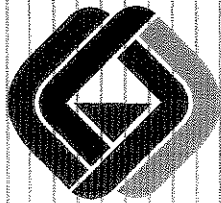


# PHASE I ENVIRONMENTAL SITE ASSESSMENT

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## INGALLS PROPERTY SAN DIEGO, CALIFORNIA



**GEOCON**  
CONSULTANTS, INC

GEOTECHNICAL  
ENVIRONMENTAL  
MATERIALS

PREPARED FOR

**INGALLS' ENTERPRISES  
SAN DIEGO, CALIFORNIA**

PREPARED BY

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**GEOCON PROJECT NO. 09712-06-01**

**AUGUST 15, 2006**



Project No. 09712-06-01  
August 15, 2006

HAND-DELIVERED

Mr. Todd Ingalls  
Ingalls' Enterprises  
171 Mace Street, Suite A-5  
Chula Vista, California 91911

Subject:     INGALLS PROPERTY  
              SAN DIEGO, CALIFORNIA  
              PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Ingalls:

In accordance with your request and on behalf of Ingalls' Enterprises (the Client), Geocon Consultants, Inc. has conducted a Phase I Environmental Site Assessment (ESA) of the above-referenced site. This report presents the findings of the Phase I ESA along with our conclusions and recommendations. Please call if you have any questions.

Sincerely,

**GEOCON CONSULTANTS, INC.**

*Leslie P. Redford*  
Leslie P. Redford  
Senior Environmental Scientist

LPR:RJK:sc

(2)     Addressee

  
Ronald J. Koffron  
Manager, Environmental Services

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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## 1. INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of an approximately square 10-acre parcel of land located adjacent to the south of the southern terminus of Vista Santo Domingo in the city and county of San Diego, California (the Site). The Site is currently occupied by four automobile dismantling yards, two automobile towing businesses, two automobile parts sales businesses, and one automobile storage and sales business. The County of San Diego Assessor's Parcel Number (APN) associated with the Site is 645-050-07-00. It is our understanding that the planned use of the northern half of the Site is as a multi-family residential community, and the planned use of the southern half of the Site is as a retail and industrial complex. Geocon Consultants, Inc. (Geocon) prepared this report in accordance with the request of Mr. Todd Ingalls of Ingalls' Enterprises (the Client). The following sections identify the purpose, the scope of work and limitations/exceptions associated with the Phase I ESA, and the location of the property.

### 1.1 Purpose

The purpose of the Phase I ESA was to identify potential "recognized environmental conditions" (RECs) as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Section 1.1.1 of the ASTM Standard E 1527-00 defines the term "recognized environmental conditions" as *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property."* The term, as further defined by ASTM, *"is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."*

The main components of this report, as specified by the ASTM Standards, include the following:

- **Site Reconnaissance:** The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the Site. The site reconnaissance was for the Site only and did not include moving onsite debris, vehicles, or other objects to allow for observation of the underlying ground surface. Offsite properties and features were viewed from the Site and a drive-by reconnaissance of the surrounding area.
- **Physical Setting:** The objective of reviewing physical setting references is to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.

- **Site History:** The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Site. Historical sources reviewed included aerial photographs, city directory listings, site ownership and/or use information (as made available by the Client), and topographic maps. In addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.
- **Records Review:** The purpose of the records review is to obtain and review records that will help identify RECs at or potentially affecting the Site. Geocon reviewed publicly available federal, state, and local regulatory agency records pertaining to the Site.

## 1.2 Scope of Services/Exceptions

Geocon’s Proposal No. EP-2006-119 outlines the scope of services proposed for the study. Geocon performed the services outlined in the referenced document, with the exception of a review of historical fire insurance maps (Sanborns). Sanborns were not reviewed because no historical map coverage was available for the site vicinity. A copy of the Sanborn “No Maps Available” letter is presented as Appendix A.

## 1.3 Site Location

The Site is located adjacent to the south of the southern terminus of Vista Santo Domingo in the city and county of San Diego, California. Based on information provided by the Client and our site reconnaissance activities, the following business names, business types, and street addresses currently are associated with the Site.

Business Name	Business Type	Street Address
Miranda Towing	Automobile towing	980 Otay Valley Road
Tommy Tucker	Automobile storage and sales	990 and 994 Otay Valley Road
Cortez Towing	Automobile towing	996 Otay Valley Road
Atlantic Auto Dismantling	Automobile dismantling	1020 Otay Valley Road
Moreno’s Bumper Control	Automobile parts sales	1022 Otay Valley Road
Metro Auto Dismantling	Automobile dismantling	1030, 1034, 1038, and 1040 Otay Valley Road
All Toyo Lex	Automobile parts storage and sales <sup>(1)</sup>	1050, 1060 and 1062 Otay Valley Road
Uruapan Auto Dismantling	Automobile dismantling	1070 Otay Valley Road
Economy Auto Dismantling	Automobile dismantling	1170 Otay Valley Road
<b>Notes:</b> <sup>(1)</sup> = this facility was an automobile dismantling and parts storage/sales facility until approximately 3 years ago when the automobile dismantling portion of the business was re-located off site; the facility currently is used for automobile parts storage and sales exclusively		

In addition to the above street addresses, the street address 1160 Otay Valley Road is associated with the water meter equipment at the Site. The approximate location of the Site is shown on the Vicinity Map presented as Figure 1.

## **2. SITE RECONNAISSANCE**

Geocon conducted a reconnaissance of the Site and performed observations of adjacent properties on March 23, 2006. Geocon was accompanied by Mr. Mel Ingalls and Mr. Todd Ingalls, owners of the Site, and Mr. Phillip Lowe, Manager of the Site, during the reconnaissance. Observations noted during the site reconnaissance are summarized below, along with any limitations encountered during the reconnaissance activities.

### **2.1 Physical Limitations**

The large number of parked vehicles and automobile parts stored throughout the Site restricted the observable areas of the ground surface and paved areas in these portions of the property. No additional physical limitations were encountered at the time of the site reconnaissance. At the time of the site reconnaissance, the weather was sunny with a temperature of approximately 85 degrees Fahrenheit.

### **2.2 Onsite Reconnaissance**

The Site is currently occupied by four automobile dismantling yards, two automobile towing businesses, two automobile parts sales businesses, and one automobile storage and sales business (Section 1.3). An unpaved, gravel-covered, east to west trending road, which bisects the Site, provides access to the facilities. A second unpaved road situated along the eastern boundary of the site provides access to the facilities located at the eastern end of the Site (i.e., Economy Auto Dismantling, Uruapan Auto Dismantling, and All Toyo Lex). The facilities at the Site primarily are used for storage of used automobiles, dismantled automobile bodies, and used automobile parts. The automobile bodies are situated on gravel-covered soil in open areas. At the auto dismantling facilities, engine and transmission components are situated in covered areas that are concrete paved. Auto dismantling and automobile maintenance activities are conducted in covered concrete-paved areas. Trailers and/or sheds that are used as office areas are present at several of the facilities. Hazardous materials and/or wastes were not observed in the interior portions of the office areas. The auto dismantling, auto storage/sales, and towing facilities all contained storage sheds or covered concrete-paved areas used for storage of hazardous wastes. Most hazardous waste storage areas utilized secondary containment (see below for those areas where secondary containment was not observed).

The following table summarizes the observations made during the site reconnaissance regarding issues of potential environmental concern. Detailed information regarding pertinent issues identified during the site reconnaissance is provided, as appropriate, in the paragraphs following the table.

Issue of Potential Environmental Concern	Observed	Not Observed
Hazardous Substances/Petroleum Products	✓	
Hazardous Wastes	✓	
Non-hazardous Wastes	✓	
Aboveground/Underground Storage Tanks		✓
Unidentified Substance Containers	✓	
Equipment Potentially Containing Polychlorinated Biphenyls	✓	
Wastewater Systems (drains/clarifiers/sumps)		✓
Evidence of Releases (stains, odors, stressed vegetation)	✓	
Pools of Liquid, Pits, Ponds, Lagoons		✓
Wells		✓
Other Site Issues	✓	

### 2.2.1 Hazardous Substances/Petroleum Products

Information regarding the hazardous substances/petroleum products observed at the Site is presented in the table below.

Hazardous Substances/Petroleum Products					
Type of Material	Quantity/ Container Type	Use	Storage Location	Stains/Leaks Observed	REC (Y/N)
Gasoline	One 5-gallon plastic container and one 5-gallon metal container	Vehicle maintenance	Concrete floor in transmission shop at Metro Auto Dismantling	No	N
Oxygen	One metal canister	Welding of automobile parts	On trolley in automobile maintenance area at Tommy Tucker	No	N
Acetylene gas	Two metal canisters	Welding of automobile parts	On trolley in automobile maintenance area at Tommy Tucker	No	N
Automobile batteries (new)	Approximately 8	Automobile maintenance	Wooden floor in office trailer at Miranda Towing	No	N
Propane gas	Metal canisters <sup>(1)</sup>	Forklift operation	Forklifts	No	N
<b>Notes:</b> <sup>(1)</sup> Propane-powered forklifts were observed at several of the businesses at the Site during the site reconnaissance; according to Mr. Lowe, the propane tanks are transported off site to be re-filled.					



## 2.2.2 Hazardous Wastes

Information regarding the hazardous wastes observed at the Site is presented in the table below. The information is organized by business.

<b>Hazardous Wastes</b>						
<b>Type of Waste</b>	<b>Container Description/No. of Containers<sup>(1)</sup></b>	<b>Generation Process</b>	<b>Storage Area Location/Description</b>	<b>Disposal Method</b>	<b>Disposal Frequency</b>	<b>REC (Y/N)</b>
<b>Economy Auto Dismantling</b>						
Waste oil	Metal 55-gallon drums (9)	Automobile dismantling	Concrete secondary containment in auto dismantling area	Asbury Environmental	As needed	N
Waste oil	Plastic tub with lid (Approximately 100 gallon capacity)	Automobile dismantling	Concrete secondary containment in auto dismantling area	Asbury Environmental	As needed	N
Anti-freeze	Metal 55-gallon drums (2)	Automobile dismantling	Concrete floor in auto dismantling area	Asbury Environmental	As needed	N
<b>All Toyo Lex (automobile parts)</b>						
Waste oil	Metal 55-gallon drums (4)	Automobile dismantling	Shed with concrete secondary containment around floor and perimeter	Asbury Environmental	As needed	N
Anti-freeze	Metal 55-gallon drum (1)	Automobile dismantling	Shed with concrete secondary containment around floor and perimeter	Asbury Environmental	As needed	N
Used oil filters	Metal 55-gallon drum (1)	Automobile dismantling	Shed with concrete secondary containment around floor and perimeter	Asbury Environmental	As needed	N
Battery acid	Used automobile batteries (5)	Automobile dismantling	Concrete floor in battery storage shed	Asbury Environmental	As needed	N
<b>Uruapan Auto Dismantling</b>						
Waste oil	Metal 55-gallon drums (8)	Automobile dismantling	Shed within concrete secondary containment	Asbury Environmental	As needed	N
Waste Oil	5-gallon plastic containers (6)	Automobile dismantling	Shed on concrete floor adjacent to secondary containment	Asbury Environmental	As needed	? <sup>(2)</sup>
Waste Oil	Metal 55-gallon drum	Automobile dismantling	On ground surface in center of Lot	Asbury Environmental	As needed	N

<b>Hazardous Wastes</b>						
<b>Type of Waste</b>	<b>Container Description/No. of Containers<sup>(1)</sup></b>	<b>Generation Process</b>	<b>Storage Area Location/Description</b>	<b>Disposal Method</b>	<b>Disposal Frequency</b>	<b>REC (Y/N)</b>
Anti-freeze	Metal 55-gallon drum (2)	Automobile dismantling	Shed on concrete floor adjacent to secondary containment	Asbury Environmental	As needed	? <sup>(2)</sup>
Motor oil	1-gallon plastic containers (3)	Automobile Dismantling	Shed on concrete floor adjacent to secondary containment	Asbury Environmental	As needed	? <sup>(2)</sup>
<b>Metro Auto Dismantling</b>						
Waste oil	Metal 55-gallon drums (2)	Automobile dismantling	Storage shed	Asbury Environmental	As needed	N
Anti-freeze	Metal 55-gallon drum (1)	Automobile dismantling	Storage shed	Asbury Environmental	As needed	N
Battery acid	Used automobile batteries (5)	Automobile dismantling	Battery storage shed	Asbury Environmental	As needed	N
<b>Atlantic Auto Dismantling</b>						
Battery acid	Used automobile batteries (13)	Automobile dismantling	Battery storage area on wooden pallet in auto dismantling area	Asbury Environmental	As needed	N
Waste oil	Metal 55-gallon drums (2)	Automobile dismantling	Concrete secondary containment in auto dismantling area	Asbury Environmental	As needed	N
Waste oil	5-gallon plastic containers (2)	Automobile dismantling	Concrete secondary containment in auto dismantling area	Asbury Environmental	As needed	N
<b>Cortez Towing</b>						
Waste oil	Metal 55-gallon drum (1)	Automobile maintenance	In metal tub in covered auto maintenance area	Asbury Environmental	As needed	N
<b>Miranda Towing</b>						
Gasoline	Plastic 5-gallon container	Automobile maintenance	On concrete floor in automobile maintenance area	Asbury Environmental	As needed	N
<b>Tommy Tucker (automobile storage/sales)</b>						
Battery acid	Used automobile batteries (4)	Automobile maintenance	On concrete floor in covered automobile maintenance area	Asbury Environmental	As needed	N
<b>Ingalls (personal storage area)</b>						
Waste oil	5-gallon plastic containers	Automobile maintenance	Storage shed in central portion of Site	Asbury Environmental	As needed	N
<b>Notes:</b>						
<sup>(1)</sup> - the number of containers observed in each tenant space is approximate						
<sup>(2)</sup> - heavy oily stains were observed in several areas in the storage shed; see Unauthorized Release paragraph below for more detailed information						

### **2.2.3 Non-Hazardous Wastes**

Municipal trash dumpsters were observed in several tenant spaces at the time of the site reconnaissance. The dumpsters were observed to contain non-hazardous municipal waste and vegetation from landscaping maintenance activities. Evidence of illegal disposal of hazardous substances and/or wastes was not observed in the dumpsters.

### **2.2.4 Unidentified Substance Containers**

An empty, unlabeled 55-gallon drum was observed on the ground surface adjacent to an automobile parts storage area at Uruapan Auto Dismantling. Evidence of stains or leaks was not observed on the ground surface in the vicinity of the drum.

### **2.2.5 Equipment Potentially Containing Polychlorinated Biphenyls**

Four pad-mounted electrical transformers, owned and maintained by San Diego Gas & Electric Company (SDG&E), were observed at the Site during the Site reconnaissance (Figure 3). The transformers appeared to be in good condition, with no visual evidence of spills or leaks. See Section 5.3 for information regarding the polychlorinated biphenyl (PCB) content of the transformers.

One hydraulic automobile lift was observed in the southwest portion of the Site at Tommy Tucker automobile storage and sales facility. The hydraulic reservoir associated with the lift was observed on the side of the lift. Evidence of stains or releases was not observed in the vicinity of this hydraulic equipment at the time of the site reconnaissance.

### **2.2.6 Evidence of Releases**

Significant staining was noted on the concrete floor in the auto dismantling area at Uruapan Auto Dismantling. The staining appeared to be from draining, over an extended period of time, of automobile fluids associated with used automobile engines stored in this area. Because of the large number of automobile parts stored in the area, it was not possible to assess the extent of the staining or the condition of the concrete pavement in this area.

A heavy oily stain was observed within the secondary containment area and in several areas on the concrete floor adjacent to the secondary containment area in the hazardous waste storage shed at Uruapan Auto Dismantling. The staining appeared to be from overspilling from the hazardous waste drums and plastic containers observed in this area. The concrete floor in the shed (outside the secondary containment) appeared to be intact, with no evidence of significant cracks observed. Because of the large volume of drums and other items stored within the secondary containment, it was not possible to observe the condition of the floor within the secondary containment.

A large oily stain was observed on the concrete pavement underneath an automobile engine in the engine storage area at Atlantic Auto Dismantling. Because of the large number of engines stored in this area, it was not possible to assess the size of the stain. The stain extended into a crack observed where two sections of concrete met in this area.

Several small areas of staining which appeared to be *de minimis* (i.e., amounts not presenting a material risk of harm to public health or the environment) were observed in the uncovered automobile storage yards and in the automobile parts storage areas throughout the Site.

A small oily stain (approximately 1-foot-square) was observed on the concrete floor underneath an automobile jack in the covered automobile maintenance area at Tommy Tucker. The concrete in this area was observed to be intact, with no evidence of significant cracks observed.

### 2.2.7 Other Site Issues

A large pile of construction debris, including pieces of concrete, pipe, and metal support beams, was observed in the northeast corner of the Site at the time of the site reconnaissance. A second area where construction material had been disposed was observed on the hillside east of the unpaved road at the northeast end of the Site. Evidence of hazardous materials or wastes was not observed in the vicinity of these debris piles.

A Site Plan illustrating the noted site features is included as Figure 2. Photographs taken during the site reconnaissance are presented as Appendix B.

### 2.3 Offsite Observations

Observed and reported current uses of adjacent properties and surrounding areas are described below.

Direction	Adjacent Properties	Surrounding Area
North	Undeveloped north-facing slope covered with native vegetation, followed by a residential development. Vista Santa Domingo is located adjacent to the north of the northwest corner of the Site.	Residential development.
South	Graded land in the process of being developed as an industrial complex <sup>(1)</sup> .	Corporate Center Drive followed by a new industrial complex consisting of several buildings.
East	Undeveloped land adjacent to the north of the northeast corner of the Site, followed to the south by auto dismantling facilities.	Undeveloped land covered with native vegetation, followed by Otay Valley Road.
West	Undeveloped land covered with native vegetation.	Undeveloped land covered with native vegetation.
<b>Notes:</b> <sup>(1)</sup> – this information was provided by the interviewees		

### 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 Topographic Features

Information concerning the topography and previous development of the Site and properties located in the site vicinity was obtained from a review of a U.S. Geological Survey (USGS) topographic map of the Imperial Beach, California and Otay Mesa, California quadrangles. According to the map, the Site is situated at elevations ranging from approximately 425 to 525 feet above Mean Sea Level (MSL). Site topography appears to slope with decreasing relief to the north and east toward nearby canyons. No structures are shown on the Site or on adjacent properties. No roadways are shown on or adjacent to the Site. Topographic features as shown on the map are generally not representative of the features observed on the Site during Geocon's reconnaissance, as the current on-site developments were not depicted. In addition, other residential and commercial improvements have been constructed on nearby properties since the date of issuance of the maps. A reproduction of portions of the USGS maps is presented as Figure 4.

#### 3.2 Geologic Conditions

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest.

A March 1, 2006 report regarding the Site prepared by Geocon Incorporated and titled *Soil and Geologic Reconnaissance, Ingalls Property, Otay Mesa, San Diego, California* was reviewed for this assessment. The following summarizes pertinent information contained in this report.

The site geologic reconnaissance and review of the referenced documents revealed the presence of one surficial soil type and two geologic formations on the Site. The surficial deposits consist of topsoil. The formational units consist of Quaternary-age Terrace Deposits and Tertiary-age Undifferentiated San Diego and Otay Formations. The surficial deposit and the formational units encountered are described below in order of increasing age.

### **Topsoil (Unmapped)**

Topsoil blankets the Site and typically consists of soft, unconsolidated clays. In general, the topsoils are 3 feet thick in the central and south ends. The thickness of the topsoils should decrease toward the north and east ends to an estimated thickness on the order of 2 feet.

### **Terrace Deposits (Qt)**

Quaternary-age Terrace Deposits underlie the surficial deposits across the Site. This unit typically consists of two fairly distinct layers. An upper clay layer overlies a lower, coarse grained, granular layer. The upper layer consists of very stiff to hard, moist, olive to grayish-brown to olive-greenish-gray clay. The clay layer in the central and south ends of the Site has a thickness of 4 to 6 feet. The clay layer will likely decrease in thickness to less than 1 foot at the north end.

The lower layer consists of partially cemented to cohesionless, dense to very dense, silty and clayey sand with varying amounts of gravel. Portions of the lower unit are expected to have up to 30 percent rounded gravel and cobble to 1 foot in diameter. The gravel and cobble content usually increases with depth.

### **San Diego/Otay Formation (Tsd/To)**

Formational soils of the San Diego/Otay Formation (undifferentiated) exist at the Site below an approximate elevation of 500 feet MSL. These soils are characterized as dense, light gray to yellowish brown, silty, clayey sands. The soils of this geologic unit are exposed on the natural slope facing north outside the property.

## **3.3 Regional Groundwater Quality and Occurrence**

Based on information provided in the March 2006 Geocon Incorporated report, no seeps, springs, or groundwater conditions were observed during the site reconnaissance performed for that report. The report states that it is unlikely that groundwater will be encountered during project development. Groundwater is expected to be at approximately 400 feet below the ground surface. Groundwater is not anticipated to adversely impact the proposed development of the property.

Based on our review of the area topography, groundwater beneath the Site is anticipated to flow in an easterly direction toward an unnamed intermittent stream.

#### 4. SITE HISTORY

Geocon conducted a historical records search regarding the Site and surrounding areas. This included a review of one or more of the following sources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical city directories, building permits and plans, topographic maps, land title records, property tax records, zoning/land use records, interviews with property representatives, and reviews of prior environmental assessment reports/documents regarding the Site.

Based on our review of historical sources, the Site appeared to be primarily undeveloped land covered with native vegetation from at least as early as 1953 until sometime prior to 1964 when the eastern portion of the Site was in agricultural use (i.e., grains or row crops). Sometime between 1964 and 1974, the eastern portion of the Site reverted to undeveloped land. The Site remained unchanged until the early 1980s when auto dismantling businesses began occupying the Site. The Site has been used for that purpose since that time. Note: a small shed-like structure was observed in the central portion of the Site in the 1953 aerial photograph, but was not observed in subsequent photographs.

The following sections summarize information obtained from the historical sources utilized for this assessment, including publicly-available sources, interviews with site personnel, and reviews of environmental documents provided to Geocon by the Client, if available.

##### 4.1 Publicly-Available Information

Publicly-available historical aerial photographs, city directories, and topographic maps were reviewed for the Site and surrounding properties for selected years dating from 1953 to 2006. The following table presents a summary of information obtained from the sources used for this assessment. Copies of the aerial photographs and topographic maps, and a copy of the city directory report are provided in Appendix C.

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1953	No structures are shown on the Site.	No structures or roadways are shown in the Site vicinity. Otay Mesa Road is shown approximately 0.5 mile south of the Site. Note: the area east of the Site is not shown.	T
1953	The Site primarily is undeveloped land covered with native vegetation. An unpaved trail runs in a northwest to southeast direction through the Site. An unpaved road is visible along the southern perimeter of the Site. What appears to be a small shed-like structure is located in the south-central portion of the Site.	Undeveloped land is adjacent to the north, east and west of the Site. Agricultural land (i.e., grains or row crops) is situated adjacent to the south of the Site. A north to south trending paved road is located approximately 540 feet east of the Site, in the approximate location of Otay Valley Road. Buildings or other structures are not visible in the vicinity of the Site.	A

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1964	The eastern portion of the Site is in agricultural use (i.e., grains or row crops). The western portion of the Site is undeveloped land covered with native vegetation. The shed-like structure visible in the south-central portion of the Site in the 1953 photograph is no longer present. An unpaved trail is visible along the eastern perimeter of the southern half of the Site.	Similar to the 1953 photograph.	A
1967	No structures are shown on the Site.	No structures or roadways are shown in the Site vicinity. Otay Mesa Road is shown approximately 0.5 mile south of the Site. Note: the area east of the Site is not shown.	T
1974	The Site is undeveloped land covered with native vegetation. An unpaved trail runs in a northwest to southeast direction through the Site. A second unpaved trail is visible along the western perimeter of the Site. Otherwise, unchanged from the 1964 photograph.	The areas adjacent to the north, east and west of the Site are similar to the 1964 photograph. The area adjacent to the south of the Site is undeveloped land covered with native vegetation.	A
1975	No structures are shown on the Site.	No structures or roadways are shown in the Site vicinity. Otay Mesa Road is shown approximately 0.5 mile south of the Site. Note: the area east of the Site is not shown.	T
1980	Site addresses not listed.	See Appendix C (no businesses of potential environmental concern noted).	C
1980	The Site is similar to the 1974 photograph. Unpaved trails are visible along the eastern, western, and southern perimeters of the Site. What appear to be three or four abandoned vehicles are visible in the northeast corner of the Site.	The areas to the north, south and west of the Site are similar to the 1974 photograph. What appear to be several auto dismantling yards are visible to the southeast of the Site, and adjacent to the east of the southern half of the Site. The area adjacent to the east of the northern half of the Site is undeveloped land covered with native vegetation.	A
1985	Site addresses not listed.	See Appendix C (no businesses of potential environmental concern noted).	C
1990	Site addresses not listed.	See Appendix C (no businesses of potential environmental concern noted).	C
1990-91	The Site is developed with what appear to be several auto dismantling yards. An unpaved east to west trending road bisects the Site.	Several unpaved trails surround the Site to the north, south and west. The auto dismantling yards to the southeast of the Site have been expanded.	A
1995-96	<b>980 Otay Valley Road:</b> Miranda Auto Wrckng <b>990 Otay Valley Road:</b> Leon Auto Wrecking <b>1022 Otay Valley Road:</b> Westrn Auto Dsmntlr <b>1030 Otay Valley Road:</b> Metro Auto Recycling <b>1050 Otay Valley Road:</b> Brothers Truck & Auto <b>1060 Otay Valley Road:</b> A Allrite Ato & Trck <b>1070 Otay Valley Road:</b> Chula Vst Auto Wrck	See Appendix C (no businesses of potential environmental concern noted).	C
1996	No structures are shown on the Site. An east to west trending road is shown approximately in the center of the Site.	A road is shown adjacent to the east of the Site. An unpaved road is shown adjacent to the northwest, west, and southwest of the Site. Otherwise unchanged from the 1975 topographic map.	T



Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
2001	<b>980 Otay Valley Road:</b> Ignacio Miranda <b>1020 Otay Valley Road:</b> Atlantic Auto Wrecking <b>1022 Otay Valley Road:</b> Westrn Auto Dsmntlr <b>1030 Otay Valley Road:</b> Metro Auto Recycling <b>1050 Otay Valley Road:</b> Brothrer (sic) Truck & Auto Wrecking <b>1060 Otay Valley Road:</b> All Toyota Lexus Auto Recycling <b>1070 Otay Valley Road:</b> Uruapan Auto Wrecking <b>1170 Otay Valley Road:</b> Economy Auto Wrecking	See Appendix C (no businesses of potential environmental concern noted)	C
2002	The Site appears generally as at present.	The areas surrounding the Site appear generally as at present.	A
2006	<b>980 Otay Valley Road:</b> Miranda Towing <b>996 Otay Valley Road:</b> Cortes Towing <b>1020 Otay Valley Road:</b> Atlantic Auto Wrecking <b>1022 Otay Valley Road:</b> Moreno's Bumper Control 2 <b>1030 Otay Valley Road:</b> Metro Auto Recycling <b>1170 Otay Valley Road:</b> Economy Auto Wrecking	See Appendix C (no businesses of potential environmental concern noted).	C
<b>Abbreviations/Sources:</b> A = aerial photographs C = city directories T = topographic map			

## 4.2 Interviews

During the site reconnaissance, Mel and Todd Ingalls and Phillip Lowe were interviewed regarding the history of the Site and environmental issues associated with the Site. According to Mel Ingalls, he has owned the property since the late 1970s. Since that time, the property has been occupied by several auto dismantling businesses, as well as towing businesses and automobile parts sales businesses. Mr. Ingalls indicated that he believed the property was undeveloped land prior to his purchase of the land. According to the interviewees, underground or aboveground storage tanks have not been present at the Site and environmental issues have not been associated with the Site. The interviewees indicated that the tenants are required to follow stormwater Best Management Practices (BMPs) in managing their hazardous materials and wastes (during the site reconnaissance, copies of the BMPs were observed in each of the tenant spaces at which hazardous materials/wastes were stored). Mr. Lowe stated that stormwater sampling is performed at the Site once per year unless prevented by weather (i.e., inadequate rainfall). Mr. Lowe indicated that he is responsible for ensuring that the BMPS are followed and that all hazardous materials and wastes are stored and managed properly. The interviewees indicated that hazardous wastes are transported off site for disposal on an as-needed basis by Asbury Environmental Services. The interviewees were not aware of any significant spills or releases having occurred at the Site.

### 4.3 Prior Environmental Reports/Documents

Prior environmental reports were not provided by the client for this assessment. Geocon was provided with copies of several environmental documents obtained by Mr. Lowe from the San Diego County Department of Environmental Health. A summary of those documents is provided in Section 5.4 below.

### 4.4 Other Site Documents

The Client provided Geocon with a copy of a title report regarding the Site titled *Preliminary Report*, prepared by Chicago Title Company and dated December 19, 2005. This report identifies the owner of the property, at the time the title report was issued, as “Melvyn V. Ingalls”. The APN associated with the Site is listed as 645-050-07. Issues of potential environmental concern were not noted in the title report. A copy of this report, which includes a legal description of the property, is provided in Appendix D.

## 5. REGULATORY AGENCY RECORDS

Regulatory agency records pertaining to the Site and relevant nearby properties were searched for this assessment. The sources for this information included a regulatory database search firm (Section 5.1) and local government agencies (Sections 5.2 to 5.7). The information requested from local government agencies was based on the site reconnaissance activities, historical research, and environmental database review. A summary of information obtained from the sources contacted is presented below. Based on information obtained through written requests to local government agencies, it was judged that interviews of regulatory officials would not provide any additional or meaningful information to this Phase I ESA.

### 5.1 Database Review

Track-Info Services, LLC (Track-Info), a regulatory database search firm, performed a search of federal, state, and local databases for the Site and surrounding areas. A reproduction of the report titled *Environmental FirstSearch™ Report, Ingalls Property, San Diego, CA 92154*, dated July 12, 2006, is presented as Appendix E. The following table lists databases that were searched and the number of listings identified.

Database Name	Search Radius (Mile)	Number of Listings
<b>FEDERAL DATABASES</b>		
NPL (National Priority List)	1	0
CERCLIS (Sites currently or formerly under review by USEPA)	½	0
CERCLIS NFRAP (No further remedial action planned)	⅛	0
RCRA TSD (RCRA permitted treatment, storage, disposal facilities)	½	0
RCRA COR (RCRA Corrective Action Sites List)	1	0
RCRA GEN (RCRA Hazardous Waste Generators)	¼	0

Database Name	Search Radius (Mile)	Number of Listings
RCRA NLR (RCRA No Longer Regulated List)	1/8	0
ERNS (Emergency Response Notification System of Spills)	1/8	0
<b>STATE DATABASES</b>		
STATE SITES (Cal-Sites and Cortese Databases)	1	0
SPILLS-1990 (California Regional Water Quality Control Board)	1/8	0
SWL (Permitted as solid waste landfills, incinerators, or transfer stations)	1/2	0
REG UST/AST (Registered underground or aboveground storage tanks)	1/4	0
LUST (Leaking Underground Storage Tanks)	1/2	0
<b>LOCAL DATABASES</b>		
PERMITS (San Diego County Department of Environmental Health)	1/4	0

Information provided in the database report is summarized below. To assist in assessing whether releases from nearby properties are likely to have impacted the environmental integrity of the Site, Geocon conducted research to ascertain the direction of groundwater flow in the vicinity of the Site. Based on area topography, the direction of groundwater flow in the vicinity of the Site is assumed to be to the east toward an unnamed intermittent stream.

### 5.1.1 Site

Based on the database search summarized in Section 5.1, the following discussion provides additional information regarding facilities reportedly currently or previously located at the Site.

The Site is listed on the Permits database. This database identifies businesses that use hazardous materials or generate hazardous waste at quantities that require regulation by the DEH. These businesses report quantities of hazardous materials used, and hazardous wastes generated and stored for tracking purposes, and are subject to inspection by DEH officials. These properties are not necessarily indicative of facilities where a release of hazardous substances has occurred.

The Site was listed under the following names and street addresses: Miranda Auto Wrecking (980 Otay Valley Road), Atlantic Auto Wrecking (1020 Otay Valley Road), All Toyo Lex Auto Recycling (1060 Otay Valley Road), Western Auto Dismantling (1022 Otay Valley Road), Brothers Truck & Auto Wrecking (1050 Otay Valley Road), Uruapan Auto Wrecking (1070 Otay Valley Road), El Leon Auto Wrecking (990 Otay Valley Road), Economy Auto Wrecking (1170 Otay Valley Road), Johnny's Auto Wrecking (996 Otay Valley Road), and Metro Auto Wrecking (1030 Otay Valley Road). The wastes generated at these facilities were listed as waste oil and mixed oil, used oil filters, used batteries, and waste anti-freeze. Several violations were reported for these facilities, however, with two exceptions, the violations were administrative in nature (e.g., inadequate training records, improper labeling of waste) and were not associated with unauthorized releases of hazardous substances. The two violations relating to unauthorized releases were reported for Brothers Truck & Auto Wrecking in 1998 and for Metro Auto Wrecking in 1999. Additional information regarding the nature of these violations was not

provided in the database report. Please see Section 5.4 below for more detailed information regarding the tenants at the Site, based on our review of DEH records.

### **5.1.2 Adjacent and Other Nearby Properties**

Several properties reported to be located within a one-mile radius of the Site were listed in the database report on various databases. With one exception (see below), the properties appearing on the database were listed exclusively on the Permits database. None of these facilities appears on any database that reports unauthorized releases of hazardous substances. Based on this information, there is a low likelihood that these facilities present an environmental concern to the Site at the current time.

