# APPENDIX I

# PHASE I ESA REPORT

# PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
# 29943, 29991, 30091, 30261, AND 30291 CAMINO CAPISTRANO
# SAN JUAN CAPISTRANO, CALIFORNIA 92675

**PREPARED FOR:**

**Legacy Ranch Partners, LLC**
31801 Paseo Adelanto
San Juan Capistrano, California 92675

**City of San Juan Capistrano**
32400 Paseo Adelanto
San Juan Capistrano, California 92675

**PREPARED BY:**

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**Report Date:** July 11, 2025
**Project Number:** 25-2105

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July 11, 2025

**Legacy Ranch Partners, LLC**
31801 Paseo Adelanto
San Juan Capistrano, California 92675

**City of San Juan Capistrano**
32400 Paseo Adelanto
San Juan Capistrano, California 92675

Subject: Phase I Environmental Site Assessment Report
29943, 29991, 30091, 30261, and 30291 Camino Capistrano
San Juan Capistrano, California 92675
Project Number: 25-2105

Earth Science LLC (Earth Science) is pleased to provide the results of this Phase I Environmental Site Assessment (ESA) report for the above-mentioned address (the "subject property").

This assessment was performed in general conformance with the scope and limitations as detailed in the American Society for Testing and Materials (ASTM) E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

We appreciate the opportunity to provide environmental services to Legacy Ranch Partners, LLC and the City of San Juan Capistrano. If you have any questions concerning this report, please contact our office at (949) 441-0433.

Respectfully,

Sean Rakhshani, EP
*Principal*

# EXECUTIVE SUMMARY

Earth Science LLC (Earth Science) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 (the "subject property") in general accordance with the scope of work and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-21, the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312), and set forth by Legacy Ranch Partners, LLC and the City of San Juan Capistrano. This Phase I ESA report is designed to provide Legacy Ranch Partners, LLC and the City of San Juan Capistrano with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

## *Property Description*

| | |
|---|---|
| **Parcel Numbers:** | 121-050-03, 121-050-04, 121-050-14, 121-050-17, 121-050-20, 121-050-29 |
| **Addresses:** | 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 |
| **Nature of Use:** | Public park |
| **Occupant:** | Northwest Open Space |
| **Year Built:** | 1923 |
| **Land Area:** | 65.5 Acres |
| **Building Size:** | Approximately 6,500 square feet (SF) (total for all permanent structures) |
| **Zoning:** | Specific Plan/Precise Plan (SP/PP) |

The subject property is comprised of an irregular-shaped lot consisting of six adjoining parcels improved with a two-story residence/ranch house with a partial basement, a garage building, a water tower, a park operation building, a barn, a water well and pump station building, multiple storage containers, paved and unpaved parking areas, a dog park, an equestrian staging area, a Native American village and museum, a vegetable farm, and recreational trails. Trees and vegetation cover the majority of the subject property. Trabuco Creek runs through the eastern and southern portions of the subject property. Several large soil stockpiles are located in the eastern portion of the subject property, near Camino Capistrano. Several stored items, including wood logs, steel components, and other miscellaneous debris and materials are located in the northwestern and eastern portions of the subject property. Access to the subject property is available from Camino Capistrano located along the eastern boundary.

Based on available historical information, the subject property was undeveloped land from at least 1902 up to 1920. The subject property was developed as a residence/ranch and Valencia orange tree orchard from 1923 up to at least 2000. In 1993, the subject property was purchased by the City of San Juan Capistrano. From at least 2002 up to the present day, the subject property has been developed as a public park known as Northwest Open Space.

The Roger Y. Williams House (also known as the Swanner House) located in the northern portion of the subject property was listed on the National Register of Historic Places in 2007. The National Register of Historic Places listing for the subject property included a two-story Craftsman house, a matching water tower, and a matching garage, all of which were built in 1923.

According to 1992 to 1993 permit records from the City of San Juan Capistrano Development Services Department, Building Division, two 250-gallon underground storage tanks (USTs) containing gasoline, an aboveground storage tank (AST) containing diesel, an AST containing herbicide, and approximately 150 cubic yards of diesel and waste oil contaminated soil were previously located in the vicinity of the present-day barn located in eastern portion of the subject property. Additionally, the permit records indicated that historic soil testing was performed at the subject property, including 15 borings to terminal depths ranging from 5.0 to 40 feet and diesel contamination was encountered in the subsurface of the subject property. The documentation included in the permit records indicated that a final report would be prepared for clean certification as required by the regulatory agency. A note on the permit record states "Final Removal" dated May 18, 1993; however, no UST closure report (typically prepared following the removal of USTs) is available for the subject property.

A response to a public record request was received from the Orange County Health Care Agency (OCHCA), Environmental Health Division stating that the OCHCA does not have any records for the subject property except for a notation in an old database that shows that the OCHCA conducted a tank removal inspection on September 17, 1992 at the subject property. The OCHCA stated that it does not have any tank removal records; sampling records; tank, dispenser, or piping location information; or disposal records.

The subject property is listed in the California State Water Resources Control Board's (SWRCB's) GeoTracker database as a Public Drinking Water Well site. According to the SWRCB's GeoTracker database records, an inactive City of San Juan Capistrano groundwater production well is located at the subject property. Testing of the groundwater production well performed from 2001 to 2024 indicated the presence of various contaminants, including emerging contaminants such as Per- and Polyfluoroalkyl Substances (PFAS) at concentrations exceeding the regulatory agency notification and response levels.

The subject property is listed in the California Department of Resources Recycling and Recovery's (CalRecycle's) Solid Waste Information System (SWIS) database under the facility name of Earthco Arbor Care and the address of 30291 Camino Capistrano. The Earthco Arbor Care facility is a closed green material composting facility was formerly located at the subject property. According to CalRecycle's SWIS database, there are no enforcement actions or violations listed for the subject property.

The subject property is listed in the South Coast Air Quality Management District's (SCAQMD's) Facility INformation Detail (F.I.N.D.) database under the facility name of North Open Space Well – San Juan Capistrano and the address of 30291 Camino Capistrano pertaining to a permit to operate a diesel-powered electrical generator associated with the water well located at the subject property. According to SCAQMD's F.I.N.D. database, there are notices of violations or notices to comply listed for the subject property.

A 55-gallon steel drum containing unknown material is located in the eastern portion of the subject property, near a barn. There was no evidence of a release or staining near the 55-gallon steel drum; however, some surface rust was observed on the drum surface and due to the weight of the drum, the drum could not be lifted to inspect the soils underlying the drum.

Asbestos-containing materials (ACMs) may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use).

Lead-based paints (LBPs) may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the subject property, which included concrete surface debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs.

***Findings***

The findings of this assessment are as follows:

*Recognized Environmental Conditions (RECs)*
A REC refers to the presence of hazardous substances or petroleum products in, on, or at the subject property, due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment which is neither certain nor proved, but can be expected or believed based on professional observations, experience, and/or available evidence. The term REC is not intended to include "*de minimis*" conditions. The findings of this assessment pertaining to RECs include the following:

- The lack of documentation confirming that the former USTs were removed from the subject property, that confirmatory soil sampling from the base pits and sidewalls of the excavations was performed following the UST removals, and that all dispenser piping and contaminated soils were properly removed from the subject property and disposed of at appropriate offsite facilities represents a REC.

- The subject property was used for agricultural purposes from at least 1923 up to at least 2000 and was part of a large orchard (orange groves). The potential storage and use of hazardous substances (including herbicides and pesticides) associated with the former agricultural operations conducted at the subject property represents a REC.

- The documented presence of contamination in the inactive groundwater production well located at the subject property at concentrations exceeding the regulatory agency notification and response levels represents a REC.

*Controlled Recognized Environmental Conditions (CRECs)*
A CREC refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of controls. The findings of this assessment pertaining to CRECs include the following:

- Earth Science did not identify any CRECs during the course of this assessment.

*Historical Recognized Environmental Conditions (HRECs)*
A HREC refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls. The findings of this assessment pertaining to HRECs include the following:

- Earth Science did not identify any HRECs during the course of this assessment.

*Environmental Issues*
An Environmental Issue refers to environmental concerns identified by Earth Science, which do not qualify as RECs; however, require discussion. The findings of this assessment pertaining to Environmental Issues include the following:

- The 55-gallon steel drum containing unknown material and exhibiting evidence of surface rust represents an Environmental Issue.

- ACMs may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use), which represents an Environmental Issue.

- LBPs may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the subject property, which included concrete surface

debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs. The potential presence of LBPs at the subject property represents an Environmental Issue.

***Conclusions and Opinions***

Earth Science has performed a Phase I ESA of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 ("Subject Property") in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of CRECs or HRECs; however, RECs and Environmental Issues were identified in connection with the subject property. Based on the conclusions of this assessment, Earth Science recommends the following:

- Earth Science recommends that a Phase II ESA be performed in order to assess the potential for residual contamination to be present in the area of the former USTs at the subject property. It is recommended that the Phase II ESA include a ground-penetrating radar (GPR) survey in order to confirm that all USTs and other subsurface structures associated with the former USTs have been removed.

- Earth Science recommends sampling the shallow soils (where the highest concentrations of residual herbicides and pesticides are likely to be found) near the former herbicide AST and the orchard areas at subject property in order to confirm or deny the presence of hazardous substances associated with the former agricultural operations.

- Given that the groundwater production well located at the subject property is inactive and that the contamination detected in the samples collected from the well are documented in the SWRCB's GeoTracker online database, no further investigation of the known groundwater contamination in the well is recommended at this time. In the event that the groundwater production well located at the subject property is placed back into service, it is recommended that the well be sampled and tested in accordance with all Federal, State, and local regulations prior to operating the well.

- Earth Science recommends that the 55-gallon steel drum containing unknown material located in the eastern portion of the subject property be removed and disposed of in accordance with all applicable Federal, State, and local regulations.

- In the event that the structures at the subject property constructed prior to 1980 are renovated or demolished, it is recommended that an asbestos survey of the structures be performed, and that any identified ACMs be abated by a licensed abatement contractor according to all applicable Federal, State, and local regulations prior to conducting any proposed renovation or demolition activities.

- In the event that the structures at the subject property constructed prior to 1978 are renovated or demolished, all painted surfaces at the subject property should be assumed to contain LBPs and treated as such unless future testing is conducted proving otherwise. All Federal, State, and local regulations pertaining to LBPs should be followed by any renovation or demolition contractors as appropriate. The delaminated concrete debris containing paint which was observed on the unpaved surfaces of the subject property near the concrete pillars of the railroad bridge should be removed and disposed of in accordance with all applicable Federal, State, and local regulations in order to minimize potential LBPs impacts to the onsite soils.

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# 1.0 INTRODUCTION

Earth Science LLC (Earth Science) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 (the "subject property") in general accordance with the scope of work and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-21 and the United States Environmental Protection Agency (USEPA) Standards and Practices of All Appropriate Inquiries (AAI) (40 CFR Part 312). Any exceptions to, or deletions from, this scope of work are described in the report.

## 1.1 Purpose

The purpose of this Phase I ESA is to identify existing or potential Recognized Environmental Conditions (RECs) affecting the subject property as defined by ASTM Standard E-1527-21. The information contained in this Phase I ESA Report will be used by the Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout, or seller financing; 2) evaluate the subject property's overall development potential, the associated market value, and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout, or seller financing of the subject property. This Phase I ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*Landowner Liability Protections*," or "*LLPs*"). ASTM Standard E-1527-21 constitutes "*All Appropriate Inquiry* into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

## 1.2 Scope of Work

The scope of work for this Phase I ESA is in general accordance with the requirements of ASTM Standard E 1527-21. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Earth Science contacted local agencies, such as environmental health departments, fire departments, and building departments in order to determine any current and/or former hazardous substances usage, storage, and/or releases of hazardous substances on the subject property. Additionally, Earth Science reviewed information on the presence of environmental liens and activity and use limitations (AULs) from publicly-available sources and from Client-provided title reports, title commitment documents, and other relevant documents.

As defined by ASTM E1527-21, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater at the property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater at the property. If requested by the Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paints (LBPs), mold, and/or radon.

### 1.3 Limitations

Earth Science warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying RECs. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Earth Science believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Earth Science cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability and accuracy of pertinent records, and the personal recollections of those persons contacted. This practice does not address requirements of any State or local laws or of any Federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all the safety concerns, if any, associated with the subject property. Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM, include the following: ACMs, LBPs, radon, lead in drinking water, and emerging contaminants. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, these are considered non-ASTM issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3 of this report.

### 1.4 User Reliance

Legacy Ranch Partners, LLC engaged Earth Science to perform this assessment in accordance with an agreement governing the nature, scope, and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Legacy Ranch Partners, LLC and the City of San Juan Capistrano. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Earth Science granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Earth Science, its officers, employees, vendors, successors, or assigns. Any such unauthorized user shall be responsible to protect, indemnify, and hold Earth Science, the Client, and their respective officers, employees, vendors, successors, and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees), and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

### 1.5 Limiting Conditions and Data Gaps

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM E1527-21. Specific limitations and exceptions to this Phase I ESA are more specifically set forth below:

- Interviews with past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.

- Earth Science was not able to adequately document the subject property use prior to 1902, and in certain subsequent years, which constitutes a data gap.

- Some areas of the subject property were not accessible during the field reconnaissance due the presence of densely-covered trees and vegetation which limited Earth Science's ability to assess the condition of the subject property surfaces in these areas.

- Earth Science contacted various regulatory agencies in order to request information pertaining to any current and/or historic hazardous material usage, storage, and releases associated with the subject property; some of the agencies contacted have not responded to Earth Science as of the date of this report.

The Client has requested the report despite the above-listed limiting conditions and data gaps; however, none of the limiting conditions or data gaps listed above are considered to be significant (as defined by ASTM E1527-21) or likely to change the conclusions of the report at this time.

# 2.0 SITE DESCRIPTION

## 2.1 Site Location and Description

The subject property is located in a commercial and residential area of San Juan Capistrano, California. Please refer to the table below for a further description of the subject property.

| | |
|---|---|
| **Parcel Numbers:** | 121-050-03, 121-050-04, 121-050-14, 121-050-17, 121-050-20, 121-050-29 |
| **Addresses:** | 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 |
| **Nature of Use:** | Public park |
| **Occupant:** | Northwest Open Space |
| **Year Built:** | 1923 |
| **Land Area:** | 65.5 Acres |
| **Building Size:** | Approximately 6,500 square feet (SF) (total for all permanent structures) |
| **Zoning:** | Specific Plan/Precise Plan (SP/PP) |

The subject property is comprised of an irregular-shaped lot consisting of six adjoining parcels improved with a two-story residence/ranch house with a partial basement, a garage building, a water tower, a park operation building, a barn, a water well and pump station building, multiple storage containers, paved and unpaved parking areas, a dog park, an equestrian staging area, a Native American village and museum, a vegetable farm, and recreational trails. Trees and vegetation cover the majority of the subject property. Trabuco Creek runs through the eastern and southern portions of the subject property. Several large soil stockpiles are located in the eastern portion of the subject property, near Camino Capistrano. Several stored items, including wood logs, steel components, and other miscellaneous debris and materials are located in the northwestern and eastern portions of the subject property. Access to the subject property is available from Camino Capistrano located along the eastern boundary.

According to Orange County records, the subject property's abbreviated legal descriptions are "*SEC 25 T 7 R 8 POR SW1/4*;" "*SEC 36 T 7 R 8 POR NW1/4*;" "*SEC 36 T 7 R 8 POR OF SEC*;" "*SEC 36 T 7 R 8 POR NW1/4*;" "*SEC 36 T 7 R 8 POR NW1/4*;" and "*SEC 36 T 7 R 8 POR NW1/4*." Copies of the reviewed Orange County records are included in Appendix B of this report.

Please refer to Figure 1: Site Location Map; Figure 2: Site Plan; and Appendix A: Photographic Documentation for the location and site characteristics of the subject property.

## 2.2 Current Use of Adjacent Properties

During the site reconnaissance, Earth Science observed the following land uses on the properties adjacent to the subject property:

| | |
|---|---|
| **North:** | A residence (29931 Camino Capistrano) and Camino Capistrano followed by Farmakis Farms (29931 Camino Capistrano) and Interstate 5 |
| **South:** | The Groves Apartments (30333 Camino Capistrano), Silverado San Juan Capistrano Memory Care Community (30311 Camino Capistrano), and railroad tracks followed by an athletic field |
| **East:** | Camino Capistrano followed by Farmakis Farms (29931 Camino Capistrano), undeveloped land, Trabuco Creek, Camino Health Center (30300 Camino Capistrano), Kaiser Permanente Medical Offices (30400 Camino Capistrano), JSerra Catholic High School (26351 Junipero Serra Road), and Interstate 5 |
| **West:** | Railroad tracks followed by undeveloped land, agricultural land and structures, and Trabuco Creek |

## 2.3 Site Settings

The following sections provide descriptions of the site settings.

### *2.3.1 Topography*

| | |
|---|---|
| **Elevation:** | Approximately 150-215 feet above mean sea level |
| **Slope:** | Generally southwesterly |

### *2.3.2 Geology/Soils*

| | |
|---|---|
| **Geology/Soil Type:** | Botella clay loam, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Botella); Corralitos loamy sand, moderately fine substratum (Corralitos); Cropley clay, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Cropley); Riverwash; Soboba gravelly loamy sand, 0.0 to 5.0 percent slopes (Soboba); Sorrento loam, 0.0 to 2.0 percent slopes, warm MAAT, MLRA 19 (Sorrento 1); Sorrento loam, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Sorrento 2); and Sorrento clay loam, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Sorrento 3). |
| **Farmland Status:** | Prime farmland if irrigated (Botella, Corralitos, Cropley, Sorrento 1, Sorrento 2, and Sorrento 3), not applicable (Riverwash), and not prime farmland (Soboba) |
| **Landform:** | Alluvial fans (Botella, Corralitos, Soboba, Sorrento 1, Sorrento 2, and Sorrento 3), terraces and alluvial fans (Cropley), fans (Riverwash), and not prime farmland (Soboba) |
| **Hydrologic Soil Group:** | C (Botella, Cropley, Sorrento 1, Sorrento 2, and Sorrento 3), A (Corralitos, Soboba), and not applicable (Riverwash) |

### 2.3.3 Hydrology/Hydrogeology

| | |
|---|---|
| **Groundwater Depth:** | Approximately 40 feet (source: GeoTracker database) |
| **Groundwater Flow Direction:** | Southwesterly (source: GeoTracker database) |
| **Local Water Purveyor:** | Santa Margarita Water District |
| **Onsite Water Wells:** | None reported |
| **Onsite Drywells:** | None reported |

### 2.3.4 Flood Zone Information

| | |
|---|---|
| **Flood Zone:** | The majority of the subject property is located within Zone X-Unshaded, which is described as an area of minimal flood hazard. Zone X-Unshaded is the area determined to be outside of the 500-year flood and protected by levees from the 100-year flood. The area of Trabuco Creek which runs through the eastern and southern portions of the subject property is located within a Zone AE Regulatory Floodway, which is described as the base floodplain where base flood elevations are provided. Zone AE areas are considered high-risk flood zones where mandatory flood insurance purchase requirements and floodplain management standards apply. |
| **Flood Map Date:** | December 3, 2009 |

### 2.3.5 Wetlands Information

| | |
|---|---|
| **Federal Wetlands Status:** | According to the United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper online database, the area of Trabuco Creek which runs through the eastern and southern portions of the subject property is mapped as a Freshwater Emergent Wetland, Freshwater Forested Shrub Wetland, and Riverine Waterway. |

# 3.0 HISTORICAL INFORMATION

Earth Science obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below.

***Historical Use Information***

| Years | Sources | Description/Use |
|---|---|---|
| 1902-1920 | Topographic maps | Undeveloped land |
| 1923-2000 | Aerial photographs, city directories, public records, and topographic maps | Agricultural and residential |
| 2002-Present | Aerial photographs, interviews, onsite observations, and public records | Public park |

## 3.1 Aerial Photographs

Earth Science reviewed available aerial photographs for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. Copies of select aerial photographs are included in Appendix B of this report. A summary of our findings is presented in the table below.

***Summary of Aerial Photographs Reviewed***

| Years | Subject Property Description | Adjacent Property Descriptions |
|---|---|---|
| 1929 | The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by an orchard<br>**South:** An orchard and railroad tracks followed by undeveloped land<br>**East:** Road followed by agricultural land, multiple orchards, multiple roads, and a creek<br>**West:** Railroad tracks followed by orchards and a creek |
| 1938 | The subject property is developed as a ranch with multiple agricultural and residential structures, orchards, and agricultural land. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by agricultural land<br>**South:** Multiple agricultural and residential structures, an orchard, and railroad tracks followed by undeveloped land<br>**East:** Road followed by agricultural land, multiple orchards, multiple roads, and a creek<br>**West:** Railroad tracks followed by orchards and a creek |

| Years | Subject Property Description | Adjacent Property Descriptions |
|---|---|---|
| 1946, 1947, 1952, and 1953 | The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by an orchard<br>**South:** Multiple agricultural and residential structures, an orchard, and railroad tracks followed by undeveloped land<br>**East:** Road followed by agricultural land, multiple orchards, multiple roads, and a creek<br>**West:** Railroad tracks followed by orchards and a creek |
| 1959, 1960, 1963, 1965, 1967, 1970, 1972, 1974, and 1977 | The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway<br>**South:** An orchard and railroad tracks followed by undeveloped land<br>**East:** Road followed by undeveloped land, an orchard, a creek, and a freeway<br>**West:** Railroad tracks followed by orchards and a creek |
| 1980 and 1983 | The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway<br>**South:** An orchard and railroad tracks followed by undeveloped land<br>**East:** Road followed by undeveloped land, an orchard, a creek, and a freeway<br>**West:** Railroad tracks followed by agricultural land, orchards, and a creek |
| 1984, 1985, 1986, 1987, 1988, 1990, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, and 2000 | The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway<br>**South:** An orchard and railroad tracks followed by undeveloped land<br>**East:** Road followed by undeveloped land, an orchard, a creek, and a freeway<br>**West:** Railroad tracks followed by multiple agricultural structures, agricultural land, orchards, and a creek |

| Years | Subject Property Description | Adjacent Property Descriptions |
|---|---|---|
| 2002, 2003, 2004 2005, 2006, 2007, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2018, 2019, and 2020 | The subject property is developed as a public park with multiple structures and orchards. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway<br>**South:** Undeveloped land, a residential development, and railroad tracks followed by an athletic field<br>**East:** Road followed by undeveloped land, multiple commercial structures, a creek, and a freeway<br>**West:** Railroad tracks followed by multiple agricultural structures, agricultural land, orchards, and a creek |
| 2021 | The subject property is developed as a public park with multiple structures. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway<br>**South:** A residential development under construction, a residential development, and railroad tracks followed by an athletic field<br>**East:** Road followed by undeveloped land, multiple commercial structures, a creek, and a freeway<br>**West:** Railroad tracks followed by multiple agricultural structures, agricultural land, and a creek |
| 2022, 2023, 2024, and 2025 | The subject property is developed as a public park with multiple structures. A creek runs through the eastern and southern portions of the subject property. | **North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway<br>**South:** Two residential developments and railroad tracks followed by an athletic field<br>**East:** Road followed by undeveloped land, multiple commercial structures, a creek, and a freeway<br>**West:** Railroad tracks followed by multiple agricultural structures, agricultural land, and a creek |

### 3.2 Fire Insurance Maps

Earth Science researched fire insurance maps for the subject property and surrounding areas to investigate visible indications of previous uses for the subject property and adjacent properties. Fire insurance maps were not available for the subject property vicinity.

### 3.3 City Directories

Earth Science reviewed available city directories for the subject property and adjacent properties to investigate listings that may be a potential environmental concern.

Copies of select city directories are included in Appendix B of this report. A summary of our findings is presented in the sections below.

***City Directory Search for the Subject Property***

The subject property is listed in the available city directories as follows:

| Years | Listings |
|---|---|
| 1967-1986 | C D Swanner (30291 Camino Capistrano) |
| 1967 | J L Swanner (29991 Camino Capistrano) |
| 1971 | Jas W Lay (30291 Camino Capistrano) |
| 1991 | R Lujano (30291 Camino Capistrano) |
| 1996-2018 | No listings (29991 Camino Capistrano) |
| 1996-2006 | No listings (30291 Camino Capistrano) |
| 2018 | A Stone's Throw (29943 Camino Capistrano) |
| 2018 | Hamilton Oaks Vineyard Events (29943 Camino Capistrano) |

None of the available city directory listings for the subject property represent a potential environmental concern at this time.

***City Directory Search for the Adjacent Properties***

None of the available city directory listings for the adjacent properties represent a potential environmental concern at this time.

### 3.4 Topographic Maps

Earth Science reviewed available topographic maps for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. A summary of our findings is presented in the table below.

