-CARBIDE)

MapID: 2 Case Closed

MapID: 12 Case Closed

SLIC-Closed

The Spills, Leaks, Investigation & Cleanup, Closed Cases

Description: The Spills, Leaks, Investigation & cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. This program is not restricted to particular pollutants or environments; rather, the program covers all types of pollutants (such as solvents, petroleum fuels, and heavy metals) and all environments (including surface and water, groundwater, and the vadose zone). Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional water bodies, the Regional Board oversees site investigation and corrective action. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures For Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

UST

Underground Storage Tanks

Description: The California State Water Resources Control Board keeps this list of registered underground storage tanks.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.125 miles

Sites:

CONSOLIDATED BEVERAGE DIST

MapID: 2 Listed

Hist-UST

Historical Underground Storage Tanks

Description: The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.

Agency: California State Water Resources Control Board

Phone Number: 9163415851

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.125 miles

Sites:

None Found

RCRA

Resource Conservation and Recovery Act

Description: In 1965, to encourage environmentally sound methods for disposal of household, municipal, commercial, and industrial refuse, Congress passed the first federal law to require safeguards on these activities, the Solid Waste Disposal Act. Congress amended this law in 1976 by passing the Resource Conservation and Recovery Act (RCRA) (pronounced "Ric-ra"). The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated:

Date last checked: 8/1/2008

Distance searched: 0.125 miles

Sites:

CIRCUIT TECH

MapID: 4 LISTED

SECOND SOURCE COMPUTERS INC
PALTEX EDITING & PROD SYS LTD

MapID: 9 LISTED
MapID: 11 LISTED

HWIS-CA

Hazardous Waste Information Summary

Description: The Hazardous Waste Summary Report (formerly the Tanner Report) is prepared from data extracted from the copies of hazardous waste manifests received each year by DTSC. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.125 miles

Sites:

G-TECH PLATING	MapID: 1	Listed
CONSOLIDATED BEVERAGE DIST	MapID: 2	Listed
FARR'S CUSTOM CARBIDE TOOLING	MapID: 3	Listed
CIRCUIT TECH	MapID: 4	Listed
TRANSIT CONTROL SYSTEMS	MapID: 5	Listed
BRAXTON MFG CO OF CALIF INC	MapID: 5	Listed
SUBSURFACE PUMPING SYSTEMS	MapID: 6	Listed
AUTO PHOTO SYTEMS	MapID: 7	Listed
AUTO PHOTO SYSTEM	MapID: 7	Listed
NIEDWICK MACHINE COMPANY	MapID: 8	Listed
NIEDWICK MACHINE CO	MapID: 8	Listed
SECOND SOURCE COMPUTERS INC	MapID: 9	Listed
CAPE ENVIRONMENTAL INC	MapID: 10	Listed
CET ENVIRONMENTAL SERVICES INC	MapID: 10	Listed

Water Wells

Ground Water Site Inventory for California

Description: The ground-water site inventory consists of records of wells, springs, test holes, tunnels, drains, and excavations in California. Available site descriptive information includes well location information such as latitude and longitude, well depth, aquifer and water levels.

Agency: United States Geological Survey, Water Resources Program

Phone Number: 9162783000

Date last updated:

Date last checked: 7/24/2008

Distance searched: 0.5 miles

Sites:

None Found

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