One of the facilities, identified as Ceballos Transport at 5662 Otay Valley Road, appears on the UST database. This database provides information regarding underground and aboveground storage tanks registered with the California State Water Resources Control Board. Also listed are facilities that fall under the jurisdiction of the DEH's UST program. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of properties where a release of hazardous substances has occurred. Ceballos Transport is reported to be located 0.25 mile northeast of, and crossgradient to, the Site. This facility reportedly had a 2,000-gallon unleaded gasoline tank on site which has been removed. Based on this information, the distance of the facility from the Site, the assumed direction of groundwater flow, and the fact that the facility does not appear on any database that reports unauthorized releases of hazardous substances, there is a low likelihood that this facility presents an environmental concern to the Site at the current time.

### **Non Geocoded (Unmapped) Sites**

This portion of the regulatory database report identifies properties that have incomplete address information and could not be specifically plotted. Two non-geocoded properties were identified in the searched databases. Based on the distances of the facilities from the Site, the facility name and address information provided, and the nature of the cases, there is a low likelihood that these facilities present an environmental concern to the Site at the current time.

## **5.2 Water and Sewer Agencies**

Geocon contacted a representative of the City of San Diego Water Department to obtain information pertaining to the reported source of water and method of sewage disposal for the site vicinity, and any reported local drinking water contamination problems. Geocon was informed that water for the site vicinity is supplied from the Miramar Treatment Plant. The plant representative was not aware of reported drinking water contamination problems or of municipal drinking water wells on site or in the vicinity of the Site. Municipal sewage in the area is treated at the Point Loma Sewage Treatment Plant, which is owned and operated by the City of San Diego Metropolitan Wastewater Department.

### **5.3 Electric Utility Agency**

During the site reconnaissance, four pad-mounted electrical transformers were observed at the Site. Three of the transformers are located in the central portion of the Site, adjacent to the unpaved roadway, and the fourth transformer is located in the southeast corner of the Site (Figure 3). Documented discussions with SDG&E representatives regarding transformers indicate that SDG&E has never specified PCB-containing transformers for its electrical distribution system. However, SDG&E has determined that some older (pre-1980s) mineral transformers were inadvertently contaminated with PCBs by the manufacturer. Based on a statistical sampling and testing program reportedly performed by SDG&E, it is unlikely that transformers found within its service area contain PCBs.

### **5.4 San Diego County Department of Environmental Health**

Geocon submitted requests to review DEH files pertaining to the Site addresses. According to the DEH, records are not on file for 994, 1034, 1038, 1040, 1062 and 1160 Otay Valley Road. Information obtained from the DEH for the remaining street addresses is provided below. This information includes copies of DEH records obtained from the DEH by the client. Copies of pertinent DEH records are presented in Appendix F.

#### **980 Otay Valley Road**

DEH Compliance Inspection Reports (CIRs), dating from 1996 to 2004, were on file for this street address. The tenant was listed as Miranda Auto Wrecking in all of the CIRs. The CIR dated September 5, 1996 indicated that contaminated soil was observed on site. Additional information regarding the location or volume of contaminated soil observed, or the disposition of the contaminated soil, was not provided. No other violations regarding unauthorized releases of hazardous substances and/or wastes were reported. The CIR dated March 22, 2002 indicated that the business had been converted from an auto dismantling business to a towing facility. Based on the above information and the fact that this facility does not appear on any database that reports unauthorized releases, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

#### **990 Otay Valley Road**

A Unified Program Facility Report, dated April 13, 2005, was on file for this facility. The tenant was listed as El Leon Auto Wrecking. The report states that the tenant generates waste oil & mixed oil, and used oil filters. No violations were indicated in the report. Based on the above information, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **996 Otay Valley Road**

CIRs, dating from 1997 to 2003, were on file for this street address. Aria Auto Dismantling was listed as the tenant in the 1997 and 1999 CIRs. Johnny's Auto Wrecking was listed as the tenant in the 2001 and 2003 CIRs. The 1999 CIR indicated that wet sanding waste was observed on the ground surface and should be properly managed and disposed. The 2001 CIR indicated that soil saturated with oil was observed on the ground surface and should be properly removed and disposed as hazardous waste. No other violations regarding unauthorized releases of hazardous substances and/or wastes were reported. Based on the above information, and the fact that this facility does not appear on any database that reports unauthorized releases, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **1020 Otay Valley Road**

CIRs, dating from 1996 to 2005, were on file for this street address. Pacific Auto Wrecking was listed as the tenant in the 1996, 1997 and 1998 CIRs. Atlantic Auto Wrecking was listed as the tenant in the 1998 to 2004 CIRs. No violations regarding unauthorized releases of hazardous substances and/or wastes were reported for this street address. Based on the above information, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **1022 Otay Valley Road**

CIRs, dated 1995, 1997, and 1998, were on file for this street address. Western Auto Dismantling was listed as the tenant in all of the CIRs. The 1998 CIR indicated that used oil was observed spilled on the floor in the covered engine storage area, and should be properly cleaned up. No other violations regarding unauthorized releases of hazardous substances and/or wastes were reported. Based on the above information, and the fact that this facility does not appear on any database that reports unauthorized releases, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **1030 Otay Valley Road**

CIRs, dating from 1996 to 2005, were on file for this street address. Metro Auto Wrecking was listed as the tenant in all of the CIRs. The 1999 CIR indicated that used oil was observed spilled to the ground in the covered engine storage area, and was observed on the ground near the trash bin. The report stated that the used oil should be properly cleaned up. The 2001 CIR stated that approximately four areas on the ground surface near the work area, approximately 1 square foot each, were observed to be contaminated with used oil. The report recommended that the contaminated soil should be removed and disposed through a registered waste hauler. No other violations regarding unauthorized releases of hazardous substances and/or wastes were reported. Based on the above information, and the

fact that this facility does not appear on any database that reports unauthorized releases, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **1050 Otay Valley Road**

CIRs, dating from 1995 to 1998, were on file for this street address. Brothers Truck and Auto Wrecking was listed as the tenant in all of the CIRs. The 1998 CIR indicates that a large oil/water puddle was observed on the concrete near the hazardous waste storage area and should be properly cleaned up. In a follow-up inspection report, dated August 24, 1998, it was reported that the spilled oil had been cleaned up. No other violations regarding unauthorized releases of hazardous substances and/or wastes were reported. Based on the above information, and the fact that this facility does not appear on any database that reports unauthorized releases, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **1060 Otay Valley Road**

CIRs, dating from 1995 to 2004, were on file for this street address. A Allright Truck & Auto Wrecking was listed as the tenant in the 1995 to 1998 CIRs. All Toyota-Lexus Auto Recycling (a.k.a. All Toyo Lex Auto Recycling) was listed in the 1998 to 2004 CIRs (the 1998 CIR was associated with a change of ownership inspection). The 2004 CIR was a business closure inspection report. No violations regarding unauthorized releases were reported. Based on the above information, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### **1070 Otay Valley Road**

CIRs, dating from 1997 to 2004, were on file for this street address. Uruapan Auto Wrecking was listed as the tenant in all the CIRs. No violations regarding unauthorized releases were reported. Based on the above information, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time. However, please see Section 7 below for recommendations pertaining to oily stains observed at this tenant space during the site reconnaissance.

### **1170 Otay Valley Road**

CIRs, dating from 1997 to 2005, were on file for this street address. El Leon Auto Wrecking was listed as the tenant in the 1997 and 1998 CIRs. Economy Auto Dismantling was listed as the tenant in the 1999-2005 CIRs. The 1998 CIR indicated that oil which had leaked from automobile engines was observed on the floor and should be cleaned up. The 2002 CIR indicated that soil contaminated with oil was observed in the trash dumpster. No violations regarding the unauthorized release of hazardous substances/wastes to the ground surface (i.e., unpaved areas) were reported in the CIRs. Based on the

above information, there is a low likelihood that this tenant presents an environmental concern to the Site at the current time.

### 5.5 City of San Diego Fire Department

Geocon requested public records from the City of San Diego Fire Department (SDFD) for information pertaining to hazardous wastes, hazardous materials, and USTs associated with the site addresses. According to a letter received from the SDFD, no records are on file for the street addresses associated with the Site. Correspondence from the Department is presented in Appendix F.

### 5.6 San Diego County Air Pollution Control District

Geocon contacted the County of San Diego Air Pollution Control District (SDAPCD) to obtain information pertaining to permits and notices of violation (NOVs) for the site addresses. According to a letter received from the SDAPCD, an NOV was issued to Uruapan Auto Wrecking in 1997 (1) for failure to use the proper coating application method and (2) for operating a paint application station without a permit to operate. No other records are on file for the street addresses associated with the Site. Correspondence from the Department is presented in Appendix F.

### 5.7 County of San Diego Department of Agriculture, Weights and Measures

Geocon contacted the County of San Diego Department of Agriculture, Weights and Measures for information regarding pesticide use records for the Site. The Department maintains such records for approximately four years. According Department personnel, no pesticide use records were found for the Site for the past four years. Correspondence from the Department is presented in Appendix F.

## 6. FINDINGS AND OPINIONS

Based on the results of this Phase I ESA, the following table presents a summary of findings and opinions associated with the Phase I ESA performed for the Site, including known or suspect RECs, historical RECs, and *de minimis* environmental conditions. A discussion of pertinent issues identified in the Phase I ESA is provided, as appropriate, in Section 7.

Assessment Category	REC (Y/N)	Recommended Actions	Report Section
<b>Hazardous Substances/Petroleum Products</b>	N	NFA	2.2
<b>Hazardous Wastes</b>	N	NFA	2.2
<b>Non-Hazardous Wastes</b>	N	NFA	2.2
<b>Aboveground/Underground Storage Tanks</b>	N	NFA	2.2
<b>Unidentified Substance Containers</b>	N	AA	2.2
<b>Equipment Potentially Containing Polychlorinated Biphenyls</b>	N	NFA	2.2, 5.3
<b>Wastewater Systems</b>	N	NFA	2.2



Assessment Category	REC (Y/N)	Recommended Actions	Report Section
Evidence of Releases	?	AA	2.2
Pools of Liquid, Pits, Ponds, Lagoons	N	NFA	2.2
Wells	N	NFA	2.2
Other Site Issues	N	AA	2.2
Nearby Properties	N	NFA	2.3
Historical Land Use – Site	?	AA	4.1-4.3
Historical Land Use – Nearby Properties	N	NFA	4.1, 4.2
<b>Recommended Action:</b> NFA = No further action required at this time. AA = Additional activities should be conducted regarding the environmental condition(s) identified at the Site (specified in Section 7 below).			

## 7. CONCLUSIONS AND RECOMMENDATIONS

Geocon has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM E 1527-00, of the approximately square 10-acre parcel of land located adjacent to the south of the southern terminus of Vista Santo Domingo in the city and county of San Diego, California, the property. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of RECs in connection with the Site, except for the following:

### Evidence of Releases

- Significant staining was observed in three areas at the site, which are described in detail below.
  - Several large oily stains were noted on the concrete floor in the auto dismantling area at Uruapan Auto Dismantling. The staining appeared to be from draining, over an extended period of time, of automobile fluids associated with used automobile engines stored in this area. Because of the large number of automobile parts stored in the area, it was not possible to assess the extent of the staining or the condition of the concrete pavement in this area.
  - A heavy oily stain was observed on the floor of the concrete secondary containment and in several areas on the concrete floor adjacent to the secondary containment area in the hazardous waste storage shed at Uruapan Auto Dismantling. The staining appeared to be from overspilling, over a long period of time, from the hazardous waste drums and plastic containers observed in this area. Because of the large volume of drums and other items stored within the secondary containment, it was not possible to observe the condition of the floor within the secondary containment. The concrete floor in the shed (outside the secondary containment) appeared to be intact, with no evidence of significant cracks observed.
  - A large oily stain was observed on the concrete pavement underneath an automobile engine in the engine storage area at Atlantic Auto Dismantling. Because of the large number of engines stored in this area, it was not possible to assess the size of the stain. The stain extended into a crack observed where two sections of concrete met in this area.

Geocon recommends that sampling be performed in the above areas in order to assess whether the staining observed during the site reconnaissance has impacted the underlying soil.

### **Historical Land Use – Site**

Based on a review of historical aerial photographs, the eastern portion of the Site appeared to be used for agricultural purposes (i.e., grains or row crops) from sometime between 1953 and 1964 to sometime prior to 1974. It is possible that pesticides were applied to this portion of the Site during this period of agricultural use, though pesticides typically are not associated with the types of crops grown at the Site. Based on the former agricultural usage of the eastern portion of the Site, it may be prudent to conduct soil sampling for agricultural chemicals in this area to evaluate potential risks to human health and assess the requirements for soil reuse or disposal.

In addition to the potential RECs identified above, please note the recommendations provided below regarding *de minimis* conditions noted at the Site.

### **Unidentified Substance Containers**

An empty, unlabeled 55-gallon drum was observed on the ground surface adjacent to an automobile parts storage area at Uruapan Auto Dismantling. All unlabeled drums at the Site should be properly labeled prior to use, or disposed off site if not in use.

### **Evidence of Releases**

Several small areas of staining which appeared to be *di minimis* (i.e., amounts not presenting a material risk of harm to public health or the environment) were observed in the uncovered automobile storage yards and in the automobile parts storage areas throughout the Site. In addition, a small oily stain (approximately 1-foot-square) was observed on the concrete floor underneath an automobile jack in the covered automobile maintenance area at Tommy Tucker. The concrete in this area was observed to be intact, with no evidence of significant cracks observed. Better housekeeping practices should be instituted in these areas at the Site to prevent leaks from stored chemical containers and/or on-site equipment. In addition, all of the stained areas observed during the site reconnaissance should be cleaned and absorbent material and spill kits utilized where warranted.

### **Other Site Issues**

A large pile of construction debris, including pieces of concrete, pipe, and metal support beams, was observed in the northeast corner of the Site at the time of the site reconnaissance. A second area where construction material had been disposed was observed on the east-facing hillside east of the unpaved road at the northeast end of the Site. Geocon recommends that the debris piles be removed from the Site to discourage illegal disposal of hazardous substances and/or wastes will occur on the Site.

Used batteries were observed stored on the floors in several tenant spaces. Prior to off-site disposal, all used batteries should be stored on shelves off the ground surface to prevent leaks of battery acid onto the ground.

## **8. LIMITATIONS**

The conclusions presented in this report are based upon reasonable visual observations made at the Site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

The visual observations made by Geocon were limited to accessed portions of the Site and the contiguous sites. Unless specifically stated otherwise, subsurface exploration, soil and groundwater sampling, and analytical laboratory testing were not within the scope of this study. In addition, this study did not include a 50-year chain-of-title review or a review of fire insurance maps. The Phase I ESA at the Site was conducted by Geocon expressly and solely for Ingalls' Enterprises. Any reliance upon the information, conclusions, or recommendations contained in this report for purposes other than the transfer of the Site shall be at the sole liability of the party undertaking such use.

Our services have been conducted using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. Geocon is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

This report was compiled based partially on information supplied to Geocon from outside sources, other information that is in the public domain, and visual observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is intended to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions unless specifically stated otherwise:

- radon, electromagnetic fields, asbestos, lead-containing paint, mold, burn ash, lead in drinking water, methane gas, and wetlands;
- chemical compounds which naturally occur in the environment;
- commonly used household cleaning products, building materials, and consumables that may be hazardous; and
- contaminants or contaminant concentrations that are not currently a concern but may be under future regulatory standards.

## 9. REFERENCES

ASTM International. (2000). *Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process*, Designation E 1527-00.

Geocon Incorporated. (2006). *Soil and Geologic Reconnaissance, Ingalls Property, Otay Mesa, San Diego, California*: dated March 1.

Track-Info Services, LLC.

1953 Aerial photograph (source/photograph no.: AXN-1953-3M-46).

1964 Aerial photograph (source/photograph no.: CAS-SD-6-83).

1974 Aerial photograph (source/photograph no.: AMI-SD-74-7023).

1980 Aerial photograph (source/photograph no.: AMI-SD-80-10074).

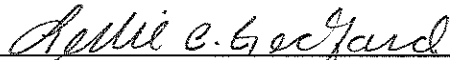
1990 Aerial photograph (source/photograph no.: AMI-SD-90-91-12638).

2002 Aerial photograph (source/photograph no.: NAPP-3C-12513-52).

United States Geological Survey. *Imperial Beach, California 7.5' Quadrangle (Scale:1:24,000)*. Photorevised 1975.

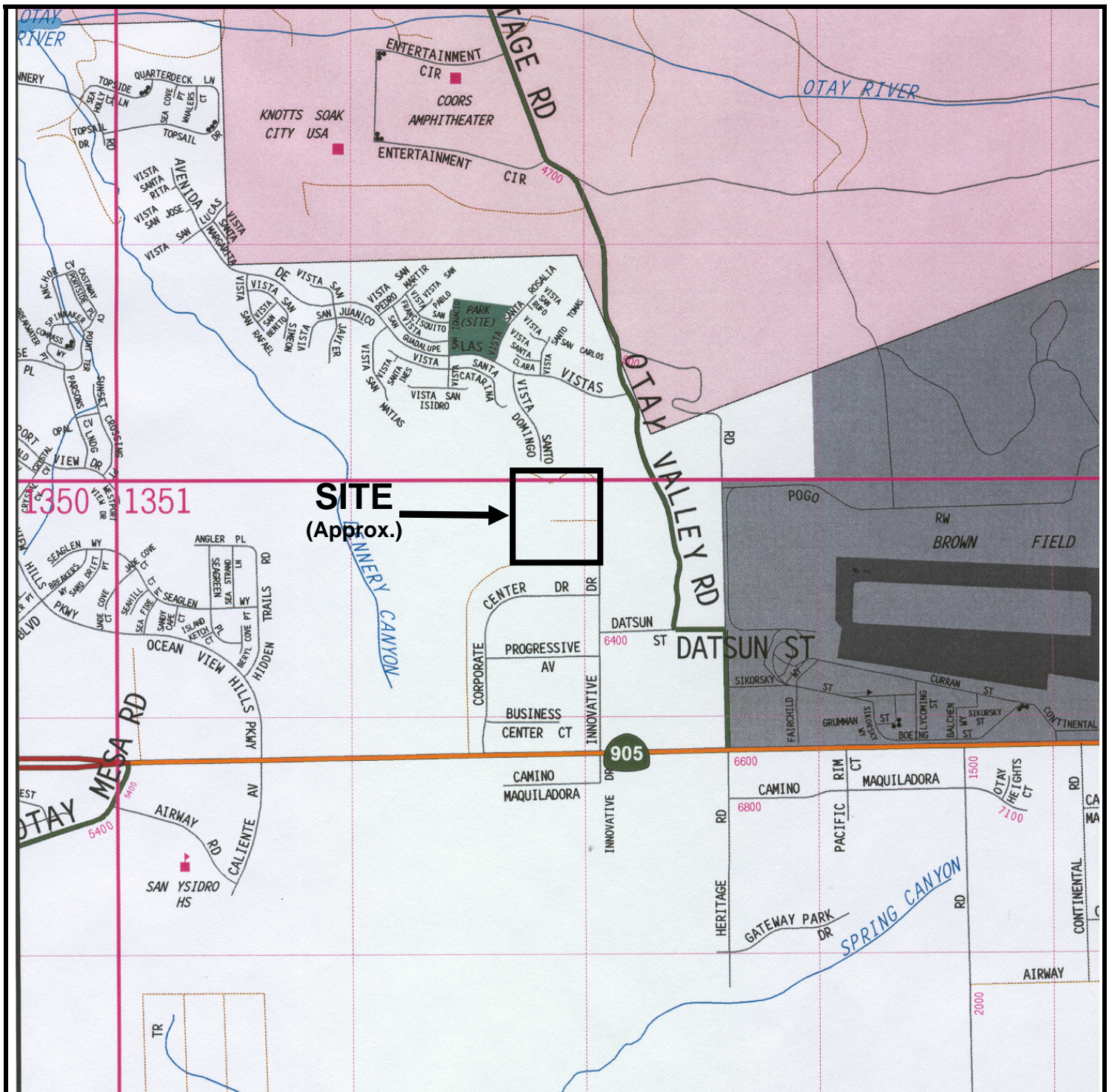
## 10. QUALIFICATIONS

Leslie P. Redford states that the Phase I ESA was performed under her direct supervision, and that she has reviewed and approved the report, and the methods and procedures employed in the development of the report confirm to the minimum industry standards. Ms. Redford certifies that Geocon project personnel and subcontractors are properly licensed and/or certified to do the work described herein.



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Leslie P. Redford, R.E.A., C.A.C.  
Senior Environmental Scientist



SOURCE: 2006 THOMAS BROS. MAP DIGITAL EDITION  
 SAN DIEGO AND IMPERIAL COUNTIES, CALIFORNIA

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Approximate Scale  
 1 in. = 1,497 ft.

**GEOCON**  
 CONSULTANTS, INC.

ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS  
 6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974  
 PHONE 858 558-6100 - FAX 858 558-8437

ETM

VICINITY MAP

INGALLS PROPERTY  
 SAN DIEGO, CALIFORNIA

DATE: 8-15-2006 PROJECT NO. 09712-06-01 FIG. 1



**GEOCON**  
CONSULTANTS, INC.



ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS  
6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974  
PHONE 858 558-6100 - FAX 858 558-8437

LPR

SITE AND VICINITY PLAN

INGALLS PROPERTY  
SAN DIEGO, CALIFORNIA

DATE: 8-15-2006	PROJECT NO. 09712-06-01	FIG. 2
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**Legend**  
 T = pad-mounted transformer  
 V = underground utility vault



**EXISTING USES**

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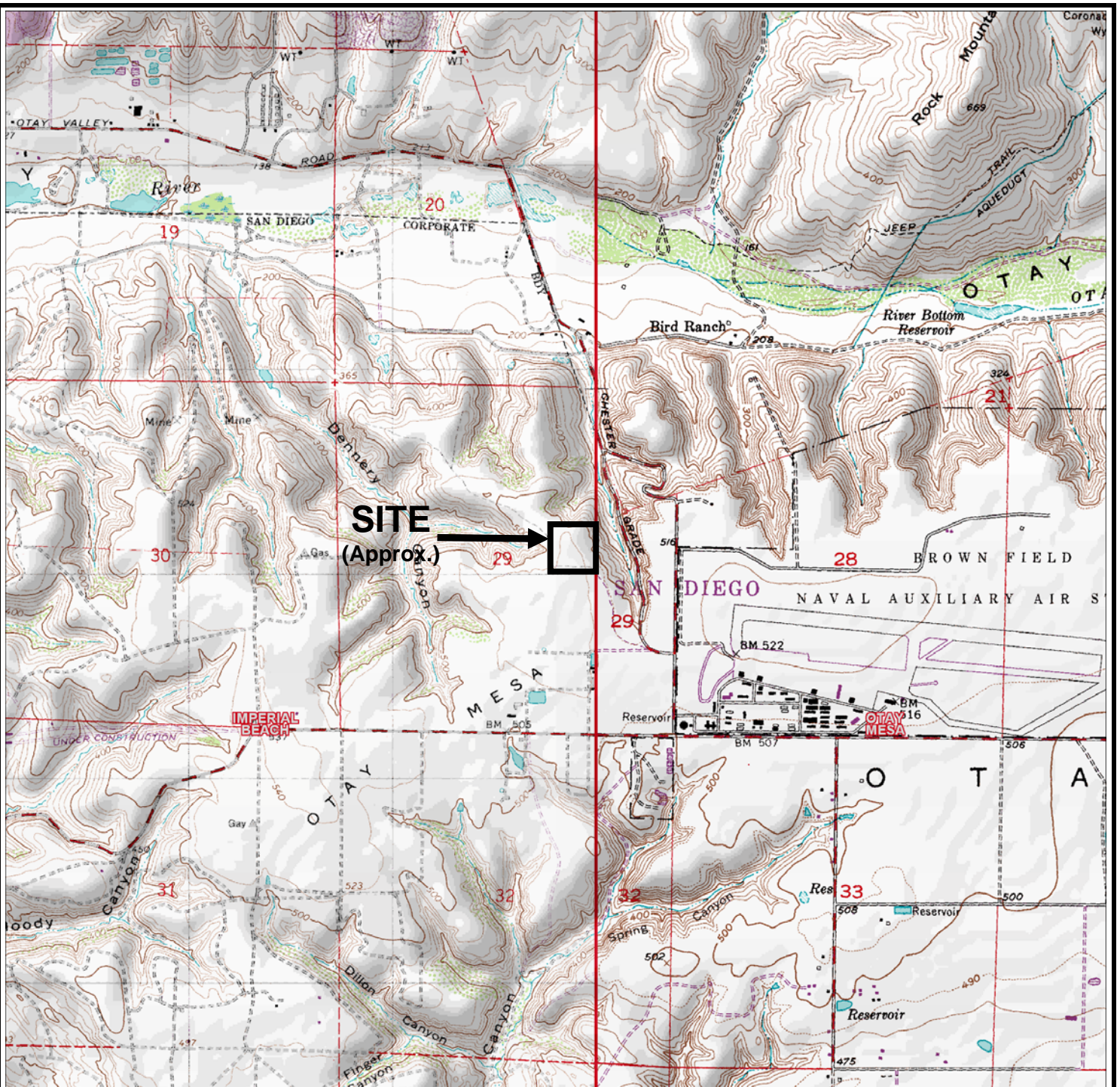
ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS  
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DETAILED SITE PLAN

INGALLS PROPERTY  
 SAN DIEGO, CALIFORNIA

DATE: 8-15-2006	PROJECT NO. 09712-06-01	FIG. 3
-----------------	-------------------------	--------



SOURCE: USGS QUADRANGLE MAP DeLORME DIGITAL EDITION  
 IMPERIAL BEACH, CALIFORNIA QUADRANGLE  
 PHOTOREVISED 1975  
 OTAY MESA, CALIFORNIA QUADRANGLE  
 PHOTOREVISED 1991



Approximate Scale: 1 in. = 2,405 ft.

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ETM

TOPOGRAPHIC MAP

INGALLS PROPERTY  
 SAN DIEGO, CALIFORNIA

DATE: 8-15-2006	PROJECT NO. 09712-06-01	FIG. 4
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APPENDIX

A



## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**07-12-06**

**097120601**

**INGALLS PROPERTY  
SAN DIEGO CA 92154**

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.

Sources used to create the proprietary database of historical fire insurance map availability included published documentation from the Sanborn® Map Company, online access to the U.S. Library of Congress via local libraries and independent research performed by FirstSearch Technology Corporation.

### Copyright Policy & Disclaimer

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APPENDIX



B



**Photograph #1**  
**View of engine storage area at Economy Auto Dismantling in southeastern portion of Site, looking east.**



**Photograph #2**  
**View of auto dismantling area at Economy Auto Dismantling, looking northeast.**

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PROJECT NO. 09712-06-01



**Photograph #3**  
View of waste oil and anti-freeze storage area at Economy Auto Dismantling, looking east.



**Photograph #4**  
View of auto dismantling area at All Toyo Lex in northeastern portion of Site, looking northeast.

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PROJECT NO. 09712-06-01



**Photograph #5**  
**View of shed containing used oil and waste anti-freeze at All Toyo Lex.**



**Photograph #6**  
**View of battery storage shed at All Toyo Lex.**

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PROJECT NO. 09712-06-01





**Photograph #7**  
**View of auto dismantling area at Uruapan Auto Dismantling in east-central portion of Site; note staining on concrete floor in center of photo.**



**Photograph #8**  
**View of shed containing waste oil and waste anti-freeze at Uruapan Auto Dismantling.**

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**Photograph #9**  
**View of oily stain on concrete floor in shed containing waste oil and waste anti-freeze at Uruapan Auto Dismantling.**



**Photograph #10**  
**View of empty unlabeled drum at Uruapan Auto Dismantling.**

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PROJECT NO. 09712-06-01



**Photograph #11**

**Fifty-five gallon drum labeled waste oil on gravel surface in center of Uruapan Auto Dismantling.**



**Photograph #12**

**View of waste oil storage shed at Metro Auto Dismantling in south-central portion of the Site.**

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**Photograph #13**  
**View of engine storage area at Metro Auto Dismantling.**



**Photograph #14**  
**View of two gasoline storage containers, at right, on concrete floor of transmission shop at Metro Auto Dismantling.**

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PROJECT NO. 09712-06-01



**Photograph #15**  
**View of battery storage shed at Metro Auto Dismantling.**



**Photograph #16**  
**View of engine storage area at Atlantic Auto Dismantling in north-central portion of the Site.**

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**Photograph #17**  
**View of oily stain on concrete in engine storage area at Atlantic Auto Dismantling.**



**Photograph #18**  
**View of waste oil and waste anti-freeze storage area at Atlantic Auto Dismantling.**

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**Photograph #19**  
**View of battery storage area at Atlantic Auto Dismantling.**



**Photograph #20**  
**View of automobile bumper storage area at Moreno's Bumper Control in north-central portion of Site.**

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**Photograph #21**  
**View of typical pad-mounted transformer at Site (one of four)**  
**located in northwest portion of Site on north side of central road.**



**Photograph #22**  
**View of auto maintenance area for company vehicles at Cortez Towing in northwest portion of Site.**

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**Photograph #23**  
**View of 55-gallon drum containing waste oil at Cortez Towing.**



**Photograph #24**  
**View of shed for maintenance of company vehicles at Miranda Towing in west-central portion of Site.**

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PROJECT NO. 09712-06-01



**Photograph #25**  
**View of automobile maintenance area at Tommy Tucker Automobile Storage/Sales in southwest portion of Site.**



**Photograph #26**  
**Minor oily stain on concrete pavement under automobile jack at automobile maintenance area at Tommy Tucker Automobile Storage/Sales.**

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**Photograph #27**  
**View of hydraulic reservoir associated with automobile lift in automobile maintenance area at Tommy Tucker Automobile Storage/Sales.**



**Photograph #28**  
**View of battery storage shed at Tommy Tucker Automobile Storage/Sales.**

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PROJECT NO. 09712-06-01



**Photograph #29**  
**View of concrete and construction debris pile in northeast corner of Site.**



**Photograph #30**  
**View of undeveloped land adjacent to north of Site, looking west from northeast corner of Site.**

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PROJECT NO. 09712-06-01



**Photograph #31**  
**View of residences at bottom of hill north of Site, looking north.**



**Photograph #32**  
**View of undeveloped hillside northeast of Site, followed by Otay Valley Road, looking northeast.**

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**SAN DIEGO, CALIFORNIA**

PROJECT NO. 09712-06-01



**Photograph #33**

**View of auto dismantling facility adjacent to the east of the north end of the site, looking south.**



**Photograph #34**

**View of auto dismantling facility adjacent to the east of the south end of the site, looking east.**

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PROJECT NO. 09712-06-01



**Photograph #35**  
**View of industrial park under development adjacent to the south of the Site, looking southwest from south end of Site.**



**Photograph #36**  
**View of undeveloped land adjacent to the west of the Site, looking northwest.**

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INGALLS PROPERTY  
SAN DIEGO, CALIFORNIA

PROJECT NO. 09712-06-01

APPENDIX



C



**Track Info Services City Directory Report**

July 20, 2006

Prepared for: Erin Murray - Geocon Consultants, Inc

TIS Order No: 11363

Client Job No/Name: 097120601

Target Addresses: 980, 990, 994, 996, 1020, 1022, 1030, 1034, 1038, 1040, 1050, 1060, 1062, 1070, 1160 and 1170 Otay Valley Road

**2006** Haines: South San Diego County, p. 586

Otay Valley Rd  
No lower listing for the same side of street

**980 Otay Valley Rd** *is the first address listed*  
Miranda Towing  
**990, 994 Otay Valley Rd**  
Addresses are not listed  
**996 Otay Valley Rd**  
Cortes Towing  
**1020 Otay Valley Rd**  
Atlantic Auto Wrecking  
**1022 Otay Valley Rd**  
Morenos Bumper Control 2  
**1030 Otay Valley Rd**  
Metro Auto Recycling  
**1034, 1038, 1040, 1050, 1060, 1062, 1070,**  
**1160 Otay Valley Rd**  
Addresses are not listed  
**1170 Otay Valley Rd**  
Economy Auto Wrecking

1080 Otay Valley Rd  
RA Mobile Automachine

1080 Otay Valley Rd  
RA Mobile Automachine  
1186 Otay Valley Rd  
Union Auto Wrecking

**Track Info Services City Directory Report**

2001 Haines: South San Diego County, p. 582

Otay Valley Rd No lower listing for the same side of street	<b>980 Otay Valley Rd</b> <i>is the first address listed</i> Ignacio Miranda <b>990, 996 Otay Valley Rd</b> Addresses listed without occupant's name <b>1020 Otay Valley Rd</b> Atlantic Auto Wrecking <b>1022 Otay Valley Rd</b> Westrn Auto Dsmntl <b>1030 Otay Valley Rd</b> Metro Auto Recycling <b>1050 Otay Valley Rd</b> Brothrer[sic] Truck & Auto Wrecking <b>1060 Otay Valley Rd</b> All Toyota Lexus Auto Recycling, Ghannadian Pejman <b>1070 Otay Valley Rd</b> Uruapan Auto Wrecking <b>1170 Otay Valley Rd</b> Economy Auto Wrecking	1080 Otay Valley Rd RA Mobile Automachine 1176 Otay Valley Rd Address listed without an occupant's name
--	---	--

**Track Info Services City Directory Report**

**1995-1996** Haines: South San Diego County, p. 410 - Listed as San Ysidro, zip code is 92173

<p>Otay Vly Rd No lower listing for the same side of street</p> <p>1080 Otay Vly Rd M&amp;R Auto Dismantlng</p>	<p><b>980 Otay Vly Rd</b> <i>is the first address listed</i> Miranda Auto Wrckng <b>990 Otay Vly Rd</b> Leon Auto Wrecking <b>996 Otay Vly Rd</b> Address is not listed <b>1020 Otay Vly Rd</b> Address listed without an occupant's name <b>1022 Otay Vly Rd</b> Westrn Auto Dsmntlr <b>1030 Otay Vly Rd</b> Metro Auto Recycling <b>1050 Otay Vly Rd</b> Brothers Truck &amp; Auto <b>1060 Otay Vly Rd</b> A Allrite Ato &amp; Trck <b>1070 Otay Vly Rd</b> Chula Vst Auto Wrck <b>1170 Otay Vly Rd</b> Address listed without an occupant's name</p>	<p>1080 Otay Vly Rd M&amp;R Auto Dismantlng 1176 Otay Vly Rd Virgo Auto Wrecking</p>
<p><b>1990</b> Haines: South San Diego County, p. 422 Otay Vly Rd in San Ysidro has zip code of 92073; address numbers end with 6161. Twenty-nine businesses listed, all auto wrecking or dismantlers however, these occupants don't match those of the target addresses.</p>		
<p>Otay Vly Rd No lower listing for the same side of street</p>	<p><b>980, 990, 1020, 1022, 1030, 1050, 1060, 1070, 1170 Otay Vly Rd</b> Addresses are not listed</p>	<p>5350 Otay Vly Rd <i>is the first address listed</i> Rios Frank J</p>