***Summary of Topographical Maps Reviewed***

| Years | Subject Property Description | Adjacent Property Descriptions |
|---|---|---|
| 1902, 1905, 1911, 1915, and 1920 | The subject property is undeveloped land with a stream running through the eastern and southern portions. | **North:** Undeveloped land and a road followed by undeveloped land<br>**South:** Undeveloped land and railroad tracks followed by undeveloped land<br>**East:** Road followed by undeveloped land, a road, a stream, and an intermittent stream<br>**West:** Railroad tracks followed by undeveloped land and an intermittent stream |

| Years | Subject Property Description | Adjacent Property Descriptions |
|---|---|---|
| 1942 | The subject property is developed with five structures and orchards. A stream runs through the eastern and southern portions of the subject property and a road runs through the northern portion of the subject property. | **North:** One structure and a road followed by an orchard<br>**South:** Two structures, an orchard, and railroad tracks followed by an orchard<br>**East:** Road followed by multiple structures, orchards, roads, and streams<br>**West:** Railroad tracks followed by orchards and a stream |
| 1948, 1949, and 1957 | The subject property is developed with three structures and orchards. An intermittent stream runs through the eastern and southern portions of the subject property and a road runs through the northern portion of the subject property. | **North:** Two structures, an orchard, and a road followed by an orchard<br>**South:** Four structures, an orchard, an intermittent stream, and railroad tracks followed by an orchard<br>**East:** Road followed by multiple structures, orchards, roads, and intermittent streams<br>**West:** Railroad tracks followed by orchards and an intermittent stream |
| 1968 and 1969 | The subject property is developed with three structures and orchards. An intermittent stream runs through the eastern and southern portions of the subject property. A gauging station is located in the eastern portion of the subject property. | **North:** Two structures, an orchard, and a road followed by undeveloped land, a water well, a freeway<br>**South:** An orchard, an intermittent stream, and railroad tracks followed by undeveloped land<br>**East:** Road followed by undeveloped land, orchards, and intermittent streams<br>**West:** Railroad tracks followed by orchards and an intermittent stream |
| 1981 | The subject property is developed with four structures and orchards. An intermittent stream runs through the eastern and southern portions of the subject property. A gauging station is located in the eastern portion of the subject property. | **North:** Two structures, an orchard, and a road followed by undeveloped land, a water well, a freeway<br>**South:** An orchard, an intermittent stream, and railroad tracks followed by undeveloped land<br>**East:** Road followed by undeveloped land, orchards, and intermittent streams<br>**West:** Railroad tracks followed by orchards and an intermittent stream |

# 4.0 REGULATORY RECORDS REVIEW

## 4.1 Regulatory Agencies

Earth Science contacted various regulatory agencies in order to request information pertaining to any current and/or historic hazardous material usage, storage, and releases associated with the subject property. Additionally, Earth Science researched publically-available information on the presence of environmental liens and AULs from these agencies. All available regulatory records obtained for the subject property were reviewed by Earth Science on July 11, 2025. Copies of select regulatory agency records are included in Appendix B of this report. A summary of our findings is presented in the table below.

| Agency Type | Agency Name | Summary of Correspondence |
|---|---|---|
| **Federal** | USEPA | The subject property is not listed in the USEPA Enforcement and Compliance History Online (ECHO), Facility Registry Service (FRS), Resource Conservation and Recovery Act (RCRA) Information (RCRAInfo), Toxics Release Inventory System (TRIS), Toxic Substances Control Act (TSCA) Chemical Substance Inventory, or Underground Storage Tank (UST) Finder databases. |
| **State** | California Department of Toxic Substances Control (DTSC) | A response was received stating that no records are available for the subject property. The subject property is not listed in the DTSC's EnviroStor or Hazardous Waste Tracking System (HWTS) databases. |
| **State** | California State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), San Diego Region | A response was received stating that no records are available for the subject property. The subject property is listed in the SWRCB's GeoTracker database as a Public Drinking Water Well site. According to the SWRCB's GeoTracker database records, an inactive City of San Juan Capistrano groundwater production well is located at the subject property. The subject property is not listed in the SWRCB's Electronic Content Management (ECM) Filing System, California Integrated Water Quality System (CIWQS), or Storm Water Multiple Application and Report Tracking System (SMARTS) databases. |
| **State** | California Geologic Energy Management Division (CalGEM) | According to CalGEM's online Well Finder database, no oil or gas wells are located on the subject property. |
| **State** | California Department of Resources Recycling and Recovery | The subject property is listed in the CalRecycle's Solid Waste Information System (SWIS) database under the facility name of Earthco Arbor Care and the address of 30291 Camino Capistrano. The Earthco Arbor Care facility is a closed green material composting facility |

| Agency Type | Agency Name | Summary of Correspondence |
|---|---|---|
| | (CalRecycle) | was formerly located at the subject property. According to CalRecycle's SWIS database, there are no enforcement actions or violations listed for the subject property. |
| **Air Quality Department** | South Coast Air Quality Management District (SCAQMD) | The subject property is listed in the SCAQMD's Facility INformation Detail (F.I.N.D.) database under the facility name of North Open Space Well – San Juan Capistrano and the address of 30291 Camino Capistrano pertaining to a permit to operate a diesel-powered electrical generator associated with the water well. According to SCAQMD's F.I.N.D. database, there are no notices of violations or notices to comply listed for the subject property. |
| **Building Department** | City of San Juan Capistrano Development Services Department, Building Division | According to 1992 to 1993 permit records from the Building Division, two 250-gallon USTs containing gasoline, an aboveground storage tank (AST) containing diesel, an AST containing herbicide, and approximately 150 cubic yards of diesel and waste oil contaminated soil were previously located in the vicinity of the present-day barn located in eastern portion of the subject property. Additionally, the permit records indicated that historic soil testing was performed at the subject property, including 15 borings to terminal depths ranging from 5.0 to 40 feet and diesel contamination was encountered in the subsurface of the subject property. The permit records indicated that a final report would be prepared for clean certification as required by the regulatory agency. A note on the permit record states "Final Removal" dated May 18, 1993; however, no UST closure report (typically prepared following the removal of USTs) is available for the subject property. A 2012 plumbing permit was issued for the installation of a new leach line for an existing septic tank. |
| **Fire Department** | Orange County Fire Authority (OCFA) | No environmentally-significant records are available for the subject property. |
| **Health Department** | Orange County Health Care Agency (OCHCA) Environmental Health Division | A response was received stating that the OCHCA does not have any records for the subject property except for a notation in an old database that shows that the OCHCA conducted a tank removal inspection on September 17, 1992 at the subject property. The OCHCA stated that it does not have any tank removal records; sampling records; tank, dispenser, or piping location information; or disposal records. |
| **Planning Department** | City of San Juan Capistrano Development Services | The subject property is zoned Specific Plan/Precise Plan (SP/PP). According to records from the Planning Division, the Northwest Open Space property was acquired by the City in 1993. The General Plan Land |

| Agency Type | Agency Name | Summary of Correspondence |
|---|---|---|
| | Department, Planning Division | Use Map from 2002 designates the 65.5-acre Northwest Open Space property as a Community Park. The Community Park Land Use Designation allows sports fields, public facilities, nature study centers, and tot lots as permitted uses. The Roger Y. Williams House (also known as the Swanner House) located in the northern portion of the subject property was listed on the National Register of Historic Places in 2007. The National Register of Historic Places listing for the subject property included a two-story Craftsman house, a matching water tower, and a matching garage, all of which were built in 1923. |
| **Public Works** | Orange County Public Works | No environmentally-significant records are available for the subject property. |

## 4.2 Mapped Environmental Records Search

Earth Science obtained an Environmental Radius Report (ERR) prepared by Nationwide Environmental Title Research, LLC (NETR) for the subject property. The Federal, State, and local agency environmental records contained in the NETR ERR are compiled from publicly available sources and the locations of the listed sites are plotted utilizing a geographic information system, which geocodes the site addresses. Using the ASTM definition of migration, Earth Science considers the migration of hazardous substances or petroleum products in any form (including solid, liquid, and vapor) onto the subject property during the evaluation of each site listed in the ERR. A copy of the ERR is included in Appendix C of this report.

### *4.2.1 Regulatory Database Summary*

The following table provides a summary of the ERR findings.

| Environmental Regulatory Listing | Number Of Sites That Are: | | | Any Sites Of Concern ? |
|---|---|---|---|---|
| | <¼ Mile Away | ¼-½ Mile Away | >½-1 Mile Away | |
| Lists of Federal National Priorities List (NPL) (Superfund) Sites | 0 | 0 | 0 | NA |
| Lists of Federal Delisted NPL Sites | 0 | 0 | 0 | NA |
| Lists of Federal Sites Subject to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Removals and CERCLA Orders | 0 | 0 | 0 | NA |

| Environmental Regulatory Listing | Number Of Sites That Are: | | | Any Sites Of Concern ? |
|---|---|---|---|---|
| | <¼ Mile Away | ¼-½ Mile Away | >½-1 Mile Away | |
| Lists of Federal CERCLA Sites with No Further Remedial Action Planned (NFRAP) | 0 | 0 | 0 | NA |
| Lists of Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities | 0 | 0 | 0 | NA |
| Lists of Federal RCRA Facilities Undergoing Corrective Action | 0 | 0 | 0 | NA |
| Lists of Federal RCRA Generators | **2** | 0 | 0 | **NO** |
| Federal Institutional Control/Engineering Control (IC/EC) Registries | 0 | 0 | 0 | NA |
| Federal Emergency Response Notification System (ERNS) List | 0 | 0 | 0 | NA |
| Lists of State and Tribal Superfund Equivalent Sites | 0 | 0 | 0 | NA |
| Lists of State and Tribal Hazardous Waste Facilities | 0 | 0 | 0 | NA |
| Lists of State and Tribal Landfills and Solid Waste Disposal Facilities | 0 | 0 | 0 | NA |
| Lists of State and Tribal Leaking Storage Tanks | 0 | **3** | 0 | **NO** |
| Lists of State and Tribal Registered Storage Tanks | 0 | 0 | 0 | NA |
| State and Tribal IC/EC Registries | 0 | 0 | 0 | NA |
| Lists of State and Tribal Brownfields Sites | 0 | 0 | 0 | NA |

| Environmental Regulatory Listing | Number Of Sites That Are: | | | Any Sites Of Concern ? |
|---|---|---|---|---|
| | <¼ Mile Away | ¼-½ Mile Away | >½-1 Mile Away | |
| Lists of State and Tribal Voluntary Cleanup Sites | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Sites Requiring Further Investigation/Remediation | 0 | 0 | 0 | NA |
| State List of Significant Environmental Hazards (SEH) | 0 | 0 | 0 | NA |
| Lists of State and Tribal Mine Sites Requiring Further Investigation and/or Remediation | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Spills and Spill Responses | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Emergency Responses | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Dry Cleaners | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Clandestine Laboratory Cleanups | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Scrap/Used Tire Processing Facilities | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Underground Injection Control Sites | 0 | 0 | 0 | NA |
| State and/or Tribal Listings of Permitted Drywells | 0 | 0 | 0 | NA |
| Automobile Salvage Yards | 0 | 0 | 0 | NA |
| Livestock Waste Control Sites | 0 | 0 | 0 | NA |

| Environmental Regulatory Listing | Number Of Sites That Are: | | | Any Sites Of Concern ? |
|---|---|---|---|---|
| | <¼ Mile Away | ¼-½ Mile Away | >½-1 Mile Away | |
| Controlled Animal Feeding Operations (CAFOs) | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Registered Aboveground Storage Tanks (ASTs) | 0 | 0 | 0 | NA |
| Clean Air Act (CAA) Permitted Facilities | 0 | 0 | 0 | NA |
| National Pollutant Discharge Elimination System (NPDES) Permitted Facilities | 0 | 0 | 0 | NA |
| Onsite Wastewater Treatment Sites | 0 | 0 | 0 | NA |
| State and/or Tribal Lists of Permitted Facilities | 0 | 0 | 0 | NA |
| USEPA ECHO | 0 | 0 | 0 | NA |
| USEPA RCRAInfo | **3** | **9** | 0 | **NO** |
| USEPA USTs | 0 | 0 | 0 | NA |
| USEPA TSCA Database | 0 | 0 | 0 | NA |
| USEPA TRIS | 0 | 0 | 0 | NA |

*NA = not applicable*

### *4.2.2 Subject Property Listings*

The subject property is not listed in the ERR.

### *4.2.3 Adjacent Property Listings*

The following adjacent properties are listed in the ERR:

- Silverado San Juan Capistrano (addressed as 30311 Camino Capistrano) is listed in the ERR as a USEPA RCRAInfo site. This facility is a senior care operation located adjacent to the south of the subject property and is presumed to be situated hydrogeologically cross/down-gradient relative to the subject property. According to available regulatory records, this facility is generator of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the presumed direction of groundwater flow in the area and the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

- Camino Health Center (addressed as 30300 Camino Capistrano) is listed in the ERR as a USEPA RCRAInfo site. This facility is a medical office located adjacent to the east of the subject property (beyond Camino Capistrano) and is presumed to be situated hydrogeologically up-gradient relative to the subject property. According to available regulatory records, this facility is generator of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

- Kaiser Foundation Hospital (addressed as 30400 Camino Capistrano) is listed in the ERR as a Federal RCRA Generator Biennial Reporter and USEPA RCRAInfo site. This facility is a medical office located adjacent to the east of the subject property (beyond Camino Capistrano) and is presumed to be situated hydrogeologically up-gradient relative to the subject property. According to available regulatory records, this facility is generator of Hazardous Waste Biennial Reporter and Large Quantity Generator (LQG) of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

- JSerra Catholic High School (addressed as 26351 Junipero Serra Road) is listed in the ERR as a USEPA RCRAInfo site. This facility is a private high school located adjacent to the east of the subject property (beyond Camino Capistrano) and is presumed to be situated hydrogeologically cross-gradient relative to the subject property. According to available regulatory records, this facility is generator of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the presumed direction of groundwater flow in the area and the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

### *4.2.4 Non-Adjacent Property Listings*

The non-adjacent sites listed in the ERR are not likely to represent a significant environmental concern for the subject property at this time based on their distances from the subject property, lack of documented releases/violations, presumed direction of groundwater flow, current regulatory status, or other considerations.

### *4.2.5 Orphan Property Listings*

No orphan property listings likely to impact the subject property are identified in the ERR.

## 4.3 Vapor Encroachment Screening

The ASTM definition of a Vapor Encroachment Condition (VEC) is "the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property." A VEC is a broad concern involving contamination or potential contamination from subsurface vapor migration, while a Vapor Intrusion Condition (VIC) is focused on the migration or potential migration of contaminant vapors into building spaces.

A VIC, if present, can potentially pose a health risk to the occupants of the building. A VIC is commonly associated with the presence of VOC contamination, such as petroleum hydrocarbon or chlorinated solvent releases. A VIC can be caused by contamination from onsite or offsite sources, or a combination of both.

Earth Science has performed a Tier 1 Vapor Encroachment Screening (VES) in general accordance with the scope of work and limitations of ASTM Standard Practice E 2600-22 for the subject property. The purpose of this Tier 1 VES is to identify an existing or potential VEC affecting the subject property, as defined by ASTM Standard E 2600-22.

Based on the findings of the Tier 1 VES conducted by Earth Science, a VEC and a VIC may be an issue of concern in connection with the subject property at this time as further discussed in Section 7.0 of this report.

# 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

## 5.1 User Provided Information

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the Report User must provide the following information (if available) to the *Environmental Professional*. Failure to provide this information could result in a determination that *All Appropriate Inquiry* is not complete. The Report User is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the subject property.
- Activity and land use limitations that are in place against the subject property or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Actual knowledge of the Report User.
- Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the subject property.
- The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.
- The reason for preparation of this Phase I ESA.

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Earth Science requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance. Pursuant to ASTM E 1527-21, Earth Science requested the following site information from Legacy Ranch Partners, LLC and the City of San Juan Capistrano (Users of this report).

| User Requested Information | Provided By User? | Description of Provided Documents/ Information |
|---|---|---|
| **Environmental Questionnaire** | Yes | Ms. Laura Stokes, Principal Planner with the City of San Juan Capistrano, completed the environmental questionnaire. No environmentally-significant information was provided in |

| User Requested Information | Provided By User? | Description of Provided Documents/ Information |
|---|---|---|
| | | the questionnaire. A copy of the completed environmental questionnaire is included in Appendix B of this report. |
| **Title records** | No | |
| **Environmental liens or activity and use limitations** | No | |
| **Specialized knowledge** | No | |
| **Actual knowledge** | No | |
| **Valuation reduction for environmental issues** | No | |
| **Identification of Key Site Manager** | Yes | Mr. Harrison Taylor, representative for Legacy Ranch Partners, LLC, was identified as the key site manager. |
| **Reason for performing the Phase I ESA** | Yes | Refer to Section 1.1 |
| **Prior environmental reports** | No | |
| **Other documents/information provided** | Yes | Legacy Ranch Partners, LLC provided general real estate related information for the subject property, including the property boundaries. |

## 5.2 Interviews

Earth Science conducted the following interviews to obtain environmental information associated with the Subject Property.

| Interviewee | Interviewed ? | Description of Information Obtained From Interview |
|---|---|---|
| **Subject property owner** | Yes | In lieu of an interview, Ms. Stokes completed an environmental questionnaire for the subject property on June 10, 2025. No environmentally-significant information was provided in the environmental questionnaire. |
| **Report user** | Yes | Earth Science interviewed Mr. Taylor on June 10, 2025 during the site reconnaissance performed at the subject property. According to Mr. Taylor, proposed renovations are planned at the subject property to improve the public park facilities and to develop additional facilities. No environmentally-significant information regarding the subject property was provided by Mr. Taylor. |

| Interviewee | Interviewed ? | Description of Information Obtained From Interview |
|---|---|---|
| **Key site manager** | Yes | Please refer to the subject property owner interview section above. |
| **Past owners, operators, and occupants of the subject property** | Yes | Past owners, operators, and occupants of the subject property were not available to be interviewed. |
| **Others** | No | As the subject property is not an abandoned property as defined in ASTM 1527-21, interview with others were not performed. |

# 6.0 SITE RECONNAISSANCE

The subject property was inspected on June 10, 2025 and Earth Science was accompanied during the field reconnaissance activities by Mr. Taylor. Some areas of the subject property were not accessible during the field reconnaissance due the presence of densely-covered trees and vegetation which limited Earth Science's ability to assess the condition of the subject property surfaces in these areas.

## 6.1 General Site Characteristics

The following table describes the general site characteristics observed at the subject property.

| Site Characteristic | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| **Solid waste disposal** | Yes | Several trash containers were observed at the subject property, including a trash dumpster located in the parking lot in the northern portion of the subject property. |
| **Sewage discharge and disposal** | No | |
| **Surface water drainage** | Yes | Surface water drains towards Trabuco Creek which runs through the eastern and southern portions of the subject property. |
| **Surface impoundments, natural catch basins, settling ponds, drywells, wetlands, or lagoons** | Yes | The area of Trabuco Creek which runs through the eastern and southern portions of the subject property is mapped as a Freshwater Emergent Wetland, Freshwater Forested Shrub Wetland, and Riverine Waterway. |
| **Heating or cooling systems** | No | |
| **Wells or cisterns** | Yes | An inactive City of San Juan Capistrano groundwater production well is located in the central portion of the subject property. |
| **Wastewater/industrial discharge** | No | |
| **Septic systems** | No | |
| **Other significant characteristics** | Yes | Several large soil stockpiles are located in the eastern portion of the subject property, near Camino Capistrano. Several stored items, including wood logs, steel components, and other miscellaneous debris and materials are located in the northwestern and eastern portions of the subject property. Several storage containers are located at the subject property. |

## 6.2 Environmental Hazards

The following table describes the environmental hazards observed at the subject property.

| Environmental Hazard | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| **Hazardous materials/petroleum products stored or used onsite** | Yes | A 55-gallon steel drum containing unknown material is located in the eastern portion of the subject property, near a barn. |
| **Aboveground/underground hazardous substance/petroleum storage tanks** | No | |
| **Evidence of releases or spills** | No | |
| **Evidence of polychlorinated biphenyl-containing (PCB) equipment** | Yes | Numerous pole-mounted electrical transformers are located at the subject property. No evidence of releases or staining was observed near the pole-mounted electrical transformers. |
| **Strong, pungent, or noxious odors** | No | |
| **Pools of liquid** | No | |
| **Drains, sumps, or clarifiers** | No | |
| **Pits, ponds, or lagoons** | No | |
| **Stressed vegetation** | No | |
| **Landfill or radiological hazards** | No | |
| **Other environmental hazards** | No | |

## 6.3 Non-ASTM Environmental Concerns

The following table describes the non-ASTM environmental concerns observed at the subject property.

| Non-ASTM Environmental Concern | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| **Suspect ACMs** | Yes | ACMs may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use). |
| **Suspect LBPs** | Yes | LBPs may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge |

| Non-ASTM Environmental Concern | Observed at the Subject Property? | Description of Observations |
|---|---|---|
| | | located in the southwestern portion of the subject property, which included concrete surface debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs. |
| **Suspect mold** | No | |
| **Radon** | NA | According to the USEPA, the subject property is mapped in Radon Zone 3, where the average predicted indoor radon screening levels are less than 2.0 pico Curies per Liter (pCi/L). Radon testing was not performed as part of this assessment. |
| **Lead in drinking water** | NA | According to the Santa Margarita Water District's 2025 Water Quality Report, water supplied to the subject property is in compliance with all Federal and State drinking water regulations, including lead in drinking water standards. Water quality testing was not performed as part of this assessment. |
| **Emerging Contaminants** | NA | According to the SWRCB's GeoTracker database records, an inactive City of San Juan Capistrano groundwater production well is located at the subject property. Testing of the groundwater production well performed from 2001 to 2024 indicated the presence of various contaminants, including emerging contaminants such as Per- and Polyfluoroalkyl Substances (PFAS) at concentrations exceeding the regulatory agency notification and response levels. A copy of the results of the testing of the groundwater production well located at the subject property is included in Appendix B of this report. No other information pertaining to the presence of emerging contaminants at the subject property is available as of the date of this report. Testing for emerging contaminants was not performed as part of this assessment. |

### 6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises.

Railroad tracks predominantly used by Amtrak and Metrolink commuter trains run along the western portion boundary of the Site. No evidence of releases or staining was observed near the railroad tracks.

No other adjacent properties of concern were identified during the field reconnaissance activities.

# 7.0 FINDINGS AND CONCLUSIONS

***Findings***

The findings of this assessment are as follows:

*Recognized Environmental Conditions (RECs)*
A REC refers to the presence of hazardous substances or petroleum products in, on, or at the subject property, due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment which is neither certain nor proved, but can be expected or believed based on professional observations, experience, and/or available evidence. The term REC is not intended to include "*de minimis*" conditions. The findings of this assessment pertaining to RECs include the following:

- The lack of documentation confirming that the former USTs were removed from the subject property, that confirmatory soil sampling from the base pits and sidewalls of the excavations was performed following the UST removals, and that all dispenser piping and contaminated soils were properly removed from the subject property and disposed of at appropriate offsite facilities represents a REC.

- The subject property was used for agricultural purposes from at least 1923 up to at least 2000 and was part of a large orchard (orange groves). The potential storage and use of hazardous substances (including herbicides and pesticides) associated with the former agricultural operations conducted at the subject property represents a REC.

- The documented presence of contamination in the inactive groundwater production well located at the subject property at concentrations exceeding the regulatory agency notification and response levels represents a REC.

*Controlled Recognized Environmental Conditions (CRECs)*
A CREC refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of controls. The findings of this assessment pertaining to CRECs include the following:

- Earth Science did not identify any CRECs during the course of this assessment.

*Historical Recognized Environmental Conditions (HRECs)*
A HREC refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls. The findings of this assessment pertaining to HRECs include the following:

- Earth Science did not identify any HRECs during the course of this assessment.

*Environmental Issues*
An Environmental Issue refers to environmental concerns identified by Earth Science, which do not qualify as RECs; however, require discussion. The findings of this assessment pertaining to Environmental Issues include the following:

- The 55-gallon steel drum containing unknown material and exhibiting evidence of surface rust represents an Environmental Issue.

- ACMs may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use), which represents an Environmental Issue.

- LBPs may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the subject property, which included concrete surface debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs. The potential presence of LBPs at the subject property represents an Environmental Issue.

***Conclusions and Opinions***

Earth Science has performed a Phase I ESA of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 ("Subject Property") in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of CRECs or HRECs; however, RECs and Environmental Issues were identified in connection with the subject property. Based on the conclusions of this assessment, Earth Science recommends the following:

- Earth Science recommends that a Phase II ESA be performed in order to assess the potential for residual contamination to be present in the area of the former USTs at the subject property. It is recommended that the Phase II ESA include a ground-

penetrating radar (GPR) survey in order to confirm that all USTs and other subsurface structures associated with the former USTs have been removed.

- Earth Science recommends sampling the shallow soils (where the highest concentrations of residual herbicides and pesticides are likely to be found) near the former herbicide AST and the orchard areas at subject property in order to confirm or deny the presence of hazardous substances associated with the former agricultural operations.

- Given that the groundwater production well located at the subject property is inactive and that the contamination detected in the samples collected from the well are documented in the SWRCB's GeoTracker online database, no further investigation of the known groundwater contamination in the well is recommended at this time. In the event that the groundwater production well located at the subject property is placed back into service, it is recommended that the well be sampled and tested in accordance with all Federal, State, and local regulations prior to operating the well.

- Earth Science recommends that the 55-gallon steel drum containing unknown material located in the eastern portion of the subject property be removed and disposed of in accordance with all applicable Federal, State, and local regulations.

- In the event that the structures at the subject property constructed prior to 1980 are renovated or demolished, it is recommended that an asbestos survey of the structures be performed, and that any identified ACMs be abated by a licensed abatement contractor according to all applicable Federal, State, and local regulations prior to conducting any proposed renovation or demolition activities.

- In the event that the structures at the subject property constructed prior to 1978 are renovated or demolished, all painted surfaces at the subject property should be assumed to contain LBPs and treated as such unless future testing is conducted proving otherwise. All Federal, State, and local regulations pertaining to LBPs should be followed by any renovation or demolition contractors as appropriate. The delaminated concrete debris containing paint which was observed on the unpaved surfaces of the subject property near the concrete pillars of the railroad bridge should be removed and disposed of in accordance with all applicable Federal, State, and local regulations in order to minimize potential LBPs impacts to the onsite soils.

## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Earth Science has performed a Phase I Environmental Site Assessment of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to, or deletions from, this protocol are discussed earlier in this report.

By signing below on July 11, 2025, Earth Science declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Earth Science has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Zoey Spracklen, EP
*Environmental Professional*

Reviewed By:



Sean Rakhshani, EP
*Principal*

# 9.0 REFERENCES

## Contact List

California Department of Resources Recycling and Recovery

California Department of Toxic Substances Control

California Geologic Energy Management Division

California State Water Resources Control Board, Regional Water Quality Control Board, San Diego Region

City of San Juan Capistrano Development Services Department, Building Division

City of San Juan Capistrano Development Services Department, Planning Division

Orange County Fire Authority

Orange County Health Care Agency, Environmental Health Division

Orange County Public Works

Orange County Treasurer-Tax Collector

South Coast Air Quality Management District

United States Environmental Protection Agency

## Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21.

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM Designation: E2600-22.

California Department of Toxic Substances Control, EnviroStor Database, accessed via the Internet.