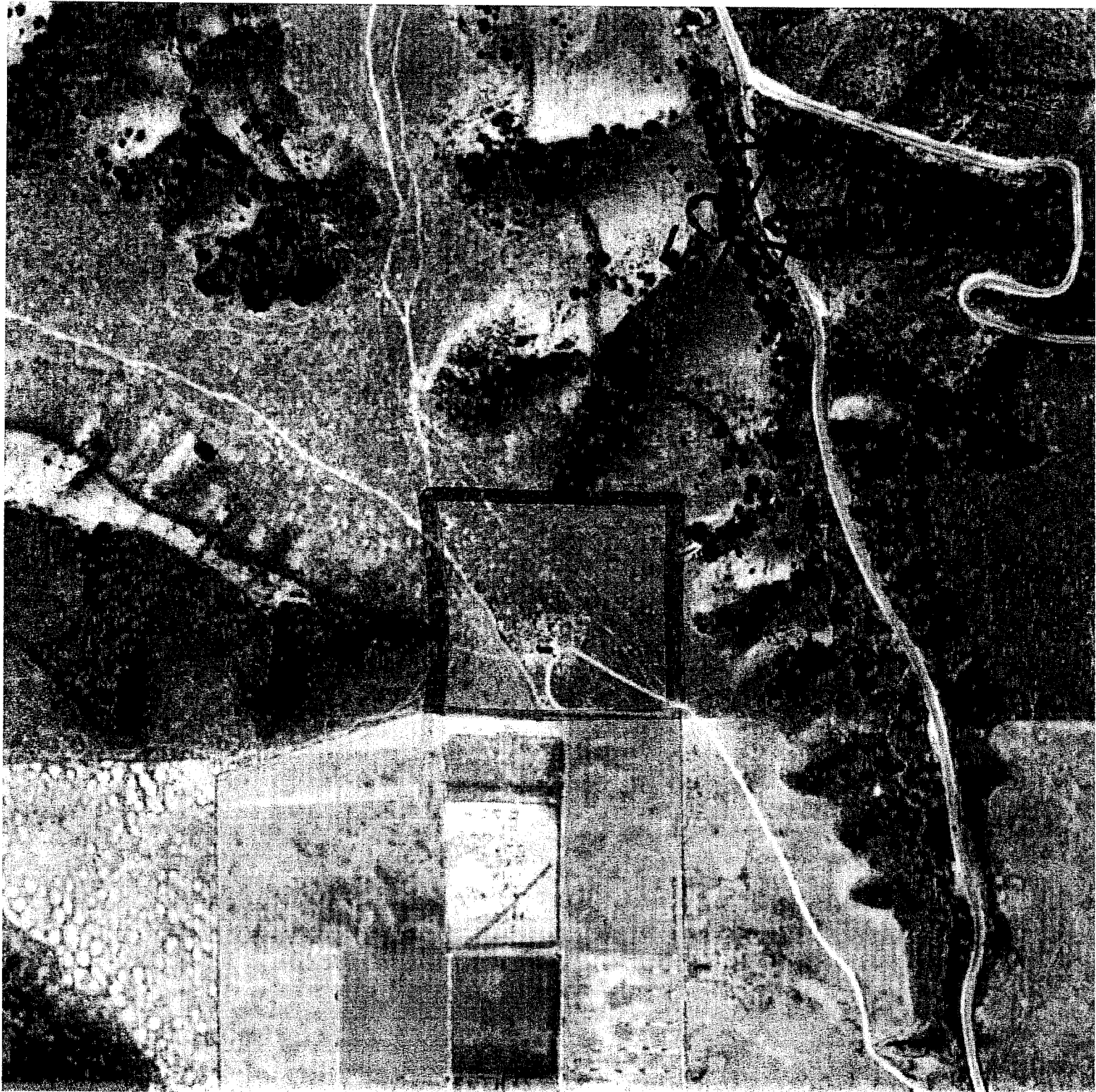
<b>Track Info Services City Directory Report</b>
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<b>1985</b> Haines: South San Diego County, p. 400 - San Ysidro, zip code is 92073, address range is 5353-6161 Otay Vly Rd		
Otay Vly Rd No lower listing for the same side of street	<b>980, 990, 1020, 1022, 1030, 1050, 1060, 1070, 1170 Otay Vly Rd</b> Addresses are not listed	5850 Otay Vly Rd Union Auto Wrecking, B- Instant Ato Dsmntlr
<b>1980</b> Haines: South San Diego County, p. 482 - Otay Vly Rd in San Ysidro is not listed. Listings of address numbers and occupants found under Chula Vista, zip code 92011, match those in previous directory.		
Even numbered addresses lower than 980 however unable to verify relationship on street as lower addresses were never listed previously.	<b>980, 990, 1020, 1022, 1030, 1050, 1060, 1070, 1170 Otay Vly Rd</b> Addresses are not listed	The higher even numbered addresses are different from those listed previously, the occupants of 5833 and 5841 match previous listings.
<b>1976</b> Haines: San Diego County - Otay Vly Rd listed under Chula Vista		
Same as previous listing.		
<b>1971</b> Haines: San Diego County - Otay Vly Rd listed under Chula Vista		
The odd numbered addresses traced from San Ysidro are no longer listed.		

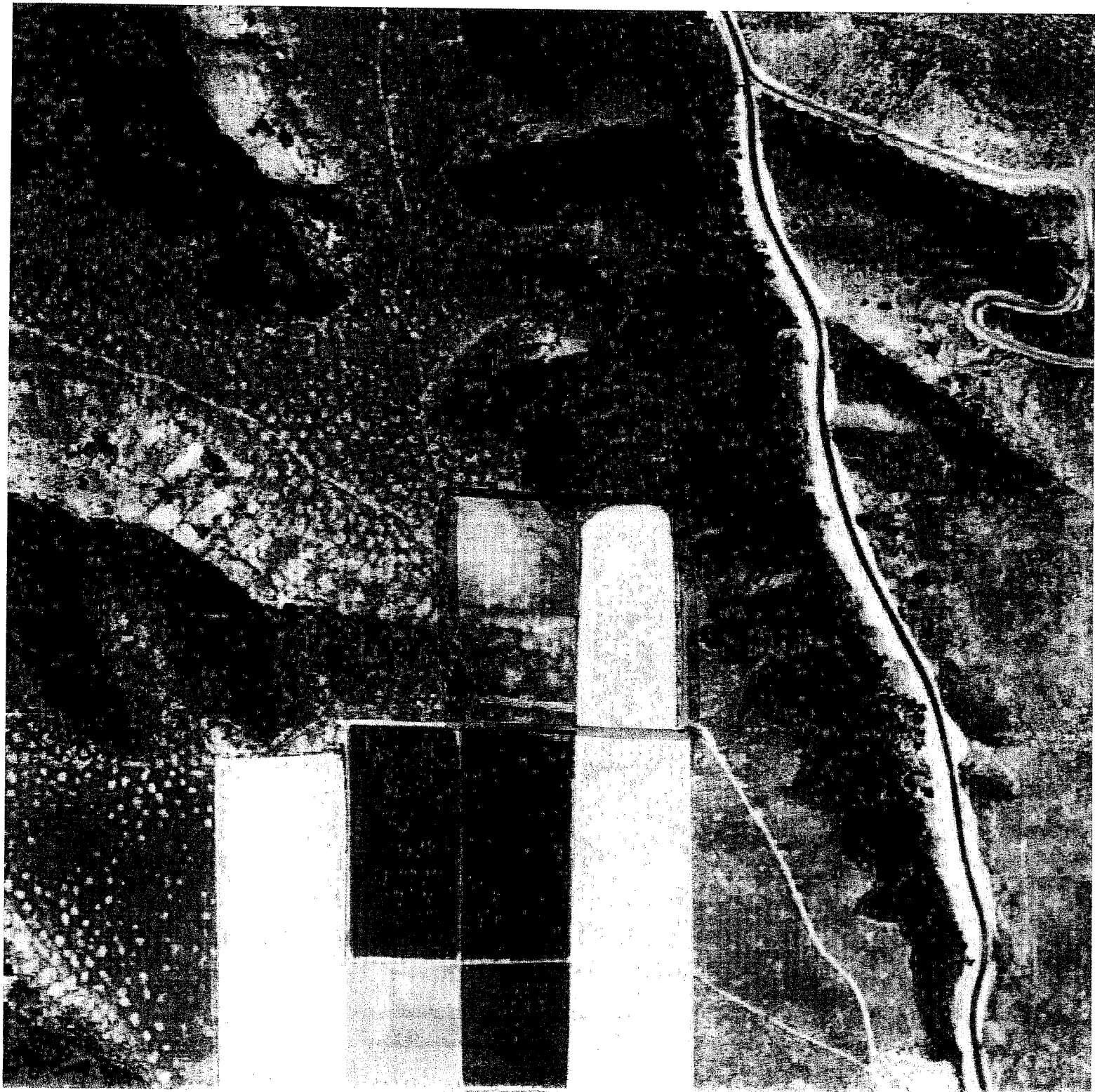
Notes:

- Target address is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses for the same side of the street as the target may or may not be adjacent, they are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.

1953



1964



1974



1980



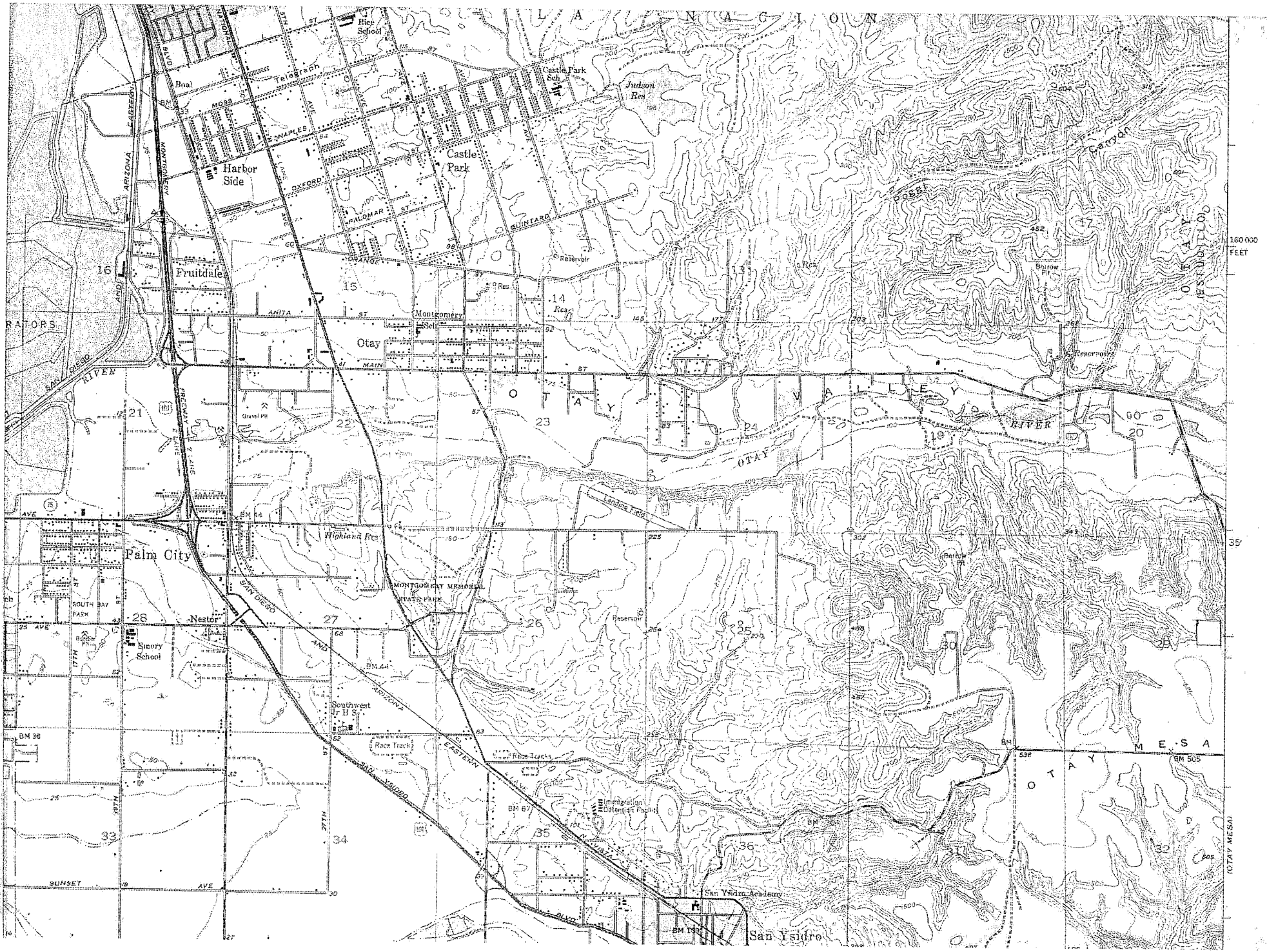


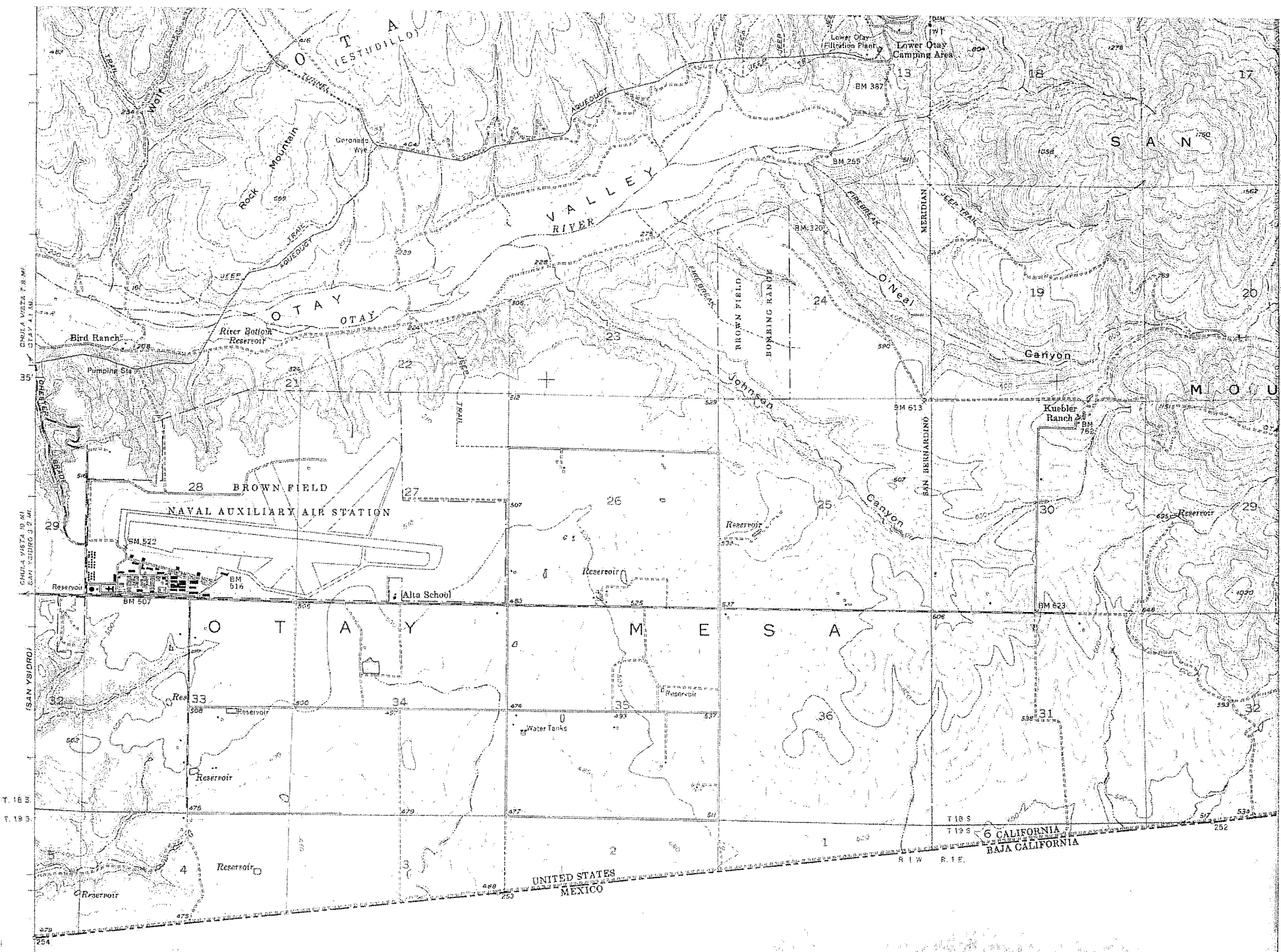
1990-91



2002







UNITED STATES  
MEXICO

6 CALIFORNIA  
BAJA CALIFORNIA

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CHELSEA VISTA 10 MI. S.W. TORRERO 3.2 MI. S.W.

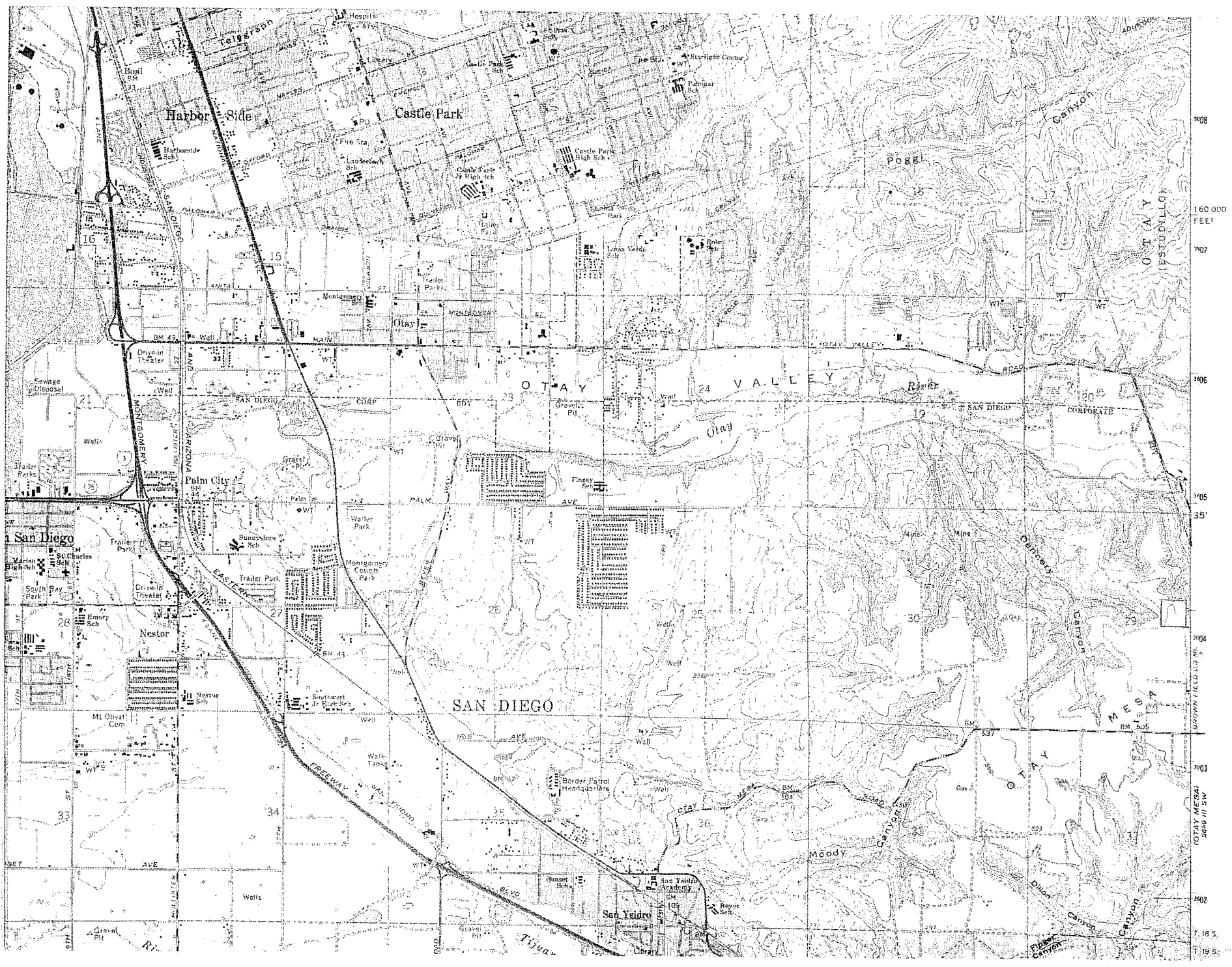
(SAN YSIDRO)

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T. 19 N.

T. 18 S.  
T. 19 S.

R. 11 W. R. 12 W.

1967

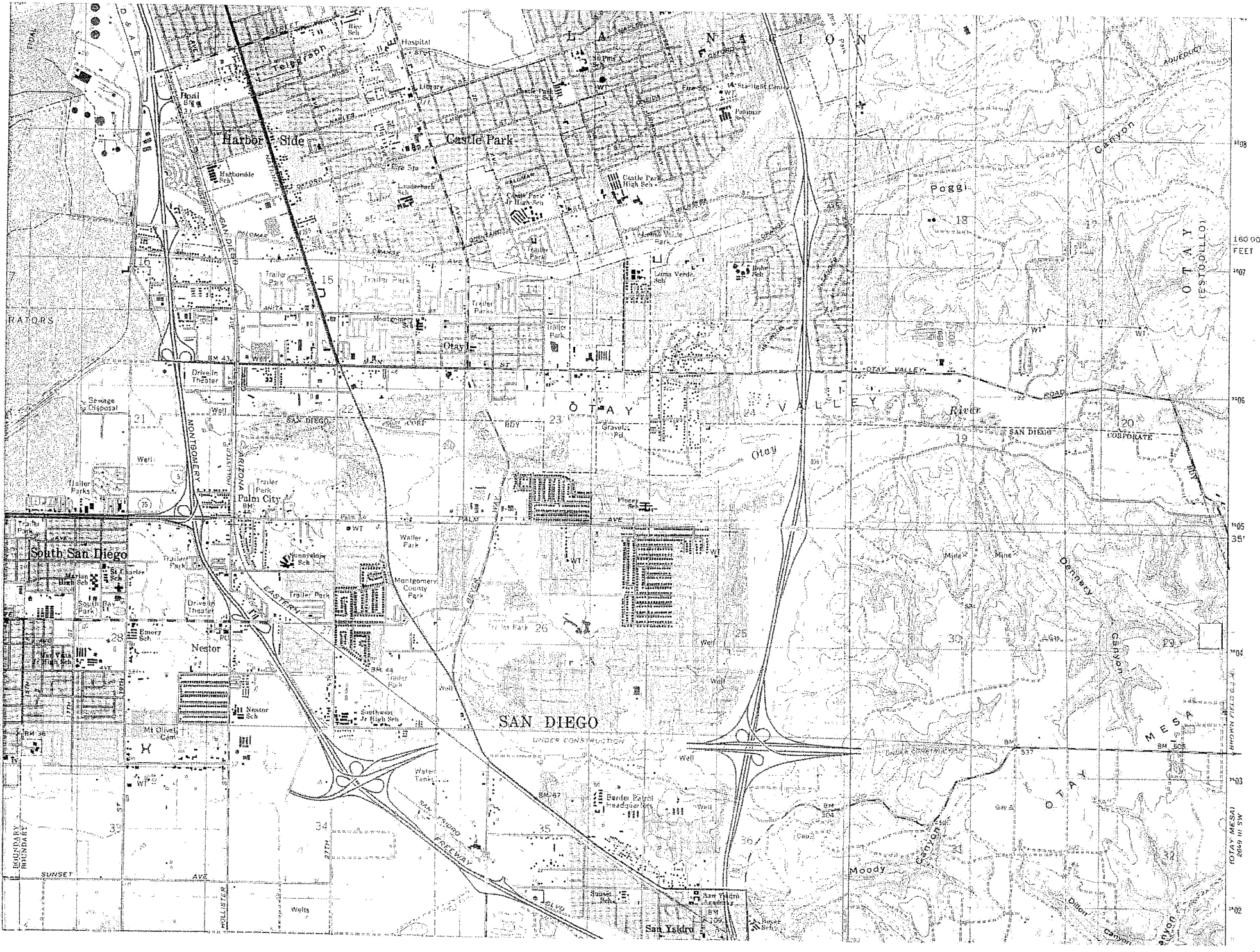


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OTAY MESA  
2849 III SW



1975



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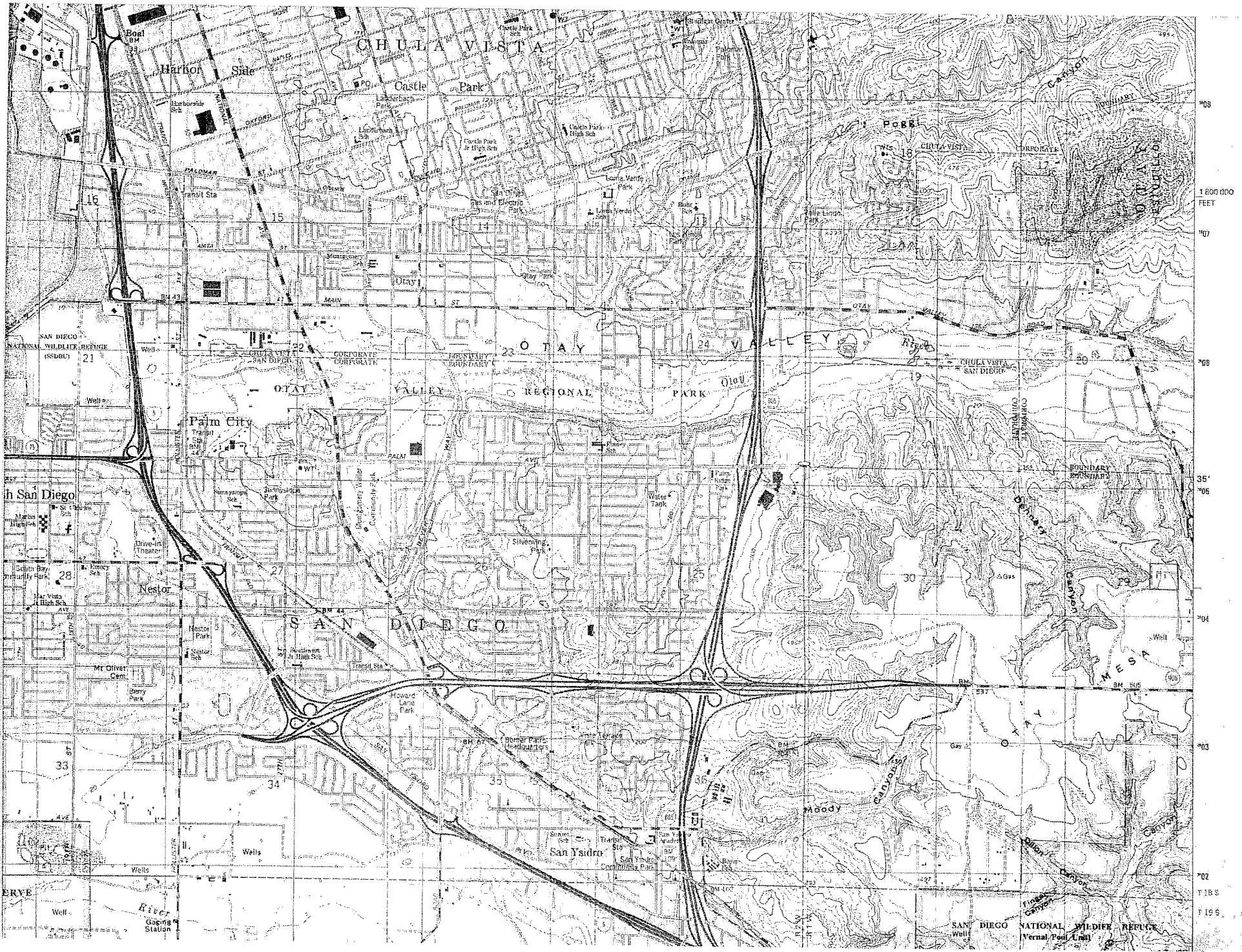
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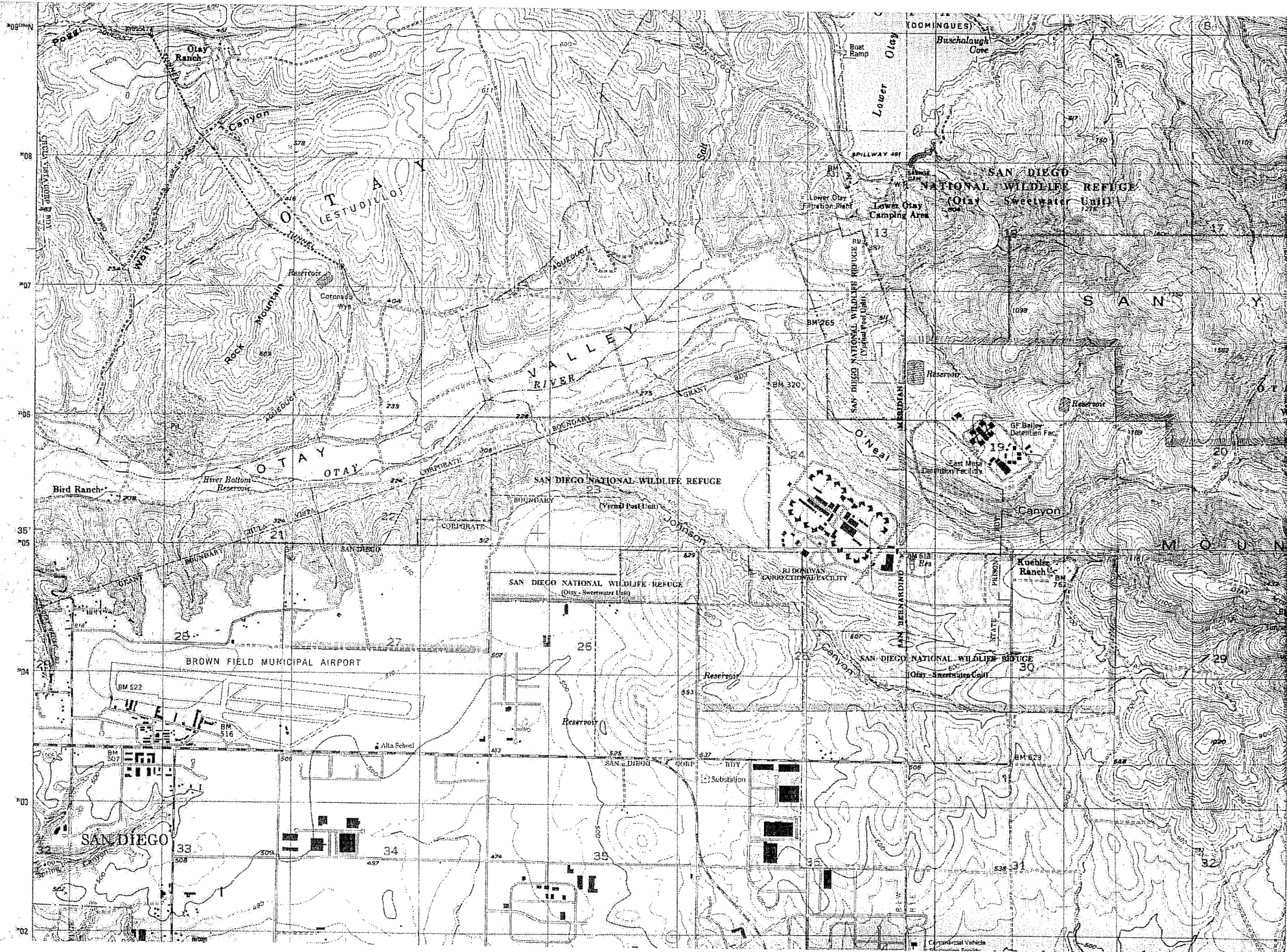
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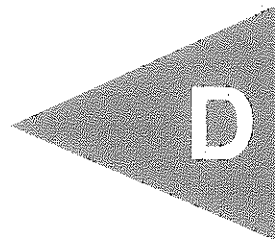
San Diego National Wildlife Refuge  
(Vernal Pools Area)

San Diego National Wildlife Refuge  
(Vernal Pools Area)





APPENDIX



D



CHICAGO TITLE COMPANY

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## PRELIMINARY REPORT

FIRST AMENDED

Dated as of: December 19, 2005 at 7:30 AM

Reference: 645-050-07

Order No.: 203066482 - U50

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED

The form of policy of title insurance contemplated by this report is:  
CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

Visit Us On The Web: [chicagotitle.com](http://chicagotitle.com)

Title Department:



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CHICAGO TITLE COMPANY

2365 NORTHSIDE DR. #500

SAN DIEGO, CA. 92108

(619)521-3673 fax: (619)521-3608

TOM VOTEL / KEN CYR  
TITLE OFFICER

# SCHEDULE A

Order No: 203066482 U50

Your Ref: 645-050-07

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

A FEE

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

MELVYN V. INGALLS, AS HIS SOLE AND SEPARATE PROPERTY

3. The land referred to in this report is situated in the State of California, County of SAN DIEGO and is described as follows:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

APN 645-050-07

## SCHEDULE B

Page 1

Order No: 203066482 U50

Your Ref: 645-050-07

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

A 1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2005-2006

1ST INSTALLMENT: \$550.68 (PAID)  
2ND INSTALLMENT: \$550.68  
PENALTY AND COST: \$65.06 (DUE AFTER APRIL 10)  
HOMEOWNERS  
EXEMPTION: NONE  
CODE AREA: 08252  
ASSESSMENT NO: 645-050-07

B 2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

C 3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

PURPOSE: ROAD PURPOSES  
RECORDED: FEBRUARY 4, 1955 IN BOOK 5520, PAGE 514, OF  
OFFICIAL RECORDS  
AFFECTS: THE EASTERLY 20.00 FEET AND THE NORTHERLY 10.00  
FEET OF SAID LAND

D SAID EASEMENT HAS BEEN CONVEYED AND/OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD.