California Department of Toxic Substances Control, Hazardous Waste Tracking System Online Database, accessed via the Internet.

California State Water Resources Control Board, GeoTracker Database, accessed via the Internet.

County of Orange, Historical Aerial Imagery, accessed via the Internet.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map.

Google Earth Historic Aerial Photographs, accessed via the Google Earth Program.

Google Maps, Street View, accessed via the Internet.

Library of Congress Digital Collection of Sanborn Maps, accessed via the Internet.

Nationwide Environmental Title Research, LLC, Environmental Radius Report.

Nationwide Environmental Title Research, LLC, Historic Aerials Viewer, accessed via the Internet.

United States Department of Agriculture, Soil Conservation Service, National Cooperative Soil Survey, accessed via the Internet.

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet.

United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, accessed via the Internet.

United States Geological Survey Historical Topographic Map Explorer, accessed via the Internet.

United States Geological Survey National Water Information System, accessed via the Internet.

# FIGURES

1- SITE LOCATION MAP

2- SITE PLAN

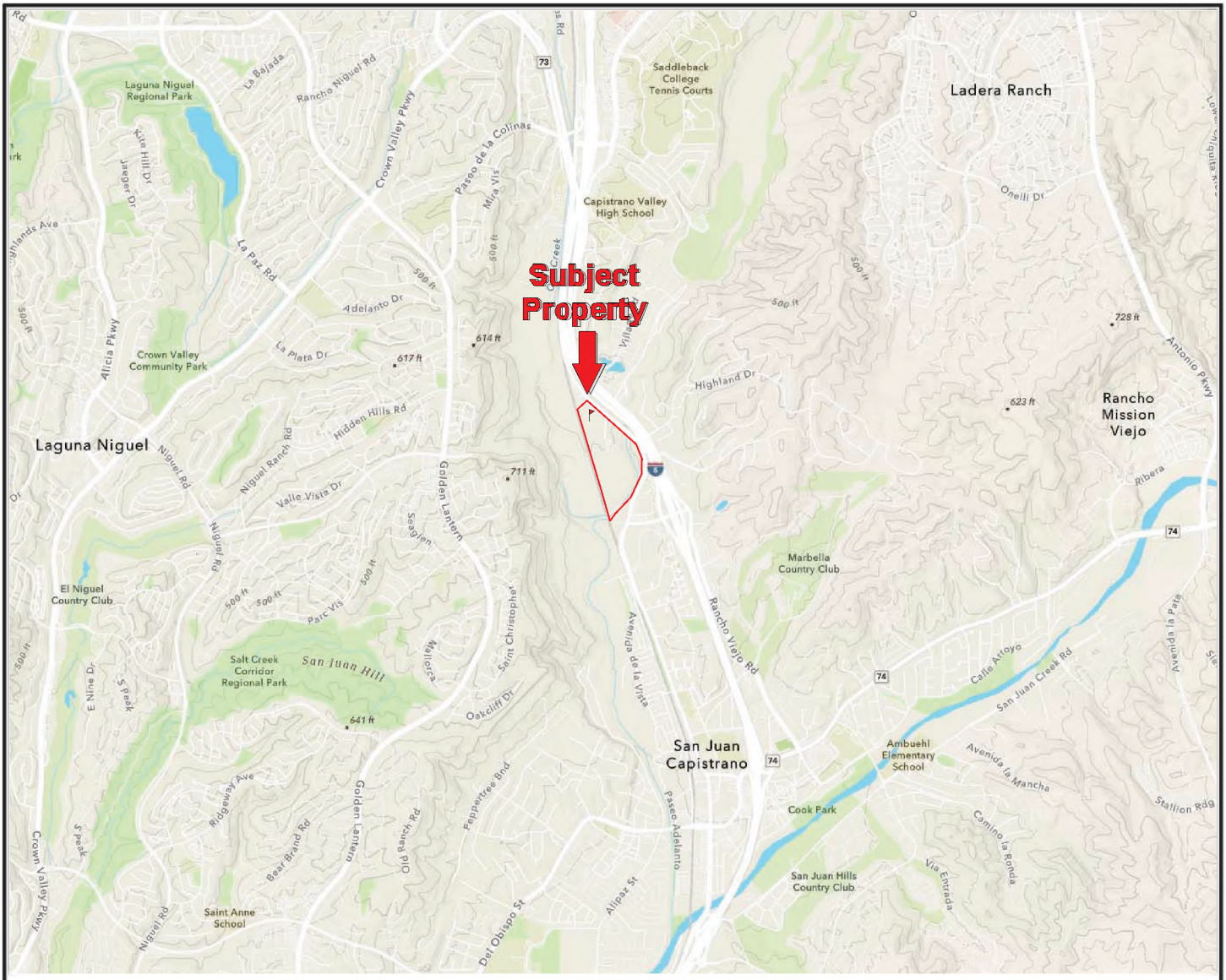



**FIGURE 1: SITE LOCATION MAP**
**PROJECT NO. 25-2105**

EARTH SCIENCE LLC




**FIGURE 2: SITE PLAN**
**PROJECT NO. 25-2105**

EARTH SCIENCE LLC

# APPENDIX A: PHOTOGRAPHIC DOCUMENTATION



View of the Northwest Open Space, main entrance



View of the Northwest Open Space, main entrance parking area



View of the Swanner House at the subject property



View of the parking areas near the Swanner House



View of the historic Swanner House



View of the subject property, Swanner House grounds




Trash dumpster located in the northern portion of the subject property



Parking area in the northern portion of the subject property



View of Camino Capistrano and the east-adjacent properties



Pole-mounted electrical transformers near the northeastern boundary



Northern area of the subject property and the north-adjacent property



Vegetable farming in the northwestern portion of the subject property



Storage container in the northwestern portion of the subject property



Northwestern boundary of the subject property and adjacent building



View of the railroad tracks running along the western boundary



Wood and debris in the northwestern area of the subject property



Underground fiber optic warning post along the northwestern boundary



Water tank located near the vegetable farming operation



Vegetables in the storage container in the northwestern portion




Tractor located in the northwestern portion of the subject property



Amtrak Surfliner train heading south on the west-adjacent tracks



Trees and vegetation in the central portion of the subject property



Trabuco Creek near the eastern boundary of the subject property



View of Trabuco Creek



View of the irrigation system in the former orchard area



View of the irrigation system in the former orchard area



View of the orange trees located at the subject property



View of the orange trees located at the subject property



View of the Trabuco Creek Trail located at the subject property



View of the Trabuco Creek Trail, open spaces, and a northbound train



Eastern area of the subject property and the east-adjacent properties



View of the Trabuco Creek Trail located at the subject property



Concrete delamination and flaking paint near the railroad bridge



Concrete delamination and flaking paint near the railroad bridge



Southwestern area of the subject property, near the railroad bridge



Southwestern boundary of the subject property near Trabuco Creek



Concrete-lined area of Trabuco Creek near Camino Capistrano



View of a park restroom at the subject property



View of a park trash container at the subject property



View of an empty horse trough located at the subject property



View of the Dr Joe Cortese Dog Park at the subject property



Water well and pump station building at the subject property



Welcome sign for the Village of Putuidem at the subject property



Dedication plaque for the Village of Putuidem at the subject property



Structures in the Village of Putuidem at the subject property



Structure in the Village of Putuidem at the subject property



View of soil stockpiles in the eastern portion of the subject property



Eastern boundary of the subject property and Camino Capistrano



View of the barn in the eastern portion of the subject property



View of a 55-gallon drum containing unknown contents near the barn



View of wood logs and graffiti



Storage containers in the eastern portion of the subject property



View of steel poles in the eastern portion of the subject property



View of a used tire and a soil stockpile in the eastern portion



Reported area of the former aboveground and underground tanks



Barn and storage container, eastern portion of the subject property



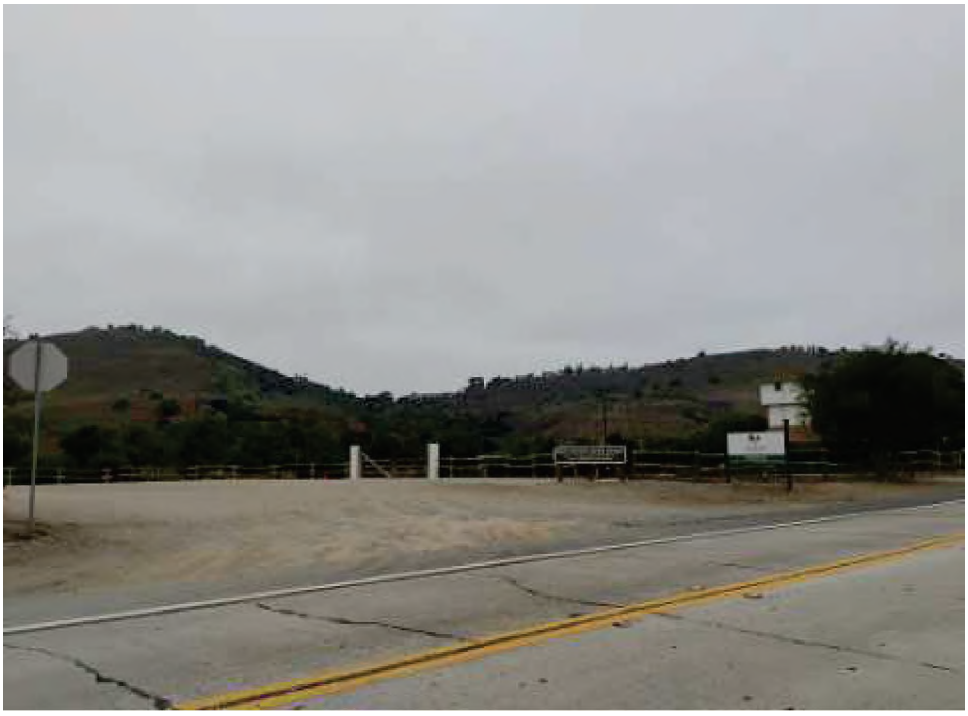
Interior of the barn in the eastern portion of the subject property



Interior of the barn in the eastern portion of the subject property



View of soil stockpiles in the eastern portion of the subject property



Signage and main entrance to the Northwest Open Space



Park operations building in the eastern portion of the subject property



View of the southwest-adjacent properties



View of the south-adjacent property




View of the south-adjacent properties



View of the southern boundary of the subject property



View of the east-adjacent property

# APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

# 121-050-03

| | |
|---|---|
| **APN** | 121-050-03 |
| **Map No.** | SYSTEM DEFAULT PLAN |
| **Lot Type** | Lot |
| **Lot No.** | 25 |
| **Landuse** | 601 |
| **Legal Description** | SEC 25 T 7 R 8 POR SW1/4 |
| **Site Address** | 29943 CAMINO CAPISTRANO |
| **City/State** | SAN JUAN CAPISTRANO |
| **Zipcode** | 92675 |

Area: **15,325.99 sqft**

# 121-050-04

| | |
|---|---|
| **APN** | 121-050-04 |
| **Map No.** | SYSTEM DEFAULT PLAN |
| **Lot Type** | Lot |
| **Lot No.** | 36 |
| **Landuse** | 500 |
| **Legal Description** | SEC 36 T 7 R 8 POR NW1/4 |

Area: **1,536.01 sqft**

# 121-050-14

| | |
|---|---|
| **APN** | 121-050-14 |
| **Map No.** | SYSTEM DEFAULT PLAN |
| **Lot Type** | Lot |
| **Lot No.** | 36 |
| **Landuse** | 500 |
| **Legal Description** | SEC 36 T 7 R 8 POR OF SEC |

Area: **625.01 sqft**

# 121-050-17

| | |
|---|---|
| **APN** | 121-050-17 |
| **Map No.** | SYSTEM DEFAULT PLAN |
| **Lot Type** | Lot |
| **Lot No.** | 36 |
| **Landuse** | 601 |
| **Legal Description** | SEC 36 T 7 R 8 POR NW1/4 |

Area: **106,099.21 sqft**

# 121-050-20

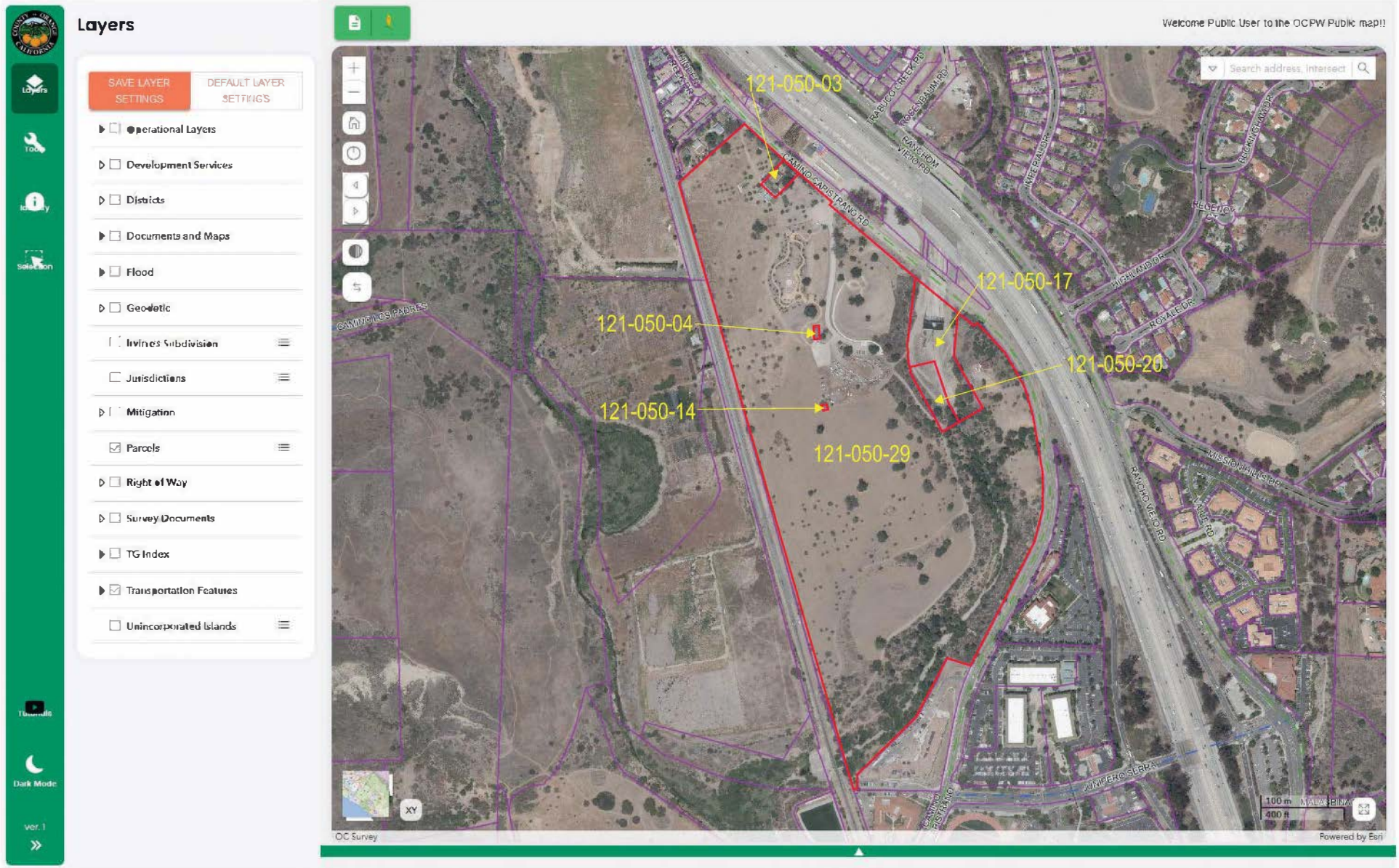
| | |
|---|---|
| **APN** | 121-050-20 |
| **Map No.** | SYSTEM DEFAULT PLAN |
| **Lot Type** | Lot |
| **Lot No.** | 36 |
| **Landuse** | 601 |
| **Legal Description** | SEC 36 T 7 R 8 POR NW1/4 |

Area: **33,425.67 sqft**

# 121-050-29

| | |
|---|---|
| **APN** | 121-050-29 |
| **Map No.** | LLA 19-001 |
| **Lot Type** | Lot |
| **Lot No.** | 2 |
| **Landuse** | 601 |
| **Legal Description** | SEC 36 T 7 R 8 POR NW1/4 |

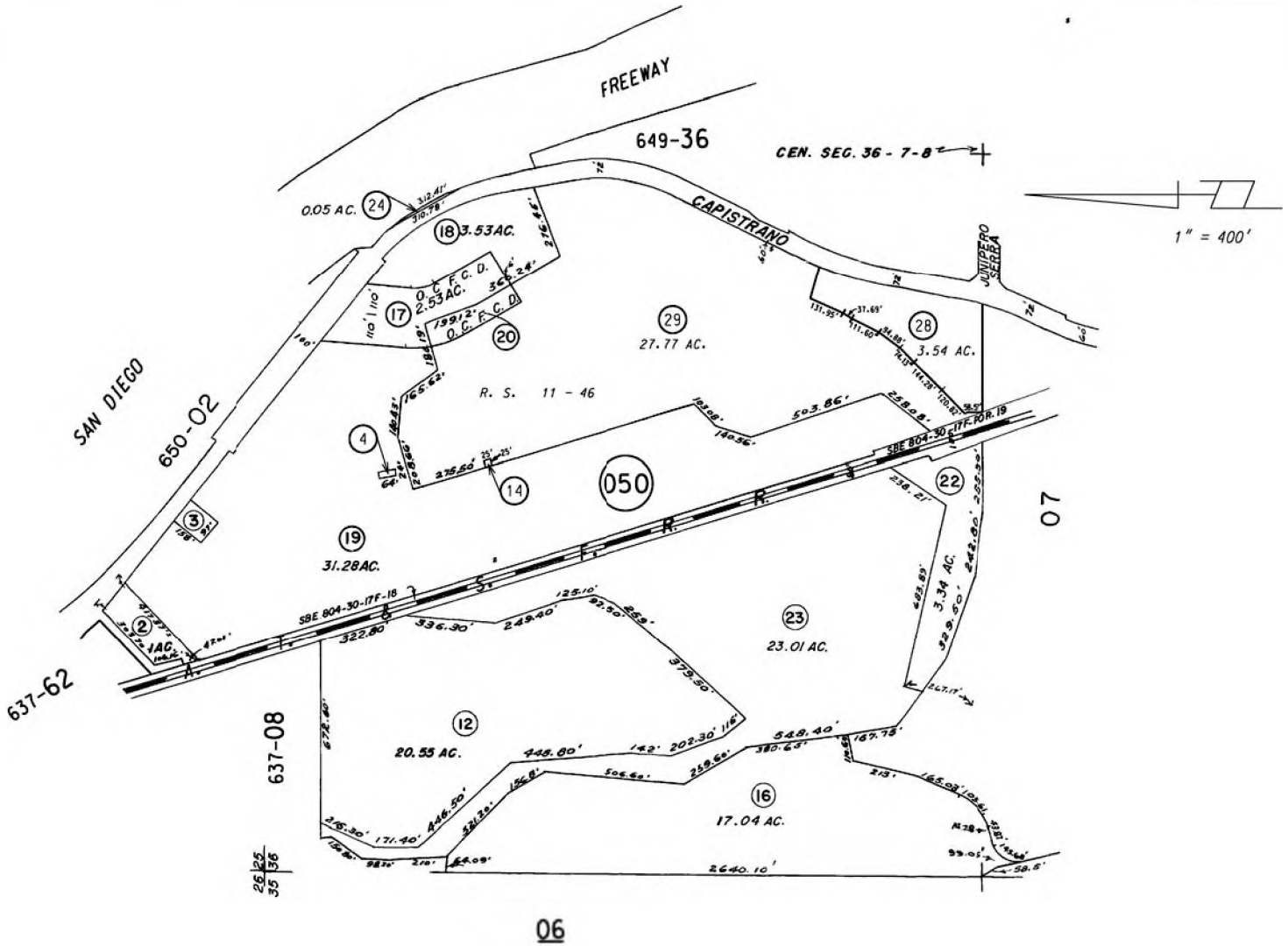
Area: **2,696,165.70 sqft**


Layers
SAVE LAYER SETTINGS
DEFAULT LAYER SETTINGS
Operational Layers
Development Services
Districts
Documents and Maps
Flood
Geodetic
Irvines Subdivision
Jurisdictions
Mitigation
Parcels
Right of Way
Survey Documents
TG Index
Transportation Features
Unincorporated Islands
Tutorials
Dark Mode
ver. 1
Welcome Public User to the OCPW Public map!!
Search address, intersect
121-050-03
121-050-04
121-050-14
121-050-17
121-050-20
121-050-29
CAMINO CAPISTRANO
CAMINO LOS PADRES
TRABUCO CREEK RD
ROSEBAUM RD
RANCHO VIEJO RD
HIGHLAND DR
REGENCY CT
ROSACEA DR
MISSION HILLS DR
JUNIPERO SERRA
CAMINO ESTRANO
100 m
400 ft
XY
OC Survey
Powered by Esri

Provided by:
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# POR. SEC. 25 & 36. T 7 S. R 8 W






MARCH 1951

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 121 PAGE 05 COUNTY OF ORANGE

Soil Map—Orange County and Part of Riverside County, California
(Soil Map )




Map Scale: 1:5,700 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 17, 2023—Feb 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 132 | Botella clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19 | 1.3 | 2.0% |
| 147 | Corralitos loamy sand, moderately fine substratum | 11.4 | 17.5% |
| 149 | Cropley clay, 2 to 9 percent slopes, warm MAAT, MLRA 19 | 0.2 | 0.3% |
| 191 | Riverwash | 14.2 | 21.6% |
| 197 | Soboba gravelly loamy sand, 0 to 5 percent slopes | 11.1 | 16.9% |
| 206 | Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19 | 24.4 | 37.2% |
| 207 | Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19 | 0.4 | 0.6% |
| 209 | Sorrento clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19 | 2.6 | 4.0% |
| **Totals for Area of Interest** | | **65.5** | **100.0%** |

# Orange County and Part of Riverside County, California

## 132—Botella clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

### Map Unit Setting

*National map unit symbol:* 2tyz8
*Elevation:* 80 to 1,450 feet
*Mean annual precipitation:* 14 to 16 inches
*Mean annual air temperature:* 64 to 65 degrees F
*Frost-free period:* 330 to 360 days
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Botella and similar soils:* 90 percent
*Minor components:* 10 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Botella

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Riser, flat
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Parent material:* Alluvium derived from sedimentary rock

#### Typical profile

*A - 0 to 8 inches:* clay loam
*2Bt - 8 to 35 inches:* silty clay loam
*2C - 35 to 66 inches:* clay loam

#### Properties and qualities

*Slope:* 2 to 9 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Medium
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* High (about 10.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 2e
*Land capability classification (nonirrigated):* 3e
*Hydrologic Soil Group:* C
*Ecological site:* R019XD001CA - CLAYEY

*Hydric soil rating:* No

**Minor Components**

**Sorrento**

*Percent of map unit:* 6 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Footslope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Mocho**

*Percent of map unit:* 4 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

# Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 147—Corralitos loamy sand, moderately fine substratum

### Map Unit Setting

*National map unit symbol:* hcmr
*Elevation:* 30 to 1,000 feet
*Mean annual precipitation:* 21 inches
*Mean annual air temperature:* 57 degrees F
*Frost-free period:* 230 to 300 days
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Corralitos and similar soils:* 75 percent
*Minor components:* 25 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Corralitos

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Riser, flat
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Alluvium derived from mixed

#### Typical profile

*H1 - 0 to 10 inches:* loamy sand
*H2 - 10 to 40 inches:* loamy sand
*H3 - 40 to 46 inches:* silt loam
*H4 - 46 to 80 inches:* stratified sand to fine sand to loamy sand

#### Properties and qualities

*Slope:* 0 to 5 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Moderately well drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* About 36 to 60 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Low (about 5.5 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3s
*Land capability classification (nonirrigated):* 3e
*Hydrologic Soil Group:* A
*Ecological site:* R019XD035CA - SANDY

*Hydric soil rating:* No

**Minor Components**

**Corralitos, loamy sand**
*Percent of map unit:* 10 percent
*Hydric soil rating:* No

**Unnamed**
*Percent of map unit:* 5 percent
*Hydric soil rating:* No

**Metz, loamy sand**
*Percent of map unit:* 5 percent
*Hydric soil rating:* No

**Capistrano, sandy loam**
*Percent of map unit:* 3 percent
*Hydric soil rating:* No

**Riverwash**
*Percent of map unit:* 2 percent
*Landform:* Fans
*Hydric soil rating:* Yes

# Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 149—Cropley clay, 2 to 9 percent slopes, warm MAAT, MLRA 19

### Map Unit Setting

*National map unit symbol:* 2tb9k
*Elevation:* 20 to 3,360 feet
*Mean annual precipitation:* 15 to 27 inches
*Mean annual air temperature:* 60 to 65 degrees F
*Frost-free period:* 270 to 365 days
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Cropley and similar soils:* 90 percent
*Minor components:* 10 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Cropley

#### Setting

*Landform:* Terraces, alluvial fans
*Landform position (two-dimensional):* Backslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Alluvium derived from calcareous shale

#### Typical profile

*Ap - 0 to 3 inches:* clay
*A - 3 to 15 inches:* clay
*Bss1 - 15 to 29 inches:* clay
*Bss2 - 29 to 38 inches:* clay
*BCk1 - 38 to 49 inches:* clay
*BCk2 - 49 to 79 inches:* clay

#### Properties and qualities

*Slope:* 2 to 9 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 15 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Moderate (about 9.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 2e
*Land capability classification (nonirrigated):* 4e
*Hydrologic Soil Group:* C
*Ecological site:* R019XD047CA - Coastal Terrace 14-16" p.z., R019XD001CA - CLAYEY
*Hydric soil rating:* No

**Minor Components**

**Rincon**

*Percent of map unit:* 4 percent
*Landform:* Terraces, alluvial fans
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Salinas**

*Percent of map unit:* 4 percent
*Landform:* Alluvial fans
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Botella**

*Percent of map unit:* 2 percent
*Landform:* Low hills
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

# Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 191—Riverwash

### Map Unit Composition

*Riverwash:* 100 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Riverwash

#### Setting

*Landform:* Fans
*Parent material:* Sandy and gravelly alluvium

#### Typical profile

*C1 - 0 to 6 inches:* gravelly sand
*C2 - 6 to 60 inches:* stratified gravelly coarse sand to sandy loam

#### Properties and qualities

*Slope:* 0 to 5 percent
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)
*Depth to water table:* About 0 to 24 inches
*Frequency of flooding:* Frequent
*Available water supply, 0 to 60 inches:* Very low (about 2.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8w
*Ecological site:* R019XG912CA - Sandy Fan
*Hydric soil rating:* Yes

# Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 197—Soboba gravelly loamy sand, 0 to 5 percent slopes

### Map Unit Setting

*National map unit symbol:* hcpc
*Elevation:* 30 to 4,200 feet
*Mean annual precipitation:* 10 to 20 inches
*Mean annual air temperature:* 61 to 63 degrees F
*Frost-free period:* 175 to 250 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Soboba and similar soils:* 75 percent
*Minor components:* 25 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Soboba

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Riser, flat
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Sandy and gravelly alluvium derived from mixed

#### Typical profile

*H1 - 0 to 10 inches:* gravelly loamy sand
*H2 - 10 to 60 inches:* very gravelly sand

#### Properties and qualities

*Slope:* 0 to 5 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Excessively drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* Very high (19.98 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Very low (about 1.8 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 4e
*Land capability classification (nonirrigated):* 4e
*Hydrologic Soil Group:* A
*Ecological site:* R019XD035CA - SANDY
*Hydric soil rating:* No

**Minor Components**

**Unnamed**
*Percent of map unit:* 10 percent
*Hydric soil rating:* No

**Corralitos, loamy sand**
*Percent of map unit:* 5 percent
*Hydric soil rating:* No

**Soboba, gravelly loamy sand**
*Percent of map unit:* 5 percent
*Hydric soil rating:* No

**Riverwash**
*Percent of map unit:* 5 percent
*Landform:* Fans
*Hydric soil rating:* Yes

# Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 206—Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19

### Map Unit Setting

*National map unit symbol:* 2tz09
*Elevation:* 20 to 1,100 feet
*Mean annual precipitation:* 13 to 19 inches
*Mean annual air temperature:* 61 to 65 degrees F
*Frost-free period:* 330 to 360 days
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Sorrento and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Sorrento

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Parent material:* Alluvium derived from sedimentary rock

#### Typical profile

*A - 0 to 12 inches:* loam
*C - 12 to 37 inches:* silty clay loam
*Ck - 37 to 62 inches:* silty clay loam
*2C - 62 to 72 inches:* sandy loam

#### Properties and qualities

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 2.00 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Available water supply, 0 to 60 inches:* High (about 11.3 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 1
*Land capability classification (nonirrigated):* 3c
*Hydrologic Soil Group:* C
*Ecological site:* R019XD029CA - LOAMY
*Hydric soil rating:* No

**Minor Components**

**Mocho**

*Percent of map unit:* 5 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Sorrento, noncalcareous**

*Percent of map unit:* 3 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Bolsa, drained**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Anacapa**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Garretson**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

**Pico**

*Percent of map unit:* 1 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Convex
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 207—Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

### Map Unit Setting

*National map unit symbol:* 2tz0c
*Elevation:* 0 to 1,340 feet
*Mean annual precipitation:* 12 to 18 inches
*Mean annual air temperature:* 62 to 66 degrees F
*Frost-free period:* 320 to 365 days
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Sorrento and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Sorrento

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Alluvium derived from sedimentary rock

#### Typical profile

*A - 0 to 12 inches:* loam
*AB - 12 to 37 inches:* silty clay loam
*Bk - 37 to 62 inches:* silty clay loam
*2C - 62 to 72 inches:* sandy loam

#### Properties and qualities

*Slope:* 2 to 9 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Medium
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3e
*Hydrologic Soil Group:* C
*Ecological site:* R019XD029CA - LOAMY
*Hydric soil rating:* No

**Minor Components**

**Mocho**

*Percent of map unit:* 7 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Botella**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R019XD029CA - LOAMY
*Hydric soil rating:* No

**Pico**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Garretson**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Anacapa**

*Percent of map unit:* 2 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

# Orange County and Part of Riverside County, California

## 209—Sorrento clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

### Map Unit Setting

*National map unit symbol:* 2tz07
*Elevation:* 20 to 2,040 feet
*Mean annual precipitation:* 12 to 18 inches
*Mean annual air temperature:* 62 to 66 degrees F
*Frost-free period:* 320 to 365 days
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Sorrento and similar soils:* 75 percent
*Minor components:* 25 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Sorrento

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Alluvium derived from sedimentary rock

#### Typical profile

*Ap1 - 0 to 6 inches:* clay loam
*Ap2 - 6 to 12 inches:* clay loam
*AB1 - 12 to 21 inches:* silty clay loam
*AB2 - 21 to 27 inches:* silty clay loam
*AB3 - 27 to 37 inches:* silty clay loam
*Bk1 - 37 to 49 inches:* silty clay loam
*Bk2 - 49 to 62 inches:* silty clay loam
*2C - 62 to 72 inches:* stratified loamy fine sand to silt loam

#### Properties and qualities

*Slope:* 2 to 9 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Medium
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Available water supply, 0 to 60 inches:* High (about 11.3 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3e
*Hydrologic Soil Group:* C
*Ecological site:* R019XD001CA - CLAYEY
*Hydric soil rating:* No

**Minor Components**

**Mocho**

*Percent of map unit:* 10 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R019XD029CA - LOAMY
*Hydric soil rating:* No

**Sorrento, loam**

*Percent of map unit:* 10 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R019XD029CA - LOAMY
*Hydric soil rating:* No

**Botella**

*Percent of map unit:* 5 percent
*Landform:* Alluvial fans
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R019XD001CA - CLAYEY
*Hydric soil rating:* No

# Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands Map




July 1, 2025

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands Map




July 1, 2025

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# HIG Research Summary

**Site Location**
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

**Requested by**
Earth Science, LLC

Irvine, CA

**HIG Project #**
2091836
**Client Project #**

**Date Created**
07/02/2025

Historical Information Gatherers

This Research Summary identifies the products and services provided by Historical Information Gatherers, Inc. (HIG) for the above referenced site location. All products are provided as PDFs unless otherwise noted.

## Historical Aerial Photographs

Aerial photographs of the site location were used to create a multi-page file named AerialPhotos. Each aerial photograph has a title block that includes the year and scale of the photograph as well as project information submitted at the time the order was placed. The years provided are:

*1929, 1938, 1946, 1952, 1960, 1963, 1967, 1974, 1977, 1980, 1985, 1988, 1994, 2002, 2005, 2009, 2012, 2016, 2020, 2024*

## City Directory Pages/Abstracts

**Research Methodology:** A search was conducted for city directories that include coverage of the site area using HIG's City Directory Collection and other sources, if needed. Directories for the following years were identified for the site area. A comma between date ranges indicates a gap of 10 years or more in available city directories:

*Orange Co: (1930-2018)*

The above listed directories were reviewed at approximate 5 year intervals to determine if the street(s) specified in the order were included in the directories and had listings for the site area. HIG attempted to identify former street names and aliases and if identified, these were also included in the review.

**Research Results:** City directory information, when provided, was used to create a multi-page file(s) named CD- followed by the street name. When City Directory Pages are provided, the publication name and date are shown at the top of each page. When a City Directory abstract is provided, the first page of the abstract includes the relevant publication information. The years of coverage identified for each street and any identified historical street names are as follows:

*Camino Capistrano: (1963-2018)*


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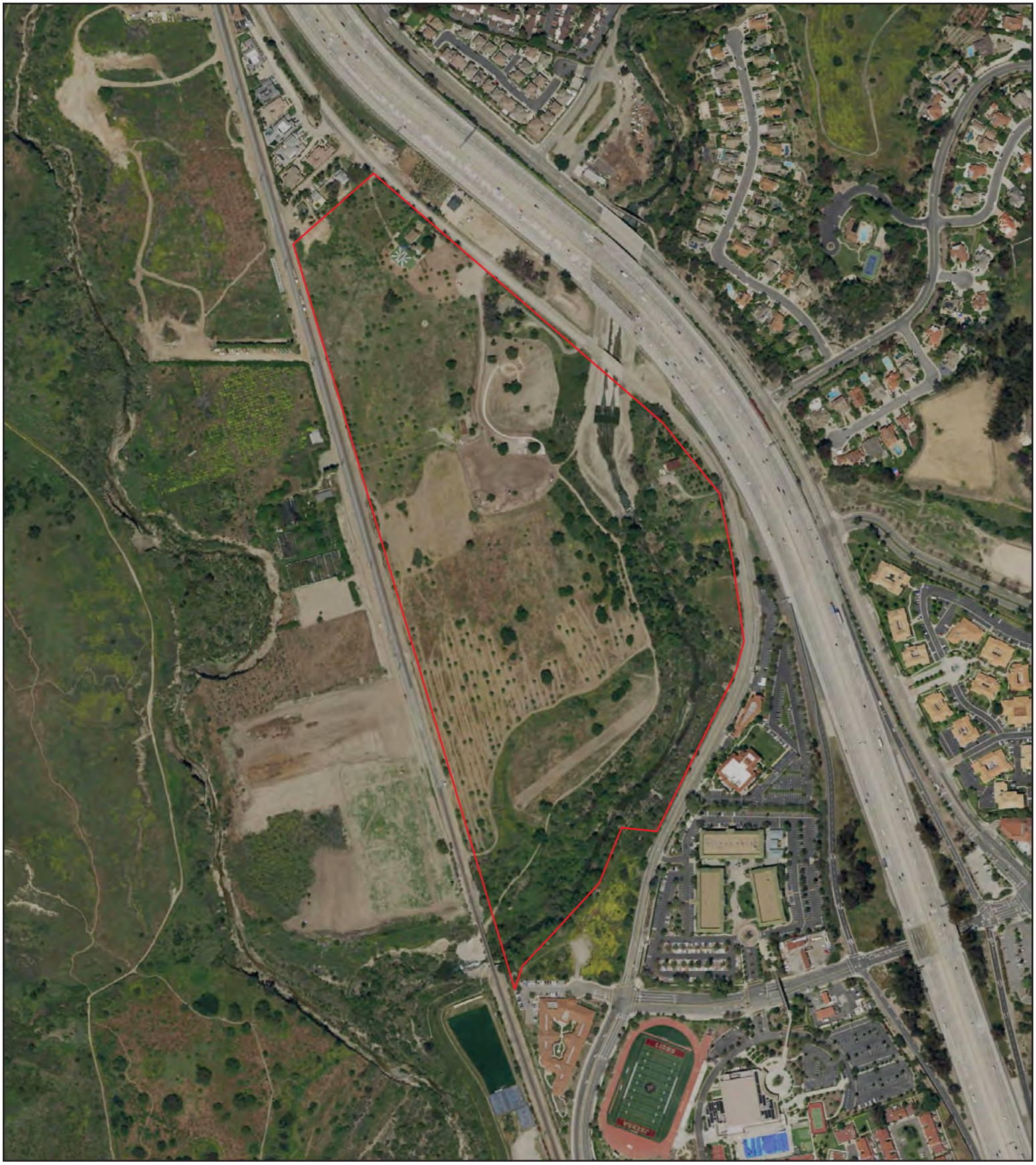
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Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2024**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



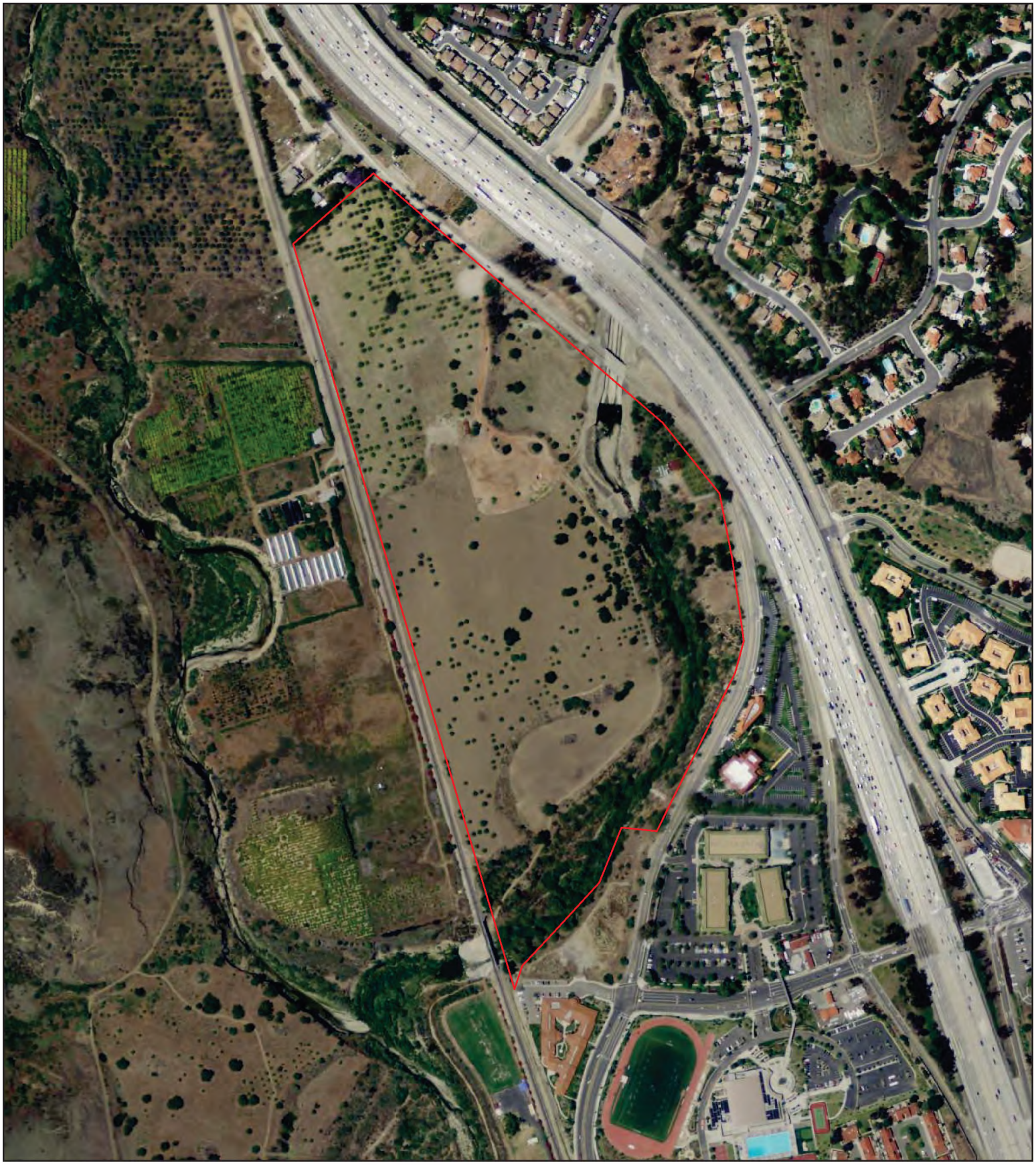
Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2020**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2016**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2012**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2009**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2005**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **2002**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1994**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1988**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1985**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1980**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1977**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1974**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1967**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

# 1963

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

# 1960

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

# 1952

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

# 1946

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1938**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |



Site boundaries shown in red are approximate

| | | | |
|---|---|---|---|
| Legacy Ranch<br>Camino Capistrano<br>San Juan Capistrano, CA | N | **1929**<br>HIG Project # 2091836<br>Client Project #<br>Approximate Scale 1: 6,000 (1"=500')<br>www.historicalinfo.com | HIG |

# Research Summary for City Directory Abstract

**Site Location**
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

**Conducted For**
Earth Science, LLC

Irvine, CA

**HIG Project #**
2091836
**Client Project #**

**Date Created**
07/02/2025

Historical Information Gatherers

HIG has produced a city directory abstract for one or more streets associated with the site location indicated above. The publications used to create the CD Abstract are listed below.

The information below is taken directly from the city directory books. The following are definitions as they are found in the Haines books:

XXXX = is no phone, no people or non-published phone.

600 XXXX = Correct address only. No other information.

X Streetname = intersecting cross street

## Publication year, publisher and title

2018 Haines South Orange County

2011 Haines South Orange County

2006 Haines South Orange County

2001-02 Haines South Orange County

1996-97 Haines South Orange County

1991 Haines South Orange County

1986 Haines Orange County

1981 Haines Orange County

1976 Haines Orange County

1971 Haines Orange County

1967 Pacific Telephone Orange County

1963 Pacific Telephone Orange County

**Abstract Section 1- This section includes the city directory data sorted by address.**

| | |
|---|---|
| **29643 Camino Capistrano** | |
| 1996-97 | XXXX |
| 1991 | BATHGATE William A |
| 1976 | BATHGATE WILLIAM A |
| 1976 | BATHGATE WM A |
| 1971 | BATHGATE DORIS |
| 1971 | BATHGATE WILLIAM A |
| 1971 | BATHGATE WM A |
| 1967 | BATHGATE WM A |
| 1967 | THOMPSON J H |
| 1963 | BATHGATE WM A |
| **29691 Camino Capistrano** | |
| 1996-97 | WALLACE Jane |
| 1996-97 | WALLACE Jon |
| 1976 | BECKTEL RICHARD |
| **29832 Camino Capistrano** | |
| 1963 | GATES R E |
| **29861 Camino Capistrano** | |
| 1981 | XXXX |
| 1976 | XXXX |
| 1967 | LINDELL E E |
| **29901 Camino Capistrano** | |
| 1981 | XXXX |
| 1976 | XXXX |
| 1971 | SMITH MYRON |
| 1967 | SMITH M |
| **29921 Camino Capistrano** | |
| 2018 | ADAM Daniel |
| 2011 | ADAM John |
| 2011 | SMITH Jonathan |
| 2006 | XXXX |
| 2001-02 | SMITH Brooks R |
| 1996-97 | SMITH Brooks R |
| 1991 | JOHNSON Robt J |
| 1986 | JOHNSON ROBT J |

| | |
|---|---|
| 1981 | SMITH MYRON |
| 1981 | SOUTH CST BAIL BNDS |
| 1981 | SOUTH CST SDLBK ANS |
| 1981 | WILLIAMS RANDY |
| 1981 | WILLIAMS W R |
| 1976 | SMITH MYRON |
| 1967 | WILLIAMSON R C |
| 29931 Camino Capistrano | |
| 2018 | WILLIAMS Ronald A |
| 2011 | WILLIAMS Phyllis |
| 2006 | XXXX |
| 2001-02 | BATHGATE William A |
| 1996-97 | BATHGATE William A |
| 1991 | XXXX |
| 1986 | XXXX |
| 1976 | SOUTH CST ANSWRG SV |
| 1976 | SOUTH CST BAIL BOND |
| 1976 | WILLIAMS RANDY |
| 1976 | WILLIAMS W R |
| 1971 | WILLIAMS RANDY |
| 1971 | WILLIAMS W R |
| 1967 | WILLIAMS RANDY |
| 1967 | WILLIAMS W R |
| 1963 | WILLIAMS RANDY |
| 1963 | WILLIAMS W R |
| 29932 Camino Capistrano | |
| 2018 | XXXX |
| 2011 | MOUNTAIN PINES CHRSTMS TRE FRM |
| 2006 | PELTZER FARMS |
| 2001-02 | BATHGATE RANCH |
| 2001-02 | PELTZER FARMS |
| 1996-97 | BATHGATE RANCH |
| 29943 Camino Capistrano | |
| 2018 | A STONE'S THROW |
| 2018 | HAMILTON OAKS VINEYARD EVENTS |
| 29991 Camino Capistrano | |

| | |
|---|---|
| 2018 | XXXX |
| 2011 | XXXX |
| 2006 | XXXX |
| 2001-02 | XXXX |
| 1996-97 | XXXX |
| 1967 | SWANNER J L |
| **30291 Camino Capistrano** | |
| 2006 | XXXX |
| 2001-02 | XXXX |
| 1996-97 | XXXX |
| 1991 | LUJANO R |
| 1986 | SWANNER C D |
| 1981 | SWANNER C D |
| 1976 | SWANNER C D |
| 1971 | LAY JAS W |
| 1971 | SWANNER C D |
| 1967 | SWANNER C D |
| **30300 Camino Capistrano** | |
| 2018 | CAMINO HEALTH CENTER |
| 2018 | SOUTH COUNTY COMMUNITY CLINIC |
| 2011 | CAMINO HEALTH CENTERS MEDICAL |
| 2011 | SOUTH COUNTY COMMUNITY CLINIC |
| 2006 | CAMINO HEALTH CENTERS MEDICAL |
| 2006 | SOUTH COUNTY COMMUNITY CLINIC |
| **30311 Camino Capistrano** | |
| 2018 | REBECCA Cote |
| 2018 | SILVERADO SENIOR LIVING |
| 2011 | FRAZEE Myrtle |
| 2011 | PEDEGO Pamela |
| 2011 | ROBERTS David |
| 2011 | SILVERADO SENIOR LVNG CPLSTRNO |
| 2006 | FRAZEE Myrtle |
| 2006 | HERSCHMAN Philip |
| 2006 | JONES Stewart |
| 2006 | SILVERADO SENIOR LIVING |
| 2006 | VAUGHN Philomena |
| **30400 Camino Capistrano** | |

| | |
|---|---|
| 2018 | KAISER PRMNNTE SAN JN CPSTRNO |
| 2011 | KAISER PERMANENTE ADMIN |
| 2006 | KAISER MED ADMINISTRATION |
| 2006 | KAISER MED PHARMACY |
| 2006 | KAISER MED PHARMACY REFILLS |
| 2001-02 | KAISER MED ADMINISTRATION |
| 2001-02 | KAISER MED PHARMACY |
| 2001-02 | KAISER MED PHARMACY REFILLS |
| 30782 Camino Capistrano | |
| 1981 | XXXX |
| 1976 | XXXX |
| 1971 | CAPISTRAND VILLAS |
| 1971 | CPSTRNO VILLAS DSGN |
| 1971 | CPSTRNO VILAS ESCRW |
| 1971 | CAPSTRND VILLAS SLS |
| 1971 | CAPISTRAND VLS SLS |
| 1971 | MURRAY ESCROW CORP |

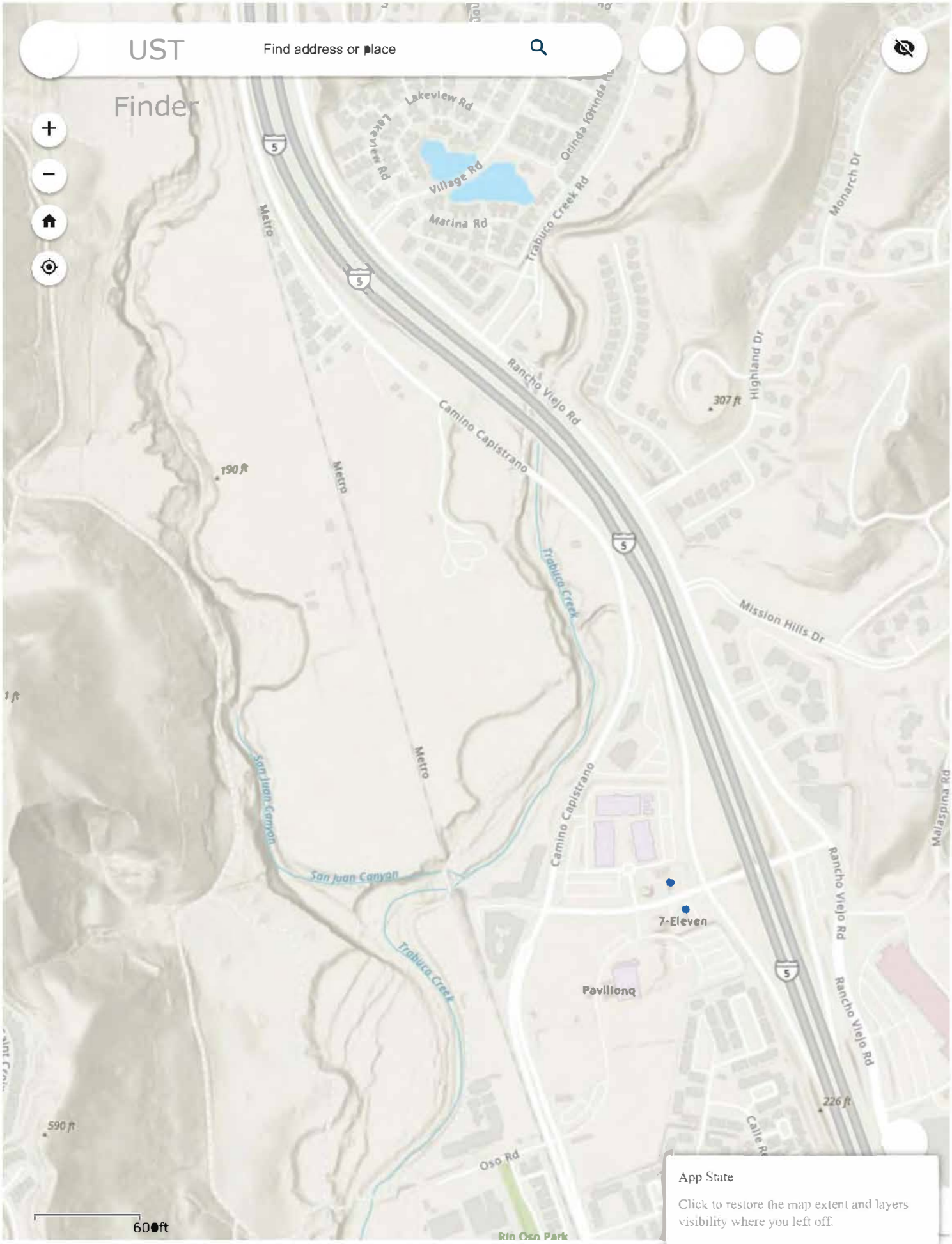
**Abstract Section 2: This section includes the city directory data sorted by the year the city directory was published.**

| | |
|---|---|
| 2018 | |
| | X JUNIPERO SERRA RD |
| 29921 | ADAM Daniel |
| 29931 | WILLIAMS Ronald A |
| 29932 | XXXX |
| 29943 | A STONE'S THROW |
| 29943 | HAMILTON OAKS VINEYARD EVENTS |
| 29991 | XXXX |
| 30300 | CAMINO HEALTH CENTER |
| 30300 | SOUTH COUNTY COMMUNITY CLINIC |
| 30311 | REBECCA Cote |
| 30311 | SILVERADO SENIOR LIVING |
| 30400 | KAISER PRMNNTE SAN JN CPSTRNO |
| 2011 | |
| 29921 | ADAM John |
| 29921 | SMITH Jonathan |
| 29931 | WILLIAMS Phyllis |

| | |
|---|---|
| 29932 | MOUNTAIN PINES CHRSTMS TRE FRM |
| 29991 | XXXX |
| 30300 | CAMINO HEALTH CENTERS MEDICAL |
| 30300 | SOUTH COUNTY COMMUNITY CLINIC |
| 30311 | FRAZEE Myrtle |
| 30311 | PEDEGO Pamela |
| 30311 | ROBERTS David |
| 30311 | SILVERADO SENIOR LVNG CPLSTRNO |
| 30400 | KAISER PERMANENTE ADMIN |
| 2006 | |
| 29921 | XXXX |
| 29931 | XXXX |
| 29932 | PELTZER FARMS |
| 29991 | XXXX |
| 30291 | XXXX |
| 30300 | CAMINO HEALTH CENTERS MEDICAL |
| 30300 | SOUTH COUNTY COMMUNITY CLINIC |
| 30311 | FRAZEE Myrtle |
| 30311 | HERSCHMAN Philip |
| 30311 | JONES Stewart |
| 30311 | SILVERADO SENIOR LIVING |
| 30311 | VAUGHN Philomena |
| 30400 | KAISER MED ADMINISTRATION |
| 30400 | KAISER MED PHARMACY |
| 30400 | KAISER MED PHARMACY REFILLS |
| 2001-02 | |
| 29921 | SMITH Brooks R |
| 29931 | BATHGATE William A |
| 29932 | BATHGATE RANCH |
| 29932 | PELTZER FARMS |
| 29991 | XXXX |
| 30291 | XXXX |
| 30400 | KAISER MED ADMINISTRATION |
| 30400 | KAISER MED PHARMACY |
| 30400 | KAISER MED PHARMACY REFILLS |
| 1996-97 | |
| 29643 | XXXX |

| | |
|---|---|
| 29691 | WALLACE Jane |
| 29691 | WALLACE Jon |
| 29921 | SMITH Brooks R |
| 29931 | BATHGATE William A |
| 29932 | BATHGATE RANCH |
| 29991 | XXXX |
| 30291 | XXXX |
| 1991 | |
| 29643 | BATHGATE William A |
| 29921 | JOHNSON Robt J |
| 29931 | XXXX |
| 30291 | LUJANO R |
| 1986 | |
| 29921 | JOHNSON ROBT J |
| 29931 | XXXX |
| 30291 | SWANNER C D |
| 1981 | |
| 29861 | XXXX |
| 29901 | XXXX |
| 29921 | SMITH MYRON |
| 29921 | SOUTH CST BAIL BNDS |
| 29921 | SOUTH CST SDLBK ANS |
| 29921 | WILLIAMS RANDY |
| 29921 | WILLIAMS W R |
| 30291 | SWANNER C D |
| 30782 | XXXX |
| 1976 | |
| 29643 | BATHGATE WILLIAM A |
| 29643 | BATHGATE WM A |
| 29691 | BECKTEL RICHARD |
| 29861 | XXXX |
| 29901 | XXXX |
| 29921 | SMITH MYRON |
| 29931 | SOUTH CST ANSWRG SV |
| 29931 | SOUTH CST BAIL BOND |
| 29931 | WILLIAMS RANDY |

| | |
|---|---|
| 29931 | WILLIAMS W R |
| 30291 | SWANNER C D |
| 30782 | XXXX |
| 1971 | |
| 29643 | BATHGATE DORIS |
| 29643 | BATHGATE WILLIAM A |
| 29643 | BATHGATE WM A |
| 29901 | SMITH MYRON |
| 29931 | WILLIAMS RANDY |
| 29931 | WILLIAMS W R |
| 30291 | LAY JAS W |
| 30291 | SWANNER C D |
| 30782 | CAPISTRAND VILLAS |
| 30782 | CPSTRNO VILLAS DSGN |
| 30782 | CPSTRNO VILAS ESCRW |
| 30782 | CAPSTRND VILLAS SLS |
| 30782 | CAPISTRAND VLS SLS |
| 30782 | MURRAY ESCROW CORP |
| 1967 | |
| 29643 | BATHGATE WM A |
| 29643 | THOMPSON J H |
| 29861 | LINDELL E E |
| 29901 | SMITH M |
| 29921 | WILLIAMSON R C |
| 29931 | WILLIAMS RANDY |
| 29931 | WILLIAMS W R |
| 29991 | SWANNER J L |
| 30291 | SWANNER C D |
| 1963 | |
| 29643 | BATHGATE WM A |
| 29832 | GATES R E |
| 29931 | WILLIAMS RANDY |
| 29931 | WILLIAMS W R |


UST
Finder
Find address or place
Lakeview Rd
Village Rd
Marina Rd
Trabuco Creek Rd
Monarch Dr
Highland Dr
Rancho Viejo Rd
Camino Capistrano
Metro
Trabuco Creek
Mission Hills Dr
San Juan Canyon
Melaspina Rd
7-Eleven
Pavilionq
Oso Rd
307 ft
190 ft
590 ft
226 ft
60 ft
App State
Click to restore the map extent and layers visibility where you left off.

Department of Toxic Substances Control

*Yana Garcia*
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
5796 Corporate Avenue
Cypress, California 90630
https://dtsc.ca.gov/

*Gavin Newsom*
Governor

July 2, 2025

Sean Rakhshani
Earth Science
seanr@ea-science.com

**PR4-070125-03**

Dear Requestor:

On July 1, 2025, the Department of Toxic Substances Control (DTSC) Cypress and San Diego received your email June 30, 2025, requesting records under the Public Records Act. After a thorough review of our files, *no site records* were found pertaining to the sites/facilities referenced below.

**Earth Science, 30291 Camino Capistrano, San Juan Capistrano: Yes, for HWTS: (bold & underline)**

DTSC Generator information: DTSC Cypress Office does not house Generator /**HWTS** Records.

DTSC's Hazardous Waste Tracking System (**HWTS**) may have records that pertain to this request. This unit tracks toxic waste generators, transporters (manifests), and disposal facilities. If you are interested in this type of information, it can be identified by accessing the HWTS database at http://hwts.dtsc.ca.gov .If you are interested in retrieving detailed reports, additional charges may apply. Please contact the HWTS unit by email at HWtsadmn@dtsc.ca.gov by phone at (800) 618-6942 for further information. For copies of manifests, please send an email to mcr@dtsc.ca.gov .

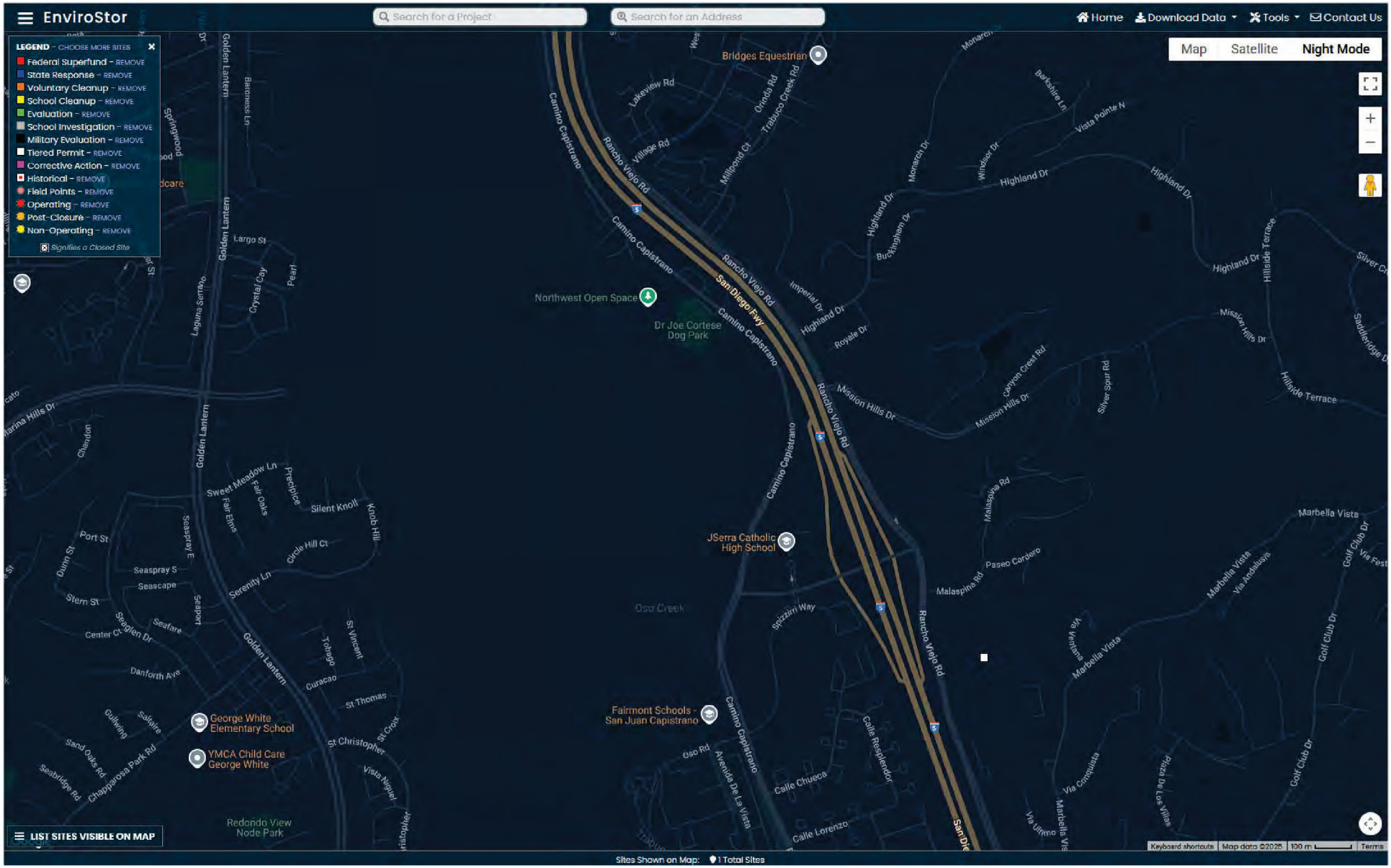
A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs data management system. It tracks our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

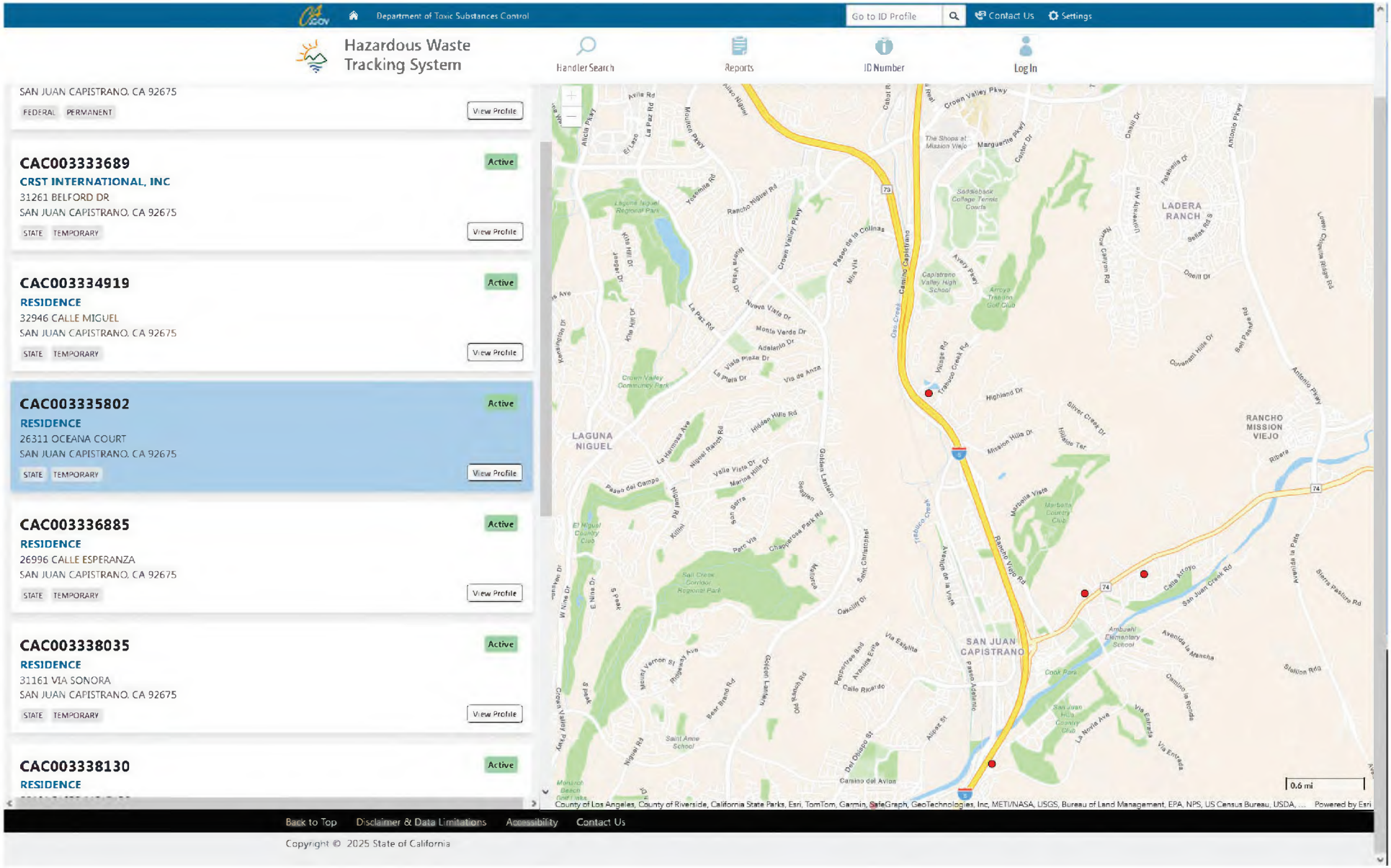
If you have any questions, would like further information regarding your request, please contact me, via email at jone.barrio@dtsc.ca.gov or call: (714) 484-5336.

Sincerely,

Jone Barrio

Jone Barrio
Regional Records Coordinator
Dept. of Toxic Substances Control – Cypress
Administration/Cypress
jone.barrio@dtsc.ca.gov
Department of Toxic Substances Control
5796 Corporate Avenue, Cypress, California 90630
California Environmental Protection Agency


EnviroStor
Search for a Project
Search for an Address
Home
Download Data
Tools
Contact Us
Map
Satellite
Night Mode
LEGEND – CHOOSE MORE SITES
Federal Superfund – REMOVE
State Response – REMOVE
Voluntary Cleanup – REMOVE
School Cleanup – REMOVE
Evaluation – REMOVE
School Investigation – REMOVE
Military Evaluation – REMOVE
Tiered Permit – REMOVE
Corrective Action – REMOVE
Historical – REMOVE
Field Points – REMOVE
Operating – REMOVE
Post-Closure – REMOVE
Non-Operating – REMOVE
Signifies a Closed Site
Bridges Equestrian
Northwest Open Space
Dr Joe Cortese Dog Park
JSerra Catholic High School
Fairmont Schools - San Juan Capistrano
George White Elementary School
YMCA Child Care George White
Redondo View Node Park
Oso Creek
Camino Capistrano
Rancho Viejo Rd
San Diego Fwy
Golden Lantern
Highland Dr
Mission Hills Dr
Malaspina Rd
Marbella Vista
Golf Club Dr
Lakeview Rd
Village Rd
Millpond Ct
Trabuco Creek Rd
Monarch Dr
Windsor Dr
Vista Pointe N
Buckingham Dr
Imperial Dr
Royale Dr
Hillside Terrace
Canyon Crest Rd
Silver Spur Rd
Sweet Meadow Ln
Fair Oaks
Precipice
Silent Knoll
Knob Hill
Circle Hill Ct
Serenity Ln
Seaspray E
Seaspray S
Seascape
Seafarer
Seaglen Dr
Port St
Dunn St
Stern St
Center Ct
Danforth Ave
Tobago
St Vincent
Curacao
St Thomas
St Croix
St Christopher
Vista Miguel
Gullwing
Sailaire
Sand Oaks Rd
Chapparosa Park Rd
Seabridge Rd
Largo St
Crystal Cay
Pearl
Laguna Serrano
Baroness Ln
Springwood
Chandon
Marina Hills Dr
Oso Rd
Avenida De La Vista
Calle Chueca
Calle Lorenzo
Calle Resplendor
Spizzirri Way
Paseo Cardero
Via Andalusia
Via Ventana
Via Ultimo
Via Conducta
Plaza De Los Villas
Golf Club Dr
Via Fest
Saddleridge Dr
Silver Cr
LIST SITES VISIBLE ON MAP
Keyboard shortcuts
Map data ©2025
100 m
Terms
Sites Shown on Map: 1 Total Sites


Department of Toxic Substances Control
Go to ID Profile
Contact Us
Settings
Hazardous Waste Tracking System
Handler Search
Reports
ID Number
Log In
SAN JUAN CAPISTRANO, CA 92675
FEDERAL PERMANENT
View Profile
CAC003333689
Active
CRST INTERNATIONAL, INC
31261 BELFORD DR
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003334919
Active
RESIDENCE
32946 CALLE MIGUEL
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003335802
Active
RESIDENCE
26311 OCEANA COURT
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003336885
Active
RESIDENCE
26996 CALLE ESPERANZA
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003338035
Active
RESIDENCE
31161 VIA SONORA
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003338130
Active
RESIDENCE
LAGUNA NIGUEL
LADERA RANCH
RANCHO MISSION VIEJO
SAN JUAN CAPISTRANO
0.6 mi
Back to Top
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# RE: Public Record Request for 30291 Camino Capistrano, San Juan Capistrano, CA 92675

**From** <rb9_records@waterboards.ca.gov>
**To** Sean Rakhshani <seanr@ea-science.com>
**Date** 2025-07-07 08:10 AM

Good Morning,

The San Diego Water Board received your California Public Records Act request. In reviewing your request, I searched the following databases: the Board's Electronic Content Management (ECM) filing system, California Integrated Water Quality System (CIWQS), Stormwater Multiple Application and Report Tracking System (SMARTS), and GeoTracker.

Based on the information you provided, my search did not return any records related to your request. Feel free to email me back if you have any further questions.

Sincerely,


CALIFORNIA Water Boards

**Regina Coughlin**
Office Technician

R9 SAN DIEGO
R9 Healthy Waters | R9 Mission Support Services

Email: Regina.Coughlin@Waterboards.ca.gov
Phone: +1 (619) 521-3356

Regional Water Quality Control Boards
2375 Northside Drive, Suite 100, San Diego CA 92108-2700
Website: www.waterboards.ca.gov

Follow: X | Instagram | Facebook | LinkedIn


GeoTracker
Search for a Project
Search for an Address
Home
Download Data
Tools
Contact Us
Map
Satellite
Night Mode
Capistrano Royale HOA Clubhouse
Northwest Open Space
THE VILLAGE OF PUTUIDEM
Dr Joe Cortese Dog Park
Coastal Neuropsychology & Concussion Specialists
Naficy Medical Group
JSerra Catholic High School
JSerra Catholic High School Athletics
Oso Creek
Rancho Viejo Rd
San Diego Fwy
Camino Capistrano
Mission Hills Dr
Junipero Serra Rd
Malaspina Rd
Paseo Cardero
Trabuco Creek Trail
Oso-Rancho Capistrano Trail
LEGEND - CHOOSE MORE SITES
LUST Cleanup Sites - REMOVE
Cleanup Program Sites - REMOVE
Military Cleanup Sites - REMOVE
Military Privatized Sites - REMOVE
Military UST Sites - REMOVE
DTSC Cleanup Sites - REMOVE
Animal Feeding Facility - REMOVE
Aquaculture/Hatchery - REMOVE
Boatyard/Shipyard - REMOVE
Campground - REMOVE
Cannabis Site - REMOVE
Collection_System - REMOVE
Composting Facility - REMOVE
Concrete Manufacturing - REMOVE
Development Site, NEC - REMOVE
Domestic Site NEC - REMOVE
Dredge/Fill Site - REMOVE
Educational Facilities - REMOVE
FERTILIZER/PESTICIDE HANDLING - REMOVE
Facility - REMOVE
Food Processing - REMOVE
Food Processor - REMOVE
Gasoline Service Station - REMOVE
Groundwater Cleanup Site - REMOVE
Habitat Restoration Area - REMOVE
Hot Springs - REMOVE
Irrigated Lands - REMOVE
LIST SITES VISIBLE ON MAP
Keyboard shortcuts
Map data ©2025 Google
50 m
Terms
Sites Shown on Map: 5 Total Sites 2 Open Sites 3 Closed Sites 2 Sites w/Water Quality Data

# Public Drinking Water Well Report

**CITY OF SAN JUAN CAPISTRANO (SAN JUAN CAPISTRANO)**
**NORTH OPEN SPACE WELL**
P.O. Box 967
SAN JUAN CAPISTRANO , CA 92675

**State ID #:** CA3010030_010_010
**Source:** Groundwater
**Status:** Inactive

Detailed Information | Water Quality Data

## Details

**Local Name**
NORTH OPEN SPACE WELL (CA3010030_010_010)

**Source Origin**
Well / Groundwater

**Status**
Inactive

**Source Location Method**
Not Specified

## Public Water System Information

LIST ALL WELLS / SURFACE WATER INTAKES FOR THIS PWS

**Public Water System**
CITY OF SAN JUAN CAPISTRANO

**Water System Address:**
P.O. Box 967
SAN JUAN CAPISTRANO, 92675

**PWS Class:**

**Number of Service Connections:**
11098

**Population Served:**
40000

# Public Drinking Water Well Report

**CITY OF SAN JUAN CAPISTRANO (SAN JUAN CAPISTRANO)**
**NORTH OPEN SPACE WELL**
P.O. Box 967
SAN JUAN CAPISTRANO , CA 92675

**State ID #:** CA3010030_010_010
**Source:** Groundwater
**Status:** Inactive

Detailed Information | Water Quality Data

Plot Selected Chemicals | Reset Boxes **Note: You may select up to 6 chemicals.**