E 4. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW

AMOUNT: \$15,900.00  
DATED: MARCH 26, 1976  
TRUSTOR: MELVYN V. INGALLS AND ANNA M. INGALLS, HUSBAND AND  
WIFE  
TRUSTEE: WESTERN MUTUAL CORPORATION, A CALIFORNIA  
CORPORATION  
BENEFICIARY: OTAY NO. 10, A LIMITED PARTNERSHIP  
RECORDED: APRIL 5, 1976 AS FILE NO. 098773, OF OFFICIAL  
RECORDS

## SCHEDULE B (continued)

Order No: 203066482 U50

Your Ref: 645-050-07

F 5. A DOCUMENT ENTITLED "PLANNING COMMISSION RESOLUTION NO. 1217 GRANTING CONDITIONAL USE PERMIT NO. 511-PC", DATED FEBRUARY 23, 1978 EXECUTED BY DAN PICHLER, MELVYN INGALS AND JOE STREET, INDIVIDUALS, "OWNER/PERMITTEE AND THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED MAY 30, 1978 AS FILE NO. 78-219472, OF OFFICIAL RECORDS.

G 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION  
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS  
 RECORDED: OCTOBER 14, 1980 AS FILE NO. 80-338497, OF OFFICIAL RECORDS  
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

H RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS PROVIDED IN THE DOCUMENT REFERRED TO ABOVE.

I 7. A DOCUMENT ENTITLED "PLANNING COMMISSION RESOLUTION NO. 0346-PC GRANTING CONDITIONAL USE PERMIT NO. 88-0498", DATED JANUARY 19, 1989 EXECUTED BY MELVYN INGALLS, AN INDIVIDUAL, OWNER/PERMITTEE AND THE PLANNING DEPARTMENT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 17, 1989 AS FILE NO. 89-085273, OF OFFICIAL RECORDS.

J 8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION  
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS  
 RECORDED: MARCH 14, 1990 AS FILE NO. 90-136543, OF OFFICIAL RECORDS  
 AFFECTS: THE EASTERLY 30.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

THE EASEMENT IN THE AFORESAID PROPERTY SHALL BE A STRIP OF LAND, INCLUDING ALL OF THE AREA LYING BETWEEN THE EXTERIOR SIDELINES, WHICH SIDELINES SHALL BE THREE (3) FEET, MEASURED AT RIGHT ANGLES, ON EACH EXTERIOR SIDE OF EACH AND EVERY FACILITY INSTALLED WITHIN SAID PROPERTY ON OR BEFORE FEBRUARY 28, 1990.

K RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS PROVIDED IN THE DOCUMENT REFERRED TO ABOVE.

SCHEDULE B  
(continued)

Order No: 203066482 U50

Your Ref: 645-050-07

- L 9. A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

DISTRICT: TERRITORY FOR FUTURE ANNEXATION COMMUNITY FACILITIES  
 DISTRICT NO. 8 SWEETWATER UNION HIGH SCHOOL DISTRICT  
 DISCLOSED BY: BOUNDARY MAP  
 RECORDED: AUGUST 6, 1992 AS FILE NO. 1992-0492321, OF OFFICIAL RECORDS

- Q 10. A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

DISTRICT: OTAY MESA PLAT NO. 4090  
 DISCLOSED BY: ASSESSMENT DISTRICT DIAGRAM  
 RECORDED: AUGUST 25, 2004 AS FILE NO. 2004-0808879, OFFICIAL RECORDS

NOTICE OF ASSESSMENT LIEN RECORDED AUGUST 25, 2004 AS FILE NO. 2004-0808880, OFFICIAL RECORDS.

- M 11. INFORMATION IN POSSESSION OF THIS COMPANY INDICATES THE POSSIBILITY OF A DIVISION OF LAND OWNERSHIP. IF SUCH DIVISION IS IN FACT CONTEMPLATED, THE TRANSACTION WOULD APPEAR TO FALL WITHIN THE PURVIEW OF THE SUBDIVISION MAP ACT. (66410 et seq. GOV. C.)

AS A PREREQUISITE TO THE COMPANY'S PARTICIPATION IN LAND DIVISION TRANSACTIONS, COMPLIANCE WITH ONE OF THE FOLLOWING PROVISIONS OF THE SUBDIVISION MAP ACT WILL BE REQUIRED:

(A) THE RECORDING OF A FINAL SUBDIVISION MAP IN COMPLIANCE WITH STATUTES OR RELATED LOCAL ORDINANCES; OR

(B) THE RECORDING OF A PARCEL MAP IN COMPLIANCE WITH STATUTES OR RELATED LOCAL ORDINANCES; OR

(C) THE RECORDING OF A CERTIFICATE OF COMPLIANCE, AS PROVIDED BY STATUTE; OR

(D) THE RECORDING OF A WAIVER AS PROVIDED BY GOVERNMENT CODE SECTION 66428; OR

(E) SUBMISSION OF OTHER SATISFACTORY EVIDENCE OF COMPLIANCE WITH OR NON-VIOLATION OF THE ACT.

N END OF SCHEDULE B

## Notice

You may be entitled to receive a \$20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount.



## CHICAGO TITLE INSURANCE COMPANY

### Fidelity National Financial Group of Companies' Privacy Statement

July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- \* From applications or other forms we receive from you or your authorized representative;
- \* From your transactions with, or from the services being performed by, us, our affiliates, or others;
- \* From our internet web sites;
- \* From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- \* From consumer or other reporting agencies.

#### Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

#### Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

- \* to agents, brokers or representatives to provide you with services you have requested;
- \* to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- \* to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

#### Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer  
Fidelity National Financial, Inc.  
601 Riverside Drive  
Jacksonville, FL 32204

#### Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

APPENDIX



E

*TRACK ► INFO SERVICES, LLC*

# **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**INGALLS PROPERTY**

**SAN DIEGO CA 92154**

Job Number: 097120601

**PREPARED FOR:**

Geocon Consultants, Inc.

6970 Flanders Drive

San Diego, CA 92121

07-12-06



*Tel: (866) 664-9981*

*Fax: (818) 249-4227*

**Environmental FirstSearch  
Search Summary Report**

**Target Site: INGALLS PROPERTY  
SAN DIEGO CA 92154**

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-10-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	04-16-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-16-06	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	04-16-06	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
State Sites	Y	05-04-05	1.00	0	0	0	0	0	1	1
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	03-27-06	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.25	10	1	16	-	-	1	28
Other	Y	09-06-05	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	04-04-06	0.25	0	0	1	-	-	0	1
Leaking UST	Y	03-29-06	0.50	0	0	0	0	-	0	0
FIMAP	Y	07-14-05	0.50	0	0	0	0	-	0	0
- TOTALS -				10	1	17	0	0	2	30

**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:** 07-12-06  
**Requestor Name:** Erin Murray  
**Standard:** ASTM

**Search Type:** AREA  
**Job Number:** 097120601  
 Filtered Report

**TARGET ADDRESS: INGALLS PROPERTY  
 SAN DIEGO CA 92154**

*Demographics*

<b>Sites:</b> 30	<b>Non-Geocoded:</b> 2	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-117.002281	-117::8	<b>Easting:</b> 499785.902
<b>Latitude:</b>	32.576682	32:34:36	<b>Northing:</b> 3604169.787
			<b>Zone:</b> 11

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>Yes</td> <td>07-12-06</td> </tr> <tr> <td>Historical Topos</td> <td>Yes</td> <td>07-12-06</td> </tr> <tr> <td>City Directories</td> <td>Yes</td> <td>07-12-06</td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	Yes	07-12-06	Historical Topos	Yes	07-12-06	City Directories	Yes	07-12-06	Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
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Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

**Environmental FirstSearch  
Sites Summary Report**

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**    097120601

**TOTAL:**    30                    **GEOCODED:**    28                    **NON GEOCODED:**    2                    **SELECTED:**    30

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	PERMITS	MIRANDA AUTO WRECKING HE17H28785	980 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	1
4	PERMITS	ATLANTIC AUTO WRECKING HE17H36893	1020 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	2
6	PERMITS	ALL TOYO LEX AUTO RECYCLING HE17H30802	1060 OTAY VALLEY RD SAN DIEGO CA 92154	0.00 --	3
9	PERMITS	WESTERN AUTO DISMANTLING HE17H28781	1022 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	4
11	PERMITS	BROTHERS TRUCK & AUTO WRECKING HE17H35813	1050 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	5
16	PERMITS	URUAPAN AUTO WRECKING HE17H33360	1070 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	6
19	PERMITS	EL LEON AUTO WRECKING HE17H28646	990 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	7
20	PERMITS	ECONOMY AUTO WRECKING HE17H23373	1170 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	8
23	PERMITS	JOHNNY S AUTO WRECKING HE17H36959	996 OTAY VALLEY RD SAN DIEGO CA 92173	0.00 --	9
25	PERMITS	METRO AUTO WRECKING HE17H30374	1030 OTAY VALLEY RD SAN DIEGO CA 92154	0.00 --	10
29	PERMITS	GARDEN CITY AUTO DISMANTLING HE17H28722	1080 OTAY VALLEY RD SAN DIEGO CA 92173	0.12 NE	11
31	PERMITS	SCORPIO TRUCK AND AUTO WRECKIN HE17H35267	1218 OTAY VALLEY RD SAN DIEGO CA 92173	0.15 SE	12
32	PERMITS	UNION AUTO WRECKING HE17H10693	1186 OTAY VALLEY RD SAN YSIDRO CA 92173	0.17 SE	13
35	PERMITS	SCORPIO TRUCK & AUTO WRECKING HE17H31883	1218 OTAY VALLEY RD SAN DIEGO CA 92154	0.19 SE	14
39	PERMITS	SILVERADO TRUCK & AUTO WRECK HE17H10729	1232 OTAY VALLEY RD SAN YSIDRO CA 92173	0.21 SE	15
45	PERMITS	MCM AUTO SALES AND RECYCLING HE17H10733	1140 HERITAGE RD SAN DIEGO CA 92173	0.22 NE	16
46	PERMITS	FONSECA S AUTO WRECKING HE17H28711	1128 HERITAGE RD SAN DIEGO CA 92173	0.22 NE	17
48	PERMITS	AZTECA RADIATOR HE17H01988	973 HERITAGE RD SAN DIEGO CA 92173	0.22 NE	18
49	PERMITS	GOLDEN AUTO WRECKING HE17H28719	1252 OTAY VALLEY RD SAN DIEGO CA 92173	0.22 SE	19
52	PERMITS	UTILITY TRAILER SALES CO HE17H35686	1127 HERITAGE RD SAN DIEGO CA 92173	0.23 NE	20
55	PERMITS	DON ARGLEBEN RECYCLING HE17H34558	1115 HERITAGE RD SAN DIEGO CA 92173	0.25 NE	21

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

**TOTAL:**   30           **GEOCODED:** 28           **NON GEOCODED:** 2           **SELECTED:** 30

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
60	PERMITS	CENTRAL AUTO & PARTS HE17H32667	1120 HERITAGE RD SAN DIEGO CA 92173	0.25 NE	22
64	PERMITS	CEBALLOS TRANSPORT HE17H38222	5662 OTAY VALLEY RD SAN DIEGO CA 92173	0.25 NE	23
66	UST	CEBALLOS TRANSPORT HE17H38222	5662 OTAY VALLEY RD SAN DIEGO CA 92173	0.25 NE	23
67	PERMITS	EL PATO S AUTO WRECKING HE17H33953	6411 DATSUN ST SAN DIEGO CA 92173	0.25 SE	24
69	PERMITS	M.C.M. AUTO WRECKING HE17H33954	6421 DATSUN ST SAN DIEGO CA 92173	0.25 SE	25
72	PERMITS	BEBOS AUTO WRECKING HE17H33984	6401 DATSUN ST SAN DIEGO CA 92173	0.25 SE	26
76	PERMITS	INTERNATIONAL AUTO WRECKING HE17H26074	1284 OTAY VALLEY RD SAN DIEGO CA 92173	0.25 SE	27

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:**    INGALLS PROPERTY  
                      SAN DIEGO CA 92154

**JOB:**    097120601

**TOTAL:**    30            **GEOCODED:**  28            **NON GEOCODED:**  2            **SELECTED:**  30

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
79	PERMITS	CORAL POWER LLC, GATEWAY SITE HE17H39481	HERITAGE RD SAN DIEGO CA 92154	NON GC	
80	STATE	SWEETWATER HIGH SCHOOL NO. 12 CAL37010003/VOLUNTARY CLEANUP PR	S. OF INTER. 905 & E. OF OT SAN DIEGO CA 92154	NON GC	

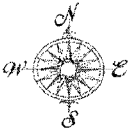


*Environmental FirstSearch*  
*Street Name Report for Streets within .25 Mile(s) of Target Property*

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**    097120601

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Heritage Rd	0.18 NE		
Otay Valley Rd	0.12 NE		

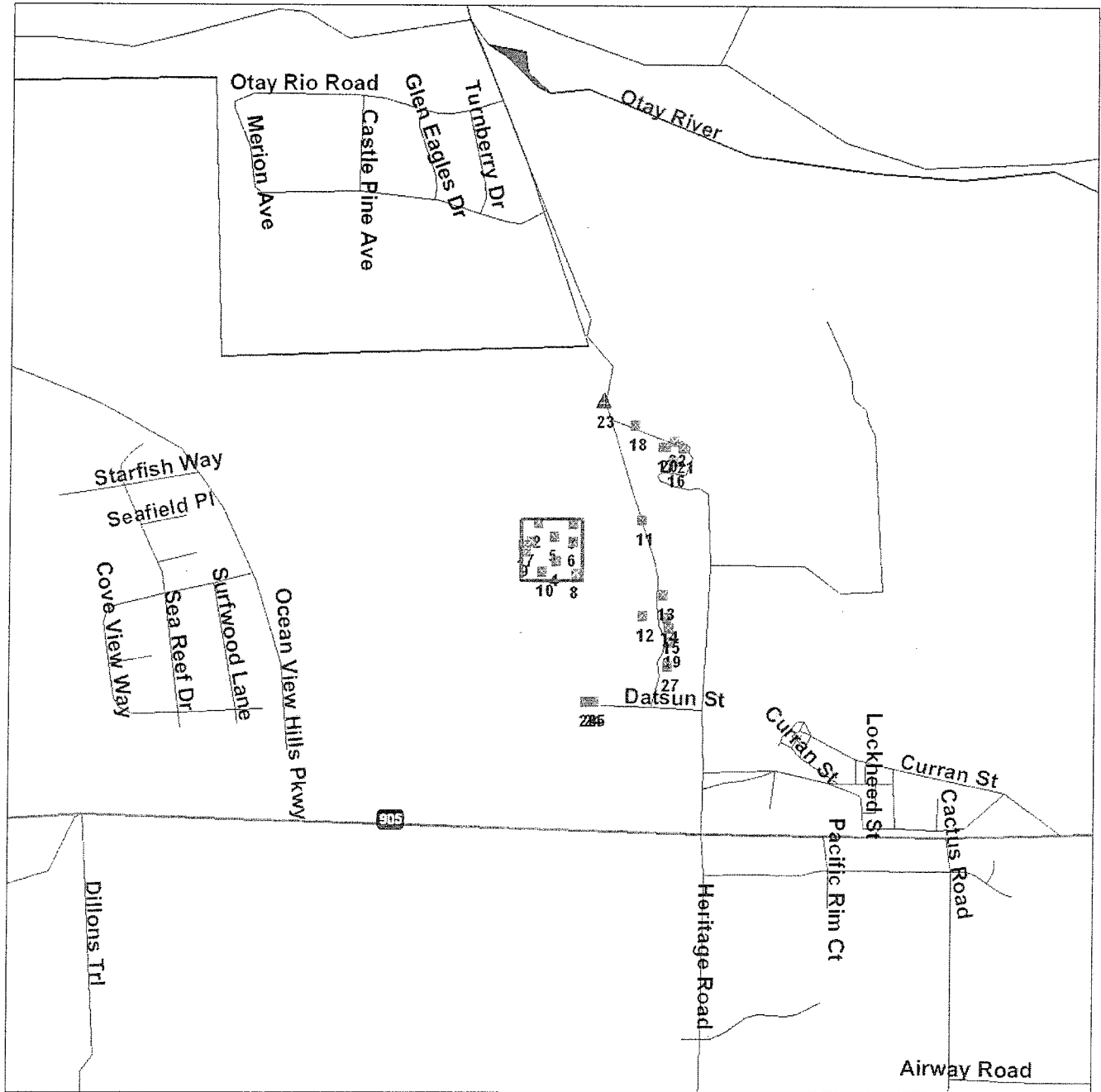


# Environmental FirstSearch

1 Mile Radius from Area  
Single Map:

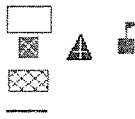


## INGALLS PROPERTY , SAN DIEGO CA 92154



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....





# Environmental FirstSearch

1 Mile Radius from Area  
ASTM: NPL, RCRCOR, STATE

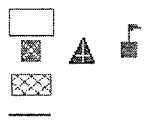


## INGALLS PROPERTY , SAN DIEGO CA 92154



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....





**Environmental FirstSearch**  
.5 Mile Radius from Area  
ASTM: CERCLIS, RCRATSD, LUST, SWL, FIMAP

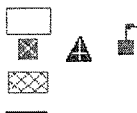


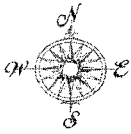
**INGALLS PROPERTY , SAN DIEGO CA 92154**



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

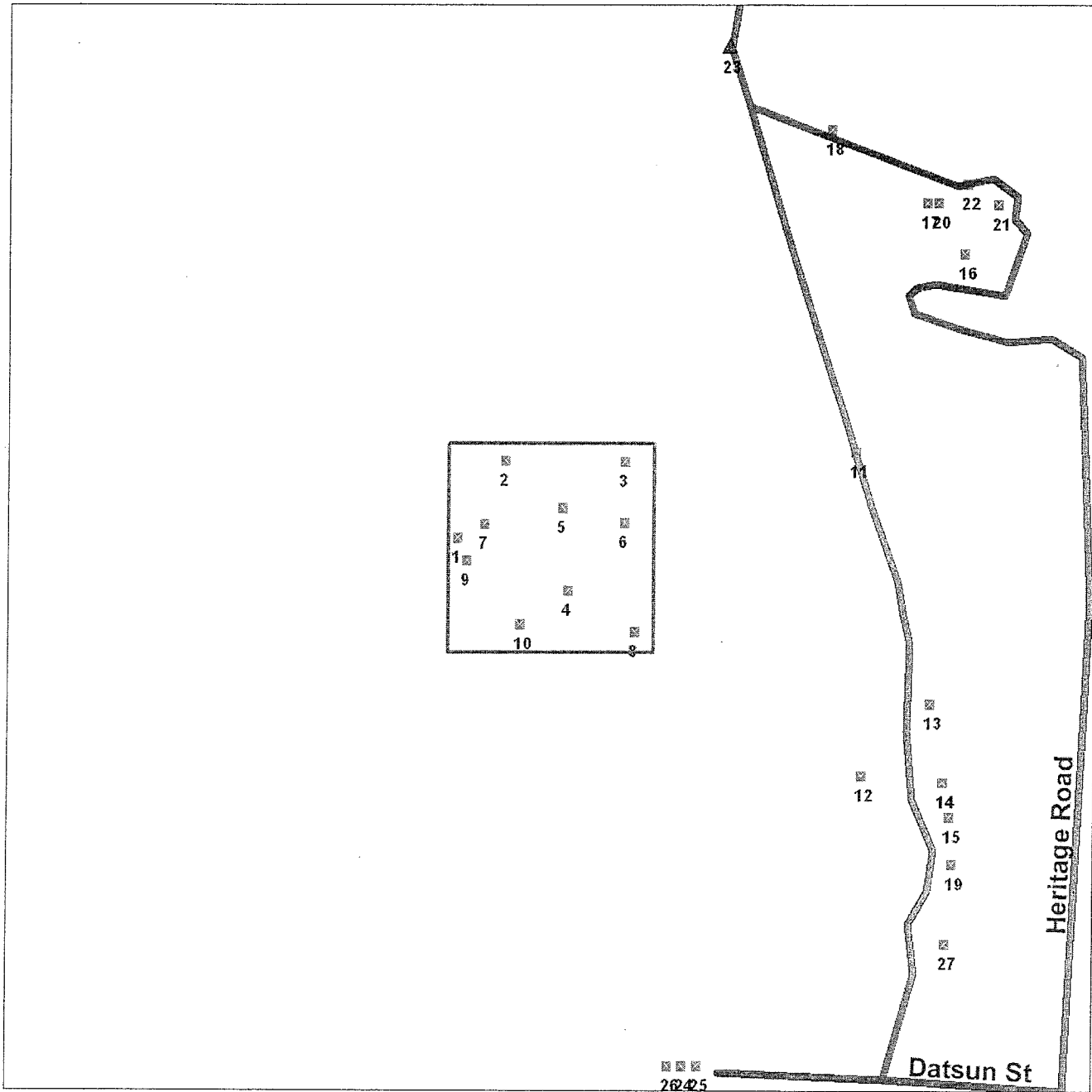




**Environmental FirstSearch**  
 .25 Mile Radius from Area  
 ASTM: RCRA GEN, UST, PERMITS, OTHER

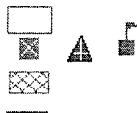


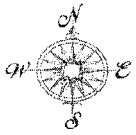
INGALLS PROPERTY , SAN DIEGO CA 92154



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....



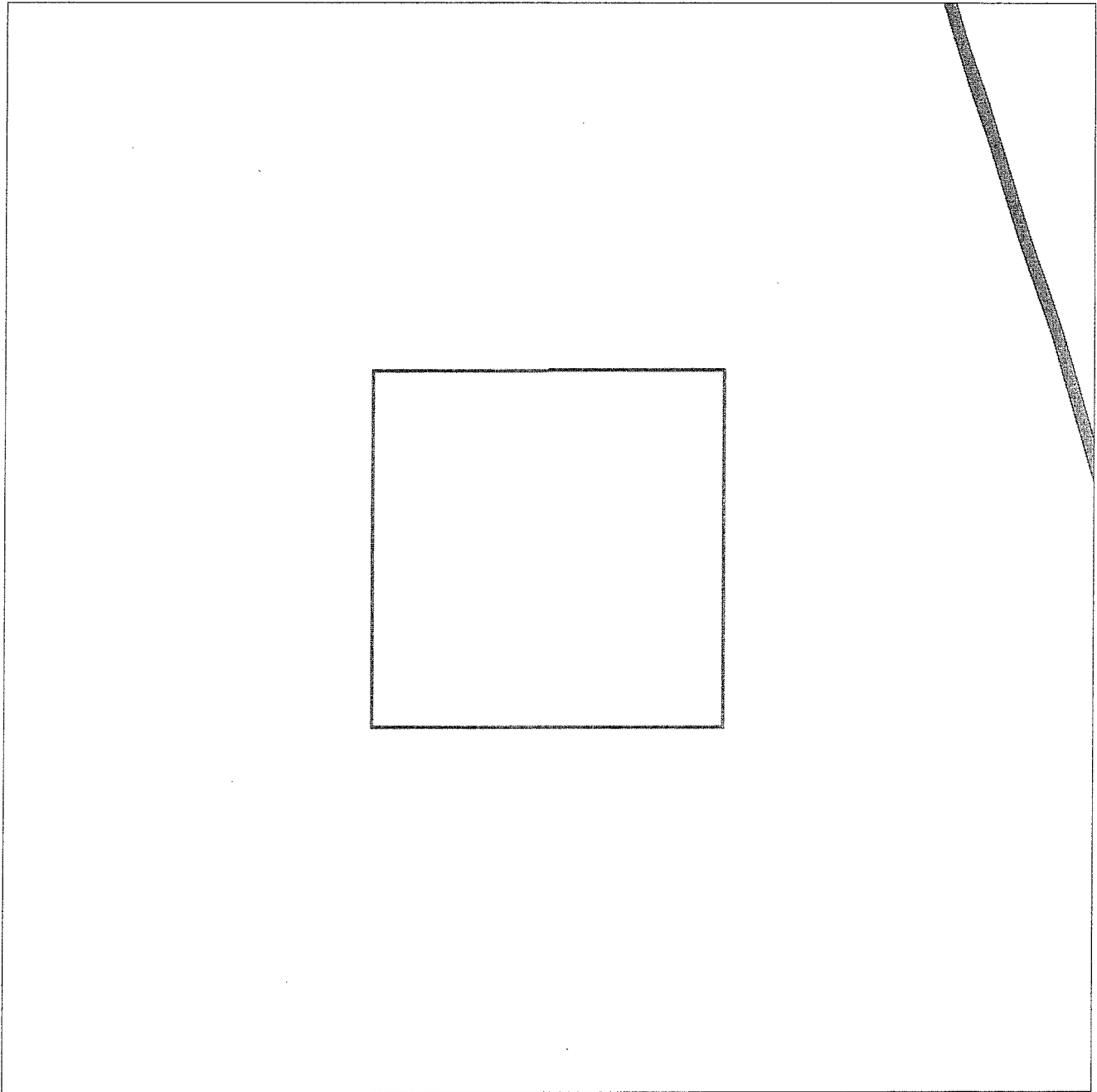


# Environmental FirstSearch

.12 Mile Radius from Area  
ASTM: NFRAP, SPILLS90, ERNS, RCRANLR

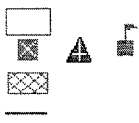


INGALLS PROPERTY , SAN DIEGO CA 92154



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....



**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:**   INGALLS PROPERTY  
SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   20   **DIST/DIR:**   0.00 --   **MAP ID:**    1

<b>NAME:</b>	MIRANDA AUTO WRECKING	<b>REV:</b>	02/06/03
<b>ADDRESS:</b>	980 OTAY VALLEY RD SAN DIEGO CA 92154 SAN DIEGO	<b>ID1:</b>	HE17H28785
		<b>ID2:</b>	CAL000048041
<b>CONTACT:</b>	FRANCISCO MIRANDA V	<b>STATUS:</b>	
		<b>PHONE:</b>	(619)661-6326

**INDUSTRY / FACILITY INFORMATION NAMES**

**Business Description & SIC Code:**                         *Wrecking/Scrap Yards*  
**Gas Station:**  
**Fire Department District:**                                 *San Diego FD*

**PERMIT INFORMATION**

**Permit Number:**   *HE17H28785*  
**Inactive / Active Facility Indicator:**  
**Annual Expiration Date:**                                     *Jan 31*  
**Status:**  
**Map Code / Business Plan on File:**  
**Business Plan Acceptance Date:**                             *03/26/1999*

**GENERAL INSPECTION & VIOLATION INFORMATION**

**Inspection Date:**   *03/22/1999 0:00:00*  
**Reinspection Date:**   *May 2000*  
**Inspector Name:**   *COOK*  
**Notice of Violation Issued:**  
**Delinquent Flag:**   *D*  
**Last Update:**   *5/20/01*  
**Last Delinquent Letter:**   *04/13/1999 0:00:00*

**PROPERTY OWNER INFORMATION**

**Property Owner Name:**  
**Property Owner Address:**

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**   *WASTE OIL & MIXED OIL (221)*  
**Inspection Date:**   *3/22/99*  
**Waste Quantity Present at Inspection:**                     *165*  
**Annual Quantity:**   *165*  
**Measurement Unit:**   *GAL*  
**Treatment Method:**   *RECYCLE*  
**Storage Method:**   *METAL DRUMS,55 GALLONS*  
**Carcinogen Indicator:**  
**Hauler:**   *ENVIROPUR WEST CORPORATIO*  
**Waste Description:**   *3 DRUMS O IN 3 YRS.*

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**   *USED OIL FILTERS (888)*  
**Inspection Date:**   *3/22/99*  
**Waste Quantity Present at Inspection:**                     *500*  
**Annual Quantity:**   *500*  
**Measurement Unit:**   *LBS*  
**Treatment Method:**   *FILTERS/METAL RECLAI*  
**Storage Method:**   *METAL DRUMS,55 GALLONS*  
**Carcinogen Indicator:**  
**Hauler:**   *NO HAULER*  
**Waste Description:**   *NO REC. 1/98 NO CON. 3/99*

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**   *USED BATTERIES (444)*

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**   INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:** 20                                   **DIST/DIR:** 0.00 --                                   **MAP ID:** 1

<b>NAME:</b>	MIRANDA AUTO WRECKING	<b>REV:</b>	02/06/03
<b>ADDRESS:</b>	980 OTAY VALLEY RD	<b>ID1:</b>	HE17H28785
	SAN DIEGO CA 92154	<b>ID2:</b>	CAL000048041
	SAN DIEGO	<b>STATUS:</b>	
<b>CONTACT:</b>	FRANCISCO MIRANDA V	<b>PHONE:</b>	(619)661-6326

<b>Inspection Date:</b>	3/22/99
<b>Waste Quantity Present at Inspection:</b>	135
<b>Annual Quantity:</b>	500
<b>Measurement Unit:</b>	LBS
<b>Treatment Method:</b>	BATTERIES RECYCLED
<b>Storage Method:</b>	NONE
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	UNREGISTERED HAZ WST HAUL
<b>Waste Description:</b>	CORES TO CHRIS S BATTS

**WASTE STREAMS GENERATED BY BUSINESS**

<b>Waste Name &amp; Code:</b>	ORGANIC LIQUIDS W/METALS (342)
<b>Inspection Date:</b>	3/22/99
<b>Waste Quantity Present at Inspection:</b>	55
<b>Annual Quantity:</b>	55
<b>Measurement Unit:</b>	GAL
<b>Treatment Method:</b>	ON SITE RECYCLING
<b>Storage Method:</b>	METAL DRUMS,55 GALLONS
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	NO HAULER
<b>Waste Description:</b>	ANTIFREEZE REC. ONSITE

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	1/6/98
<b>Violation Item Number:</b>	V001
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurrences:</b>	02
<b>Violation Definition:</b>	USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION.   CCR 66266.130

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	3/22/99
<b>Violation Item Number:</b>	V001
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurrences:</b>	02
<b>Violation Definition:</b>	HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A VALID SAN DIEGO COUNTY HEALTH PERMIT                                   SDCC 68.905

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	3/22/99
<b>Violation Item Number:</b>	V002
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurrences:</b>	03
<b>Violation Definition:</b>	USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION.   CCR 66266.130

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	9/5/96
<b>Violation Item Number:</b>	V001
<b>Waste Code:</b>	

- Continued on next page -































# Environmental FirstSearch Site Detail Report

**TARGET SITE:**    INGALLS PROPERTY  
                              SAN DIEGO CA 92154

**JOB:**    097120601

## PERMITS SITE

**SEARCH ID:**    25                                **DIST/DIR:**    0.00 --                                **MAP ID:**        6

<b>NAME:</b> URUAPAN AUTO WRECKING	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 1070 OTAY VALLEY RD	<b>ID1:</b> HE17H33360
SAN DIEGO CA 92173	<b>ID2:</b> CAL000146996
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> FERNANDO CHAVEZ	<b>PHONE:</b> (619)661-9430

**INDUSTRY / FACILITY INFORMATION NAMES**

**Business Description & SIC Code:**        *Wrecking/Scrap Yards*  
**Gas Station:**  
**Fire Department District:**                *San Diego FD*

**PERMIT INFORMATION**

**Permit Number:**                                *HE17H33360*  
**Inactive / Active Facility Indicator:**  
**Annual Expiration Date:**                    *Jun 30*  
**Status:**  
**Map Code / Business Plan on File:**  
**Business Plan Acceptance Date:**            *06/01/2000*

**GENERAL INSPECTION & VIOLATION INFORMATION**

**Inspection Date:**                                *05/17/2000 0:00:00*  
**Reinspection Date:**                             *Jul 2001*  
**Inspector Name:**                                *GRACIA*  
**Notice of Violation Issued:**  
**Delinquent Flag:**  
**Last Update:**                                    *5/20/01*  
**Last Delinquent Letter:**

**PROPERTY OWNER INFORMATION**

**Property Owner Name:**  
**Property Owner Address:**

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                            *WASTE OIL & MIXED OIL (221)*  
**Inspection Date:**                                *5/17/00*  
**Waste Quantity Present at Inspection:**      *110*  
**Annual Quantity:**                                *220*  
**Measurement Unit:**                              *GAL*  
**Treatment Method:**                             *RECYCLE*  
**Storage Method:**                                *METAL DRUMS,55 GALLONS*  
**Carcinogen Indicator:**  
**Hauler:**    *UNREGISTERED HAZ WST HAUL*  
**Waste Description:**                              *NO RECS. 6/97 M.C.*

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                            *USED OIL FILTERS (888)*  
**Inspection Date:**                                *5/17/00*  
**Waste Quantity Present at Inspection:**      *100*  
**Annual Quantity:**                                *200*  
**Measurement Unit:**                              *LBS*  
**Treatment Method:**                             *FILTERS/METAL RECLAI*  
**Storage Method:**                                *METAL DRUMS,55 GALLONS*  
**Carcinogen Indicator:**  
**Hauler:**    *UNREGISTERED HAZ WST HAUL*  
**Waste Description:**                              *NO DRUM/NORECS. 6/97 MC*

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                            *USED BATTERIES (444)*

- Continued on next page -



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** INGALLS PROPERTY  
SAN DIEGO CA 92154

**JOB:** 097120601

PERMITS SITE

**SEARCH ID:** 25

**DIST/DIR:** 0.00 --

**MAP ID:** 6

**NAME:** URUAPAN AUTO WRECKING  
**ADDRESS:** 1070 OTAY VALLEY RD  
SAN DIEGO CA 92173  
SAN DIEGO  
**CONTACT:** FERNANDO CHAVEZ

**REV:** 02/06/03  
**ID1:** HE17H33360  
**ID2:** CAL000146996  
**STATUS:**  
**PHONE:** (619)661-9430

**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 02  
**Violation Definition:** HAZARDOUS WASTE CONTAINERS ARE NOT KEPT CLOSED WHILE IN STORAGE  
CCR 66265.173

VIOLATIONS AT TIME OF INSPECTION

**Inspection Date:** 6/17/97  
**Violation Item Number:** V004  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 01  
**Violation Definition:** PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT  
COMPLIANCE WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES CCR 66265.16

VIOLATIONS AT TIME OF INSPECTION

**Inspection Date:** 6/17/97  
**Violation Item Number:** V005  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 02  
**Violation Definition:** OWNER/OPERATOR HAS NOT PREPARED A CONTINGENCY PLAN, OR  
MAINTAINED A COPY ON SITE, OR SUBMITTED A COPY TO THE HMMD. CCR 66265.51,.53

VIOLATIONS AT TIME OF INSPECTION

**Inspection Date:** 6/17/97  
**Violation Item Number:** V006  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 01  
**Violation Definition:** USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO  
TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION. CCR 66266.130

VIOLATIONS AT TIME OF INSPECTION

**Inspection Date:** 6/17/97  
**Violation Item Number:** V007  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 01  
**Violation Definition:** DAMAGED BATTERIES NOT PROPERLY STORED, LABELED, TRANSPORTED  
AND/OR NOT MANAGED TO MINIMIZE RELEASE OF ACID. CCR 66266.81(B)













**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:** 16

**DIST/DIR:** 0.00 --

**MAP ID:** 9

**NAME:**   JOHNNY S AUTO WRECKING  
**ADDRESS:** 996 OTAY VALLEY RD  
              SAN DIEGO CA 92154  
              SAN DIEGO  
**CONTACT:** JUAN DURAN

**REV:**    02/06/03  
**ID1:**    HE17H36959  
**ID2:**  
**STATUS:**  
**PHONE:** (619)661-6085

**Inspection Date:**                   8/15/00  
**Waste Quantity Present at Inspection:**   100  
**Annual Quantity:**                   100  
**Measurement Unit:**                 LBS  
**Treatment Method:**                BATTERIES RECYCLED  
**Storage Method:**                  NONE  
**Carcinogen Indicator:**  
**Hauler:**                            NO HAULER  
**Waste Description:**                NONE YET 1/97 M.C.

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                HYDROCARBON SOLVENTS (213)  
**Inspection Date:**                 8/15/00  
**Waste Quantity Present at Inspection:**   15  
**Annual Quantity:**                 15  
**Measurement Unit:**                GAL  
**Treatment Method:**                UNKNOWN  
**Storage Method:**                 PROCESSING EQUIPMENT  
**Carcinogen Indicator:**  
**Hauler:**                            NO HAULER  
**Waste Description:**                NO RECEIPTS 2/99







**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**       097120601

PERMITS SITE

**SEARCH ID:**   19

**DIST/DIR:**    0.00 --

**MAP ID:**     10

**NAME:**       METRO AUTO WRECKING

**ADDRESS:**   1030 OTAY VALLEY RD

SAN DIEGO CA 92154

SAN DIEGO

**CONTACT:**   IRAJ NOOHI

**REV:**        02/06/03

**ID1:**        HE17H30374

**ID2:**        CAL000006044

**STATUS:**

**PHONE:**    (619)661-1111

*AND/OR   NOT MANAGED TO MINIMIZE RELEASE OF ACID.       CCR 66266.81(B)*

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                   3/12/99

**Violation Item Number:**           V001

**Waste Code:**

**Type of Violation:**               GENERAL VIOLATION

**Number of Occurances:**           01

**Violation Definition:**           HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO  
DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE   CCR 66262.40, 66272.1

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                   3/12/99

**Violation Item Number:**           V002

**Waste Code:**

**Type of Violation:**               GENERAL VIOLATION

**Number of Occurances:**           01

**Violation Definition:**           DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN  
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                   3/12/99

**Violation Item Number:**           V003

**Waste Code:**

**Type of Violation:**               GENERAL VIOLATION

**Number of Occurances:**           03

**Violation Definition:**           PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT  
COMPLIANCE WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES   CCR 66265.16

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                   3/12/99

**Violation Item Number:**           V004

**Waste Code:**

**Type of Violation:**               GENERAL VIOLATION

**Number of Occurances:**           03

**Violation Definition:**           OWNER/OPERATOR HAS NOT PREPARED A CONTINGENCY PLAN, OR  
MAINTAINED A COPY ON SITE, OR SUBMITTED A COPY TO THE HMMD.   CCR 66265.51,.53

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                   3/12/99

**Violation Item Number:**           V005

**Waste Code:**

**Type of Violation:**               GENERAL VIOLATION

**Number of Occurances:**           03

**Violation Definition:**           USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO  
TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION.   CCR 66266.130

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                   5/2/01

**Violation Item Number:**           V001

**Waste Code:**

**Type of Violation:**               GENERAL VIOLATION

**Number of Occurances:**           02

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   19

**DIST/DIR:**    0.00 --

**MAP ID:**     10

**NAME:**       METRO AUTO WRECKING  
**ADDRESS:**   1030 OTAY VALLEY RD  
                  SAN DIEGO CA 92154  
                  SAN DIEGO  
**CONTACT:**   IRAJ NOOHI

**REV:**         02/06/03  
**ID1:**         HE17H30374  
**ID2:**         CAL000006044  
**STATUS:**  
**PHONE:**     (619)661-1111

**Violation Definition:**                    DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN  
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5

VIOLATIONS AT TIME OF INSPECTION

<b>Inspection Date:</b>	5/2/01
<b>Violation Item Number:</b>	V002
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION
DATE AND/OR ARE IMPROPERLY LABELED	CCR 66262.34

## Environmental FirstSearch Site Detail Report

**TARGET SITE:**   INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**   097120601

### PERMITS SITE

**SEARCH ID:**   13   **DIST/DIR:**   0.12 NE   **MAP ID:**   11

<b>NAME:</b>	GARDEN CITY AUTO DISMANTLING	<b>REV:</b>	02/06/03
<b>ADDRESS:</b>	1080 OTAY VALLEY RD	<b>ID1:</b>	HE17H28722
	SAN DIEGO CA 92173	<b>ID2:</b>	CAL922982809
	SAN DIEGO	<b>STATUS:</b>	
<b>CONTACT:</b>	SHIRIN MOHSENI	<b>PHONE:</b>	(619)661-1566

**INDUSTRY / FACILITY INFORMATION NAMES**

**Business Description & SIC Code:**           *Genl Auto/Cycle/Truck Rep*  
**Gas Station:**  
**Fire Department District:**                   *San Diego FD*

**PERMIT INFORMATION**

**Permit Number:**                               *HE17H28722*  
**Inactive / Active Facility Indicator:**       *Inactive*  
**Annual Expiration Date:**                   *Aug 31*  
**Status:**  
**Map Code / Business Plan on File:**  
**Business Plan Acceptance Date:**           *04/10/1991*

**GENERAL INSPECTION & VIOLATION INFORMATION**

**Inspection Date:**                               *06/17/1997 0:00:00*  
**Reinspection Date:**                            *Jun 1998*  
**Inspector Name:**                                *COOK*  
**Notice of Violation Issued:**  
**Delinquent Flag:**  
**Last Update:**                                     *7/24/98*  
**Last Delinquent Letter:**

**PROPERTY OWNER INFORMATION**

**Property Owner Name:**  
**Property Owner Address:**

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                            *WASTE OIL & MIXED OIL (221)*  
**Inspection Date:**                                *6/17/97*  
**Waste Quantity Present at Inspection:**      *165*  
**Annual Quantity:**                                *1000*  
**Measurement Unit:**                              *GAL*  
**Treatment Method:**                             *RECYCLE*  
**Storage Method:**                                *METAL DRUMS,55 GALLONS*  
**Carcinogen Indicator:**  
**Hauler:**   *ENVIROPUR WEST CORPORATIO*  
**Waste Description:**                             *WASTE OIL*

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                            *WASTE OIL & MIXED OIL (221)*  
**Inspection Date:**                                *1/29/97*  
**Waste Quantity Present at Inspection:**      *165*  
**Annual Quantity:**                                *1000*  
**Measurement Unit:**                              *GAL*  
**Treatment Method:**                             *RECYCLE*  
**Storage Method:**                                *METAL DRUMS,55 GALLONS*  
**Carcinogen Indicator:**  
**Hauler:**   *ENVIROPUR WEST CORPORATIO*  
**Waste Description:**                             *WASTE OIL*

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                            *USED BATTERIES (444)*

*- Continued on next page -*

## Environmental FirstSearch Site Detail Report

**TARGET SITE:** INGALLS PROPERTY  
SAN DIEGO CA 92154

**JOB:** 097120601

### PERMITS SITE

**SEARCH ID:** 13

**DIST/DIR:** 0.12 NE

**MAP ID:** 11

**NAME:** GARDEN CITY AUTO DISMANTLING  
**ADDRESS:** 1080 OTAY VALLEY RD  
SAN DIEGO CA 92173  
SAN DIEGO  
**CONTACT:** SHIRIN MOHSENI

**REV:** 02/06/03  
**ID1:** HE17H28722  
**ID2:** CAL922982809  
**STATUS:**  
**PHONE:** (619)661-1566

**Inspection Date:** 6/17/97  
**Waste Quantity Present at Inspection:** 325  
**Annual Quantity:** 325  
**Measurement Unit:** LBS  
**Treatment Method:** BATTERIES RECYCLED  
**Storage Method:** NONE  
**Carcinogen Indicator:**  
**Hauler:** UNKNOWN HAZ WST HAULER  
**Waste Description:** BATTERY CORES

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:** USED OIL FILTERS (888)  
**Inspection Date:** 6/17/97  
**Waste Quantity Present at Inspection:** 150  
**Annual Quantity:** 150  
**Measurement Unit:** LBS  
**Treatment Method:** FILTERS/METAL RECLAI  
**Storage Method:** METAL DRUMS,55 GALLONS  
**Carcinogen Indicator:**  
**Hauler:** UNKNOWN HAZ WST HAULER  
**Waste Description:**

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:** USED OIL FILTERS (888)  
**Inspection Date:** 1/29/97  
**Waste Quantity Present at Inspection:** 150  
**Annual Quantity:** 150  
**Measurement Unit:** LBS  
**Treatment Method:** FILTERS/METAL RECLAI  
**Storage Method:** METAL DRUMS,55 GALLONS  
**Carcinogen Indicator:**  
**Hauler:** UNKNOWN HAZ WST HAULER  
**Waste Description:**

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:** HYDROCARBON SOLVENTS (213)  
**Inspection Date:** 6/17/97  
**Waste Quantity Present at Inspection:** 30  
**Annual Quantity:** 120  
**Measurement Unit:** GAL  
**Treatment Method:** RECYCLE  
**Storage Method:** PROCESSING EQUIPMENT  
**Carcinogen Indicator:**  
**Hauler:** SAFETY-KLEEN  
**Waste Description:** QUANT. ESTIMATED/97 MC

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   22

**DIST/DIR:**   0.15 SE

**MAP ID:**    12

**NAME:**    SCORPIO TRUCK AND AUTO WRECKIN  
**ADDRESS:** 1218 OTAY VALLEY RD  
            SAN DIEGO CA 92173  
            SAN DIEGO  
**CONTACT:** RAUL G GARCIA

**REV:**     08/06/01  
**ID1:**     HE17H35267  
**ID2:**  
**STATUS:**  
**PHONE:**  (619)661-6060

DETAILS NOT AVAILABLE

## Environmental FirstSearch Site Detail Report

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**    097120601

PERMITS SITE		
<b>SEARCH ID:</b> 24	<b>DIST/DIR:</b> 0.17 SE	<b>MAP ID:</b> 13
<b>NAME:</b> UNION AUTO WRECKING <b>ADDRESS:</b> 1186 OTAY VALLEY RD SAN DIEGO CA 92173 SAN DIEGO <b>CONTACT:</b> CARLOS FONSECA	<b>REV:</b> 02/06/03 <b>ID1:</b> HE17H10693 <b>ID2:</b> CAL000101058 <b>STATUS:</b> <b>PHONE:</b> (619)661-6207	
<b><u>INDUSTRY / FACILITY INFORMATION NAMES</u></b>		
Business Description & SIC Code:	Wrecking/Scrap Yards 5093	
Gas Station:		
Fire Department District:	San Diego FD	
<b><u>PERMIT INFORMATION</u></b>		
Permit Number:	HE17H10693	
Inactive / Active Facility Indicator:		
Annual Expiration Date:	Jun 30	
Status:	OBSOLETE	
Map Code / Business Plan on File:		
Business Plan Acceptance Date:	05/17/2000	
<b><u>GENERAL INSPECTION &amp; VIOLATION INFORMATION</u></b>		
Inspection Date:	05/17/2000 0:00:00	
Reinspection Date:	Jul 2001	
Inspector Name:	GRACIA	
Notice of Violation Issued:		
Delinquent Flag:		
Last Update:	5/20/01	
Last Delinquent Letter:	09/06/1997 0:00:00	
<b><u>PROPERTY OWNER INFORMATION</u></b>		
Property Owner Name:		
Property Owner Address:		
<b><u>WASTE STREAMS GENERATED BY BUSINESS</u></b>		
Waste Name & Code:	WASTE OIL & MIXED OIL (221)	
Inspection Date:	5/17/00	
Waste Quantity Present at Inspection:	220	
Annual Quantity:	880	
Measurement Unit:	GAL	
Treatment Method:	RECYCLE	
Storage Method:	METAL DRUMS,55 GALLONS	
Carcinogen Indicator:		
Hauler:	ASBURY ENVIR. SERVICES	
Waste Description:	*	
<b><u>WASTE STREAMS GENERATED BY BUSINESS</u></b>		
Waste Name & Code:	USED OIL FILTERS (888)	
Inspection Date:	5/17/00	
Waste Quantity Present at Inspection:	200	
Annual Quantity:	200	
Measurement Unit:	LBS	
Treatment Method:	FILTERS/METAL RECLAI	
Storage Method:	METAL DRUMS,55 GALLONS	
Carcinogen Indicator:		
Hauler:	ASBURY ENVIR. SERVICES	
Waste Description:	UNKNOWN	
<b><u>WASTE STREAMS GENERATED BY BUSINESS</u></b>		
Waste Name & Code:	USED BATTERIES (444)	

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**            097120601

PERMITS SITE

**SEARCH ID:**    24

**DIST/DIR:**    0.17 SE

**MAP ID:**       13

**NAME:**         UNION AUTO WRECKING  
**ADDRESS:**    1186 OTAY VALLEY RD  
                  SAN DIEGO CA 92173  
                  SAN DIEGO  
**CONTACT:**    CARLOS FONSECA

**REV:**           02/06/03  
**ID1:**           HE17H10693  
**ID2:**           CAL000101058  
**STATUS:**  
**PHONE:**       (619)661-6207

**Inspection Date:**                     5/17/00  
**Waste Quantity Present at Inspection:**     278  
**Annual Quantity:**                     400  
**Measurement Unit:**                    LBS  
**Treatment Method:**                    BATTERIES RECYCLED  
**Storage Method:**                     NONE  
**Carcinogen Indicator:**  
**Hauler:**                                 NO HAULER  
**Waste Description:**                  SUNCOAST

**WASTE STREAMS GENERATED BY BUSINESS**

**Waste Name & Code:**                    HYDROCARBON SOLVENTS (213)  
**Inspection Date:**                     5/17/00  
**Waste Quantity Present at Inspection:**     15  
**Annual Quantity:**                     60  
**Measurement Unit:**                    GAL  
**Treatment Method:**                    RECYCLE  
**Storage Method:**                     PROCESSING EQUIPMENT  
**Carcinogen Indicator:**  
**Hauler:**                                 SAFETY-KLEEN  
**Waste Description:**                  ALSO INDUSTRIAL SOLVENT

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                     4/17/97  
**Violation Item Number:**                V001  
**Waste Code:**  
**Type of Violation:**                    GENERAL VIOLATION  
**Number of Occurances:**                01  
**Violation Definition:**                 HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO  
DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE    CCR 66262.40, 66272.1

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                     4/17/97  
**Violation Item Number:**                V002  
**Waste Code:**  
**Type of Violation:**                    GENERAL VIOLATION  
**Number of Occurances:**                02  
**Violation Definition:**                 PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT  
COMPLIANCE WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES    CCR 66265.16

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                     4/17/97  
**Violation Item Number:**                V003  
**Waste Code:**  
**Type of Violation:**                    GENERAL VIOLATION  
**Number of Occurances:**                02  
**Violation Definition:**                 OWNER/OPERATOR HAS NOT PREPARED A CONTINGENCY PLAN, OR  
MAINTAINED A COPY ON SITE, OR SUBMITTED A COPY TO THE HMMD.    CCR 66265.51,.53

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:**                     7/7/98  
**Violation Item Number:**                V001  
**Waste Code:**

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   24

**DIST/DIR:**   0.17 SE

**MAP ID:**    13

**NAME:**       UNION AUTO WRECKING  
**ADDRESS:**   1186 OTAY VALLEY RD  
                  SAN DIEGO CA 92173  
                  SAN DIEGO  
**CONTACT:**   CARLOS FONSECA

**REV:**        02/06/03  
**ID1:**        HE17H10693  
**ID2:**        CAL000101058  
**STATUS:**  
**PHONE:**     (619)661-6207

**Type of Violation:**                    GENERAL VIOLATION  
**Number of Occurances:**                02  
**Violation Definition:**                 DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN  
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5













**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**    097120601

PERMITS SITE	
<b>SEARCH ID:</b> 23	<b>DIST/DIR:</b> 0.21 SE
<b>MAP ID:</b> 15	
<b>NAME:</b> SILVERADO TRUCK & AUTO WRECK	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 1232 OTAY VALLEY RD	<b>ID1:</b> HE17H10729
SAN DIEGO CA 92154	<b>ID2:</b> CAL000152154
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> RAMONA G FONSECA	<b>PHONE:</b> (619)661-6262
<b>Inspection Date:</b>	2/10/98
<b>Waste Quantity Present at Inspection:</b>	300
<b>Annual Quantity:</b>	300
<b>Measurement Unit:</b>	LBS
<b>Treatment Method:</b>	BATTERIES RECYCLED
<b>Storage Method:</b>	WOOD BOXES,CARTONS,CASES
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	UNREGISTERED HAZ WST HAUL
<b>Waste Description:</b>	
<b><u>WASTE STREAMS GENERATED BY BUSINESS</u></b>	
<b>Waste Name &amp; Code:</b>	UNSPECIFIED AQUEOUS SOL N (135)
<b>Inspection Date:</b>	2/10/98
<b>Waste Quantity Present at Inspection:</b>	55
<b>Annual Quantity:</b>	55
<b>Measurement Unit:</b>	GAL
<b>Treatment Method:</b>	ON SITE RECYCLING
<b>Storage Method:</b>	METAL DRUMS,55 GALLONS
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	NO HAULER
<b>Waste Description:</b>	REUSED ONSITE
<b><u>VIOLATIONS AT TIME OF INSPECTION</u></b>	
<b>Inspection Date:</b>	10/29/96
<b>Violation Item Number:</b>	V001
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE    CCR 66262.40, 66272.1
<b><u>VIOLATIONS AT TIME OF INSPECTION</u></b>	
<b>Inspection Date:</b>	10/29/96
<b>Violation Item Number:</b>	V002
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION DATE AND/OR ARE IMPROPERLY LABELED    CCR 66262.34
<b><u>VIOLATIONS AT TIME OF INSPECTION</u></b>	
<b>Inspection Date:</b>	10/29/96
<b>Violation Item Number:</b>	V003
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	HAZARDOUS WASTE CONTAINERS ARE NOT KEPT CLOSED WHILE IN STORAGE    CCR 66265.173
<b><u>VIOLATIONS AT TIME OF INSPECTION</u></b>	
<b>Inspection Date:</b>	10/29/96
<b>Violation Item Number:</b>	V004
<b>Waste Code:</b>	

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**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   12

**DIST/DIR:**   0.22 NE

**MAP ID:**    17

**NAME:**       FONSECA S AUTO WRECKING  
**ADDRESS:**   1128 HERITAGE RD  
                  SAN DIEGO CA 92173  
                  SAN DIEGO  
**CONTACT:**   MARCO A RUIZ

**REV:**        02/06/03  
**ID1:**        HE17H28711  
**ID2:**  
**STATUS:**  
**PHONE:**     (619)661-6430

**Inspection Date:**                   7/19/95  
**Waste Quantity Present at Inspection:**   250  
**Annual Quantity:**                   250  
**Measurement Unit:**                 LBS  
**Treatment Method:**                 UNKNOWN  
**Storage Method:**                   METAL DRUMS,55 GALLONS  
**Carcinogen Indicator:**  
**Hauler:**                             UNKNOWN HAZ WST HAULER  
**Waste Description:**

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   3

**DIST/DIR:**   0.22 NE

**MAP ID:**    18

**NAME:**    AZTECA RADIATOR  
**ADDRESS:** 973 HERITAGE RD  
            SAN DIEGO CA 92173  
            SAN DIEGO

**REV:**      02/06/03  
**ID1:**      HE17H01988  
**ID2:**  
**STATUS:**  
**PHONE:**   (619)671-0275

**CONTACT:** PEDRO CARRILLO

THERE ARE NO DETAILS AVAILABLE FOR THIS SITE



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** INGALLS PROPERTY  
SAN DIEGO CA 92154

**JOB:** 097120601

PERMITS SITE

**SEARCH ID:** 14                      **DIST/DIR:** 0.22 SE                      **MAP ID:** 19

<b>NAME:</b> GOLDEN AUTO WRECKING	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 1252 OTAY VALLEY RD	<b>ID1:</b> HE17H28719
SAN DIEGO CA 92154	<b>ID2:</b>
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> VICTOR FONSECA	<b>PHONE:</b> (619)661-0755

**Inspection Date:** 10/9/98  
**Waste Quantity Present at Inspection:** 10  
**Annual Quantity:** 20  
**Measurement Unit:** LBS  
**Treatment Method:** FILTERS/METAL RECLAI  
**Storage Method:** NONE  
**Carcinogen Indicator:**  
**Hauler:** NO HAULER  
**Waste Description:** NO CONTAINER 10/9/98 M.C.

WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** USED OIL FILTERS (888)  
**Inspection Date:** 4/27/98  
**Waste Quantity Present at Inspection:** 55  
**Annual Quantity:** 55  
**Measurement Unit:** GAL  
**Treatment Method:** FILTERS/METAL RECLAI  
**Storage Method:** METAL DRUMS,55 GALLONS  
**Carcinogen Indicator:**  
**Hauler:** ASBURY ENVIR. SERVICES  
**Waste Description:**

WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** USED BATTERIES (444)  
**Inspection Date:** 4/27/98  
**Waste Quantity Present at Inspection:** 200  
**Annual Quantity:** 200  
**Measurement Unit:** LBS  
**Treatment Method:** BATTERIES RECYCLED  
**Storage Method:** WOOD BOXES,CARTONS,CASES  
**Carcinogen Indicator:**  
**Hauler:** UNREGISTERED HAZ WST HAUL  
**Waste Description:**

WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** USED BATTERIES (444)  
**Inspection Date:** 10/9/98  
**Waste Quantity Present at Inspection:** 60  
**Annual Quantity:** 120  
**Measurement Unit:** LBS  
**Treatment Method:** BATTERIES RECYCLED  
**Storage Method:** NONE  
**Carcinogen Indicator:**  
**Hauler:** UNKNOWN HAZ WST HAULER  
**Waste Description:** CORES EXCHANGED

WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** AQUEOUS SOL N WITH METALS (132)  
**Inspection Date:** 4/27/98  
**Waste Quantity Present at Inspection:** 55  
**Annual Quantity:** 55  
**Measurement Unit:** GAL  
**Treatment Method:** RECYCLE

- Continued on next page -



































***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**    097120601

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:**    28

**DIST/DIR:**    - 0.25 NE

**MAP ID:**    23

**NAME:**    CEBALLOS TRANSPORT  
**ADDRESS:** 5662 OTAY VALLEY RD  
                  SAN DIEGO CA 92173  
                  SAN DIEGO  
**CONTACT:** FELIPE CEBALLOS

**REV:**    05/16/05  
**ID1:**    HE17H38222  
**ID2:**  
**STATUS:**  
**PHONE:** 619-671-9636

**TANK ID s**

**Permit Number:**                            *H38222*  
**Tank Number:**                              *T001*  
**Tank ID Number:**                           *at4394*

**TANK CHARACTERISTICS INFORMATION**

**Capacity:**                                    *2000.00*  
**Manufacturer Code:**  
**Year Installed:**  
**Contents:**                                    *MIDGRADE UNLEADED*  
**Tank Content Chemical Name:**  
**Tank Content CAS Number:**

**Tank System Type:**                           *SINGLE WALL*  
**Primary Tank Material:**                    *UNKNOWN*  
**Tank Interior Lining or Coating:**  
**Tank Exterior Corrosion Protection:**  
**Overfill Device:**                            *OVRFILL UNKNOWN*  
**Spill Buckets:**  
**Is Groundwater Greater Than 20 Feet (Y/N):**

**TANK TESTING & MONITORING INFORMATION**

**Below Grade Equipment:**  
**Is System 1998 Standards Certified (Y/N):**  
**Tank Monitor Device:**                      *NO TANK MONIT DEV INFO*  
**Automatic Tank Gauges:**  
**Tank Test Status:**  
**Tank Test Date:**

**PIPING INFORMATION**

**Piping Corrosion Protection:**  
**Pressure Pipe Loss Leak Detector Type:**  
**Pipe System Type:**  
**Pipe Construction:**  
**Pipe Primary Material:**                    *UNKNOWN*  
**Pipe Monitor Device:**                      *NO PIPE MONIT DEV INFO*

**PIPING INFORMATION**

**Pipe Test Date:**

**REGULATORY INFORMATION**

**Tank Exempt Indicator:**  
**Hazard Category 1:**  
**Regulatory Status Code Description:**                    *REMOVED*









## Environmental FirstSearch Site Detail Report

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**    097120601

PERMITS SITE	
<b>SEARCH ID:</b> 17	<b>DIST/DIR:</b> 0.25 SE
<b>MAP ID:</b> 25	
<b>NAME:</b> M.C.M. AUTO WRECKING	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 6421 DATSUN ST	<b>ID1:</b> HE17H33954
SAN DIEGO CA 92173	<b>ID2:</b> CAL000160239
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> CARLOS GAMINO	<b>PHONE:</b> (619)661-9186
<b>Inspection Date:</b>	5/18/00
<b>Waste Quantity Present at Inspection:</b>	150
<b>Annual Quantity:</b>	1500
<b>Measurement Unit:</b>	LBS
<b>Treatment Method:</b>	BATTERIES RECYCLED
<b>Storage Method:</b>	WOOD BOXES,CARTONS,CASES
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	UNREGISTERED HAZ WST HAUL
<b>Waste Description:</b>	BROKEN BATT. STACK 9712
<u>WASTE STREAMS GENERATED BY BUSINESS</u>	
<b>Waste Name &amp; Code:</b>	ORGANIC LIQUIDS W/METALS (342)
<b>Inspection Date:</b>	5/18/00
<b>Waste Quantity Present at Inspection:</b>	110
<b>Annual Quantity:</b>	220
<b>Measurement Unit:</b>	GAL
<b>Treatment Method:</b>	ON SITE RECYCLING
<b>Storage Method:</b>	PLASTIC DRUMS 0-5 GALLONS
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	NO HAULER
<b>Waste Description:</b>	ANTIFREEZE 12/97
<u>VIOLATIONS AT TIME OF INSPECTION</u>	
<b>Inspection Date:</b>	12/12/97
<b>Violation Item Number:</b>	V001
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	GENERATOR OF HAZARDOUS WASTE HAS NOT OBTAINED AN EPA
<i>IDENTIFICATION NUMBER</i>	CCR 66262.12
<u>VIOLATIONS AT TIME OF INSPECTION</u>	
<b>Inspection Date:</b>	12/12/97
<b>Violation Item Number:</b>	V002
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO
<i>DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE</i>	CCR 66262.40, 66272.1
<u>VIOLATIONS AT TIME OF INSPECTION</u>	
<b>Inspection Date:</b>	12/12/97
<b>Violation Item Number:</b>	V003
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION
<i>DATE AND/OR ARE IMPROPERLY LABELED</i>	CCR 66262.34
<u>VIOLATIONS AT TIME OF INSPECTION</u>	
<b>Inspection Date:</b>	12/12/97
<b>Violation Item Number:</b>	V004
<b>Waste Code:</b>	

- Continued on next page -

















*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   15

**DIST/DIR:**   0.25 SE

**MAP ID:**    27

**NAME:**    INTERNATIONAL AUTO WRECKING  
**ADDRESS:** 1284 OTAY VALLEY RD  
            SAN DIEGO CA 92173  
            SAN DIEGO  
**CONTACT:** JUAN CARLOS FONSECA

**REV:**     02/06/03  
**ID1:**     HE17H26074  
**ID2:**     CAL000063830  
**STATUS:**  
**PHONE:**   (619)661-1190

**Type of Violation:**                    GENERAL VIOLATION  
**Number of Occurances:**                01  
**Violation Definition:**                DAMAGED BATTERIES NOT PROPERLY STORED, LABELED, TRANSPORTED  
AND/OR   NOT MANAGED TO MINIMIZE RELEASE OF ACID.    CCR 66266.81(B)

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:**   INGALLS PROPERTY  
                  SAN DIEGO CA 92154

**JOB:**   097120601

PERMITS SITE

**SEARCH ID:**   30

**DIST/DIR:**   NON GC

**MAP ID:**

**NAME:**   CORAL POWER LLC, GATEWAY SITE

**REV:**   08/06/01

**ADDRESS:**   HERITAGE RD  
                  SAN DIEGO CA 92154  
                  SAN DIEGO

**ID1:**   HE17H39481

**ID2:**

**STATUS:**

**CONTACT:**

**PHONE:**   ( ) -

DETAILS NOT AVAILABLE

## Environmental FirstSearch Site Detail Report

**TARGET SITE:** INGALLS PROPERTY  
SAN DIEGO CA 92154

**JOB:** 097120601

### STATE SITE

**SEARCH ID:** 29

**DIST/DIR:** NON GC

**MAP ID:**

**NAME:** SWEETWATER HIGH SCHOOL NO. 12  
**ADDRESS:** S. OF INTER. 905 & E. OF OTAY MESA RD.  
SAN DIEGO CA 92154  
SAN DIEGO

**REV:** 07/18/05  
**IDI:** CAL37010003  
**ID2:**  
**STATUS:** VOLUNTARY CLEANUP PROGRAM  
**PHONE:**

**CONTACT:**

**OTHER SITE NAMES (blank below = not reported by agency)**

SWEETWATER UNION HS DIST/HS #12 PROPOSED

SWEETWATER UNION HIGH SCH. DIST/HS #12

SWEETWATER UNION HIGH SCHOOL DISTRICT

SWEETWATER UNION HIGH SCHOOL #12

HIGH SCHOOL NO. 12 (PROPOSED)

HIGH SCHOOL #12/SWEETWATER UNION HSD

HIGH SCHOOL #12/SWEETWATER UHSD (PROP)

SWEETWATER HIGH SCHOOL #12 (PROPOSED)

SWEETWATER HIGH SCHOOL NO. 12

**GENERAL SITE INFORMATION**

**File Name (if different than site name):** SWEETWATER HIGH SCHOOL NO. 12

**Status:** VOLUNTARY CLEANUP PROGRAM  
**AWP Site Type:** PROPOSED SCHOOL SITE PROPERTY

**NPL Site:** N

**Fund:**  
**Status Date:** 03242000

**Lead:** DEPT OF TOXIC SUBSTANCES CONTROL

**Staff:** PSAUCEDO

**DTSC Region & RWQCB #:** CYPRESS

**Branch:** SCHOOL EVALUATION

**RWQCB:**

**Site Access:**

**Groundwater Contamination:**

**Number of Sources Contributing to Contamination at the Site:** 0

**OTHER AGENCY ID NUMBERS (blank below = not reported by agency)**

**ID SOURCE NAME, & VALUE:** CALSTARS CODE 404045-11

**BACKGROUND INFORMATION (blank below = not reported by agency)**

Former Agricultural site - 50+ acres; pesticides/herbicides sampled on-site previously. The Sweetwater Union High School District's proposed high school site No. 12 is located south of Interstate 905 and immediately east of Otay Mesa Road, and is part of the 129-acre Santee Investments Precise Plan. The proposed high school site is estimated to cover an area of 52 acres. Based on the historical site research conducted by EBS, the proposed high school site appears to have previously been used for agricultural purposes. The agricultural activities were interpreted to have taken place during the period when organochlorine pesticides, such as DDT, were commonly used by farmers. During the Phase I ESA site reconnaissance conducted by EBS in November 1997, the proposed high school site was observed to be vacant. The site appeared to have been previously plowed in support of agricultural activities or weed and brush control, and contained household debris and several empty abandoned drums. A Phase II ESA was recommended in the Phase I ESA report by EBS. The Phase II ESA conducted by EBS in November 1997, included a FSP. Thirteen subsurface soil samples were collected at a depth of 2 feet below grade or below ground surface (bgs) to assess the presence of pesticides in subsurface

## Environmental FirstSearch Site Detail Report

**TARGET SITE:**    INGALLS PROPERTY  
                          SAN DIEGO CA 92154

**JOB:**            097120601

### STATE SITE

**SEARCH ID:**    29

**DIST/DIR:**    NON GC

**MAP ID:**

**NAME:**        SWEETWATER HIGH SCHOOL NO. 12  
**ADDRESS:**    S. OF INTER. 905 & E. OF OTAY MESA RD.  
                    SAN DIEGO CA 92154  
                    SAN DIEGO

**REV:**           07/18/05  
**ID1:**           CAL37010003  
**ID2:**  
**STATUS:**      VOLUNTARY CLEANUP PROGRAM  
**PHONE:**

*soil. Detectable concentrations of organochlorine pesticides ranging from 0.5 milligrams per kilogram (mg/kg) to 3.1 mg/kg were observed.*

**PROJECTED ACTIVITIES (blank below = not reported by agency)**

**Activity:**                                *I/SE, IORSE, FFA, FFSRA, VCA, EA*  
**Activity Status:**                        *VOLUNTARY CLEANUP PROGRAM*  
**Completion Due Date:**  
**Revised Completion Due Date:**  
**Date Activity Actually Completed:**    *03242000*  
**Yards of Solids Removed:**            *0*  
**Yards of Solids Treated:**             *0*  
**Gallons of Liquid Removed:**         *0*  
**Gallons of Liquid Treated:**         *0*

**Activity:**                                *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*  
**Activity Status:**                        *VOLUNTARY CLEANUP PROGRAM*  
**Completion Due Date:**  
**Revised Completion Due Date:**  
**Date Activity Actually Completed:**    *03172000*  
**Yards of Solids Removed:**            *0*  
**Yards of Solids Treated:**             *0*  
**Gallons of Liquid Removed:**         *0*  
**Gallons of Liquid Treated:**         *0*

**DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)**

**Comments Date:**                        *03172000*

*Pursuant to an agreement between the Dept. of Toxic Substances Control (DTSC) and the California Dept. of Education, DTSC's Site Mitigation Program completed a review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to agreements between DTSC and the pertinent school district. Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to agreements between DTSC and the school district. DTSC entered into an Environmental Oversight Agreement with Sweetwater Union High School District to provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Sweetwater Union High School District/High School No. 12 site.*

## Environmental FirstSearch Database Descriptions

**NPL:** *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

**CERCLIS:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**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.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA COR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of 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 facilities not currently classified by the EPA but are still included in the RCRIS 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.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

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

**SPILLS-1990:** *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.

**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.

**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.

**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) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 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.