(ALL DATA) | (MOST RECENT) | (MAXIMUM CONCENTRATIONS)

| DATE | PARAMETER | SOURCE QUALIFIER | SOURCE RESULT | UNITS | MCL | Plot |
|---|---|---|---|---|---|---|
| 6/13/2018 | 1,1,1,2-TETRACHLOROETHANE | < | 0.5 | UG/L | NA | |
| 10/20/2020 | 1,1,1-TRICHLOROETHANE | < | 0.5 | UG/L | 200 | |
| 10/20/2020 | 1,1,2,2-TETRACHLOROETHANE | < | 0.5 | UG/L | 1 | |
| 10/20/2020 | 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE | < | 10 | UG/L | 1200 | |
| 10/20/2020 | 1,1,2-TRICHLOROETHANE | < | 0.5 | UG/L | 5 | |
| 10/20/2020 | 1,1-DICHLOROETHANE | < | 0.5 | UG/L | 5 | |
| 10/20/2020 | 1,1-DICHLOROETHYLENE | < | 0.5 | UG/L | 6 | |
| 9/27/2001 | 1,1-DICHLOROPROPANE | < | 0 | UG/L | NA | |
| 6/13/2018 | 1,1-DICHLOROPROPENE | < | 0.5 | UG/L | NA | |
| 6/13/2018 | 1,2,3-TRICHLOROBENZENE | < | 0.5 | UG/L | NA | |
| 5/13/2010 | 1,2,3-TRICHLOROPROPANE | < | 0.5 | UG/L | 0.005 | |
| 9/27/2001 | 1,2,3-TRIMETHYLBENZENE | < | 0 | UG/L | NA | |
| 10/20/2020 | 1,2,4-TRICHLOROBENZENE | < | 0.5 | UG/L | 5 | |
| 6/13/2018 | 1,2,4-TRIMETHYLBENZENE | < | 0.5 | UG/L | NA | |
| 10/20/2020 | 1,2-DICHLOROBENZENE | < | 0.5 | UG/L | 600 | |
| 10/20/2020 | 1,2-DICHLOROETHANE | < | 0.5 | UG/L | NA | |
| 10/20/2020 | 1,2-DICHLOROPROPANE | < | 0.5 | UG/L | 5 | |
| 6/13/2018 | 1,3,5-TRIMETHYLBENZENE | < | 0.5 | UG/L | NA | |
| 6/13/2018 | 1,3-DICHLOROBENZENE | < | 0.5 | UG/L | NA | |
| 6/13/2018 | 1,3-DICHLOROPROPANE | < | 0.5 | UG/L | NA | |
| 6/13/2018 | 1,3-DICHLOROPROPENE (TOTAL) | < | 0.5 | UG/L | 0.5 | |
| 10/20/2020 | 1,4-DICHLOROBENZENE | < | 0.5 | UG/L | 5 | |
| 12/2/2020 | 11-CHLOROEICOSAFLUORO-3-OXAUNDECANE-1-SULFONIC ACID (11Cl-PF3OUdS) | < | 2 | NG/L | NA | |
| 6/13/2018 | 2,2-DICHLOROPROPANE | < | 0.5 | UG/L | NA | |
| 12/3/2007 | 2,3,7,8-TCDD (DIOXIN) | < | 0 | PG/L | 30 | |
| 6/27/2013 | 2,4,5-TP (SILVEX) | < | 1 | UG/L | 50 | |
| 6/27/2013 | 2,4-D | < | 10 | UG/L | 70 | |
| 1/7/2004 | 2,4-DINITROTOLUENE | < | 2 | UG/L | NA | |
| 1/7/2004 | 2,6-DINITROTOLUENE | < | 2 | UG/L | NA | |
| 9/14/2004 | 2-CHLOROETHYLVINYL ETHER | < | 0 | UG/L | NA | |
| 6/13/2018 | 2-CHLOROTOLUENE | < | 0.5 | UG/L | NA | |
| 6/27/2013 | 3-HYDROXYCARBOFURAN | < | 3 | UG/L | NA | |
| 2/23/2010 | 4,4-DDD | < | 0 | UG/L | NA | |
| 2/23/2010 | 4,4-DDE | < | 0 | UG/L | NA | |
| 2/23/2010 | 4,4-DDT | < | 0 | UG/L | NA | |
| 12/2/2020 | 4,8-DIOXA-3H-PERFLUORONONANOIC ACID (ADONA) | < | 2 | NG/L | NA | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 6/13/2018 | 4-CHLOROTOLUENE | < | 0.5 | UG/L | NA | ☐ |
| 8/15/2006 | 4-NITROPHENOL | < | 5 | UG/L | NA | ☐ |
| 12/2/2020 | 9-CHLOROHEXADECAFLUORO-3-OXANONE-1-SULFONIC ACID (9CI-PF3ONS) | < | 2 | NG/L | NA | ☐ |
| 1/7/2004 | ACETOCHLOR | < | 2 | UG/L | NA | ☐ |
| 8/18/2020 | AGGRSSIVE INDEX (CORROSIVITY) | | 12 | | NA | ☐ |
| 7/14/2020 | ALACHLOR | < | 1 | UG/L | 2 | ☐ |
| 6/27/2013 | ALDICARB | < | 3 | UG/L | NA | ☐ |
| 6/27/2013 | ALDICARB SULFONE | < | 4 | UG/L | NA | ☐ |
| 6/27/2013 | ALDICARB SULFOXIDE | < | 3 | UG/L | NA | ☐ |
| 5/13/2010 | ALDRIN | < | 0.07 | UG/L | NA | ☐ |
| 8/18/2020 | ALKALINITY (TOTAL) AS CACO3 | | 300 | MG/L | NA | ☐ |
| 2/23/2010 | ALPHA-BHC | < | 0 | UG/L | NA | ☐ |
| 8/18/2020 | ALUMINUM | < | 50 | UG/L | 1000 | ☐ |
| 7/14/2020 | AMMONIA (NH3-N) | < | 0.1 | MG/L | NA | ☐ |
| 8/18/2020 | ANTIMONY | < | 6 | UG/L | 6 | ☐ |
| 8/18/2020 | ARSENIC | < | 2 | UG/L | 10 | ☐ |
| 6/27/2013 | ASBESTOS | < | 0.2 | MFL | 7 | ☐ |
| 7/14/2020 | ATRAZINE | < | 0.5 | UG/L | 1 | ☐ |
| 8/18/2020 | BARIUM | < | 100 | UG/L | 1000 | ☐ |
| 6/27/2013 | BENTAZON | < | 2 | UG/L | 18 | ☐ |
| 10/20/2020 | BENZENE | < | 0.5 | UG/L | 1 | ☐ |
| 7/14/2020 | BENZO (A) PYRENE | < | 0.1 | UG/L | 0.2 | ☐ |
| 8/18/2020 | BERYLLIUM | < | 1 | UG/L | 4 | ☐ |
| 2/23/2010 | BETA-BHC | < | 0 | UG/L | NA | ☐ |
| 8/18/2020 | BICARBONATE ALKALINITY | | 370 | MG/L | NA | ☐ |
| 9/22/2000 | BIS (2-CHLOROETHYL) ETHER | < | 0 | UG/L | NA | ☐ |
| 10/20/2020 | BORON | | 110 | UG/L | NA | ☐ |
| 7/14/2020 | BROMACIL | < | 10 | UG/L | NA | ☐ |
| 6/13/2018 | BROMOBENZENE | < | 0.5 | UG/L | NA | ☐ |
| 6/13/2018 | BROMOCHLOROMETHANE | < | 0.5 | UG/L | NA | ☐ |
| 12/28/2010 | BROMODICHLOROMETHANE (THM) | < | 1 | UG/L | NA | ☐ |
| 10/20/2020 | BROMOFORM (THM) | < | 1 | UG/L | NA | ☐ |
| 6/13/2018 | BROMOMETHANE | < | 0.5 | UG/L | NA | ☐ |
| 7/14/2020 | BUTACHLOR | < | 0.3 | UG/L | NA | ☐ |
| 8/18/2020 | CADMIUM | < | 1 | UG/L | 5 | ☐ |
| 8/18/2020 | CALCIUM | | 200 | MG/L | NA | ☐ |
| 6/27/2013 | CARBARYL | < | 5 | UG/L | NA | ☐ |
| 6/27/2013 | CARBOFURAN | < | 5 | UG/L | 18 | ☐ |
| 5/10/2018 | CARBON DIOXIDE | < | 2000 | UG/L | NA | ☐ |
| 6/13/2018 | CARBON DISULFIDE | < | 0.5 | UG/L | NA | ☐ |
| 10/20/2020 | CARBON TETRACHLORIDE | < | 0.5 | UG/L | 0.5 | ☐ |
| 8/18/2020 | CARBONATE ALKALINITY | < | 13 | MG/L | NA | ☐ |
| 6/27/2013 | CHLORDANE | < | 0.1 | UG/L | 0.1 | ☐ |
| 8/18/2020 | CHLORIDE | | 170 | MG/L | 500 | ☐ |
| 10/20/2020 | CHLORODIBROMOMETHANE | < | 1 | UG/L | 100 | ☐ |
| 6/13/2018 | CHLOROETHANE | < | 0.5 | UG/L | NA | ☐ |
| 10/20/2020 | CHLOROFORM (THM) | < | 1 | UG/L | NA | ☐ |
| 6/13/2018 | CHLOROMETHANE | < | 0.5 | UG/L | NA | ☐ |

| | | | | | | |
|---|---|---|---|---|---|---|
| 2/23/2010 | CHLOROTHALONIL | < | 0 | UG/L | NA | ☐ |
| 12/17/2003 | CHROMIUM (TOTAL CR-CRVI SCREEN) | < | 0 | UG/L | NA | ☐ |
| 8/18/2020 | CHROMIUM (TOTAL) | < | 10 | UG/L | 50 | ☐ |
| 10/20/2020 | CHROMIUM, HEXAVALENT | < | 1 | UG/L | NA | ☐ |
| 10/20/2020 | CIS-1,2-DICHLOROETHYLENE | < | 0.5 | UG/L | 6 | ☐ |
| 10/20/2020 | CIS-1,3-DICHLOROPROPENE | < | 0.5 | UG/L | NA | ☐ |
| 8/18/2020 | COLOR | < | 5 | UNITS | 15 | ☐ |
| 12/3/2007 | COMBINED RA 226 + RA 228 | | 0.83 | PCI/L | 5 | ☐ |
| 12/3/2007 | COMBINED RA 226 + RA 228 COUNTING ERROR | | 0.29 | PCI/L | NA | ☐ |
| 8/18/2020 | COPPER | < | 50 | UG/L | 1000 | ☐ |
| 6/13/2018 | CUMENE | < | 0.5 | UG/L | NA | ☐ |
| 10/20/2020 | CYANIDE | < | 100 | UG/L | 150 | ☐ |
| 1/7/2004 | DACTHAL | < | 1 | UG/L | NA | ☐ |
| 8/19/2020 | DALAPON | < | 10 | UG/L | 200 | ☐ |
| 6/27/2013 | DCPA (TOTAL DI & MONO ACID DEGRADATES) | < | 2 | UG/L | NA | ☐ |
| 2/23/2010 | DELTA-BHC | < | 0 | UG/L | NA | ☐ |
| 7/14/2020 | DI(2-ETHYLHEXYL)ADIPATE | < | 5 | UG/L | 400 | ☐ |
| 7/14/2020 | DI(2-ETHYLHEXYL)PHTHALATE | < | 3 | UG/L | 4 | ☐ |
| 7/14/2020 | DIAZINON | | 0.003 | UG/L | NA | ☐ |
| 8/19/2020 | DIBROMOACETIC ACID (DBAA) | | 1.2 | UG/L | NA | ☐ |
| 12/28/2010 | DIBROMOCHLOROMETHANE (THM) | < | 1 | UG/L | NA | ☐ |
| 6/27/2013 | DIBROMOCHLOROPROPANE (DBCP) | < | 0 | UG/L | 0.2 | ☐ |
| 6/13/2018 | DIBROMOMETHANE | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | DICAMBA | < | 1.5 | UG/L | NA | ☐ |
| 10/20/2020 | DICHLORBROMOMETHANE | < | 1 | UG/L | 100 | ☐ |
| 8/19/2020 | DICHLOROACETIC ACID (DCAA) | < | 1 | UG/L | NA | ☐ |
| 6/13/2018 | DICHLORODIFLUOROMETHANE (FREON 12) | < | 0.5 | UG/L | NA | ☐ |
| 10/20/2020 | DICHLOROMETHANE | < | 0.5 | UG/L | 5 | ☐ |
| 5/13/2010 | DIELDRIN | < | 0.02 | UG/L | NA | ☐ |
| 6/13/2018 | DIISOPROPYL ETHER | < | 3 | UG/L | NA | ☐ |
| 7/14/2020 | DIMETHOATE | | 0.098 | UG/L | NA | ☐ |
| 6/27/2013 | DINOSEB | < | 2 | UG/L | 7 | ☐ |
| 6/27/2013 | DIQUAT | < | 4 | UG/L | 20 | ☐ |
| 9/22/2000 | DIURON | < | 0 | UG/L | NA | ☐ |
| 2/23/2010 | ENDOSULFAN I | < | 0 | UG/L | NA | ☐ |
| 2/23/2010 | ENDOSULFAN II | < | 0 | UG/L | NA | ☐ |
| 2/23/2010 | ENDOSULFAN SULFATE | < | 0 | UG/L | NA | ☐ |
| 6/27/2013 | ENDOTHALL | < | 45 | UG/L | 100 | ☐ |
| 6/27/2013 | ENDRIN | < | 0.1 | UG/L | 2 | ☐ |
| 2/23/2010 | ENDRIN ALDEHYDE | < | 0 | UG/L | NA | ☐ |
| 6/13/2018 | ETHYL-TERT-BUTYL ETHER | < | 3 | UG/L | NA | ☐ |
| 10/20/2020 | ETHYLBENZENE | < | 0.5 | UG/L | 300 | ☐ |
| 6/27/2013 | ETHYLENE DIBROMIDE (EDB) | < | 0 | UG/L | 0.05 | ☐ |
| 9/30/2009 | FLUORIDE (F) (NATURAL-SOURCE) | | 0.39 | MG/L | 2 | ☐ |
| 8/18/2020 | FLUORIDE (TREATMENT RELATED-DISTRIBUTION) | | 0.26 | MG/L | NA | ☐ |
| 8/18/2020 | FOAMING AGENTS (MBAS) | < | 0 | MG/L | 0.5 | ☐ |
| 6/27/2013 | GLYPHOSATE | < | 25 | UG/L | 700 | ☐ |
| 10/20/2020 | GROSS ALPHA | | 8.73 | PCI/L | 15 | ☐ |

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|---|---|---|---|---|---|---|
| 11/1/2010 | GROSS ALPHA COUNTING ERROR | | 4.2 | PCI/L | NA | ☐ |
| 11/1/2010 | GROSS ALPHA MDA95 | | 3.18 | PCI/L | NA | ☐ |
| 10/20/2020 | GROSS BETA | | 3.06 | PCI/L | 50 | ☐ |
| 8/27/2007 | GROSS BETA COUNTING ERROR | | 2.8 | PCI/L | NA | ☐ |
| 8/19/2020 | HALOACETIC ACIDS (5) (HAA5) | < | 0 | UG/L | 60 | ☐ |
| 8/18/2020 | HARDNESS (TOTAL) AS CACO3 | | 670 | MG/L | NA | ☐ |
| 6/27/2013 | HEPTACHLOR | < | 0 | UG/L | 0.01 | ☐ |
| 6/27/2013 | HEPTACHLOR EPOXIDE | < | 0 | UG/L | 0.01 | ☐ |
| 5/10/2018 | HEXACHLOROBENZENE | < | 0.5 | UG/L | 1 | ☐ |
| 6/13/2018 | HEXACHLOROBUTADIENE | < | 0.5 | UG/L | NA | ☐ |
| 5/10/2018 | HEXACHLOROCYCLOPENTADIENE | < | 1 | UG/L | 50 | ☐ |
| 9/17/2008 | HEXACHLOROETHANE | < | 5 | UG/L | NA | ☐ |
| 12/2/2020 | HEXAFLUOROPROPYLENE OXIDE DIMER ACID (HFPO-DA) | < | 2 | NG/L | NA | ☐ |
| 8/18/2020 | HYDROXIDE ALKALINITY | < | 13 | MG/L | NA | ☐ |
| 8/18/2020 | IRON | < | 100 | UG/L | 300 | ☐ |
| 9/17/2008 | ISOPROPYLBENZENE | < | 0.5 | UG/L | NA | ☐ |
| 5/10/2018 | LANGELIER INDEX @ 60 C | | 1.3 | | NA | ☐ |
| 8/18/2020 | LANGELIER INDEX AT SOURCE TEMP. | | 0.23 | | NA | ☐ |
| 8/18/2020 | LEAD | < | 5 | UG/L | NA | ☐ |
| 6/27/2013 | LINDANE (gamma-BHC) | < | 0.2 | UG/L | 0.2 | ☐ |
| 10/20/2020 | M,P-XYLENE | < | 0.5 | UG/L | NA | ☐ |
| 9/14/2004 | M-XYLENE | < | 0 | UG/L | NA | ☐ |
| 8/18/2020 | MAGNESIUM | | 42 | MG/L | NA | ☐ |
| 8/18/2020 | MANGANESE | < | 20 | UG/L | 50 | ☐ |
| 8/18/2020 | MERCURY | < | 1 | UG/L | 2 | ☐ |
| 6/27/2013 | METHOMYL | < | 2 | UG/L | NA | ☐ |
| 6/27/2013 | METHOXYCHLOR | < | 10 | UG/L | 30 | ☐ |
| 6/13/2018 | METHYL ETHYL KETONE | < | 5 | UG/L | NA | ☐ |
| 6/13/2018 | METHYL ISOBUTYL KETONE | < | 5 | UG/L | NA | ☐ |
| 12/28/2010 | METHYL-TERT-BUTYL-ETHER (MTBE) | < | 3 | UG/L | 13 | ☐ |
| 7/14/2020 | METOLACHLOR | < | 0 | UG/L | NA | ☐ |
| 7/14/2020 | METRIBUZIN | < | 0 | UG/L | NA | ☐ |
| 7/14/2020 | MOLINATE | < | 2 | UG/L | 20 | ☐ |
| 8/19/2020 | MONOBROMOACETIC ACID (MBAA) | < | 1 | UG/L | NA | ☐ |
| 8/19/2020 | MONOCHLOROACETIC ACID (MCAA) | < | 2 | UG/L | NA | ☐ |
| 10/20/2020 | MONOCHLOROBENZENE | < | 0.5 | UG/L | 70 | ☐ |
| 6/13/2018 | N-BUTYLBENZENE | < | 0.5 | UG/L | NA | ☐ |
| 12/2/2020 | N-ETHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID (NEtFOSAA) | < | 2 | NG/L | NA | ☐ |
| 12/2/2020 | N-METHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID (NMeFOSAA) | < | 2 | NG/L | NA | ☐ |
| 6/13/2018 | N-PROPYLBENZENE (1-PHENYLPROPANE) | < | 0.5 | UG/L | NA | ☐ |
| 6/13/2018 | NAPHTHALENE | < | 0.5 | UG/L | NA | ☐ |
| 8/18/2020 | NICKEL | < | 10 | UG/L | 100 | ☐ |
| 8/18/2020 | NITRATE (AS N) | | 1.6 | MG/L | 10 | ☐ |
| 8/24/2015 | NITRATE (AS NO3) | | 4.5 | MG/L | 45 | ☐ |
| 8/18/2020 | NITRATE + NITRITE (AS N) | < | 0.4 | UG/L | 10000 | ☐ |
| 8/18/2020 | NITRITE (AS N) | < | 0.4 | UG/L | 1000 | ☐ |
| 10/20/2020 | O-XYLENE | < | 0.5 | UG/L | NA | ☐ |
| 8/18/2020 | ODOR THRESHOLD @ 60 C | < | 1 | TON | 3 | ☐ |

| | | | | | | |
|---|---|---|---|---|---|---|
| 6/27/2013 | OXAMYL | < | 20 | UG/L | 50 | ☐ |
| 6/13/2018 | P-ISOPROPYLTOLUENE | < | 0.5 | UG/L | NA | ☐ |
| 9/14/2004 | P-XYLENE | < | 0 | UG/L | NA | ☐ |
| 6/27/2013 | PARAQUAT | < | 20 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1016 (AS DECACHLOROBIPHENYL (DCB)) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1221 (AS DCB) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1232 (AS DCB) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1242 (AS DCB) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1248 (AS DCB) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1254 (AS DCB) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PCB-1260 (AS DCB) | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | PENTACHLOROPHENOL | < | 0.2 | UG/L | 1 | ☐ |
| 10/20/2020 | PERCHLORATE | < | 4 | UG/L | 6 | ☐ |
| 12/2/2020 | PERFLUOROBUTANESULFONIC ACID (PFBS) | | 19 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUORODECANOIC ACID (PFDA) | < | 2 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUORODODECANOIC ACID (PFDoA) | < | 2 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROHEPTANOIC ACID (PFHpA) | | 6.6 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROHEXANE SULFONIC ACID (PFHxS) | | 6.6 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROHEXANOIC ACID (PFHxA) | | 11 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUORONONANOIC ACID (PFNA) | | 2.7 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROOCTANE SULFONIC ACID (PFOS) | | 24 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROOCTANOIC ACID (PFOA) | | 22 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROTETRADECANOIC ACID (PFTA) | < | 2 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROTRIDECANOIC ACID (PFTrDA) | < | 2 | NG/L | NA | ☐ |
| 12/2/2020 | PERFLUOROUNDECANOIC ACID (PFUnA) | < | 2 | NG/L | NA | ☐ |
| 4/24/2024 | PH, FIELD | | 6.9 | | NA | ☐ |
| 5/10/2018 | PH, LABORATORY | | 7.5 | | NA | ☐ |
| 6/27/2013 | PICLORAM | < | 1 | UG/L | 500 | ☐ |
| 6/27/2013 | POLYCHLORINATED BIPHENYLS, TOTAL, AS DCB | < | 0.5 | UG/L | 0.5 | ☐ |
| 8/18/2020 | POTASSIUM | | 3.2 | MG/L | NA | ☐ |
| 8/29/2005 | PROMETRYN | < | 0.5 | UG/L | NA | ☐ |
| 7/14/2020 | PROPACHLOR | < | 0.5 | UG/L | NA | ☐ |
| 6/27/2013 | RA-226 FOR CWS OR TOTAL RA FOR NTNC BY 903.0 | | 0.043 | PCI/L | 5 | ☐ |
| 12/3/2007 | RADIUM 226 | | 0.29 | PCI/L | NA | ☐ |
| 12/3/2007 | RADIUM 226 COUNTING ERROR | | 0.12 | PCI/L | NA | ☐ |
| 1/14/2020 | RADIUM 228 | | 0.763 | PCI/L | NA | ☐ |
| 12/3/2007 | RADIUM 228 COUNTING ERROR | | 0.27 | PCI/L | NA | ☐ |
| 6/13/2018 | SEC-BUTYLBENZENE | < | 0.5 | UG/L | NA | ☐ |
| 8/18/2020 | SELENIUM | < | 5 | UG/L | 50 | ☐ |
| 8/18/2020 | SILVER | < | 10 | UG/L | 100 | ☐ |
| 7/14/2020 | SIMAZINE | < | 1 | UG/L | 4 | ☐ |
| 8/18/2020 | SODIUM | | 110 | MG/L | NA | ☐ |
| 4/24/2024 | SOURCE TEMPERATURE C | | 19.3 | C | NA | ☐ |
| 8/18/2020 | SPECIFIC CONDUCTANCE | | 2090 | US | 1600 | ☐ |
| 10/20/2020 | STYRENE | < | 0.5 | UG/L | 100 | ☐ |
| 8/18/2020 | SULFATE | | 300 | MG/L | 500 | ☐ |
| 1/7/2004 | TERBACIL | < | 2 | UG/L | NA | ☐ |
| 6/13/2018 | TERT-AMYL-METHYL ETHER | < | 3 | UG/L | NA | ☐ |

| | | | | | | |
|---|---|---|---|---|---|---|
| 5/13/2010 | TERT-BUTYL ALCOHOL (TBA) | < | 2 | UG/L | NA | ☐ |
| 6/13/2018 | TERT-BUTYLBENZENE | < | 0.5 | UG/L | NA | ☐ |
| 10/20/2020 | TETRACHLOROETHYLENE | < | 0.5 | UG/L | 5 | ☐ |
| 8/18/2020 | THALLIUM | < | 1 | UG/L | 2 | ☐ |
| 7/14/2020 | THIOBENCARB | < | 1 | UG/L | 70 | ☐ |
| 10/20/2020 | TOLUENE | < | 0.5 | UG/L | 150 | ☐ |
| 8/18/2020 | TOTAL DISSOLVED SOLIDS | | 1100 | MG/L | 1000 | ☐ |
| 8/18/2020 | TOTAL ORGANIC CARBON (TOC) | | 2.2 | MG/L | NA | ☐ |
| 10/20/2020 | TOTAL TRIHALOMETHANES | < | 0.5 | UG/L | 80 | ☐ |
| 6/27/2013 | TOXAPHENE | < | 1 | UG/L | 3 | ☐ |
| 10/20/2020 | TRANS-1,2-DICHLOROETHYLENE | < | 0.5 | UG/L | 10 | ☐ |
| 10/20/2020 | TRANS-1,3-DICHLOROPROPENE | < | 0.5 | UG/L | 0.5 | ☐ |
| 8/19/2020 | TRICHLOROACETIC ACID (TCAA) | < | 1 | UG/L | NA | ☐ |
| 10/20/2020 | TRICHLOROETHYLENE | < | 0.5 | UG/L | 5 | ☐ |
| 10/20/2020 | TRICHLOROFLUOROMETHANE | < | 5 | UG/L | 150 | ☐ |
| 2/23/2010 | TRIFLURALIN | < | 0 | UG/L | NA | ☐ |
| 9/14/2004 | TURBIDITY, FIELD | | 0.28 | NTU | NA | ☐ |
| 8/18/2020 | TURBIDITY, LABORATORY | | 0.13 | NTU | 5 | ☐ |
| 4/20/2020 | URANIUM (PCI/L) | | 5.61 | PCI/L | 20 | ☐ |
| 11/15/2004 | URANIUM COUNTING ERROR | | 1.2 | PCI/L | NA | ☐ |
| 10/20/2020 | VANADIUM | < | 3 | UG/L | NA | ☐ |
| 10/20/2020 | VINYL CHLORIDE | < | 0.5 | UG/L | 0.5 | ☐ |
| 10/20/2020 | XYLENES (TOTAL) | < | 0.5 | UG/L | 1750 | ☐ |
| 8/18/2020 | ZINC | < | 50 | UG/L | 5000 | ☐ |




0 0.2 0.4 mi

0 0.25 0.5 km

Powered by WellSTAR

7/1/2025

**Well Status & Type**

| | | |
|---|---|---|
| Active | Oil & Gas | Observation |
| Idle | Gas | Multi-purpose |
| New | Dry Hole | Water Source |
| Plugged | Injection | Unknown |
| Canceled | Cyclic Steam | Core Hole |
| Unknown | Gas Storage | |

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**California Natural Resources Agency**
Department of Conservation

# SWIS Facility/Site Summary

## Earthco Arbor Care (30-AB-0474)



### Site Information

Earthco Arbor Care
30291 Camino Capistrano
San Juan Capistrano, CA 92675

**Site Operational Status**

Closed

**Site Regulatory Status**

Notification

**Operator**

EarthCo Arbor Care
1225 E. Wakeham
Santa Ana, CA 92705
Phone: (714) 571-0455

### Land Owner(s)

| Name ↑ | Address | Phone |
|---|---|---|
| Henry Hsaio | 26661 Stetson Place, Laguna Hills, CA, 92653 | |

### Recent Inspections

| | Inspection Date ↓ | CalRecycle Received |
|---|---|---|

| | Inspection Date ↓ | CalRecycle Received |
|---|---|---|
| → | 12/10/2021 | 1/7/2022 |
| → | 9/28/2021 | 10/5/2021 |
| → | 6/10/2021 | 7/8/2021 |
| → | 3/17/2021 | 4/7/2021 |
| → | 1/27/2021 | 2/25/2021 |
| → | 12/18/2020 | 1/8/2021 |
| → | 9/23/2020 | 10/2/2020 |

## Local Enforcement Agency (LEA)

County of Orange
Health Care Agency, Environmental Health Division
1241 E Dyer Rd Ste 120
Santa Ana, CA 92705-5611
Phone: (714) 433-6270

## Recent Documents

| | Title | Date ↓ |
|---|---|---|
| ⬇ | Update SWIS Form - Facility Closure Document | 8/2/2023 |
| ⬇ | Facility Closure Correspondence | 9/30/2021 |
| ⬇ | Updated EA Notification | 11/3/2020 |
| ⬇ | Updated Odor Impact Management Plan | 11/3/2020 |
| ⬇ | EA Notification | 5/18/2020 |

CalRecycle Contact: Megan Emslander (916) 341-6363

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# SWIS Facility/Site Inspections

## Earthco Arbor Care (30-AB-0474)



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Year

2021

Search | Reset

Export to Excel

| | Inspection Date ↓ | Activity | Inspected By | Areas of Concern | Violations |
|---|---|---|---|---|---|
| → | 12/10/2021 | Green Material Composting Facility | Orange County | No | No |
| → | 9/28/2021 | Green Material Composting Facility | Orange County | No | No |
| → | 6/10/2021 | Green Material Composting Facility | Orange County | No | No |
| → | 3/17/2021 | Green Material Composting Facility | Orange County | No | No |
| → | 1/27/2021 | Green Material Composting Facility | Orange County | No | No |