**REG 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.

**LEAKING UST: 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.

**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.

**FIMAP:** *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

## Environmental FirstSearch Database Sources

**NPL:** *EPA* Environmental Protection Agency

*Updated quarterly*

**CERCLIS:** *EPA* Environmental Protection Agency

*Updated quarterly*

**NFRAP:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA COR:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN:** *EPA* Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR:** *EPA* Environmental Protection Agency

*Updated quarterly*

**ERNS:** *EPA/NRC* Environmental Protection Agency

*Updated semi-annually*

**STATE SITES:** *CA EPA* The CAL EPA, Depart. Of Toxic Substances Control  
Phone: (916) 323-3400

*Updated quarterly/when available*

**SPILLS-1990:** *CA EPA* The California State Water Resources Control Board

*Updated when available*

**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*

**PERMITS: CA COUNTY** The San Diego County Depart. Of Environmental Health  
Phone:(619) 338-2211  
San Bernardino County Fire Department

*Updated quarterly/when available*

**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*

**REG 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*

**LEAKING UST: 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*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**FIMAP: 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*



APPENDIX



F



SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT  
10124 OLD GROVE RD  
SAN DIEGO, CA 92131  
PHONE (858) 586-2600  
FAX (858) 586-2601

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**FAX TRANSMITTAL COVER SHEET**

---

**DATE:** 7/21/2006

**TO:** Erin Murray  
Geocon Consultants

**FROM:** Patti Weikel  
APCD

**PHONE:** 858-558-6100

**PHONE:** 858-586-2616

**FAX:** 858-558-8437

**FAX:** 858-586-2601

**EMAIL:** [patti.weikel@sdcountv.ca.gov](mailto:patti.weikel@sdcountv.ca.gov)

**NUMBER OF PAGES TRANSMITTED:** 2

**COMMENTS:**

**1070 Otay Valley Rd.:** No permits to operate, one notice of violation.

If you have any questions or need additional information please see the contact information above.

Violation Number	Facility Name	IP Number	Issue Date	Description	Rule(s)
205871	URUAPAN AUTO WRECKING	0	9/8/1997	FAILURE TO USE A COATING APPLICATION METHOD DEMONSTRATED TO HAVE A TRANSFER EFFICIENTY EQUAL TO ONE THOSE REQUIRED. OPERATING AN AUTOMOBILE PAINT APPLICATION STATION WITHOUT A PERMIT TO OPERATE. APPLY A PRIMER TO A GROUP I VEHICLE WHICH HAS A VOC CONTENT IN EXCES OF THE 420 G/L LIMIT.	67.20(d)(5), 10(b), 67.20(d)(1)(iii)



# County of San Diego

CATHY V. NEVILLE

ACTING AGRICULTURAL  
COMMISSIONER  
SEALER OF WEIGHTS  
AND MEASURES

DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES  
5555 Overland Ave., Suite 3101, San Diego, CA 92123-1256

AGRICULTURE  
(858) 694-2739  
FAX  
(858) 565-7046  
WEIGHTS & MEASURES  
(858) 694-2778

July 18, 2006

ERIN MURRAY  
GEOCON  
6970 Flanders Drive  
San Diego, CA 92121-2974

REQUEST FOR PUBLIC INFORMATION NUMBER: 06-RP0087

Dear Ms. Murray:

In response to your request, pesticide use records for 2003 through 2006 were reviewed and no pesticide records for the site requested was located.

Please note our records reflect pesticides used in agricultural settings. No other pesticide uses are required to be reported by site. Therefore, our records only include sites where an agricultural commodity was produced at the site in the last four years, and where pesticide use was reported to this department. Our records do not include information on pesticides used in urban settings.

If you need to determine the presence or absence of pesticide residues at a location, you should contact an approved lab. We can provide a list of approved labs, which would provide such a service.

Sincerely,

LISA LEONDIS  
Deputy Ag Commissioner/Sealer

LL: tmt

13.06

COUNTY OF SAN DIEGO  
DEPARTMENT OF AGRICULTURE, WEIGHTS AND MEASURES  
REQUEST FOR PUBLIC INFORMATION



Erin Murray  
Staff Scientist

6970 Flanders Drive  
San Diego, CA 92121-2974  
Tel. (858) 558-6100  
Fax (858) 558-8437  
murray@gcoconinc.com

B. I request the following information that is maintained at the County of San Diego, Department of Agriculture, Weights and Measures, located at 5555 Overland Avenue, Building 3, San Diego, California 92123-1292 or 855 Williamston Street, Vista, California 92084 pertaining to:

- WEIGHTS/MEASURES
- PESTICIDE REGULATION
- PEST EXCLUSION /NURSERY
- Other:

I WOULD LIKE TO REQUEST A PERMIT RECORD SEARCH OF RESTRICTED PESTICIDE USE RECORDS for the following Apertic APN: 645-050-07-00

(Attach Additional Sheet If Required)

C. I request this information in the following format: FAX

- REVIEW  
Hourly rate of supervisor or manager administering records review.
- COPY  
\$.20 per 8 1/2 x 11 page for first copy; \$.30 per copy for subsequent copies of same page.
- DISK  
\$.25 per disk; \$38.50 per hour.
- CASSETTE TAPE  
\$1.25 per tape; \$9.63 per hour.

D. My request for the review of the identified data, files and/or records is not in any way connected with nor pertaining to (1) any pending matters of litigation to which the County is a party to, or (2) to claims made pursuant to Division 3.6 (commencing with Section 510) of Title I of the Government Code.

I understand that certain records are specifically exempted (under Chapter 1798 of the California Civil Code and Chapter 6250 of the California Government Code) from the general rule of accessibility and that it is the policy of the Department of Agriculture, Weights and Measures that data, files and/or records falling in this category will not be released for my review until specific approval is granted by the Agricultural Commissioner/Sealer of Weights and Measures. On this basis I do hereby specifically request the Agricultural Commissioner/Sealer of Weights and Measures immediate review of this request insofar as it relates to those items that the Department of Agriculture, Weights and Measures feels are classified as exempted materials.

Signature Of Requestor: *Erin Murray*

Please complete all boxes A - D - Thank-you



THE CITY OF SAN DIEGO

July 18, 2006

Geo Con Consulting, Inc.  
6970 Flanders Drive  
San Diego, CA 92121

Dear Erin Murray:

I am responding to your request for records on hazardous materials for site assessment on addresses listed below:

**980, 990, 994, 996, 1020, 1022, 1030, 1034, 1038, 1040,  
1050, 1060, 1062, 1070, 1160 & 1170 Otay Valley Road**

No records were found for hazardous materials (i.e. aboveground or underground tank permits). For information regarding current chemical inventories, please contact:

County of San Diego  
Department of Environmental Health  
1255 Imperial Ave, San Diego, CA 92101

If you have any questions, please contact me at (619) 533-4477.

Sincerely,

Maricela Barba  
Fire Prevention Bureau  
[mbarba@sandiego.gov](mailto:mbarba@sandiego.gov)





# County of San Diego

OFFICE USE ONLY	
File #	<u>121676 E</u>
Request#	<u>7-59</u>
No Records	_____

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 237-8447  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

## REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: Ms. Erin Murray

Phone: (858) 558-6100 FAX: (858) 558-8437

Company Name: Geocon Consultants, Inc.

Mailing Address: 6970 Flanders Drive, San Diego, California 92121  
(You may attach a business card/overprint with business card if preferred.)

A request is made to review public records information. Public records information may be accessed from the DEH website at [www.sdcountry.ca.gov/deh/](http://www.sdcountry.ca.gov/deh/). Separate forms are needed for each address. Fax your completed form to Public Records Program at (619-237-8447) or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

990 Otay Valley Road, San Diego, California 92154  
Exact Address (Street, City and Zip Code )

or  
Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

If you indicate the purpose of your search, it will help us identify all the records you wish to review. If you know the program file you want to review, please check below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II                         | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input type="checkbox"/> Purchasing/Selling Property  | <input checked="" type="checkbox"/> SAM Closure Letter/Report                 |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other  |

OFFICE USE ONLY BELOW THIS LINE				
Inactive File #	Iron Mtn #	#	#	#

Files reviewed by: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Files copied for: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Request cancelled by: \_\_\_\_\_ Date: \_\_\_\_\_

Photocopies \_\_\_\_\_ Cost \_\_\_\_\_ Picked up/mailed on \_\_\_\_\_ By \_\_\_\_\_

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review DEH records. Photocopies of file items may be requested. A fee of \$.15 per page is charged to cover cost of copies.

A search for DEH records checked above has been conducted and NO PUBLIC RECORDS for the address you requested were found.

Office Support Spec.

7/13/02



# County of San Diego

<b>OFFICE USE ONLY</b>	
File #	_____
Request#	<u>7-006</u>
No Records	<input checked="" type="checkbox"/>

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 237-8447  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

## REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: Ms. Erin Murray

Phone: (858) 558-6100 FAX: (858) 558-8437

Company Name: Geocon Consultants, Inc.

Mailing Address: 6970 Flanders Drive, San Diego, California 92121  
(You may attach a business card/overprint with business card if preferred.)

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994 Otay Valley Road, San Diego, California 92154  
Exact Address (Street, City and Zip Code) or Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

If you indicate the purpose of your search, it will help us identify all the records you wish to review. If you know the program file you want to review, please check below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II                         | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input type="checkbox"/> Purchasing/Selling Property  | <input checked="" type="checkbox"/> SAM Closure Letter/Report                 |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other  |

### OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Mtn # _____	# _____	# _____	# _____
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Files reviewed by: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

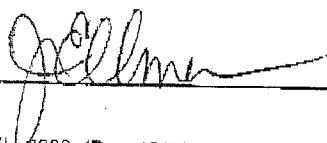
Files copied for: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

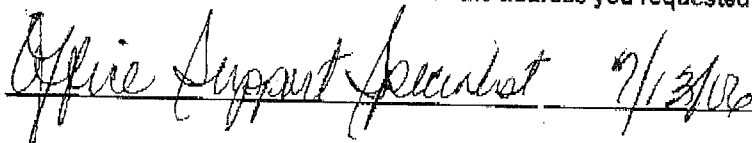
Request cancelled by: \_\_\_\_\_ Date: \_\_\_\_\_

Photocopies \_\_\_\_\_ Cost \_\_\_\_\_ Picked up/mailed on \_\_\_\_\_ By \_\_\_\_\_

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review DEH records. Photocopies of file items may be requested. A fee of \$.15 per page is charged to cover cost of copies.

A search for DEH records checked above has been conducted and NO PUBLIC RECORDS for the address you requested were found.

 \_\_\_\_\_

 \_\_\_\_\_ 7/13/06





# County of San Diego

OFFICE USE ONLY	
File #	_____
Request#	7/0606
No Records	<input checked="" type="checkbox"/>

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 237-8447  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

## REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: Ms. Erin Murray

Phone: (858) 558-6100 FAX: (858) 558-8437

Company Name: Geocon Consultants, Inc.

Mailing Address: 6970 Flanders Drive, San Diego, California 92121  
(You may attach a business card/overprint with business card if preferred.)

A request is made to review public records information. Public records information may be accessed from the DEH website at [www.sdcounty.ca.gov/deh/](http://www.sdcounty.ca.gov/deh/). Separate forms are needed for each address. Fax your completed form to Public Records Program at (619-237-8447) or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

1034 Otay Valley Road, San Diego, California 92154  
Exact Address (Street, City and Zip Code)

or  
Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

If you indicate the purpose of your search, it will help us identify all the records you wish to review. If you know the program file you want to review, please check below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II                         | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input type="checkbox"/> Purchasing/Selling Property  | <input checked="" type="checkbox"/> SAM Closure Letter/Report                 |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other  |

### OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Mtn # _____	# _____	# _____	# _____
Files reviewed by: _____ of _____	Date: _____			
Files copied for: _____ of _____	Date: _____			
Request cancelled by: _____	Date: _____			
Photocopies _____ Cost _____	Picked up/mailed on _____	By _____		

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A search for DEH records checked above has been conducted and NO PUBLIC RECORDS for the address you requested were found.

*[Signature]* \_\_\_\_\_

*[Signature]* Office Support Specialist 7/13/06



# County of San Diego

OFFICE USE ONLY	
File #	_____
Request#	7-067
No Records	<input checked="" type="checkbox"/>

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 237-8447  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

## REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: Ms. Erin Murray

Phone: (858) 558-6100 FAX: (858) 558-8437

Company Name: Geocon Consultants, Inc.

Mailing Address: 6970 Flanders Drive, San Diego, California 92121  
(You may attach a business card/overprint with business card if preferred.)

A request is made to review public records information. Public records information may be accessed from the DEH website at [www.sdcountry.ca.gov/deh/](http://www.sdcountry.ca.gov/deh/). Separate forms are needed for each address. Fax your completed form to Public Records Program at (619-237-8447) or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

1038 Otay Valley Road, San Diego, California 92154  
Exact Address (Street, City and Zip Code) or Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

If you indicate the purpose of your search, it will help us identify all the records you wish to review. If you know the program file you want to review, please check below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II                         | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input type="checkbox"/> Purchasing/Selling Property  | <input checked="" type="checkbox"/> SAM Closure Letter/Report                 |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other  |

### OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Mtn # _____	# _____	# _____	# _____
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Files reviewed by: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Files copied for: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Request cancelled by: \_\_\_\_\_ Date: \_\_\_\_\_

Photocopies \_\_\_\_\_ Cost \_\_\_\_\_ Picked up/mailed on \_\_\_\_\_ By \_\_\_\_\_

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A search for DEH records checked above has been conducted and NO PUBLIC RECORDS for the address you requested were found.

*J. Ellman*  
*Office Support Spec 7/13/06*



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 237-8447  
1-800-253-8833

RICHARD HAAS  
ASSISTANT DIRECTOR

OFFICE USE ONLY	
File #	_____
Request#	7-0142
No Records	<input checked="" type="checkbox"/>

## REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: Ms. Erin Murray

Phone: (858) 558-6100 FAX: (858) 558-8437

Company Name: Geocon Consultants, Inc.

Mailing Address: 6970 Flanders Drive, San Diego, California 92121  
(You may attach a business card/overprint with business card if preferred.)

A request is made to review public records information. Public records information may be accessed from the DEH website at [www.sdcountry.ca.gov/deh/](http://www.sdcountry.ca.gov/deh/). Separate forms are needed for each address. Fax your completed form to Public Records Program at (619-237-8447) or attach completed form and e-mail to Attn: Public Records Program. The following information is required so that our files may be accurately searched:

1040 Otay Valley Road, San Diego, California 92154 or  
Exact Address (Street, City and Zip Code ) Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

If you indicate the purpose of your search, it will help us identify all the records you wish to review. If you know the program file you want to review, please check below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II                         | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input type="checkbox"/> Purchasing/Selling Property  | <input checked="" type="checkbox"/> SAM Closure Letter/Report                 |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other  |

### OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Mtn # _____	# _____	# _____	# _____
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Files reviewed by: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Files copied for: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Request cancelled by: \_\_\_\_\_ Date: \_\_\_\_\_

Photocopies \_\_\_\_\_ Cost \_\_\_\_\_ Picked up/mailed on \_\_\_\_\_ By \_\_\_\_\_

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A search for DEH records checked above has been conducted and NO PUBLIC RECORDS for the address you requested were found.

*Ellman*      *Records*      *7/13/06*



# County of San Diego

OFFICE USE ONLY	
File #	_____
Request#	7-063
No Records	<input checked="" type="checkbox"/>

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(619) 338-2222 FAX (619) 237-8447  
1-800-253-9933

RICHARD HAAS  
ASSISTANT DIRECTOR

## REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION PROGRAM AND HAZARDOUS MATERIALS DIVISION

Requestor Name: Ms. Erin Murray

Phone: (858) 558-6100 FAX: (858)558-8437x

Company Name: Geocon Consultants, Inc.

Mailing Address: 6970 Flanders Drive, San Diego, California 92121  
(You may attach a business card/overprint with business card if preferred.)

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1160 Otay Valley Road, San Diego, California 92154  
Exact Address (Street, City and Zip Code ) or Assessor's Parcel Number

Optional information (Establishment Permit Number, business name, etc.)

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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Environmental Assessment Phase I/II                         | <input checked="" type="checkbox"/> Site Assessment and Mitigation Release(s) |
| <input type="checkbox"/> Purchasing/Selling Property  | <input checked="" type="checkbox"/> SAM Closure Letter/Report                 |
| <input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files | <input type="checkbox"/> Other  |

### OFFICE USE ONLY BELOW THIS LINE

Inactive File # _____	Iron Mtn # _____	# _____	# _____	# _____
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Files reviewed by: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Files copied for: \_\_\_\_\_ of \_\_\_\_\_ Date: \_\_\_\_\_

Request cancelled by: \_\_\_\_\_ Date: \_\_\_\_\_

Photocopies \_\_\_\_\_ Cost \_\_\_\_\_ Picked up/mailed on \_\_\_\_\_ By \_\_\_\_\_

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A search for DEH records checked above has been conducted and NO PUBLIC RECORDS for the address you requested were found.

*Jellman* \_\_\_\_\_  
*Office Support Specialist 7/12/00* \_\_\_\_\_



Gloria Estolano  
338-2466

Stella  
338-2251

# COUNTY OF SAN DIEGO

Page 1 of 3

## COMPLIANCE INSPECTION REPORT

EST. NO. H 28785  
DATE 9-5-96  
TIME START 10<sup>26</sup> END 12<sup>00</sup>  
BUS. CODE K32  
SPECIALIST MARSHA COOK  
CONTACT FRANCISCO MIRANDA  
TITLE OWNER  
PHONE 661-6326

BUSINESS NAME MIRANDA AUTO WRECKING  
ADDRESS 980 OTAY VALLEY ROAD  
CITY/ZIP SAN DIEGO 92173-1614

On the above date an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

*Processed 10/10/96 HSC*

*n.o.v.*

ROUTINE INSPECTION CONDUCTED 9-5-96.

### VIOLATIONS:

- 1.) HEALTH PERMIT HAS NOT BEEN OBTAINED.  
-SEE NOTICE OF VIOLATION ISSUED TODAY, 9-5-96.
- 2.) HAZARDOUS WASTE DRUM IS NOT LABELED PROPERLY.  
-DRUMS FOR WASTE OIL MUST BE LABELED, SUCH AS SAMPLE PROVIDED. THE LABEL MUST BE COMPLETED & LEGIBLE WHILE IN STORAGE.  
-AFFIX A COMPLETED HAZARDOUS WASTE LABEL TO EACH DRUM STORING HAZARDOUS WASTE.
- 3.) NO AISLE SPACE IS MAINTAINED AROUND WASTE STORAGE AREA.  
-OBSERVED TRANSMISSIONS & AUTOMOTIVE PARTS AROUND WASTE OIL DRUMS.  
-CLEAR AN AISLE OR WALKWAY TO EASILY GET TO THE DRUMS. KEEP WALKWAY CLEAR TO MAINTAIN AN AISLE, IN CASE EMERGENCY REQUIRES MOVEMENT OF EQUIPMENT.
- 4.) BUSINESS PLAN IS NOT UPDATED SINCE 1991.  
-COMPLETE THE PLAN AS DISCUSSED. KEEP A COPY AT YOUR YARD OFFICE & SUBMIT A COPY TO H.M.M.D. WITHIN 30 DAYS.
- 5.) <sup>USED</sup> OIL FILTERS ARE NOT PROPERLY MANAGED.  
-OBSERVED USED OIL FILTERS IN THE BERMED

[Signature] 9-5-96 Partner  
Signature of Business Representative      Date Signed      Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



COUNTY OF SAN DIEGO

EST. NUMBER H 28785

DATE 9/5/96

PAGE 3 OF 3

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: MIRANDA, 980 OTAY VALLEY RD. SD ZIP CODE: 92173

AREA FOR THE OIL DRUMS. THREE OIL FILTERS ARE ~~BE~~ LEAKING OIL.

- PUT USED OIL FILTERS INTO A CLOSED AND LABELED CONTAINER AFTER OIL IS DRAINED FROM THEM. DO NOT PUT OIL FILTERS INTO THE TRASH. THEY CAN BE SENT OUT FOR RECYCLING FOR SCRAP METAL. YOU MUST KEEP RECEIPTS FOR 3 YEARS.

6.) NO MANIFESTS / RECEIPTS ARE AVAILABLE FOR USED OIL AND USED OIL FILTERS.

- OBTAIN COPIES OF DISPOSAL RECEIPTS. KEEP COPIES ON SITE FOR 3 YEARS.

- SEND A PHOTOCOPY FOR YOUR LAST 3 WASTE OIL PICK UP RECEIPTS TO H.M.M.D. WITHIN 30 DAYS.

Signature of Business Representative

Date Signed 9-5-96

Title Partner

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



# COUNTY OF SAN DIEGO

EST # H 28785

PAGE 1 OF 1  
SPECIALIST: MARSHA COOK

**DELINQUENT PERMIT  
OFFICIAL NOTICE  
NOTICE OF VIOLATION**

BUSINESS NAME MIRANDA AUTO WRECKING PHONE 661-6326  
BUSINESS ADDRESS 980 OTAY VALLEY RD. CITY SAN DIEGO ZIP 92173  
OWNERS NAME FRANCISCO MIRANDA PHONE 661-6326  
OWNERS ADDRESS 980 OTAY VALLEY RD. CITY S.D. ZIP 92173

An inspection of your business was conducted, under the authority of Section 25185 of the California Health and Safety Code. This inspection was conducted with the purpose of determining compliance with Chapters 6.5, 6.7, 6.95 in Division 20, of the California Health and Safety Code (H&S); Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following statements describe conditions which are violations of the law or that require further investigation. These observations require a formal response and/or immediate corrective action be taken. Failure to correct these violations or to provide information requested in a timely manner may be a factor in determining the course of further legal action.

I, MARSHA COOK, CONDUCTED THE <sup>SEP 20 1996</sup> ROUTINE INSPECTION FOR MIRANDA AUTO WRECKING, WITH FRANCISCO MIRANDA, OWNER.

I OBSERVED USED OIL, USED OIL FILTERS, CONTAMINATED SOIL AND USED CAR BATTERIES.

THIS FACILITY HAS NOT OBTAINED THE HEALTH PERMIT REQUIRED FOR HAZARDOUS WASTE GENERATORS.

YOU ARE IN VIOLATION OF SAN DIEGO COUNTY CODE SECTION 68.90 FOR NOT OBTAINING THE PERMIT.

TO OBTAIN THE PERMIT, YOU MUST PAY FEES OWED. THE PERMIT WILL BE PROVIDED WHEN THE FEES ARE PAID.

CONTACT H.M.M.D. OFFICE AT 338-2251 TO MAKE ARRANGEMENTS TO PAY. FEES MUST BE PAID OR FURTHER LEGAL ACTIONS MAY BE PURSUED.

PRINT FULL NAME: FRANCISCO MIRANDA JERA DATE: 9-5-96  
[Signature] JOB TITLE: Partner  
(ESTABLISHMENT REPRESENTATIVE'S SIGNATURE)

IDENTIFICATION (CA DRIVERS LICENSE #, OR DATE OF BIRTH) A4587649  
[Signature] 9-5-96  
Signature - Hazardous Materials Specialist Date

If this box is checked, provide written documentation of compliance with this notice to this office within 5 days. Section 66272.1 (d) of the CA Code of Regulations requires, that at a minimum, this documentation must state:  
1. The corrective action to be taken, and  
2. The expected date of completion.

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 85261 San Diego CA, 92186-5261

(619) 338-2222

OFFICE USE ONLY  
Reinspection fee Required if Marked



COUNTY OF SAN DIEGO

EST. NUMBER H 28785

COMPLIANCE INSPECTION REPORT

DATE 9 / 5 / 96

PAGE 2 OF 3

BUSINESS ADDRESS: MIRANDA AUTO WRECKING, 980 OTAY VALLEY ROAD, SAN DIEGO, CA 92173

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

<b>HAZARDOUS WASTE REQUIREMENTS:</b>		<b>II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:</b>	
<b>RECORD KEEPING</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Health Permit not obtained SDCC 88.905</li> <li><input type="checkbox"/> No EPA Identification Number 86262.12</li> <li><input checked="" type="checkbox"/> Waste Manifests/Receipts not on-site for 3 years 86262.40</li> <li><input type="checkbox"/> Manifest not properly completed 86262.23</li> <li><input type="checkbox"/> Manifest copy not sent to CAL-EPA 86262.23</li> <li><input type="checkbox"/> TSDF signed-manifest not on-site 86262.40</li> <li><input type="checkbox"/> Biennial report not sent to CAL-EPA 86262.41</li> <li><input type="checkbox"/> LDR Documentation not available 86268.7</li> <li><input type="checkbox"/> Exception Rpt. not filed with CAL-EPA 86262.42</li> <li><input type="checkbox"/> Operating TSDF without authorization 25201</li> </ul>	<ul style="list-style-type: none"> <li>V0108 W</li> <li>V0106 W</li> <li>V0118 W</li> <li>V0120 W</li> <li>V0115 W</li> <li>V0121 W</li> <li>V0122 W</li> <li>V0123 W</li> <li>V0116 W</li> <li>V0124 W</li> </ul>	<b>GENERAL UST REQUIREMENTS</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Health Permit not obtained 88.1005, 25284</li> <li><input type="checkbox"/> Repair/modify/close permit not obtained 88.1005</li> <li><input type="checkbox"/> UST Permit Application not submitted 25286(a)</li> <li><input type="checkbox"/> Operating permit conditions violated 2712</li> <li><input type="checkbox"/> Failed to notify HMMMD of changes 25284</li> <li><input type="checkbox"/> No owner/operator agreement 25293</li> <li><input type="checkbox"/> No records of financial coverage 25292.2</li> <li><input type="checkbox"/> No maint/monit/calib records available 2712(b), 2641i</li> </ul>	<ul style="list-style-type: none"> <li>V3002 T</li> <li>V3007 T</li> <li>V3010 T</li> <li>V3011 T</li> <li>V3012 T</li> <li>V3005 T</li> <li>V3013 T</li> <li>V3001 T</li> </ul>
<b>STORAGE AND HANDLING</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Waste stored longer than 90 days 86262.34</li> <li><input checked="" type="checkbox"/> Waste container missing/improperly labeled 86262.34</li> <li><input type="checkbox"/> Haz Materials not properly labeled 25124</li> <li><input type="checkbox"/> Waste container not kept closed 86265.173</li> <li><input type="checkbox"/> Waste container in poor condition 86265.171</li> <li><input type="checkbox"/> Waste container(s) not properly managed 86265.173</li> <li><input type="checkbox"/> Damaged container not repackaged 86265.171</li> <li><input type="checkbox"/> Container incompatible with waste 86265.172</li> <li><input type="checkbox"/> Incompatibles in the same container 86265.177</li> <li><input type="checkbox"/> Incompatibles not stored separately 86265.177</li> <li><input type="checkbox"/> Ignitable Wastes less than 50 feet 86285.176</li> <li><input type="checkbox"/> Ignitable Wastes not grounded 86265.31</li> <li><input type="checkbox"/> Storage area not inspected weekly 86265.174</li> </ul>	<ul style="list-style-type: none"> <li>V0221 W</li> <li>V0222 W</li> <li>V0223 W</li> <li>V0202 W</li> <li>V0205 W</li> <li>V0210 W</li> <li>V0226 W</li> <li>V0207 W</li> <li>V0224 W</li> <li>V0213 W</li> <li>V0214 W</li> <li>V0215 W</li> <li>V0216 W</li> </ul>	<b>MONITORING REQUIREMENTS (SINGLE WALL)</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Leak Detection Method does not meet performance standards 2643</li> <li><input type="checkbox"/> Annual Integrity test not conducted 25292</li> <li><input type="checkbox"/> Copy of tank test not submitted to HMMMD within 30 days 2643</li> <li><input type="checkbox"/> Manual tank gauging (&lt;2000 gal) 2645 not done properly</li> <li><input type="checkbox"/> Reconciliation not done properly 2648</li> <li><input type="checkbox"/> Reconciliation not approved for facility 2648</li> <li><input type="checkbox"/> Dispenser meter(s) not calib annually 2648</li> <li><input type="checkbox"/> Improper liquid measurements 2648</li> <li><input type="checkbox"/> Stick in poor condition 2648</li> <li><input type="checkbox"/> Improper monthly reconciliation 2648</li> <li><input type="checkbox"/> Failed to report excessive variation 2648</li> <li><input type="checkbox"/> Pressurized Product Piping Leak Device not tested annually 25292</li> </ul>	<ul style="list-style-type: none"> <li>V3014 T</li> <li>V3015 T</li> <li>V3016 T</li> <li>V3017 T</li> <li>V3018 T</li> <li>V3019 T</li> <li>V3020 T</li> <li>V3021 T</li> <li>V3022 T</li> <li>V3023 T</li> <li>V3024 T</li> <li>V3025 T</li> </ul>
<b>DISPOSAL AND TRANSPORTATION</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Unauth. disposal of waste to 25189.5</li> <li><input type="checkbox"/> Waste determination not made 86262.11</li> <li><input type="checkbox"/> Unlawful transport of haz. waste 25183</li> <li><input type="checkbox"/> Waste transported without manifest 86262.20</li> <li><input type="checkbox"/> No Extremely Haz. Waste Permit 67430.1</li> </ul>	<ul style="list-style-type: none"> <li>V0313 W</li> <li>V0319 W</li> <li>V0315 W</li> <li>V0316 W</li> <li>V0317 W</li> </ul>	<b>MONITORING REQUIREMENTS (DOUBLE WALL)</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Monitoring system not functional 2632</li> <li><input type="checkbox"/> No written monitoring procedure 2632</li> <li><input type="checkbox"/> Written response plan not available 2632</li> <li><input type="checkbox"/> Spill/Overflow equip. not maintained or installed 2635</li> </ul>	<ul style="list-style-type: none"> <li>V3026 T</li> <li>V3027 T</li> <li>V3028 T</li> <li>V3029 T</li> </ul>
<b>TRAINING, CONTINGENCY PLAN &amp; EMERGENCY PROCEDURES</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Training records unavailable 86265.16</li> <li><input type="checkbox"/> Training program not adequate 86265.16</li> <li><input type="checkbox"/> Facility not designed to minimize release 86265.31</li> <li><input type="checkbox"/> Spill control equip not available 86265.32</li> <li><input checked="" type="checkbox"/> Aisle space is obstructed 86265.35</li> <li><input checked="" type="checkbox"/> Contingency plan not prepared and/or on file 86265.51, 86265.53</li> </ul>	<ul style="list-style-type: none"> <li>V0405 W</li> <li>V0406 W</li> <li>V0501 W</li> <li>V0508 W</li> <li>V0509 W</li> <li>V0608 W</li> </ul>	<b>RELEASE REPORTING</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Failure to report an unauthorized release 25295</li> <li><input type="checkbox"/> Release record log not available 2651, 2650</li> <li><input type="checkbox"/> No leak report/investigation/action 2652</li> </ul>	<ul style="list-style-type: none"> <li>V3009 T</li> <li>V3030 T</li> <li>V3031 T</li> </ul>
<b>MISCELLANEOUS</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Waste oil contaminated 25250.7</li> <li><input checked="" type="checkbox"/> Used oil filters improperly managed 86266.130</li> <li><input type="checkbox"/> Damaged batteries improperly managed 86266.81</li> </ul>	<ul style="list-style-type: none"> <li>V0225 W</li> <li>V0701 W</li> <li>V0702 W</li> </ul>	<b>CLOSURE</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Temporary closure req. not completed 2671</li> <li><input type="checkbox"/> Abandoned tank not properly closed 25298</li> <li><input type="checkbox"/> Permanent closure req. not completed 2672</li> </ul>	<ul style="list-style-type: none"> <li>V3006 T</li> <li>V3032 T</li> <li>V3033 T</li> </ul>

III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

<b>RECORD KEEPING</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Health Permit not obtained SDCC 88.1105</li> <li><input type="checkbox"/> Business Plan not established/implemented 25503.5</li> <li><input type="checkbox"/> Business Plan not submitted to HMMMD 25505</li> <li><input type="checkbox"/> Business Plan not amended 25505</li> <li><input type="checkbox"/> Personnel Training Records not available 2732</li> </ul>	<ul style="list-style-type: none"> <li>V2001 W</li> <li>V2002 W</li> <li>V2007 W</li> <li>V2003 W</li> <li>V2302 W</li> </ul>	<b>BUSINESS PLAN ELEMENTS</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Emergency Response Plan inadequate 25504</li> <li><input type="checkbox"/> Emergency Contacts not provided/current 25509</li> <li><input type="checkbox"/> Personnel Training Program inadequate 25504</li> <li><input type="checkbox"/> Inventory is incomplete 25504</li> <li><input type="checkbox"/> Site Map is not sufficient 25509</li> <li><input type="checkbox"/> Acutely Haz. Mat. not registered 25533</li> </ul>	<ul style="list-style-type: none"> <li>V2201 W</li> <li>V2203 W</li> <li>V2301 W</li> <li>V2005 W</li> <li>V2202 W</li> <li>V2009 W</li> </ul>
<b>RELEASE REPORTING</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Failure to report a release/threatened release 25507</li> </ul>	<ul style="list-style-type: none"> <li>V2008 W</li> </ul>		

An inspection summary report will be mailed shortly. All violations must be corrected. Please call (619) 338-2222 if you have any questions.