1 | 100 items per page | 1 - 5 of 5 items

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# SWIS Facility/Site Enforcement Actions

## Earthco Arbor Care (30-AB-0474)



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Export to Excel

| Enforcement Action Number | Program | Status | Superseded By | Issued | Scheduled Compliance | Final Compliance |
|---|---|---|---|---|---|---|
| **There are no Site Enforcement Actions.** | | | | | | |

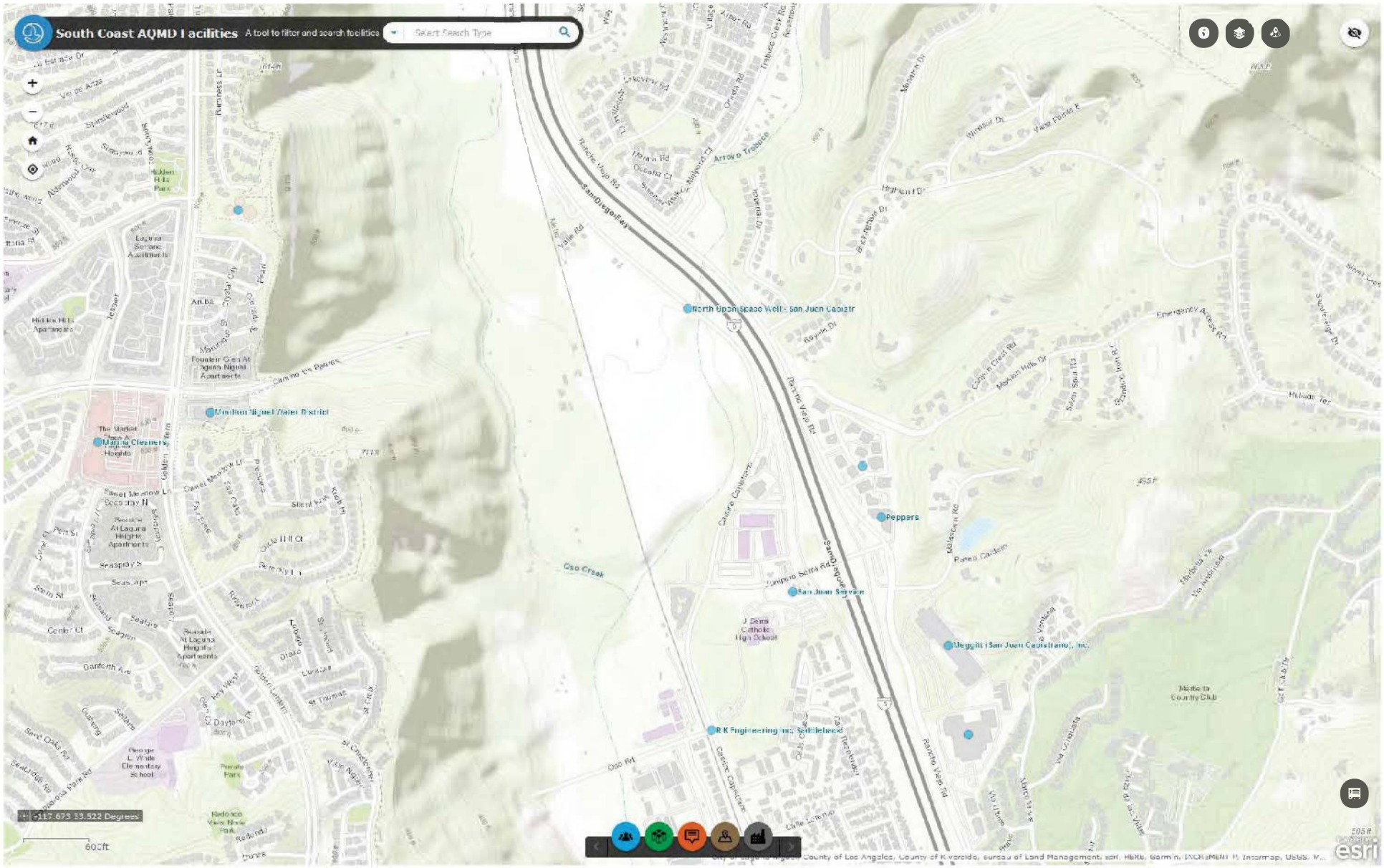
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South Coast AQMD Facilities
A tool to filter and search facilities
Select Search Type
North Upon Sease Well - San Juan Capistr
Peppers
San Juan Service
Meggitt (San Juan Capistrano), Inc.
R K Engineering Inc. Schlabach
San Diego Fwy
Ranchio Viejo Rd
Oso Creek
Oso Rd
Camino Capistrano
Camino de Estrella
Camino de Los Pinos
Moulton Niguel Water District
Mission Viejo
Laguna Hills
Aliso Viejo
Marbella Country Club
-117.673 33.522 Degrees
600ft
esri

## NORTH OPEN SPACE WELL - SAN JUAN CAPISTR

× Close




City of Laguna Niguel, County of Los Angeles, County of Riverside, Bureau of Land... Powered by Esri

**Address:** 30291 CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA 92675

**Facility ID:** 125241

**Status:** Active

**Back Fees Due:** No

### Equipment List

1 Results

Sort: Application Number

375346
I C E (50-500 HP) EM ELEC GEN-DIESEL
Application Status : PERMIT TO OPERATE GRANTED
Permit Status : INACT_NR
Permit Number : F34485
Issue Date : 10/18/2000
Application Date : 10/13/2000
Type : Basic

Export all records to Excel

### Compliance

### Emissions

### Hearing Board

### Transportation

### Documents

# NORTH OPEN SPACE WELL - SAN JUAN CAPISTR

Close




City of Laguna Niguel, County of Los Angeles, County of Riverside, Bureau of Land... Powered by Esri

**Address:** 30291 CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA 92675

**Facility ID:** 125241

**Status:** Active

**Back Fees Due:** No.

## Equipment List

## Compliance

### Notices of Violation

NONE

### Notices to Comply

NONE

## Emissions

## Hearing Board

## Transportation

## Documents

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

# PERMIT TO CONSTRUCT/OPERATE


Permit No.
**F34485**
~~A/N 375346~~

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

LEGAL OWNER
OR OPERATOR: NORTH OPEN SPACE WELL - SAN JUAN CAPISTR
32400 PASEO ADELANTO
SAN JUAN CAPISTRANO, CA 92675

ID 125241

**Equipment Location:** 30291 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

**Equipment Description:**

INTERNAL COMBUSTION ENGINE, JOHN DEERE, 6 CYLINDERS, TURBOCHARGED, MODEL NO. 6068T (142 KW), 190 BHP, DIESEL-FUELED, DRIVING AN EMERGENCY ELECTRICAL GENERATOR.

**Conditions:**

1) OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2) THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3) A TIMER SHALL BE MAINTAINED TO INDICATE THE ENGINE ELAPSED OPERATING TIME.

4) THE OPERATING TIME OF THIS ENGINE SHALL NOT EXCEED 199 HOURS IN ANY ONE YEAR.

5) AN ENGINE OPERATING LOG LISTING THE DATE OF OPERATION, THE ELAPSED TIME, IN HOURS, AND THE REASON FOR OPERATION SHALL BE KEPT AND MAINTAINED ON FILE FOR A MINIMUM OF TWO YEARS AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

6) SULFUR CONTENT OF FUEL SUPPLIED TO THE ENGINE SHALL NOT EXCEED 0.05 % BY WEIGHT.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

South Coast Air Quality Management District
Certified Copy

FILE COPY

CONTINUATION OF PERMIT TO CONSTRUCT/OPERATE

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M. Bailey/wc01
10/18/2000

South Coast Air Quality Management District
Certified Copy

FILE COPY

30291 Camino Capistrano

File 30506

VBS.D

# PERMIT APPLICATION

**BUILDING DEPARTMENT**
32400 Paseo Adelanto, San Juan Capistrano CA 92675
(714) 493-1171

Description of work: Underground storage tank excavation (2) Diesel tanks approximately 250 gallons/ea. (Approved 8/19/92 $3-PC 207)

PERMIT NO: 30506 | RECEIPT NO | DATE: 9/3/92 | COMPLETED | PLAN CHECK NO: 286-92 | RECEIPT NO: N/A | DATE: 8/19/92 | ISSUED BY | PLAN CHECKED BY: CAMPBELL

VALUATION: 15,092 — OCC. GROUP | TYPE CONST | CODE YEAR | LOT AREA | PRIMARY BLDG S.F. | ACC. BLDGS S.F. | NO. STORIES | NO. UNITS

JOB ADDRESS: 32291 Camino Capistrano
OWNER'S NAME: City of San Juan Capistrano PHONE NO: 493-1171
OWNER'S MAILING ADDRESS: 32400 Paseo Adelanto
CITY / STATE / ZIP: San Juan Capistrano CA 92675

TENANT'S NAME: Swarner Ranch PHONE NO:
MAILING ADDRESS: 32291 Camino Capistrano
CITY / STATE / ZIP: San Juan Capistrano, CA 92675

CONTRACTOR'S NAME: TOUC Technology, Inc PHONE NO: 668-1669
MAILING ADDRESS: 3191-C Airport Loop Dr STATE LICENSE NO:
CITY / STATE / ZIP: Costa Mesa, CA 92626 CITY BUSINESS LICENSE NO:

ARCHITECT'S NAME: N/A PHONE NO: STATE LICENSE NO:
MAILING ADDRESS: CITY / STATE / ZIP:

F

| QTY. | ELECTRICAL PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Meter | |
| | sq. ft. x | |
| | Outlets / Fixtures | |
| | Swimming Pool / Spa | |
| | Temp. Pole | |
| | Sub-Panel | |
| | Sign(s) | |
| | Extend Electrical | |
| | TOTAL ELECTRICAL | |

| QTY. | MECHANICAL PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Install furn. ducts up to 100,000 BTU | |
| | Install furn. ducts over 100,000 BTU | |
| | Boiler / Compressor | |
| | Mechanical Exhaust - Hood / Ducts | |
| | Vent Fans | |
| | Fireplace | |
| | Swimming Pool / Spa | |
| | Extend Ductwork | |
| | TOTAL MECHANICAL | |

| QTY. | PLUMBING PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Fixture | |
| | Sewer | |
| | Water Heater | |
| | Gas System | |
| | Water Piping | |
| | Fire Sprinklers | |
| | Lawn Sprinkler System | |
| | Swimming Pool/Spa | |
| | Extend Plumbing | |
| | TOTAL PLUMBING | |

| QTY. | MOBILE HOME PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Awning / Carport | |
| | Porch | |
| | Set-up | |
| | Ramada, Cabana | |
| | TOTAL MOBILE HOME | |

| DATE RECEIVED | | |
|---|---|---|
| | HOA Approval - | / / |
| | School Fees - | / / |
| | Engineering Fees - | / / |
| | CVWD Fees - | / / |

| FEE SUMMARY | | AMOUNT |
|---|---|---|
| Plan Check $ 0 | | |
| Additional Plan Check | (01 - 4411) | |
| Building Permit | (01 - 4412) | |
| Electrical | (01 - 4417) | |
| Plumbing | (01 - 4416) | |
| Mechanical | (01 - 4415) | |
| SMIP | (19 - 2343) | |
| Ordinance 211 | (02 - 4462) | |
| Ordinance 364 | (03 - 4214) | |
| S. J. Hills - Zone A & B | (19 - 2322) | |
| Foothill / Eastern - Zone A | (19 - 2323) | |
| Bond Processing | (01 - 4411) | |
| Microfilm | (01 - 4411) | |
| Grading | (01 - 4414) | |
| Grading Plan Check | (01 - 4413) | |
| Geo / Soils Review | (01 - 4419) | |
| SUBTOTAL | | |
| Refundable Bond/Deposit | (19 - 2302) | |
| Posted by ___ Owner ___ Contractor | | |
| TOTAL FEES PAYABLE TO: CITY OF SAN JUAN CAPISTRANO | | NO FEE |

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SAN JUAN CAPISTRANO AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

APPLICANT'S SIGNATURE: Bradford Dales DATE: 9/3/92 ☐ OWNER ☒ CONTRACTOR

Bradford Dales 668-1669

EXPIRATION: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

An OSHA permit is required for excavations over 5'-0" deep and demolition or construction of structures over 3 stories in height.

## DECLARATIONS

**CONTRACTOR**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

☐ I hereby affirm that I am exempt from the Contractor's License Law for the following reason ( Sec. 7031.5 Business and Professions Code ): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law ( Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code ) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ( $500 ).

**OWNER / BUILDER**

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale ( Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale ).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

**WORKER'S COMPENSATION**

☐ I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof ( Sec. 3800, Labor Code ).

POLICY NO _____ EXP. DATE _____

COMPANY _____

VBS.D Faxing

☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
( This section need not be completed if the permit is for one hundred dollars ( $100 ) or less )

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be revoked.

**LENDER**

☐ I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued ( Sec. 3097, Civil Code ).

Lender's Name _____

Lender's Address _____

SAN JUAN CAPISTRANO ORIGINAL

## CONSTRUCTION AND PLANNING

| APPROVALS Permit # | Date | Inspector |
|---|---|---|
| 1 | | |
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## POOL AND SPA

| APPROVALS Permit # | Date | Inspector |
|---|---|---|
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| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |

## FIRE DEPT. REQUIREMENT

| APPROVALS Permit # | Date | Inspector |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

NOTES:

Final Removal
5-18-93 MH

SEP 4 1992

**MEMORANDUM** September 3, 1992

TO: Cathy Selstad, Building Assistant

FROM: Ronald C. Sievers, Director
Public Lands and Facilities

SUBJECT: Permit No. 30506 - Toxic Technology, Inc.

Per discussion with Lee Hitchcock, the above project is to be permitted at no fee to applicant. The work being performed will be on the Swanner property, currently owned by the City of San Juan Capistrano, thereby requiring no fee to applicant.

If you have any questions, please contact me.

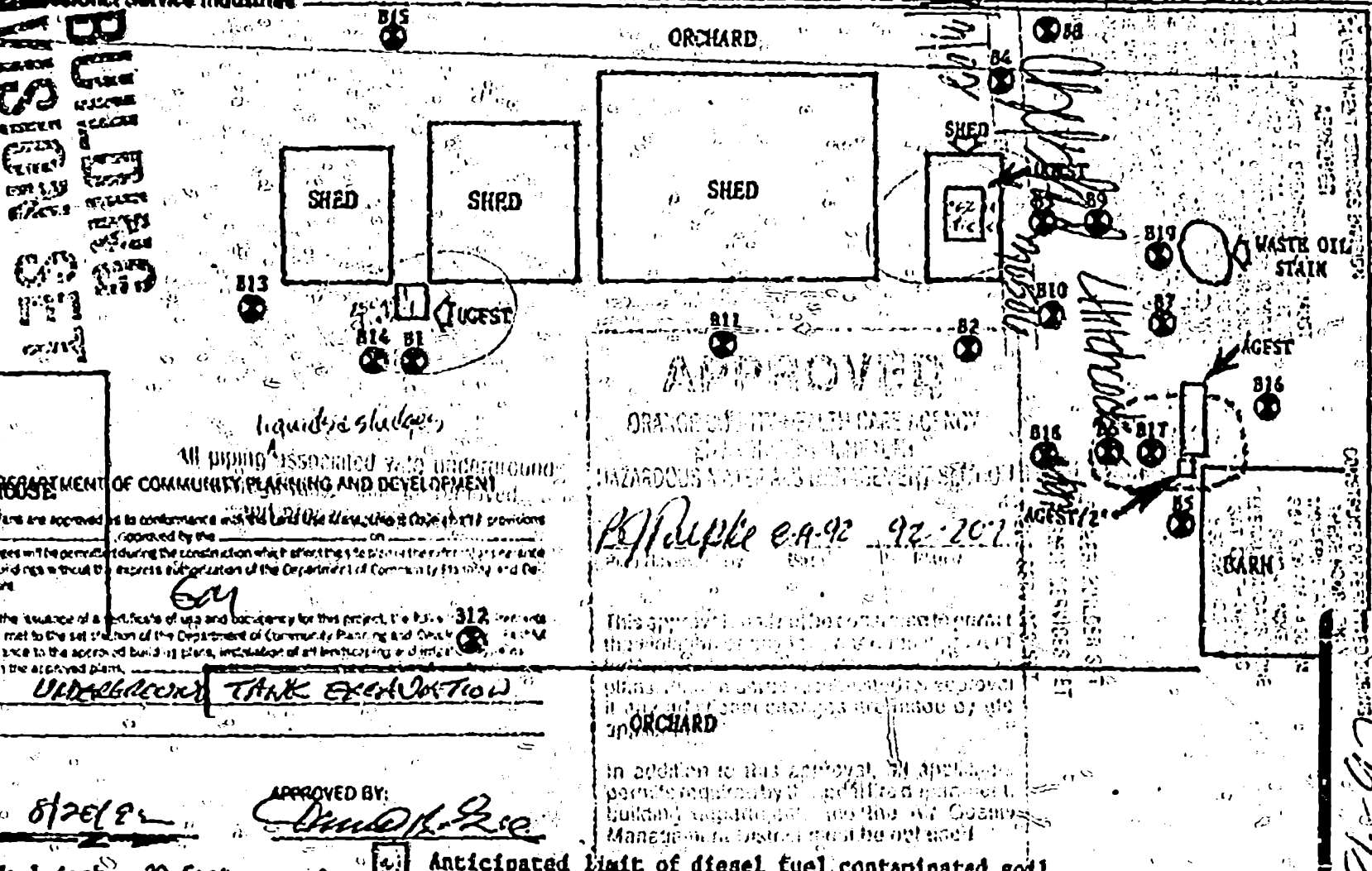
Ron Sievers

RCS:nb

cc: Ron Sievers
Lee Hitchcock

AUG-17-1992 21:02 FROM TO 6681106 P.02

Professional Service Industries




| PROJECT NAME | B1 ⊗ BORING LOCATIONS | PROJECT NO. |
|---|---|---|
| SWANNER RANCH<br>CAMINO CAPISTRANO<br>SAN JUAN CAPISTRANO, CA | A copy of these approved plans must be available at the time of inspection. | 62-24011<br>DATE: 8/26/92<br>MARCH 1992 |
| | BORINGS B1 - B4 AND AGEST/2 COMPLETED 11/91 | |



San Juan Capistrano
Community
Redevelopment
Agency

August 7, 1992

Adam P. Zipp
Toxic Technology, Inc.
3197-C Airport Loop Drive
Costa Mesa, California 92626

Dear Mr. Zipp:

This letter authorizes your firm to proceed with the work outlined in your proposal (#92-042) dated July 2, 1992 (copy attached) on our property known as Swanner Ranch at a not to exceed price of $18,092.00. Any changes in the proposed scope of work must be approved by the Redevelopment Agency prior to the work beginning and must be supported by fixed cost estimates.

Your contact person will continue to be Mr. Ron Sievers, Director of Public Lands and Facilities (714) 493-1171) and he will assist you in gaining access to the property.

Please remit all invoices to my attention.

Yours truly,

David P. Bentz
Finance Officer

DPB:ja

Enclosures

cc: Mike Talbot, Stradling, Yocca, Carlson & Rauth
Ron Sievers, Director of Public Lands & Facilities
Steve Julian, City Manager
Judy Moore, First American Title
John N. Stanley, Attorney at Law

32400 Paseo Adelanto
San Juan Capistrano
California 92675
714 - 493-1171

TTI Toxic Technology, Inc.

3197-C Airport Loop Drive • Costa Mesa, California 92626 • (714) 668-1669 • FAX (714) 668-1106

JUL 0 7 1992

July 2, 1992

Mr. Ronald Sievers
Department of Public Lands & Facilities
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Subject: Removal of Two (2) 250 Gallon Underground Storage Tanks (USTs) and Remediation of Approximately 150 cubic yards of Diesel and Waste Oil Contaminated Soil at the Swanner Ranch in Camino Capistrano.

Proposal #: 92-042

INTRODUCTION:

On June 24, 1992, Toxic Technology, Inc. (TTI) was asked to prepare this price proposal for the removal of two (2) 250 gallon gasoline underground storage tanks (USTs) and the remediation of approximately 150 cubic yards of diesel fuel and waste oil contaminated soil. TTI thanks you for the opportunity to present this price proposal.

BACKGROUND:

TTI personnel have visited the Swanner Ranch site in Camino Capistrano where two (2) 250 gallon USTs are located. In addition to these tanks, previous environmental consultants (PSI) have identified areas of diesel fuel and waste oil contamination.

The subject site consists of an irregularly shaped parcel in Camino Capistrano which contains a house, barn, and several storage sheds. Underground storage tanks (USTs) are located under and immediately adjacent to two of the storage sheds. Both USTs are reported to have contained gasoline but have not been in use for many years. An above ground herbicide storage tank was located adjacent to a storage shed and an above ground fuel storage tank containing diesel fuel was located adjacent to the barn.

PREVIOUS SITE ASSESSMENT

Previous site assessment work was carried out by Professional Service Industries, Inc. (PSI). A total of fifteen (15) exploratory soil borings were advanced by PSI. Eight (8) of the borings were advanced to depths of twenty five to forty feet (25' to 40') in the vicinity of the two (2) USTs. Six (6) of the borings were advanced to depths ranging from ten to twenty feet (10' to 20') in the vicinity of the above ground fuel storage tank and one angled boring was advanced to a depth of five feet (5') under a waste oil stair near the above ground tank.

The test results of the sample collected from the borings advanced in the vicinity of the two (2) USTs indicate some "background" or naturally occurring lead in the area.

A review of test results of the samples collected from the borings advanced in the vicinity of the above ground tank indicate that diesel fuel contamination, resulting either from a leaking tank, spillage, or both, has migrated from the tank in a southerly direction to a depth of about ten feet (10'). Diesel fuel was detected at concentrations ranging from 44 to 77 mg/Kg in one (1) boring. No volatile organic fractions (BTXE) was found and the volume of soil contaminated with diesel fuel is estimated to be 140 cubic yards.

Finally, the volume of waste oil contaminated soil is estimated to be six (6) cubic yards

SCOPE OF WORK:

1. Obtain permits, schedule inspections, mobilize personnel, equipment and provide appropriate signage.

2. Provide equipment and manpower necessary to remove and legally dispose of two (2) 250 gallon underground steel diesel tanks.

3. Triple rinse two (2) diesel tanks. Rinseate limited to 5% of tank capacity.

4. In the event tanks have any remaining hazardous liquids and/or sludges, there will be an additional charge to remove and legally dispose of the material.

5. Purge and removal of all product piping associated with the tanks up to and including vent lines. Product lines shall be cut off and capped at the building.

6. Transport and dispose of the tanks, provide a Certificate of Destruction from the metal recycler upon completion of the disposal activities.

7. If the results of the analysis from the laboratory indicate no contamination present, the excavation will be backfilled with the removed soil and clean imported material equal to the volume of the USTs. The materials then will be compacted.

8. Provide certified compaction report.

9. Provide the real-time monitoring for implementing Rule 1166 as per SCAQMD.

10. Provide the sampling, analytical services, and the closure report as required for the USTs.

11. Clean the area of construction debris, transport and dispose at a Class III landfill, demobilize personnal and equipment.

12. Bioremediate, on-site, approximately 150 cubic yards of diesel and waste oil contaminated soil. Carry out all inoculation, land farming, and sampling, as required. Prepare final report for clean soil certification as required by the regulatory agency.