ESTABLISHMENT REPRESENTATIVE

Partner TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 85261, San Diego, CA 92186-5261

DISTRIBUTION: WHITE-RETURN TO HMMD





# COUNTY OF SAN DIEGO

Page 1 of 3

EST. NO. H 36959  
DATE 2-9-99  
TIME START 10:30 / END 11:45  
BUS. CODE K02  
SPECIALIST MARSHA COOK  
CONTACT ABDULSAYED DARYAN  
TITLE OWNER  
PHONE 918-0518

## COMPLIANCE INSPECTION REPORT

BUSINESS NAME ARIA AUTO DISMANTLING  
ADDRESS 996 OTAY VALLEY ROAD  
CITY/ZIP SAN DIEGO 92173

On the above date an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

FEB 12 1999

2-25-99  
FILE

Office Use Only

ROUTINE INSPECTION CONDUCTED 2-9-99.

### VIOLATIONS:

- 1.) WASTE RECEIPTS ARE NOT AVAILABLE.
  - MANIFEST OR RECEIPTS ARE NOT AVAILABLE FOR USED OIL, USED OIL FILTERS, BATTERIES NOR SOLVENT.
  - USED OIL MAY BE SELF HAULED FOR RECYCLING, BUT A LOG MUST BE KEPT. USED OIL FILTERS, & BATTERIES ~~IMMEDIATELY~~ MUST BE DISPOSED VIA A RECEIPT OR BILL OF LADING.
  - SOLVENT WASTE MUST BE DISPOSED ON A RECEIPT OR MANIFEST.
  - OBTAIN YOUR DISPOSAL RECEIPTS & KEEP COPIES ON-SITE FOR 3 YEARS. WITHIN 30 DAYS, PROVIDE A PHOTOCOPY OF THE MOST RECENT RECEIPT FOR EACH WASTE DISPOSED.
- 2.) NO RECORDS FOR EMPLOYEE TRAINING ARE AVAILABLE.
  - YOU MUST TRAIN WORKERS AT LEAST ONCE PER YEAR. KEEP A RECORD OF THE TRAINING.
  - WITHIN 30 DAYS, PROVIDE A COPY OF THE MOST RECENT EMPLOYEE TRAINING RECORD. IF NOT COMPLETED WITHIN THE LAST

Abdul Daryan 2-9-99 owner  
Signature of Business Representative Date Signed Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 129261, San Diego, CA, 92112-9261

(619) 338-2222



SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: ARIA AUTO DISMANTLING, 996 Otay Valley Road, SD ZIP CODE: 92173

YEAR, CONDUCT A SESSION & SUBMIT A COPY OF THE RECORD. KEEP A COPY ON-SITE FOR THE INSPECTOR'S REVIEW.

3.) CONTINGENCY PLAN NOT AVAILABLE ON-SITE.  
 - KEEP A COPY OF THE CONTINGENCY PLAN ON-SITE FOR INSPECTOR'S REVIEW.  
 - A COPY OF THE PLAN MUST BE REVIEWED EVERY 2 YEARS. IF CHANGES ARE NEEDED SUBMIT UPDATE ON FORMS PROVIDED.

4.) INVENTORY NOT COMPLETED.  
 - OBSERVED 2 GAS CARTS ON-SITE TODAY. OXYGEN IS TOTALED TO 388 cubic feet. IT MUST BE INCLUDED ON THE INVENTORY, IF AMOUNT EXCEEDS 200 CUBIC FEET.  
 - IF YOU DECREASE THE AMOUNT TO LESS THAN 200 CUBIC FEET, IT IS NOT DISCLOSED.

5.) WET SANDING WASTE HAS SPILLED TO THE GROUND.  
 - DISCONTINUE WET SANDING IN BARE SOIL AREAS. PICK UP DISCOLORED SOIL. PROPERLY DISPOSE OF THIS INTO THE CONTAMINATED SOIL.

REMARKS:  
 \* PERMIT IS VALID THROUGH 3-31-99.  
 \* KEPA ID NUMBER: CAL 000 161 060.  
 \* CONTAINERS FOR WASTE ARE CLOSED & LABELED.  
 \* SHED WAS NOT OPENED DURING INSPECTION. OWNER STATES NO CHEMICALS ARE STORED INSIDE. FOR FUTURE, HAVE KEYS AVAILABLE FOR INSPECTOR TO INCLUDE PARTS SHED.

Signature of Business Representative: Abdul Darys Date Signed: 2-9-99 Title: owner

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



# COUNTY OF SAN DIEGO

EST. NUMBER H 36959

## COMPLIANCE INSPECTION REPORT

DATE 2/9/99

BUSINESS ADDRESS: ARIA AUTO DISMANTLING, 996 OTAY VALLEY ROAD, SD

PAGE 3 OF 3

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC). 32173

### I HAZARDOUS WASTE REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.905
- No EPA Identification Number 66262.12
- Waste Manifests/Receipts not on-site for 3 years 66262.40
- Manifest not properly completed 66262.23
- Manifest copy not sent to DTSC 66262.23
- TSDF signed-manifest not on-site 66262.40
- Biennial report not sent to DTSC 66262.41
- LDR Documentation not available 66268.7
- Exception Rpt. not filed with DTSC 66262.42
- Operating TSDF without authorization 25201

#### STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34
- Failure to clean up hazwaste off of floor surface 66262.10b
- Waste container missing/improperly labeled 66262.34
- Haz Materials not properly labeled 25124
- Waste container not kept closed 66265.173
- Waste container in poor condition 66265.171
- Waste container(s) not properly managed 66265.173
- Damaged container not repackaged 66265.171
- Container incompatible with waste 66265.172
- Incompatibles in the same container 66265.177
- Incompatibles not stored separately 66265.177
- Ignitable Waste less than 50 feet 66265.176
- Ignitable Waste not grounded 66265.31
- Storage area not inspected weekly 66265.174

#### DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to ground 25189.5
- Waste determination not made 66262.11
- Unlawful transport of haz. waste 25163
- Waste transported without manifest 66262.20
- Extremely Haz Waste Permit not obtained 25205.7

#### TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16
- Training program not adequate 66265.16
- Facility not designed to minimize release 66265.31
- Spill control equip not available 66265.32
- Aisle space is obstructed 66265.35
- Contingency plan not prepared and/or on file 66265.51, 66265.53

#### MISCELLANEOUS

- Waste oil contaminated 25250.7
- Used oil filters improperly managed 66266.130
- Damaged batteries improperly managed 66266.81
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting)
- Onsite treatment of waste without authorization 25201

- V0108 W
- V0105 W
- V0118 W
- V0120 W
- V0115 W
- V0121 W
- V0122 W
- V0123 W
- V0116 W
- V0124 W

- V0221 W
- V0313 W
- V0222 W
- V0223 W
- V0202 W
- V0205 W
- V0210 W
- V0226 W
- V0207 W
- V0224 W
- V0213 W
- V0214 W
- V0215 W
- V0216 W

- V0313 W
- V0319 W
- V0315 W
- V0316 W
- V0317 W

- V0405 W
- V0406 W
- V0501 W
- V0508 W
- V0509 W
- V0609 W

- V0225 W
- V0701 W
- V0702 W
- V0125 W
- V0125 W

### II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

#### GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284
- Repair/modify/close permit not obtained 68.1005
- UST Permit Application not submitted 25286(a)
- Operating permit conditions violated 2712
- Failed to notify HMMD of changes 25284
- No owner/operator agreement 25284
- No records of financial coverage 25292.2
- No maint/monit/calib records available 2712(b), 2641(j)
- Monitoring Equip. not tested annually 2630, 2641

- V3002 T
- V3007 T
- V3010 T
- V3011 T
- V3012 T
- V3005 T
- V3013 T
- V3001 T
- V3003 T

#### MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643
- Integrity test not conducted 25292
- Copy of tank test not submitted to HMMD within 30 days 2643
- Manual tank gauging (<2000 gal) 2645 not done properly
- Reconciliation not done properly 2646
- Reconciliation not approved for facility 2646
- Dispenser meter(s) not calib annually 2646
- Improper liquid measurements 2646
- Stick in poor condition 2646
- Improper monthly reconciliation 2646
- Failed to report excessive variation 2646
- Pressurized Product Piping Leak Device not tested annually 25292
- No written monitoring procedure 2641
- No written emergency response plan 2641
- SIR reporting incorrectly done 2646.1

- V3014 T
- V3015 T
- V3016 T
- V3017 T
- V3018 T
- V3019 T
- V3020 T
- V3021 T
- V3022 T
- V3023 T
- V3024 T
- V3025 T
- V3027 T
- V3027 T
- V3004 T

#### MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632
- No written monitoring procedure 2632
- Written emergency response plan not available 2632
- Spill/Overfill equip. not maintained or installed 2635

- V3026 T
- V3027 T
- V3028 T
- V3029 T

#### RELEASE REPORTING

- Failure to report an unauthorized release 25295
- Release record log not available 2651, 2650
- No leak report/investigation/action 2652

- V3009 T
- V3030 T
- V3031 T

#### CLOSURE

- Temporary closure req. not completed 2671
- Unused tank not properly closed 25298
- Permanent closure req. not completed 2672
- Failed to apply for temporary closure 25298

- V3006 T
- V3032 T
- V3033 T
- V3008 T

### III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.1105
- Business Plan not established/implemented 25503.5
- Business Plan not submitted to HMMD 25505
- Business Plan not amended 25505
- Personnel Training Records not available 19 CCR 2732

- V2001 W
- V2002 W
- V2007 W
- V2003 W
- V2302 W

#### RELEASE REPORTING

- Failure to report a release/threatened release 25507

- V2008 W

#### BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504
- Emergency Contacts not provided/current 25509
- Personnel Training Program inadequate 25504
- Inventory is incomplete 25504
- Site Map is not sufficient 25509
- Acutely Haz. Mat. not registered 25533

- V2201 W
- V2203 W
- V2301 W
- V2005 W
- V2202 W
- V2009 W

**ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.**

*Abdul Dussys*

ESTABLISHMENT REPRESENTATIVE

2-9-99  
DATE SIGNED

owner  
TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 129261, San Diego, CA 92112-9261

DISTRIBUTION: WHITE-RETURN TO HMMD  
YELLOW-BUSINESS RETAINS



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

PAGE 1 OF 3
EST. NO. H 36959
DATE 12-27-01
TIME START 11:19 END
BUS. CODE K32
SPECIALIST Lopez
CONTACT Juan Duran
TITLE Owner
PHONE 619-661-6085

BUSINESS NAME Johnny's Auto Wrecking
ADDRESS 996 Otay Valley Rd.
CITY/ZIP San Diego 92154

On the above date, an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Pass 3/01/02 by JLD

Office Use Only

New Business Inspection JAN 16 2001

Observations/Violations/Corrective Action

- 1) Observed soil on ground saturated with oil. Do not allow oily waste to drip to floor, please use a drip pan to capture waste oil. Remove contaminated soil & dispose of as hazardous waste within 1 month.
2) Observed 3x55 gal drums of waste oil and 1x55 gal drum of Antifreeze that were missing hazardous waste labels. All hazardous waste containers must be properly labeled when containing waste. Attach a hazardous waste label within 1 month.
3) Observed 1x55 gal drum of waste oil in poor condition, sides were bent. All hazardous waste containers must be kept in good condition to prevent accidental spilling. Remove waste from this drum & dispose of this drum within 1 month.

Signature of Business Representative

12 27 01
Date Signed

Owner
Title

Department of Environmental Health, Hazardous Materials Division, P.O. Box 129261, San Diego, CA 92112-9261; (619) 338-2222



SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: 996 Otay Valley Rd.

ZIP CODE: 92154

4) Observed 1x5 gallon of used oil filters, drum is open & has no top, please re-package the used filters into a new drum & keep it closed unless adding waste.

5) Observed 1x55 gallon drum of used oil with the top open. All hazardous waste containers must be kept closed except when adding or removing waste.

6) Generator has not submitted a business plan. Please submit within 1 month

Signature of Business Representative

12-27-01

Date Signed

owner

Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



# COUNTY OF SAN DIEGO

EST. NUMBER H 36959

## COMPLIANCE INSPECTION REPORT

DATE 12 / 27 / 01

PAGE 3 OF 3

BUSINESS ADDRESS: 996 Otay Valley Rd. San Diego 92154

**VIOLATION REPORT:** The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

### I HAZARDOUS WASTE REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.905 **V0108 W**
- No EPA Identification Number 66262.12 **V0105 W**
- Waste Manifests/Receipts not on-site for 3 years 66262.40 **V0118 W**
- Manifest not properly completed 66262.23 **V0120 W**
- Manifest copy not sent to DTSC 66262.23 **V0115 W**
- TSDF signed-manifest not on-site 66262.40 **V0121 W**
- Biennial report not sent to DTSC 66262.41 **V0122 W**
- LDR Documentation not available 66268.7 **V0123 W**
- Exception Rpt. not filed with DTSC 66262.42 **V0116 W**
- Operating TSDF without authorization 25201 **V0124 W**

#### STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34 **V0221 W**
- Failure to clean up hazwaste off of floor surface 66262.10b **V0313 W**
- Waste container missing/improperly labeled 66262.34 **V0222 W**
- Haz Materials not properly labeled 25124 **V0223 W**
- Waste container not kept closed 66265.173 **V0202 W**
- Waste container in poor condition 66265.171 **V0205 W**
- Waste container(s) not properly managed 66265.173 **V0210 W**
- Damaged container not repackaged 66265.171 **V0226 W**
- Container incompatible with waste 66265.172 **V0207 W**
- Incompatibles in the same container 66265.177 **V0224 W**
- Incompatibles not stored separately 66265.177 **V0213 W**
- Ignitable Waste less than 50 feet 66265.176 **V0214 W**
- Ignitable Waste not grounded 66265.31 **V0215 W**
- Storage area not inspected weekly 66265.174 **V0216 W**

#### ISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to soil 25189.5 **V0313 W**
- Waste determination not made 66262.11 **V0319 W**
- Unlawful transport of haz. waste 25163 **V0315 W**
- Waste transported without manifest 66262.20 **V0316 W**
- Extremely Haz Waste Permit not obtained 25205.7 **V0317 W**

#### TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16 **V0405 W**
- Training program not adequate 66265.16 **V0406 W**
- Facility not designed to minimize release 66265.31 **V0501 W**
- Spill control equip not available 66265.32 **V0508 W**
- Aisle space is obstructed 66265.35 **V0509 W**
- Contingency plan not prepared and/or on file 66265.51, 66265.53 **V0609 W**

#### MISCELLANEOUS

- Waste oil contaminated 25250.7 **V0225 W**
- Used oil filters improperly managed 66266.130 **V0701 W**
- Damaged batteries improperly managed 66266.81 **V0702 W**
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting) **V0125 W**
- Onsite treatment of waste without authorization 25201 **V0125 W**

### II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

#### GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284 **V3002 T**
- Repair/modify/close permit not obtained 68.1005 **V3007 T**
- UST Permit Application not submitted 25286(a) **V3010 T**
- Operating permit conditions violated 2712 **V3011 T**
- Failed to notify HMMD of changes 25284 **V3012 T**
- No owner/operator agreement 25284 **V3005 T**
- No records of financial coverage 25292.2 **V3013 T**
- No maint/monit/calib records available 2712(b), 2641(j) **V3001 T**
- Monitoring Equip. not tested annually 2630, 2641 **V3003 T**

#### MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643 **V3014 T**
- Integrity test not conducted 25292 **V3015 T**
- Copy of tank test not submitted to HMMD within 30 days 2643 **V3016 T**
- Manual tank gauging (<2000 gal) 2645 not done properly **V3017 T**
- Reconciliation not done properly 2646 **V3018 T**
- Reconciliation not approved for facility 2646 **V3019 T**
- Dispenser meter(s) not calib annually 2646 **V3020 T**
- Improper liquid measurements 2646 **V3021 T**
- Stick in poor condition 2646 **V3022 T**
- Improper monthly reconciliation 2646 **V3023 T**
- Failed to report excessive variation 2646 **V3024 T**
- Pressurized Product Piping Leak Device not tested annually 25292 **V3025 T**
- No written monitoring procedure 2641 **V3027 T**
- No written emergency response plan 2641 **V3027 T**
- SIR reporting incorrectly done 2646.1 **V3004 T**

#### MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632 **V3026 T**
- No written monitoring procedure 2632 **V3027 T**
- Written emergency response plan not available 2632 **V3028 T**
- Spill/Overfill equip. not maintained or installed 2635 **V3029 T**

#### RELEASE REPORTING

- Failure to report an unauthorized release 25295 **V3009 T**
- Release record log not available 2651, 2650 **V3030 T**
- No leak report/investigation/action 2652 **V3031 T**

#### CLOSURE

- Temporary closure req. not completed 2671 **V3006 T**
- Unused tank not properly closed 25298 **V3032 T**
- Permanent closure req. not completed 2672 **V3033 T**
- Failed to apply for temporary closure 25298 **V3008 T**

### III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.1105 **V2001 W**
- Business Plan not established/implemented 25503.5 **V2002 W**
- Business Plan not submitted to HMMD 25505 **V2007 W**
- Business Plan not amended 25505 **V2003 W**
- Personnel Training Records not available 19 CCR 2732 **V2302 W**

#### RELEASE REPORTING

- Failure to report a release/threatened release 25507 **V2008 W**

#### BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504 **V2201 W**
- Emergency Contacts not provided/current 25509 **V2203 W**
- Personnel Training Program inadequate 25504 **V2301 W**
- Inventory is incomplete 25504 **V2005 W**
- Site Map is not sufficient 25509 **V2202 W**
- Acutely Haz. Mat. not registered 25533 **V2009 W**

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

*[Signature]*  
ESTABLISHMENT REPRESENTATIVE

12-27-01  
DATE SIGNED

*[Signature]*  
TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 129261, San Diego, CA 92112-9261

DISTRIBUTION: WHITE-RETURN TO HMMD  
YELLOW-BUSINESS RETAINS



# COUNTY OF SAN DIEGO

Page 1 of 3

## COMPLIANCE INSPECTION REPORT

EST. NO. H 28781  
 DATE 8-11-98  
 TIME START 9:40 / END 11:00  
 BUS. CODE K32  
 SPECIALIST MARSHA COOK  
 CONTACT HAI NGUYEN  
 TITLE OWNER  
 PHONE 661-6747

BUSINESS NAME WESTERN AUTO DISMANTLING  
 ADDRESS 1022 OTAY VALLEY ROAD  
 CITY/ZIP SAN DIEGO 92173

On the above date an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Office Use Only

ROUTINE INSPECTION CONDUCTED 8-11-98  
 AUG 11 1998 Brown  
10-22-98

### VIOLATIONS:

- 1.) NO MANIFESTS AVAILABLE TODAY.  
 - HAZARDOUS WASTE MANIFESTS ARE NOT AVAILABLE.  
 - DISPOSAL RECEIPTS MUST BE KEPT ON-SITE FOR 3 YEARS.  
 - OBSERVED USED OIL, FILTERS, ANTIFREEZE, & BATTERIES. (A SOLVENT TANK IS ALSO OBSERVED)  
 - OBTAIN COPIES OF THE MOST RECENT DISPOSAL OF EACH WASTE LISTED ABOVE  
 RECEIPT  
 KEEP A COPY ON-SITE & MAIL OR FAX A COPY OF EACH TO HMMD. (FAX=338-2139).
- 2.) NO COPY OF THE BUSINESS PLAN IS AVAILABLE  
 - A COPY OF THE PLAN CURRENTLY ON FILE ~~MUST~~ MUST BE MAINTAINED ON-SITE. A COPY WILL BE PROVIDED TO YOU FROM H.M.M.D. FILES. IF CHANGES ARE NEEDED, SUBMIT AN UPDATE TO HMMD WITHIN 30 DAYS.
- 3.) NO RECORDS OF EMPLOYEE TRAINING ARE AVAILABLE.  
 - EMPLOYEES MUST BE ~~TRAINED~~ TRAINED AT LEAST ON AN ANNUAL BASIS. RECORDS OF

Charles H. Cook  
 Signature of Business Representative

8/11/98  
 Date Signed

Inspector  
 Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 129261, San Diego, CA, 92112-9261

(619) 338-2222



COUNTY OF SAN DIEGO

EST. NUMBER H 28781  
DATE 8/11/98  
PAGE 2 OF 3

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: WESTERN AUTO DISMANTLERS SD ZIP CODE: 92173  
1022 OTAY VALLEY ROAD

THE TRAINING MUST BE KEPT.  
4.) CONTAINERS FOR HAZARDOUS WASTE NOT CLOSED.  
-OBSERVED 5 BUCKETS OF USED OIL WHICH ARE OPEN.  
-PLACE USED OIL INTO THE DRUMS WHICH ARE CLOSED & PROPERLY LABELLED.  
5.) USED OIL NOT CLEANED UP FROM FLOOR.  
-OBSERVED OIL SPILLED ON THE FLOOR IN THE COVERED ENGINE STORAGE AREA.  
-SPILLS MUST BE CLEANED UP WHEN THEY OCCUR. USE OF PANS & TRAYS WILL HELP MINIMIZE SPILLS.

REMARKS:  
\*PERMIT IS VALID THROUGH 5-31-99.  
\*PLEASE CALL IF YOU HAVE QUESTIONS 338-2459.  
\*WITHIN 10 DAYS, LET INSPECTOR KNOW PLANS FOR THE 'BROKEN PARTS WASHER. IF IT WILL BE USED & SOLVENT WASTE IS GENERATED, IT MUST BE ADDED TO THE PERMIT WASTE STREAMS. IF IT IS NOT TO BE USED, ANY SOLVENT CONTAINED IN IT MUST BE DISPOSED AS HAZARDOUS WASTE. PROVIDE A COPY OF THE MANIFEST.

*Charles L. [Signature]*  
Signature of Business Representative

8/11/98  
Date Signed

*Salerman*  
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222





# COUNTY OF SAN DIEGO

EST. NUMBER H 28781

## COMPLIANCE INSPECTION REPORT

DATE 8 / 11 / 98

BUSINESS ADDRESS: WESTERN AUTO DISMANTLING, 1022 OTAY VALLEY

PAGE 3 OF 3

SD 92173

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

### I HAZARDOUS WASTE REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.905
- No EPA Identification Number 66262.12
- Waste Manifests/Receipts not on-site for 3 years 66262.40
- Manifest not properly completed 66262.23
- Manifest copy not sent to DTSC 66262.23
- TSDF signed-manifest not on-site 66262.40
- Biennial report not sent to DTSC 66262.41
- LDR Documentation not available 66268.7
- Exception Rpt. not filed with DTSC 66262.42
- Operating TSDF without authorization 25201

- V0108 W \_\_\_\_\_
- V0105 W \_\_\_\_\_
- ~~V0118 W \_\_\_\_\_~~
- V0120 W \_\_\_\_\_
- V0115 W \_\_\_\_\_
- V0121 W \_\_\_\_\_
- V0122 W \_\_\_\_\_
- V0123 W \_\_\_\_\_
- V0116 W \_\_\_\_\_
- V0124 W \_\_\_\_\_

#### STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34
- Failure to clean up hazwaste off of floor surface 66262.10b
- Waste container missing/improperly labeled 66262.34
- Haz Materials not properly labeled 25124
- Waste container not kept closed 66265.173
- Waste container in poor condition 66265.171
- Waste container(s) not properly managed 66265.173
- Damaged container not repackaged 66265.171
- Container incompatible with waste 66265.172
- Incompatibles in the same container 66265.177
- Incompatibles not stored separately 66265.177
- Ignitable Waste less than 50 feet 66265.176
- Ignitable Waste not grounded 66265.31
- Storage area not inspected weekly 66265.174

- ~~V0221 W \_\_\_\_\_~~
- ~~V0313 W \_\_\_\_\_~~
- ~~V0222 W \_\_\_\_\_~~
- ~~V0223 W \_\_\_\_\_~~
- ~~V0202 W \_\_\_\_\_~~
- V0205 W \_\_\_\_\_
- V0210 W \_\_\_\_\_
- V0226 W \_\_\_\_\_
- V0207 W \_\_\_\_\_
- V0224 W \_\_\_\_\_
- V0213 W \_\_\_\_\_
- V0214 W \_\_\_\_\_
- V0215 W \_\_\_\_\_
- V0216 W \_\_\_\_\_

#### DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to \_\_\_\_\_ 25189.5
- Waste determination not made 66262.11
- Unlawful transport of haz. waste 25163
- Waste transported without manifest 66262.20
- Extremely Haz Waste Permit not obtained 25205.7

- V0313 W \_\_\_\_\_
- V0319 W \_\_\_\_\_
- V0315 W \_\_\_\_\_
- V0316 W \_\_\_\_\_
- V0317 W \_\_\_\_\_

#### TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16
- Training program not adequate 66265.16
- Facility not designed to minimize release 66265.31
- Spill control equip not available 66265.32
- Aisle space is obstructed 66265.35
- Contingency plan not prepared and/or on file 66265.51, 66265.53

- ~~V0405 W \_\_\_\_\_~~
- V0406 W \_\_\_\_\_
- V0501 W \_\_\_\_\_
- V0508 W \_\_\_\_\_
- V0509 W \_\_\_\_\_
- ~~V0609 W \_\_\_\_\_~~

#### MISCELLANEOUS

- Waste oil contaminated 25250.7
- Used oil filters improperly managed 66266.130
- Damaged batteries improperly managed 66266.81
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting)
- Onsite treatment of waste without authorization 25201

- V0225 W \_\_\_\_\_
- V0701 W \_\_\_\_\_
- V0702 W \_\_\_\_\_
- V0125 W \_\_\_\_\_
- V0125 W \_\_\_\_\_

### II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

#### GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284
- Repair/modify/close permit not obtained 68.1005
- UST Permit Application not submitted 25286(a)
- Operating permit conditions violated 2712
- Failed to notify HMMD of changes 25284
- No owner/operator agreement 25284
- No records of financial coverage 25292.2
- No maint/monit/calib records available 2712(b), 2641(j)
- Monitoring Equip. not tested annually 2630, 2641

- V3002 T \_\_\_\_\_
- V3007 T \_\_\_\_\_
- V3010 T \_\_\_\_\_
- V3011 T \_\_\_\_\_
- V3012 T \_\_\_\_\_
- V3005 T \_\_\_\_\_
- V3013 T \_\_\_\_\_
- V3001 T \_\_\_\_\_
- V3003 T \_\_\_\_\_

#### MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643
- Integrity test not conducted 25292
- Copy of tank test not submitted to HMMD within 30 days 2643
- Manual tank gauging (<2000 gal) 2645 not done properly
- Reconciliation not done properly 2646
- Reconciliation not approved for facility 2646
- Dispenser meter(s) not calib annually 2646
- Improper liquid measurements 2646
- Stick in poor condition 2646
- Improper monthly reconciliation 2646
- Failed to report excessive variation 2646
- Pressurized Product Piping Leak Device not tested annually 25292
- No written monitoring procedure 2641
- No written emergency response plan 2641
- SIR reporting incorrectly done 2646.1

- V3014 T \_\_\_\_\_
- V3015 T \_\_\_\_\_
- V3016 T \_\_\_\_\_
- V3017 T \_\_\_\_\_
- V3018 T \_\_\_\_\_
- V3019 T \_\_\_\_\_
- V3020 T \_\_\_\_\_
- V3021 T \_\_\_\_\_
- V3022 T \_\_\_\_\_
- V3023 T \_\_\_\_\_
- V3024 T \_\_\_\_\_
- V3025 T \_\_\_\_\_
- V3027 T \_\_\_\_\_
- V3027 T \_\_\_\_\_
- V3004 T \_\_\_\_\_

#### MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632
- No written monitoring procedure 2632
- Written emergency response plan not available 2632
- Spill/Overfill equip. not maintained or installed 2635

- V3026 T \_\_\_\_\_
- V3027 T \_\_\_\_\_
- V3028 T \_\_\_\_\_
- V3029 T \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report an unauthorized release 25295
- Release record log not available 2651, 2650
- No leak report/investigation/action 2652

- V3009 T \_\_\_\_\_
- V3030 T \_\_\_\_\_
- V3031 T \_\_\_\_\_

#### CLOSURE

- Temporary closure req. not completed 2671
- Unused tank not properly closed 25298
- Permanent closure req. not completed 2672
- Failed to apply for temporary closure 25298

- V3006 T \_\_\_\_\_
- V3032 T \_\_\_\_\_
- V3033 T \_\_\_\_\_
- V3008 T \_\_\_\_\_

### III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.1105
- Business Plan not established/implemented 25503.5
- Business Plan not submitted to HMMD 25505
- Business Plan not amended 25505
- Personnel Training Records not available 19 CCR 2732

- V2001 W \_\_\_\_\_
- V2002 W \_\_\_\_\_
- V2007 W \_\_\_\_\_
- V2003 W \_\_\_\_\_
- V2302 W \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report a release/threatened release 25507

- V2008 W \_\_\_\_\_

#### BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504
- Emergency Contacts not provided/current 25509
- Personnel Training Program inadequate 25504
- Inventory is incomplete 25504
- Site Map is not sufficient 25509
- Acutely Haz. Mat. not registered 25533

- V2201 W \_\_\_\_\_
- V2203 W \_\_\_\_\_
- V2301 W \_\_\_\_\_
- V2005 W \_\_\_\_\_
- V2202 W \_\_\_\_\_
- V2009 W \_\_\_\_\_

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

Charles K. Coats  
ESTABLISHMENT REPRESENTATIVE

8/17/98  
DATE SIGNED

Salomon  
TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 85261, San Diego, CA 92186-5261

DISTRIBUTION: WHITE-RETURN TO HMMD  
YELLOW-BUSINESS RETAINS





COUNTY OF SAN DIEGO

EST. NUMBER H 30374

DATE 3 / 12 / 99

PAGE 2 OF 3

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: METRO AUTO WRECKING, 1030 OTAY VALLEY RD ZIP CODE: 92173

-TO COMPLY, POUR THE USED OIL INTO THE LABELED DRUMS. KEEP THEM CLOSED UNLESS YOU ARE ADDING OR REMOVING WASTE. SERVICE THE FORKLIFT TO ELIMINATE SPILLS & LEAKS OF OIL.

4.) RECORDS ARE NOT AVAILABLE TODAY.  
-MANAGER IS NOT ON-SITE TO PROVIDE RECORDS FOR REVIEW. WORKER IS RELUCTANT TO TRY TO FIND RECORDS.  
-RECORDS REQUIRED FOR INSPECTOR'S REVIEW INCLUDE:

A) HAZ. MAT. BUSINESS PLAN

B) EMPLOYEE TRAINING RECORDS

C) DISPOSAL RECEIPTS &/OR MANIFESTS

D) THE HEALTH PERMIT. (CONFIRMED FEES ARE PAID VIA TELEPHONE CALL. PERMIT VALID THROUGH 4/99.)

-WITHIN 30 DAYS, PROVIDE A PHOTOCOPY OF EACH OF THE ITEMS ABOVE, EXCEPT THE HEALTH PERMIT. DISPOSAL RECORDS SHOULD INCLUDE <sup>OF MOST RECENT</sup> ~~PHOTOCOPY~~ <sup>PHOTOCOPY</sup>

RECEIPT FOR USED OIL, SOLVENT & BATTERIES IN THE FUTURE KEEP RECEIPTS FOR 3 YEARS, INCLUDING OIL FILTER RECEIPT

5.) USED OIL FILTERS ARE NOT PROPERLY MANAGED.

- NO DRUM IS AVAILABLE FOR USED OIL FILTERS.

- BEGIN TO REMOVE THE OIL FILTERS FROM SCRAP ENGINES. FOLLOW GUIDELINE

Armando Barney  
Signature of Business Representative

3-12-99  
Date Signed

Parts Puller  
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box ~~200~~, San Diego, CA, ~~92161~~

(619) 338-2222

DISTRIBUTION: WHITE-RETURN TO HMMD



# COUNTY OF SAN DIEGO

EST. NUMBER H 30374

## COMPLIANCE INSPECTION REPORT

DATE 3/12/99

PAGE 3 OF 3

BUSINESS ADDRESS: METRO AUTO WRECKING, 1030 OTAY VALLEY RD, SD 92173

**VIOLATION REPORT:** The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

### I HAZARDOUS WASTE REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.905 V0108 W \_\_\_\_\_
- No EPA Identification Number 66262.12 V0105 W \_\_\_\_\_
- Waste Manifests/Receipts not on-site for 3 years 66262.40 V0118 W \_\_\_\_\_
- Manifest not properly completed 66262.23 V0120 W \_\_\_\_\_
- Manifest copy not sent to DTSC 66262.23 V0115 W \_\_\_\_\_
- TSDF signed-manifest not on-site 66262.40 V0121 W \_\_\_\_\_
- Biennial report not sent to DTSC 66262.41 V0122 W \_\_\_\_\_
- LDR Documentation not available 66268.7 V0123 W \_\_\_\_\_
- Exception Rpt. not filed with DTSC 66262.42 V0116 W \_\_\_\_\_
- Operating TSDF without authorization 25201 V0124 W \_\_\_\_\_

#### STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34 V0221 W \_\_\_\_\_
- Failure to clean up hazwaste off of floor surface 66262.10b V0313 W \_\_\_\_\_
- Waste container missing/improperly labeled 66262.34 V0222 W \_\_\_\_\_
- Haz Materials not properly labeled 25124 V0223 W \_\_\_\_\_
- Waste container not kept closed 66265.173 V0202 W \_\_\_\_\_
- Waste container in poor condition 66265.171 V0205 W \_\_\_\_\_
- Waste container(s) not properly managed 66265.173 V0210 W \_\_\_\_\_
- Damaged container not repackaged 66265.171 V0226 W \_\_\_\_\_
- Container incompatible with waste 66265.172 V0207 W \_\_\_\_\_
- Incompatibles in the same container 66265.177 V0224 W \_\_\_\_\_
- Incompatibles not stored separately 66265.177 V0213 W \_\_\_\_\_
- Ignitable Waste less than 50 feet 66265.176 V0214 W \_\_\_\_\_
- Ignitable Waste not grounded 66265.31 V0215 W \_\_\_\_\_
- Storage area not inspected weekly 66265.174 V0216 W \_\_\_\_\_

#### DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to GROUND 25189.5 V0313 W \_\_\_\_\_
- Waste determination not made 66262.11 V0319 W \_\_\_\_\_
- Unlawful transport of haz. waste 25163 V0315 W \_\_\_\_\_
- Waste transported without manifest 66262.20 V0316 W \_\_\_\_\_
- Extremely Haz Waste Permit not obtained 25205.7 V0317 W \_\_\_\_\_

#### TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16 V0405 W \_\_\_\_\_
- Training program not adequate 66265.16 V0406 W \_\_\_\_\_
- Facility not designed to minimize release 66265.31 V0501 W \_\_\_\_\_
- Spill control equip not available 66265.32 V0508 W \_\_\_\_\_
- Aisle space is obstructed 66265.35 V0509 W \_\_\_\_\_
- Contingency plan not prepared and/or on file 66265.51, 66265.53 V0609 W \_\_\_\_\_

#### MISCELLANEOUS

- Waste oil contaminated 25250.7 V0225 W \_\_\_\_\_
- Used oil filters improperly managed 66266.130 V0701 W \_\_\_\_\_
- Damaged batteries improperly managed 66266.81 V0702 W \_\_\_\_\_
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting) V0125 W \_\_\_\_\_
- Onsite treatment of waste without authorization 25201 V0125 W \_\_\_\_\_

### II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

#### GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284 V3002 T \_\_\_\_\_
- Repair/modify/close permit not obtained 68.1005 V3007 T \_\_\_\_\_
- UST Permit Application not submitted 25286(a) V3010 T \_\_\_\_\_
- Operating permit conditions violated 2712 V3011 T \_\_\_\_\_
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- No owner/operator agreement 25284 V3005 T \_\_\_\_\_
- No records of financial coverage 25292.2 V3013 T \_\_\_\_\_
- No maint/monit/calib records available 2712(b), 2641(j) V3001 T \_\_\_\_\_
- Monitoring Equip. not tested annually 2630, 2641 V3003 T \_\_\_\_\_

#### MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643 V3014 T \_\_\_\_\_
- Integrity test not conducted 25292 V3015 T \_\_\_\_\_
- Copy of tank test not submitted to HMMD within 30 days 2643 V3016 T \_\_\_\_\_
- Manual tank gauging (<2000 gal) 2645 not done properly V3017 T \_\_\_\_\_
- Reconciliation not done properly 2646 V3018 T \_\_\_\_\_
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- Improper liquid measurements 2646 V3021 T \_\_\_\_\_
- Stick in poor condition 2646 V3022 T \_\_\_\_\_
- Improper monthly reconciliation 2646 V3023 T \_\_\_\_\_
- Failed to report excessive variation 2646 V3024 T \_\_\_\_\_
- Pressurized Product Piping Leak Device not tested annually 25292 V3025 T \_\_\_\_\_
- No written monitoring procedure 2641 V3027 T \_\_\_\_\_
- No written emergency response plan 2641 V3027 T \_\_\_\_\_
- SIR reporting incorrectly done 2646.1 V3004 T \_\_\_\_\_

#### MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632 V3026 T \_\_\_\_\_
- No written monitoring procedure 2632 V3027 T \_\_\_\_\_
- Written emergency response plan not available 2632 V3028 T \_\_\_\_\_
- Spill/Overfill equip. not maintained or installed 2635 V3029 T \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report an unauthorized release 25295 V3009 T \_\_\_\_\_
- Release record log not available 2651, 2650 V3030 T \_\_\_\_\_
- No leak report/investigation/action 2652 V3031 T \_\_\_\_\_

#### CLOSURE

- Temporary closure req. not completed 2671 V3006 T \_\_\_\_\_
- Unused tank not properly closed 25298 V3032 T \_\_\_\_\_
- Permanent closure req. not completed 2672 V3033 T \_\_\_\_\_
- Failed to apply for temporary closure 25298 V3008 T \_\_\_\_\_

### III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.1105 V2001 W \_\_\_\_\_
- Business Plan not established/implemented 25503.5 V2002 W \_\_\_\_\_
- Business Plan not submitted to HMMD 25505 V2007 W \_\_\_\_\_
- Business Plan not amended 25505 V2003 W \_\_\_\_\_
- Personnel Training Records not available 19 CCR 2732 V2302 W \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report a release/threatened release 25507 V2008 W \_\_\_\_\_

#### BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504 V2201 W \_\_\_\_\_
- Emergency Contacts not provided/current 25509 V2203 W \_\_\_\_\_
- Personnel Training Program inadequate 25504 V2301 W \_\_\_\_\_
- Inventory is incomplete 25504 V2005 W \_\_\_\_\_
- Site Map is not sufficient 25509 V2202 W \_\_\_\_\_
- Acutely Haz. Mat. not registered 25533 V2009 W \_\_\_\_\_

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

x Armando Barney  
ESTABLISHMENT REPRESENTATIVE

3-12-99  
DATE SIGNED

Partspuller  
TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 129261, San Diego, CA 92112-9261

DISTRIBUTION: WHITE-RETURN TO HMMD  
YELLOW-BUSINESS REPRESENTATIVE



# COUNTY OF SAN DIEGO

## COMPLIANCE INSPECTION REPORT

PAGE 1 OF 3  
 EST. NO. H 30374  
 DATE 5-2-01  
 TIME START 10:15 END 11:45  
 BUS. CODE 1332  
 SPECIALIST Quecan  
 CONTACT Beza Akhavan  
 TITLE Manager  
 PHONE (619) 661-1111

BUSINESS NAME Metro Auto Wrecking  
 ADDRESS 1330 Otay Valley Rd  
 CITY/ZIP San Diego 92173

619101 ext file

On the above date, an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Office Use Only

Routine Inspection

JUN 15 2001

A complete inspection was performed. Authorization was granted by Beza Akhavan, Manager.

Observation: Business Plan not updated.

Corrective action: locate Business Plan and submit a copy to the Department\* within the next 30 days. If you are not able to find it, update the site map and emergency response plan and submit them to the Department within 30 days. Keep the form "Employee training description on file".

Observation: Waste containers' labels need to be updated.

Corrective action: Update information on labels on this date.

Observation: Several spots on ground were contaminated with used oil (4 spot, about 1 ft<sup>2</sup> each). They are located

Beza Akhavan  
Signature of Business Representative

5-2-01  
Date Signed

MANAGER  
Title

\* Department of Environmental Health, Hazardous Materials Division, P.O. Box 129261, San Diego, CA 92112-9261; (619) 338-2222



COUNTY OF SAN DIEGO

EST. NUMBER H 30374

DATE 5 / 2 / 01

PAGE 2 OF 3

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: 1030 Otay Valley Rd SD ZIP CODE: 92173  
near the work area.

Corrective action: Remove <sup>Q</sup>contaminated soil and dispose through a registered hauler. Keep receipt on file.

Remarks:

- Disposal receipts were available for review.
- Dispose empty cylinders of oxygen and acetylene stored in your business.
- Payment to renew Health Permit has been submitted.
- Documented employee training was available for review. Include topics outlined in the Business Plan.

Ryan

Signature of Business Representative

5-2-01

Date Signed

M. P. O'Connell

Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

EST. NUMBER H 30374

DATE 5/2/01

PAGE 3 OF 3

BUSINESS ADDRESS: 1030 Otay Valley Rd SD 92173

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

I HAZARDOUS WASTE REQUIREMENTS:

RECORD KEEPING

- Health Permit not obtained SDCC 68.905
No EPA Identification Number 66262.12
Waste Manifests/Receipts not on-site for 3 years 66262.40
Manifest not properly completed 66262.23
Manifest copy not sent to DTSC 66262.23
TSDF signed-manifest not on-site 66262.40
Biennial report not sent to DTSC 66262.41
LDR Documentation not available 66268.7
Exception Rpt. not filed with DTSC 66262.42
Operating TSDF without authorization 25201

- V0108 W
V0105 W
V0118 W
V0120 W
V0115 W
V0121 W
V0122 W
V0123 W
V0116 W
V0124 W

STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34
Failure to clean up hazwaste off of floor surface 66262.10b
Waste container missing/improperly labeled 66262.34
Haz Materials not properly labeled 25124
Waste container not kept closed 66265.173
Waste container in poor condition 66265.171
Waste container(s) not properly managed 66265.173
Damaged container not repackaged 66265.171
Container incompatible with waste 66265.172
Incompatibles in the same container 66265.177
Incompatibles not stored separately 66265.177
Ignitable Waste less than 50 feet 66265.176
Ignitable Waste not grounded 66265.31
Storage area not inspected weekly 66265.174

- V0221 W
V0313 W
V0222 W
V0223 W
V0202 W
V0205 W
V0210 W
V0226 W
V0207 W
V0224 W
V0213 W
V0214 W
V0215 W
V0216 W

DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to 25189.5
Waste determination not made 66262.11
Unlawful transport of haz. waste 25163
Waste transported without manifest 66262.20
Extremely Haz Waste Permit not obtained 25205.7

- V0313 W
V0319 W
V0315 W
V0316 W
V0317 W

TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16
Training program not adequate 66265.16
Facility not designed to minimize release 66265.31
Spill control equip not available 66265.32
Aisle space is obstructed 66265.35
Contingency plan not prepared and/or on file 66265.51, 66265.53

- V0405 W
V0406 W
V0501 W
V0508 W
V0509 W
V0609 W

MISCELLANEOUS

- Waste oil contaminated 25250.7
Used oil filters improperly managed 66266.130
Damaged batteries improperly managed 66266.81
Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting)
Onsite treatment of waste without authorization 25201

- V0225 W
V0701 W
V0702 W
V0125 W
V0125 W

II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284
Repair/modify/close permit not obtained 68.1005
UST Permit Application not submitted 25286(a)
Operating permit conditions violated 2712
Failed to notify HMMD of changes 25284
No owner/operator agreement 25284
No records of financial coverage 25292.2
No maint/monit/calib records available 2712(b), 2641(j)
Monitoring Equip. not tested annually 2630, 2641

- V3002 T
V3007 T
V3010 T
V3011 T
V3012 T
V3005 T
V3013 T
V3001 T
V3003 T

MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643
Integrity test not conducted 25292
Copy of tank test not submitted to HMMD within 30 days 2643
Manual tank gauging (<2000 gal) 2645 not done properly
Reconciliation not done properly 2646
Reconciliation not approved for facility 2646
Dispenser meter(s) not calib annually 2646
Improper liquid measurements 2646
Stick in poor condition 2646
Improper monthly reconciliation 2646
Failed to report excessive variation 2646
Pressurized Product Piping Leak Device not tested annually 25292
No written monitoring procedure 2641
No written emergency response plan 2641
SIR reporting incorrectly done 2646.1

- V3014 T
V3015 T
V3016 T
V3017 T
V3018 T
V3019 T
V3020 T
V3021 T
V3022 T
V3023 T
V3024 T
V3025 T
V3027 T
V3027 T
V3004 T

MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632
No written monitoring procedure 2632
Written emergency response plan not available 2632
Spill/Overfill equip. not maintained or installed 2635

- V3026 T
V3027 T
V3028 T
V3029 T

RELEASE REPORTING

- Failure to report an unauthorized release 25295
Release record log not available 2651, 2650
No leak report/investigation/action 2652

- V3009 T
V3030 T
V3031 T

CLOSURE

- Temporary closure req. not completed 2671
Unused tank not properly closed 25298
Permanent closure req. not completed 2672
Failed to apply for temporary closure 25298

- V3006 T
V3032 T
V3033 T
V3008 T

III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

RECORD KEEPING

- Health Permit not obtained SDCC 68.1105
Business Plan not established/implemented 25503.5
Business Plan not submitted to HMMD 25505
Business Plan not amended 25505
Personnel Training Records not available 19 CCR 2732

- V2001 W
V2002 W
V2007 W
V2003 W
V2302 W

RELEASE REPORTING

- Failure to report a release/threatened release 25507

- V2008 W

BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504
Emergency Contacts not provided/current 25509
Personnel Training Program inadequate 25504
Inventory is incomplete 25504
Site Map is not sufficient 25509
Acutely Haz. Mat. not registered 25533

- V2201 W
V2203 W
V2301 W
V2005 W
V2202 W
V2009 W

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

ESTABLISHMENT REPRESENTATIVE DATE SIGNED TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 129261, San Diego, CA 92112-9261









COUNTY OF SAN DIEGO

EST. NUMBER H 35813  
DATE 8/10/98  
PAGE 2 OF 4

SUPPLEMENTAL INSPECTION REPORT

BUSINESS ADDRESS: BROTHERS TRUCK & A/W, 1050 OTAY VALLEY RD, SD  
ZIP CODE: 92173

Office Use Only

5) HAZARDOUS WASTE CONTAINERS ARE NOT LABELED.  
 -OBSERVED 7 CONTAINERS (DRUMS) FOR HAZARDOUS WASTE, WHICH ARE NOT LABELED. THREE DRUMS & A 5 GALLON BUCKET ARE OPEN.  
 -HAZARDOUS WASTE CONTAINERS MUST BE LABELED (SEE SAMPLES PROVIDED) AND KEPT CLOSED, UNLESS WASTE IS BEING ADDED OR REMOVED.

6) HAZARDOUS WASTE <sup>spill</sup> HAS NOT BEEN CLEANED UP

7) HAZARDOUS WASTE STORAGE AREA IS NOT ROUTINELY INSPECTED.  
 -OBSERVE A LARGE OIL/WATER PUDDLE ON THE CONCRETE NEAR THE HAZARDOUS WASTE STORAGE AREA. THE SPILL MUST BE CLEANED UP.  
 -A ROUTINE INSPECTION OF THE <sup>WASTE</sup> STORAGE AREA WILL HELP DETECT PROBLEMS, SUCH AS SPILLS, LABELING, ETC.  
 -CLEAN UP THE OIL/WATER STANDING ON THE CONCRETE. BEGIN TO CONDUCT ROUTINELY TO CORRECT SITUATIONS, PRIOR TO SPREADING OF SPILLED WASTE & TO BE IN COMPLIANCE.

~~WASTE STORAGE AREA~~

8) USED OIL FILTERS ARE NOT PROPERLY MANAGED.  
 -OBSERVED USED OIL FILTERS ON TOP OF DRUMS & ON TOP OF BUCKETS IN THE

*[Signature]* 8-10-98 *[Signature]*  
 Signature of Business Representative Date Signed Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



COUNTY OF SAN DIEGO

EST. NUMBER H 35813

DATE 8 / 10 / 98

PAGE 3 OF 4

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: BROTHERS, 1050 OTAY VALLEY RD, SD ZIP CODE: 92173

WASTE STORAGE AREA.  
-OBTAIN A DRUM & LABEL IT FOR USED OIL FILTERS. FOLLOW GUIDELINES FOR PROPER STORAGE, DISPOSAL & RECORDKEEPING.

REMARKS:  
\*PERMIT IS VALID THROUGH 1-31-98.  
\*CALL H.M.M.D. WITH THE EMERGENCY COORDINATOR INFORMATION, OWNERS ADDRESS. (Marsha Cook 338-2459).

\*A REINSPECTION WILL BE CONDUCTED IN ABOUT 10 DAYS. AT THAT TIME THE VIOLATIONS LISTED ABOVE MUST BE CORRECTED.





COUNTY OF SAN DIEGO

EST. NUMBER H 23373

DATE 8 17 1998

PAGE 2 OF 3

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: EL LEON A/W, 1170 OTAY VALLEY RD, SD ZIP CODE: 92173

PLAN IS NOT AVAILABLE.  
- KEEP A COPY OF THE MOST RECENT PLAN ON-SITE. A COPY WILL BE PROVIDED FROM THE H.M.M.D. FILES. IF CHANGES ARE NEEDED SUBMIT AN UPDATED PLAN TO HMMD. WITHIN 30 DAYS.

REMARKS:

- \*PERMIT IS VALID THROUGH ~~8/17/98~~ 1/31/99 *Mac*
- \*DISPOSAL RECEIPTS REVIEWED FOR OIL & BATTERIES.
- \*BEGIN TO KEEP A DRUM FOR USED ANTIFREEZE WASTE. IT MAY BE REUSED ON-SITE, BUT IF NOT USABLE, IT MUST BE DISPOSED AS HAZARDOUS WASTE.

*[Signature]*

Signature of Business Representative

Date Signed

8-17-98

Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222

DISTRIBUTION: WHITE-RETURN TO HMMD  
YELLOW-BUSINESS RETAINS



# COUNTY OF SAN DIEGO

EST. NUMBER H 23373

## COMPLIANCE INSPECTION REPORT

DATE 8, 17, 98PAGE 3 OF 3BUSINESS ADDRESS: EL LEON A/W, 1170 OTAY VALLEY RD, SD, 92173

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

### I HAZARDOUS WASTE REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.905
- No EPA Identification Number 66262.12
- Waste Manifests/Receipts not on-site for 3 years 66262.40
- Manifest not properly completed 66262.23
- Manifest copy not sent to DTSC 66262.23
- TSDF signed-manifest not on-site 66262.40
- Biennial report not sent to DTSC 66262.41
- LDR Documentation not available 66268.7
- Exception Rpt. not filed with DTSC 66262.42
- Operating TSDF without authorization 25201

V0108 W \_\_\_\_\_  
 V0105 W \_\_\_\_\_  
 V0118 W \_\_\_\_\_  
 V0120 W \_\_\_\_\_  
 V0115 W \_\_\_\_\_  
 V0121 W \_\_\_\_\_  
 V0122 W \_\_\_\_\_  
 V0123 W \_\_\_\_\_  
 V0116 W \_\_\_\_\_  
 V0124 W \_\_\_\_\_

#### STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34
- Failure to clean up hazwaste off of floor surface 66262.10B
- Waste container missing/improperly labeled 66262.34
- Haz Materials not properly labeled 25124
- Waste container not kept closed 66265.173
- Waste container in poor condition 66265.171
- Waste container(s) not properly managed 66265.173
- Damaged container not repackaged 66265.171
- Container incompatible with waste 66265.172
- Incompatibles in the same container 66265.177
- Incompatibles not stored separately 66265.177
- Ignitable Waste less than 50 feet 66265.176
- Ignitable Waste not grounded 66265.31
- Storage area not inspected weekly 66265.174

V0221 W \_\_\_\_\_  
 V0313 W \_\_\_\_\_  
 V0222 W \_\_\_\_\_  
 V0223 W \_\_\_\_\_  
 V0202 W \_\_\_\_\_  
 V0205 W \_\_\_\_\_  
 V0210 W \_\_\_\_\_  
 V0226 W \_\_\_\_\_  
 V0207 W \_\_\_\_\_  
 V0224 W \_\_\_\_\_  
 V0213 W \_\_\_\_\_  
 V0214 W \_\_\_\_\_  
 V0215 W \_\_\_\_\_  
 V0216 W \_\_\_\_\_

#### DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to \_\_\_\_\_ 25189.5
- Waste determination not made 66262.11
- Unlawful transport of haz. waste 25163
- Waste transported without manifest 66262.20
- Extremely Haz Waste Permit not obtained 25205.7

V0313 W \_\_\_\_\_  
 V0319 W \_\_\_\_\_  
 V0315 W \_\_\_\_\_  
 V0316 W \_\_\_\_\_  
 V0317 W \_\_\_\_\_

#### TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16
- Training program not adequate 66265.16
- Facility not designed to minimize release 66265.31
- Spill control equip not available 66265.32
- Aisle space is obstructed 66265.35
- Contingency plan not prepared and/or on file 66265.51, 66265.53

V0405 W \_\_\_\_\_  
 V0406 W \_\_\_\_\_  
 V0501 W \_\_\_\_\_  
 V0508 W \_\_\_\_\_  
 V0509 W \_\_\_\_\_  
 V0609 W \_\_\_\_\_

#### MISCELLANEOUS

- Waste oil contaminated 25250.7
- Used oil filters improperly managed 66266.130
- Damaged batteries improperly managed 66266.81
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting)
- Onsite treatment of waste without authorization 25201

V0225 W \_\_\_\_\_  
 V0701 W \_\_\_\_\_  
 V0702 W \_\_\_\_\_  
 V0125 W \_\_\_\_\_  
 V0125 W \_\_\_\_\_

### III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.1105
- Business Plan not established/implemented 25503.5
- Business Plan not submitted to HMMD 25505
- Business Plan not amended 25505
- Personnel Training Records not available 19 CCR 2732

V2001 W \_\_\_\_\_  
 V2002 W \_\_\_\_\_  
 V2007 W \_\_\_\_\_  
 V2003 W \_\_\_\_\_  
 V2302 W \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report a release/threatened release 25507

V2008 W \_\_\_\_\_

### II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

#### GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284
- Repair/modify/close permit not obtained 68.1005
- UST Permit Application not submitted 25286(a)
- Operating permit conditions violated 2712
- Failed to notify HMMD of changes 25284
- No owner/operator agreement 25284
- No records of financial coverage 25292.2
- No maint/monit/calib records available 2712(b), 2641(j)
- Monitoring Equip. not tested annually 2630, 2641

V3002 T \_\_\_\_\_  
 V3007 T \_\_\_\_\_  
 V3010 T \_\_\_\_\_  
 V3011 T \_\_\_\_\_  
 V3012 T \_\_\_\_\_  
 V3005 T \_\_\_\_\_  
 V3013 T \_\_\_\_\_  
 V3001 T \_\_\_\_\_  
 V3003 T \_\_\_\_\_

#### MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643
- Integrity test not conducted 25292
- Copy of tank test not submitted to HMMD within 30 days 2643
- Manual tank gauging (<2000 gal) 2645 not done properly
- Reconciliation not done properly 2646
- Reconciliation not approved for facility 2646
- Dispenser meter(s) not calib annually 2646
- Improper liquid measurements 2646
- Stick in poor condition 2646
- Improper monthly reconciliation 2646
- Failed to report excessive variation 2646
- Pressurized Product Piping Leak Device not tested annually 25292
- No written monitoring procedure 2641
- No written emergency response plan 2641
- SIR reporting incorrectly done 2646.1

V3014 T \_\_\_\_\_  
 V3015 T \_\_\_\_\_  
 V3016 T \_\_\_\_\_  
 V3017 T \_\_\_\_\_  
 V3018 T \_\_\_\_\_  
 V3019 T \_\_\_\_\_  
 V3020 T \_\_\_\_\_  
 V3021 T \_\_\_\_\_  
 V3022 T \_\_\_\_\_  
 V3023 T \_\_\_\_\_  
 V3024 T \_\_\_\_\_  
 V3025 T \_\_\_\_\_  
 V3027 T \_\_\_\_\_  
 V3027 T \_\_\_\_\_  
 V3004 T \_\_\_\_\_

#### MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632
- No written monitoring procedure 2632
- Written emergency response plan not available 2632
- Spill/Overfill equip. not maintained or installed 2635

V3026 T \_\_\_\_\_  
 V3027 T \_\_\_\_\_  
 V3028 T \_\_\_\_\_  
 V3029 T \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report an unauthorized release 25295
- Release record log not available 2651, 2650
- No leak report/investigation/action 2652

V3009 T \_\_\_\_\_  
 V3030 T \_\_\_\_\_  
 V3031 T \_\_\_\_\_

#### CLOSURE

- Temporary closure req. not completed 2671
- Unused tank not properly closed 25298
- Permanent closure req. not completed 2672
- Failed to apply for temporary closure 25298

V3006 T \_\_\_\_\_  
 V3032 T \_\_\_\_\_  
 V3033 T \_\_\_\_\_  
 V3008 T \_\_\_\_\_

#### BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504
- Emergency Contacts not provided/current 25509
- Personnel Training Program inadequate 25504
- Inventory is incomplete 25504
- Site Map is not sufficient 25509
- Acutely Haz. Mat. not registered 25533

V2201 W \_\_\_\_\_  
 V2203 W \_\_\_\_\_  
 V2301 W \_\_\_\_\_  
 V2005 W \_\_\_\_\_  
 V2202 W \_\_\_\_\_  
 V2009 W \_\_\_\_\_

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

*X [Signature]*  
 ESTABLISHMENT REPRESENTATIVE

DATE SIGNED

8-17-98  
 TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 85261, San Diego, CA 92186-5261

DISTRIBUTION: WHITE-RETURN TO HMMD

YELLOW-BUSINESS RETAINS





SUPPLEMENTAL INSPECTION REPORT

EST. NUMBER H 23373

DATE: 3-22-02

PAGE: 2 OF 3

BUSINESS ADDRESS: 1170 Otay Valley Rd. ZIP CODE: 92154

Office Use Only

3) observed in the trash dumpster soil contaminated with oil. Soil w/oil as well as contaminated absorbent is considered a hazardous waste, you are required to handle it as such. You ~~are~~ must acquire a drum label the drum as hazardous waste, keep it closed & dispose of the waste as hazardous waste.

4) owner has not conducted training on the topics covered in the hazardous materials business plan, you are required to train your employees at least annually on the proper handling of hazardous materials, hazardous waste & emergency procedures. Conduct the training & submit a copy to my attention within 1 month

5) Generator has not submitted a business plan to the county. A ~~cop~~ business plan was completed during inspection

*[Handwritten Signature]*

3/22/02

MANAGER

Signature of Business Representative

Date Signed

Title

Department of Environmental Health, Hazardous Materials Division, P.O. Box 129261, San Diego, CA 92112-9261; (619) 338-2222





# COUNTY OF SAN DIEGO

EST. NUMBER H 23373

## COMPLIANCE INSPECTION REPORT

DATE 3 / 22 / 02

PAGE 3 OF 3

BUSINESS ADDRESS: 1170 Otay Valley Rd. San Diego 92159

**VIOLATION REPORT:** The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

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- Manifest not properly completed 66262.23 **V0120 W** \_\_\_\_\_
- Manifest copy not sent to DTSC 66262.23 **V0115 W** \_\_\_\_\_
- TSDF signed-manifest not on-site 66262.40 **V0121 W** \_\_\_\_\_
- Biennial report not sent to DTSC 66262.41 **V0122 W** \_\_\_\_\_
- LDR Documentation not available 66268.7 **V0123 W** \_\_\_\_\_
- Exception Rpt. not filed with DTSC 66262.42 **V0116 W** \_\_\_\_\_
- Operating TSDF without authorization 25201 **V0124 W** \_\_\_\_\_

#### STORAGE AND HANDLING

- Waste stored longer than 90, 180, or 270 days 66262.34 **V0221 W** \_\_\_\_\_
- Failure to clean up hazwaste off of floor surface 66262.10b **V0313 W** \_\_\_\_\_
- Waste container missing/improperly labeled 66262.34 **V0222 W** \_\_\_\_\_
- Haz Materials not properly labeled 25124 **V0223 W** \_\_\_\_\_
- Waste container not kept closed 66265.173 **V0202 W** \_\_\_\_\_
- Waste container in poor condition 66265.171 **V0205 W** \_\_\_\_\_
- Waste container(s) not properly managed 66265.173 **V0210 W** \_\_\_\_\_
- Damaged container not repackaged 66265.171 **V0226 W** \_\_\_\_\_
- Container incompatible with waste 66265.172 **V0207 W** \_\_\_\_\_
- Incompatibles in the same container 66265.177 **V0224 W** \_\_\_\_\_
- Incompatibles not stored separately 66265.177 **V0213 W** \_\_\_\_\_
- Ignitable Waste less than 50 feet 66265.176 **V0214 W** \_\_\_\_\_
- Ignitable Waste not grounded 66265.31 **V0215 W** \_\_\_\_\_
- Storage area not inspected weekly 66265.174 **V0216 W** \_\_\_\_\_

#### DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to trash 25189.5 **V0313 W** \_\_\_\_\_
- Waste determination not made 66262.11 **V0319 W** \_\_\_\_\_
- Unlawful transport of haz. waste 25163 **V0315 W** \_\_\_\_\_
- Waste transported without manifest 66262.20 **V0316 W** \_\_\_\_\_
- Extremely Haz Waste Permit not obtained 25205.7 **V0317 W** \_\_\_\_\_

#### TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16 **V0405 W** \_\_\_\_\_
- Training program not adequate 66265.16 **V0406 W** \_\_\_\_\_
- Facility not designed to minimize release 66265.31 **V0501 W** \_\_\_\_\_
- Spill control equip not available 66265.32 **V0508 W** \_\_\_\_\_
- Aisle space is obstructed 66265.35 **V0509 W** \_\_\_\_\_
- Contingency plan not prepared and/or on file 66265.51, 66265.53 **V0609 W** \_\_\_\_\_

#### MISCELLANEOUS

- Waste oil contaminated 25250.7 **V0225 W** \_\_\_\_\_
- Used oil filters improperly managed 66266.130 **V0701 W** \_\_\_\_\_
- Damaged batteries improperly managed 66266.81 **V0702 W** \_\_\_\_\_
- Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting) **V0125 W** \_\_\_\_\_
- Onsite treatment of waste without authorization 25201 **V0125 W** \_\_\_\_\_

### III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

#### RECORD KEEPING

- Health Permit not obtained SDCC 68.1105 **V2001 W** \_\_\_\_\_
- Business Plan not established/implemented 25503.5 **V2002 W** \_\_\_\_\_
- Business Plan not submitted to HMMMD 25505 **V2007 W** \_\_\_\_\_
- Business Plan not amended 25505 **V2003 W** \_\_\_\_\_
- Personnel Training Records not available 19 CCR 2732 **V2302 W** \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report a release/threatened release 25507 **V2008 W** \_\_\_\_\_

### II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

#### GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284 **V3002 T** \_\_\_\_\_
- Repair/modify/close permit not obtained 68.1005 **V3007 T** \_\_\_\_\_
- UST Permit Application not submitted 25286(a) **V3010 T** \_\_\_\_\_
- Operating permit conditions violated 2712 **V3011 T** \_\_\_\_\_
- Failed to notify HMMMD of changes 25284 **V3012 T** \_\_\_\_\_
- No owner/operator agreement 25284 **V3005 T** \_\_\_\_\_
- No records of financial coverage 25292.2 **V3013 T** \_\_\_\_\_
- No maint/monit/calib records available 2712(b), 2641(j) **V3001 T** \_\_\_\_\_
- Monitoring Equip. not tested annually 2630, 2641 **V3003 T** \_\_\_\_\_

#### MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643 **V3014 T** \_\_\_\_\_
- Integrity test not conducted 25292 **V3015 T** \_\_\_\_\_
- Copy of tank test not submitted to HMMMD within 30 days 2643 **V3016 T** \_\_\_\_\_
- Manual tank gauging (<2000 gal) 2645 not done properly **V3017 T** \_\_\_\_\_
- Reconciliation not done properly 2646 **V3018 T** \_\_\_\_\_
- Reconciliation not approved for facility 2646 **V3019 T** \_\_\_\_\_
- Dispenser meter(s) not calib annually 2646 **V3020 T** \_\_\_\_\_
- Improper liquid measurements 2646 **V3021 T** \_\_\_\_\_
- Stick in poor condition 2646 **V3022 T** \_\_\_\_\_
- Improper monthly reconciliation 2646 **V3023 T** \_\_\_\_\_
- Failed to report excessive variation 2646 **V3024 T** \_\_\_\_\_
- Pressurized Product Piping Leak Device not tested annually 25292 **V3025 T** \_\_\_\_\_
- No written monitoring procedure 2641 **V3027 T** \_\_\_\_\_
- No written emergency response plan 2641 **V3027 T** \_\_\_\_\_
- SIR reporting incorrectly done 2646.1 **V3004 T** \_\_\_\_\_

#### MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632 **V3026 T** \_\_\_\_\_
- No written monitoring procedure 2632 **V3027 T** \_\_\_\_\_
- Written emergency response plan not available 2632 **V3028 T** \_\_\_\_\_
- Spill/Overfill equip. not maintained or installed 2635 **V3029 T** \_\_\_\_\_

#### RELEASE REPORTING

- Failure to report an unauthorized release 25295 **V3009 T** \_\_\_\_\_
- Release record log not available 2651, 2650 **V3030 T** \_\_\_\_\_
- No leak report/investigation/action 2652 **V3031 T** \_\_\_\_\_

#### CLOSURE

- Temporary closure req. not completed 2671 **V3006 T** \_\_\_\_\_
- Unused tank not properly closed 25298 **V3032 T** \_\_\_\_\_
- Permanent closure req. not completed 2672 **V3033 T** \_\_\_\_\_
- Failed to apply for temporary closure 25298 **V3008 T** \_\_\_\_\_

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

ESTABLISHMENT REPRESENTATIVE [Signature] DATE SIGNED 3/22/02 TITLE MANAGER

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