The following conditions have been assumed in preparing this proposal:

1. Normal hours of operation are 8:00 a.m. to 5:00 p.m. with weekends and holidays excepted;

2. The USTs are currently registered and no delinquency fees are due;

3. The USTs are not filled with slurry, sand, or similar material;

4. The USTs are steel and do not exceed the capacity previously described;

5. The USTs are installed in a permeable, loose backfill without concrete anchors;

6. The USTs are intact with sufficient strength to permit lifting by hooks or devices on the upper surface of the USTs. If deterioration of the USTs is present precluding removal by the above described means, a change of scope will exist and client will be notified of this change at the time it is discovered;

7. The USTs do not contain PCBs or chlorinated solvents;

8. The owner or his representative shall grant free access to the site for necessary equipment and personnel;

9. The owner shall furnish EPA hazardous waste generator number for the liquid rinsate or other hazardous waste disposal. TTI shall assist the owner in making the contact with the appropriate regulatory agency, if necessary;

10. The owner or his representative shall be available to sign manifests for the transportation and disposal of hazardous waste or materials;

11. The quoted price does not include removal or disposal of solids or sludge;

12. The rinseate can be received by a recycler or Treatment Storage and Disposal (TSD) facility within the Los Angeles Basin;

13. The USTs can be rendered non-hazardous by high pressure washing in order to dispose at a metal recycler and the water is available at the site;

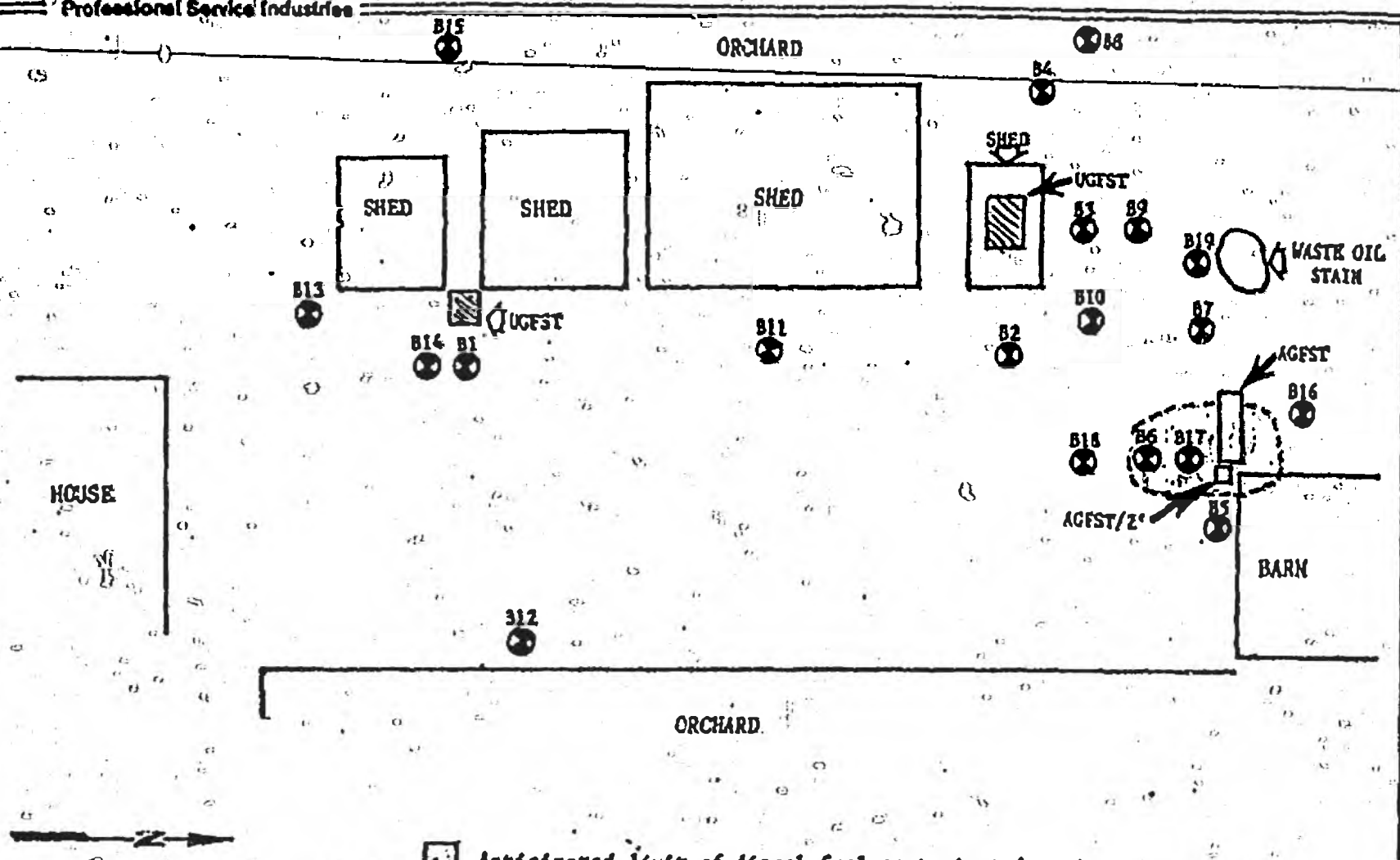
14. Any changes in the proposed scope of work shall be charged in accordance with TTI's standard schedule of rates and the client shall be notified of such changes.

Sincerely,

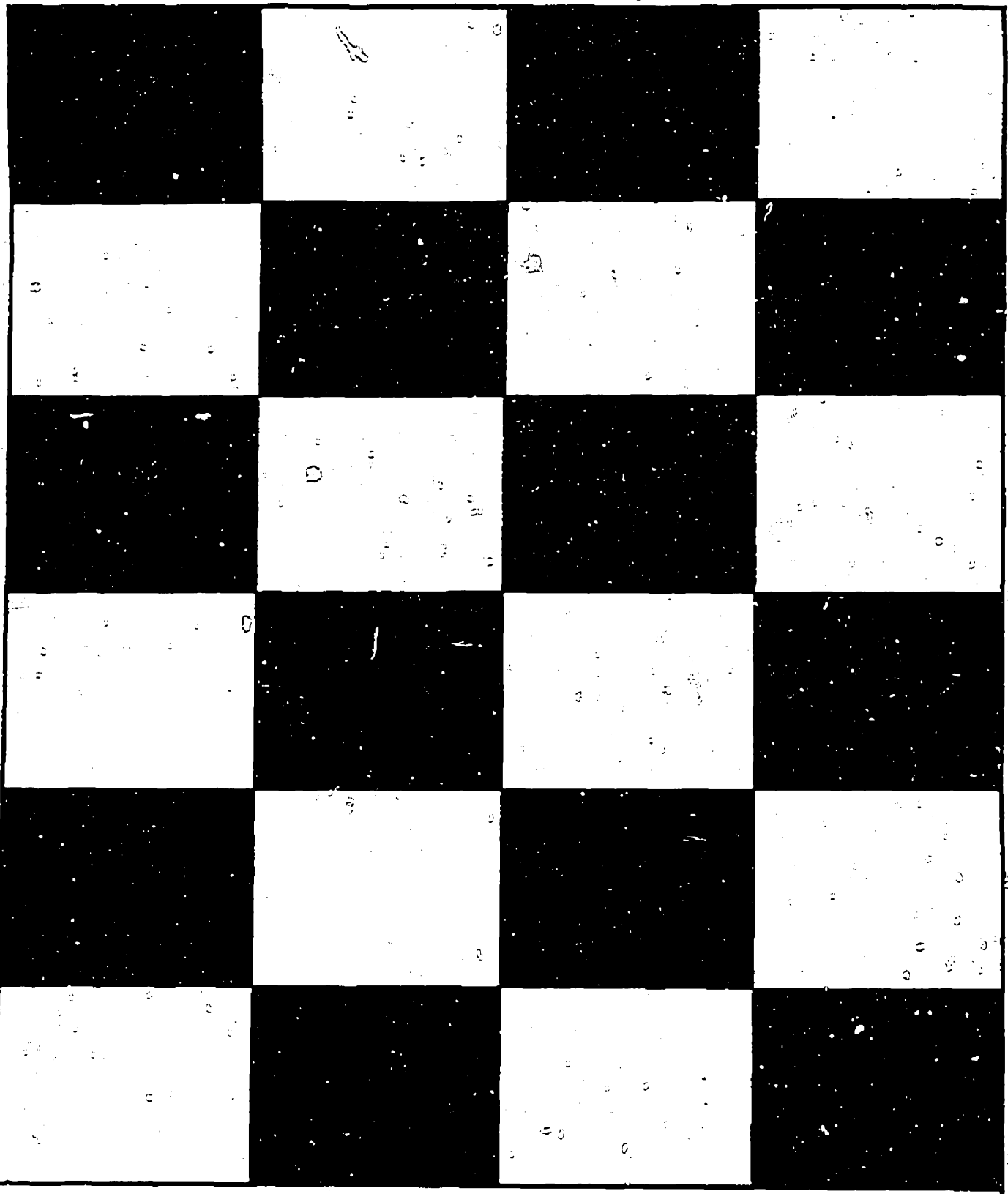
Toxic Technology, Inc.

Adam P. Zipp, Ph.D.
Chairman

APZ/cjt
Enclosure




| | | |
|---|---|---|
| PROJECT NAME<br>SHANNER RANCH<br>CAMINO CAPISTRANO<br>SAN JUAN CAPISTRANO, CA | B1 BORING LOCATIONS<br>BORINGS B1 – B6 AND AGFST/2' COMPLETED 11/91 | PROJECT NO.<br>062-24011<br>DATE:<br>MARCH 1992 |




**INFINITE IMAGING SYSTEMS**

23011 Moulton Parkway, Suite #E-8

Laguna Hills, California 92653

(714) 472-2777

# 30291

# Camino Capistrano

# Permit # 45339

*NEW*



# PERMIT APPLICATION

**BUILDING DEPARTMENT**
32400 Paseo Adelanto, San Juan Capistrano CA 92675
714/493-1171

Description of work: Dig 10' trench 160 ft x 2' wide, fill trench w/ 3/4" gravel to Approx 5-6' Depth, Run New ABS Leach Line from Septic Tank. Backfill

PERMIT NO: 45339
RECEIPT NO: 96097
DATE: 4-10-02

| LOT | TRACT | SUBDIVISION | COST CENTER NO | ASSESSOR PARCEL NO |
|---|---|---|---|---|
| | | | | - - |

JOB ADDRESS: 30291 Camino Capistrano

OWNER'S NAME: City of SJC — PHONE NO:

OWNER'S MAILING ADDRESS: — CITY / STATE / ZIP:

CONTRACTOR'S NAME: Cristopher Construction — PHONE NO: 040-4160

MAILING ADDRESS: 25541 Pacific Hills Dr. — STATE LICENSE NO: B-737312

CITY / STATE / ZIP: Mission Viejo, Ca. 92692 — CITY BUSINESS LICENSE NO.

TENANT'S BUSINESS NAME — TENANT'S NAME — PHONE NO — MAILING ADDRESS — CITY / STATE / ZIP

ARCHITECT/ENGINEER/DESIGNER NAME — PHONE NO — MAILING ADDRESS — STATE LICENSE NO — CITY / STATE / ZIP

VALUATION — OCC GROUP — OCC LOAD — TYPE CONST — CODE YEAR — LOT AREA — PRIMARY BLDG. S.F. — ACC. BLDGS. S.F. — NO. STORIES — NO. UNITS

COMPUTER CODE — PLAN CHECK NO — RECEIPT NO — DATE — ISSUED BY: KB — PLANS CHECKED BY

| QTY. | ELECTRICAL PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Meter | |
| | sq. ft. x | |
| | Outlets / Fixtures | |
| | Swimming Pool / Spa | |
| | Temp. Pole | |
| | Sub-Panel | |
| | Sign(s) | |
| | Ext'nd Electrical | |
| | TOTAL ELECTRICAL | |

| QTY. | MECHANICAL PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Install furn. ducts up to 100,000 BTU | |
| | Install furn. ducts over 100,000 BTU | |
| | Boiler / Compressor | |
| | Mechanical Exhaust - Hood / Ducts | |
| | Vent Fans | |
| | Fireplace | |
| | Swimming Pool / Spa | |
| | Extend Ductwork | |
| | TOTAL MECHANICAL | |

| QTY. | PLUMBING PERMIT | AMOUNT |
|---|---|---|
| | Issuance | 2330 |
| | Fixture | |
| | Sewer | 2485 |
| | Water Heater | |
| | Gas System | |
| | Water Piping | |
| | Fire Sprinklers | |
| | Lawn Sprinklers System | |
| | Swimming Pool/Spa | |
| | Extend Plumbing | |
| | TOTAL PLUMBING | 4815 |

| QTY. | MOBILE HOME PERMIT | AMOUNT |
|---|---|---|
| | Issuance | |
| | Awning / Carport / Porch | |
| | Set-up | |
| | Ramada, Cabana | |
| | TOTAL MOBILE HOME | |

| DATE RECEIVED | | |
|---|---|---|
| | TCA Fees | / / |
| | HOA Approval - | / / |
| | School Fees - | / / |
| | Engineering Fees - | / / |
| | CVWD Fees - | / / |

| FEE SUMMARY | | AMOUNT |
|---|---|---|
| Plan Check $ | | |
| Additional Plan Check | ( 01 - 4411 ) | |
| Building Permit | ( 01 - 4412 ) | |
| Electrical | ( 01 - 4417 ) | |
| Plumbing | ( 01 - 4416 ) | 4815 |
| Mechanical | ( 01 - 4415 ) | |
| SMIP | ( 19 - 2343 ) | |
| Ordinance 211 | ( 02 - 4462 ) | |
| Ordinance 364 | ( 03 - 4214 ) | |
| Bond Processing | ( 01 - 4411 ) | |
| Microfilm | ( 01 - 4411 ) | 2.00 |
| Grading | ( 01 - 4414 ) | |
| Grading Plan Check | ( 01 - 4413 ) | 50.15 |
| Geo / Soils Review | ( 01 - 4419 ) | |
| OCFD Plan Check Fees | ( 19 - 2334 ) | |
| SUBTOTAL | | 7 |
| Refundable Bond/Deposit | ( 19 - 2302 ) | |
| Posted by Owner Contractor | | |
| TOTAL FEES PAYABLE TO: CITY OF SAN JUAN CAPISTRANO | | N/C |

I HAVE CAREFULLY EXAMINED THE COMPLETED PERMIT APPLICATION AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SAN JUAN CAPISTRANO AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

APPLICANT'S SIGNATURE — DATE — ☐ OWNER ☐ CONTRACTOR

EXPIRATION: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

An OSHA permit is required for excavations over 5' 0" deep and demolition or construction of structures over 3 stories in height.

## CONTRACTOR

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

☐ I hereby affirm that I am exempt from the Contractor's License Law for the following reason ( Sec. 7031.5 Business and Professions Code ): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law ( Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code ) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ( $500 ).

## OWNER / BUILDER

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale ( Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale ).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law).

☐ I am exempt under Sec _____, B. & P. C. for this reason _____

## WORKERS' COMPENSATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier State Fund

Policy Number _____

[This section need not be completed if the permit is for one hundred dollars ($100) or less]

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 4/10/02

Applicant

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

## LENDER

☐ I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued ( Sec. 3097, Civil Code ).

Lender's Name _____

Lender's Address _____

DECLARATIONS

SAN JUAN CAPISTRANO

ORIGINAL

# CONSTRUCTION APPROVALS

PERMIT NO. _____

| INSPECTION TYPE | DATE | INSP | INSPECTION TYPE | DATE | INSP |
|---|---|---|---|---|---|
| --- STRUCTURAL --- | | | --- POOL & SPA --- | | |
| Footings & Steel | | | Pool & Equipment Location | | |
| Foundation - Slab on Grade | | | Pre-Gunite - Steel | | |
| Steel Reinforcement | | | Rough Plumbing & Pressure Test | | |
| Structural Floor System | | | Approval to Cover - Gunite | | |
| Pre-Grout - 1st Lift | | | Electrical Conduit - Underground | | |
| Pre-Grout - 2nd Lift | | | Gas Pipe - Underground - Test | | |
| Roof Sheathing | | | Backwash Lines - P-Trap | | |
| Roof Framing | | | Backwash & Receptor - Final | | |
| Exterior Shearwalls | | | Fencing & Access Approval | | |
| Interior Shearwalls | | | Pool/Spa Systems Final | | |
| Frame & Flashing | | | --- FINALS --- | | |
| T-Bar Ceiling | | | Final - Mechanical | | |
| Lathing & Siding | | | Final - Heating & Air Conditioning | | |
| Exterior Plaster | | | Final - Electrical | | |
| Insulation | | | Final - Plumbing | 4-11-02 | KB |
| Drywall Nailing | | | Final - Roof | | |
| Disabled Access | | | Final - Masonry Wall | | |
| --- PLUMBING --- | | | Final - Structure & Building | | |
| Soil Pipe - Underground | 4-11-02 | | Final - Grading | | |
| Water Pipe - Underground | | | Final - Fire Dept - By: | | |
| Gas Line - Underground & Test | | | Final - Health Dept. - By: | | |
| Rough Plumbing | | | | | |
| Sewer Line / House Connection | | | --- NOTES --- | | |
| Roof Drains & Overflows | | | | | |
| Water Service | | | | | |
| Gas Pipe - Rough | | | | | |
| Gas Pipe - Test | | | | | |
| Gas Final | | | | | |
| --- ELECTRICAL --- | | | | | |
| Temporary Power | | | | | |
| Electrical Conduit - Underground | | | | | |
| Electrical Ufer Ground | | | | | |
| Rough Electrical - Conduit | | | | | |
| Rough Electrical - Wiring | | | | | |
| Rough Electrical - T-Bar Ceiling | | | | | |
| Electrical Power Meter - Final | | | | | |
| Rough Wiring - Sign | | | | | |
| Final - Sign | | | | | |
| --- MECHANICAL --- | | | | | |
| Rough Heating & Air Conditioning | | | | | |
| Ducts, Ventilating | | | | | |
| Hood or Canopy | | | | | |
| Fire Dampers | | | | | |
| Rough Factory Fireplace | | | | | |
| Final Factory Fireplace | | | | | |
| --- GRADING --- | | | | | |
| Pre-Grade | | | | | |
| Rough Grade | | | | | |
| Precise Grade | | | | | |

# ***SPAM*** [External Message Added] Orange County public records request #25-3779


From Orange County Public Records <messages@nextrequest.com>
To <seanr@ea-science.com>
Reply-To <orangecounty_25-3779-requester-notes@inbound.nextrequest.com>

Date 2025-07-07 08:05 AM

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request --

Orange County Public Records

## A message was sent to you regarding record request #25-3779:

We are unable to locate the records requested.
*Please see the following message from LOP/IC Supervisor: We do not have any files with the exception of a notation in an old database that shows OCHCA conducted a tank removal inspection on 9/17/1992 for SWANNER RANCH located at 30291 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO. We have no records confirming that tanks were removed or on the sampling, tank/dispensers/piping locations, disposal.*
Please note that the cities of Anaheim and Orange monitor the underground storage tanks (UST) in those cities.
Please contact these cities directly for Hazardous Materials Business Plan File, Chemical Disclosure, and/or Electronic Submittal; Fountain Valley, Huntington Beach, La Habra (LA County Fire), Orange.
This Agency may not be the only source of records. You may wish to check with the OCPW (OC Public Works), Fire Department, Water Quality Control Board, and/or the State Department of Health Services for records.

The local Building Department may have the records you are seeking
If you have any questions please call us at (714) 433-6015.

View Request 25-3779

CIVICPLUS
NextRequest

Help page

# ***SPAM*** Your Orange County public records request #25-3779 has been closed.



From Orange County Public Records <messages@nextrequest.com>
To <seanr@ea-science.com>
Reply-To <orangecounty_25-3779-requester-notes@inbound.nextrequest.com>
Date 2025-07-07 08:05 AM

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

Orange County Public Records

**Record request #25-3779 has been closed. The closure reason supplied was:**

No responsive records. Response has been made in accordance with the California Public Records Act.

View Request 25-3779

https://orangecounty.nextrequest.com/requests/25-3779

CIVICPLUS
NextRequest

[illegible] help page

**January 19, 2007**

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information or if you would like to receive this list weekly via e-mail, contact Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov

Our physical location address is:

National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Please have any Fed Ex, UPS packages sent to the above address. Please continue to use alternate carriers, as all mail delivered to us via United States Postal Service is irradiated and subsequently damaged.

**National Register Information System (NRIS) Web Database Refreshed January 9, 2007**

For information on how to search our on-line database, please go to: http://www.cr.nps.gov/nr/research/nris.htm
If you are familiar with the NRIS, you may go directly to our search page: http://www.nr.nps.gov/

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/08/07 THROUGH 1/12/07

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Medlock Place Historic District,
Roughly bounded by Missouri Ave., Camelback Rd., 7th Ave. and Central Ave.,
Phoenix, 06000434,
ADDITIONAL DOCUMENTATION APPROVED, 1/09/07

CALIFORNIA, ALAMEDA COUNTY,
Altenheim,
1720 MacArthur Blvd.,
Oakland, 06001218,
LISTED, 1/10/07

CALIFORNIA, MARIPOSA COUNTY,
Wawona Covered Bridge,
Pioneer Yosemite History Center,
Wawona, 06001261,
LISTED, 1/11/07

CALIFORNIA, ORANGE COUNTY,
Williams, Roger Y., House,
29991 Camino Capistrano,
San Juan Capistrano, 06001237,
LISTED, 1/10/07

COLORADO, LARIMER COUNTY,
Shaffer, Henry K. and Mary E., House,
1302 N. Grant Ave.,

NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

final

**United States Department of the Interior**
**National Park Service**

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Williams, Roger Y., House

other names/site number Swanner House

## 2. Location

street & number 29991 Camino Capistrano n/a ☐ not for publication

city or town San Juan Capistrano n/a ☐ vicinity

state California code CA county Orange code 059 zip code 92675

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date: 5 DEC 2006

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

Signature of commenting or other official — Date

State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

Williams, Roger Y., House
Name of Property

Orange, CA
County and State

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

**Category of Property**
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

**Number of Resources within Property**
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|---|---|---|
| 2 | | buildings |
| | | sites |
| 1 | | structures |
| | | objects |
| 3 | | Total |

**Name of related multiple property listing**
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

## 6. Function or Use

**Historic Functions**
(Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Secondary Structure
Agricultural/Subsistence

**Current Functions**
(Enter categories from instructions)

Not In Use
Not In Use
Not In Use

## 7. Description

**Architectural Classification**
(Enter categories from instructions)

Craftsman

**Materials**
(Enter categories from instructions)

foundation Concrete
roof Composition Shingle
walls Wood
other Brick (chimney)

**Narrative Description**
(Describe the historic and current condition of the property on one or more continuation sheets.)

## 8. Statement of Significance

**Applicable National Register Criteria**
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**
(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**
(Enter categories from instructions)
Architecture

**Period of Significance**
1923-1956

**Significant Dates**
1923

**Significant Person**
(Complete if Criterion B is marked above)
N/A

**Cultural Affiliation**
N/A

**Architect/Builder**
Unknown

**Narrative Statement of Significance**
(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

**Primary Location of Additional Data**
- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:
County of Orange Archives, Santa Ana, CA

## 10. Geographical Data

**Acreage of Property** Less than one

**UTM References**
(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| 1 | 11 | 437600 | 3709900 | 3 | | | |
| 2 | | | | 4 | | | |

☐ See continuation sheet.

**Verbal Boundary Description**
(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**
(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Ilse M. Byrnes, historian and LSA Associates Inc., Janet Hansen, Shannon Carmack and Tanya Sorrell

organization LSA Associates Inc. date August 3, 2006

street & number 1500 Iowa Avenue telephone 951-781-9310

city or town Riverside state CA zip code 92507

## Additional Documentation

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**
(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name City of San Juan Capistrano Attn: Teri Delcamp

street & number 32400 Paseo Adelanto telephone 949-443-6330

city or town San Juan Capistrano state CA zip code 92675

**Paperwork Reduction Act Statement**: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Williams, Roger Y., House
Orange County, CA

153130
164752, 164753

**Narrative Description:**

Summary Paragraph:

The Roger Y. Williams House is situated on a .35 acre parcel on the west side of Camino Capistrano. The parcel slopes downward to the west so that the rear of the property is at a slightly lower elevation than the front. A two-story Craftsman style residence is situated at the northwest corner of the property and is set back approximately 72 feet from Camino Capistrano. A water tower is located southwest of the residence and a garage is located just southeast of the water tower. All three buildings were constructed in 1923 and are contributing features of the property. Mature specimen trees, numerous plants and shrubs and areas of lawn provide the landscaped setting for the house. The property is secured with chain link fencing. Approximately 32 acres of producing navel orange grove surround the property on the south and west sides, a portion of which will be preserved by the owner to maintain the property's setting. Large cedar trees are located east of the property along Camino Capistrano. Interstate 5, which is 165 feet east of Camino Capistrano and elevated six to eight feet above the property, is largely sheltered from view by trees. The residence, water tower, and garage appear virtually unaltered from their date of construction. Minor alterations include re-roofing of the buildings (2003) and installation of rain gutters on the residence and garage (2005). All buildings were repainted (2005) a soft grayish green following paint analysis to determine the original color. The buildings and property retain a remarkable degree of integrity from the period of significance.

Residence

This two-story, attic and basement Craftsman style residence is rectangular in plan. It has a wood frame resting on a raised board-formed concrete foundation punctuated with rectangular shaped vents. Due to the topography of the site, the foundation is about four feet higher at the rear of the house than at the front. The exterior of the residence is sheathed in horizontal redwood siding that is patterned two narrow and one wide, and is slightly flared at the foundation. The medium pitched gable roof is sheathed with composition shingles and has overhanging eaves and decorative rafter tails. Simple bargeboards, decorative knee brackets, and rectangular shaped attic vents are located at the gable ends. Simple wood banding is located above the second floor windows at the façade and rear elevation. A red brick chimney is centrally located on the roof. Fenestration consists primarily of wood frame double hung windows with simple flat wood trim and sills.

The entrance facade features a one story extension from the main body of the house. It has a gable roof at the south end that echoes the detailing of the main roof with overhanging eaves, bargeboards and knee brackets. Wood shingles are located beneath the gable end. The roof shelters the one-half width front porch that is supported by three square wood posts. The porch is entered from the south by two concrete steps and features a concrete floor. From the porch, the residence is accessed via a wood paneled door with a modern screen door (date unknown). The door is flanked by single double hung windows set in full length paneled wood frames that effectively form sidelights. At the north wall of the porch, curved shelves are located in each of the two corners; a single wood frame double hung window is located between the shelves. The one story portion of the façade north of the porch is capped with a hip roof. A single fixed picture window is centrally located below. Two pairs of symmetrically placed wood frame double hung windows are located at the second story portion of the façade.

The north side elevation is relatively unadorned except for single and groupings of wood frame double hung windows. The rear elevation features a one story portion which extends west from the main body of the house and a few feet beyond the wall of the north side elevation. It has a hip roof with overhanging eaves and decorative rafter tails. Fenestration on the rear consists of single wood frame double hung windows at the second story and casement and wood frame double hung windows at the first story.

A slight extension of the roof on the south elevation shelters a simple side porch. This concrete porch is entered from the west by two steps and features metal pipe railings. The porch door appears to have been replaced (date unknown). Fenestration on the south side consists of single and pairs of wood frame double hung windows.

*Interior*

The front door opens up to a small vestibule. To the left and right side of the front door are two built in bookcases with glass doors. There are two interior doors from the vestibule; one leads into the large parlor and the other leads into the kitchen. The parlor opens up to a large dining room. There are no doors between these two rooms, only an opening framed by stained fir wood trim.

In the parlor, on either side of the large window on the eastside, are two large stained fir built in bookcases with glass doors. They are the same style as the ones in the vestibule and are original. The dining room has a built in buffet that is also stained fir with original glass knobs.

The kitchen is located on the south side of the house. The floor, sink, and stove are not original. Evidence of the old stove pipe opening in the wall is located above today's stove. All cupboards are original. On one wall is a cupboard that has pull-out drawers lined with tin. On the wall adjacent to the mudroom is a cupboard with small sliding doors. The cupboard was used to keep food such as milk, butter and eggs cool with the help of a block of ice that was stored between the mudroom and the cabinet. The mudroom is accessed from the small porch on the south side. All cupboards are original fir wood with the exception of the electrical panel which is new. The floor is covered with new vinyl. The door from the kitchen to the mudroom and the door from the mudroom opening to the small hallway both have original transom windows with hardware.

A door from the kitchen and one from the mudroom open to the stairway that goes to the basement. There is a small storage room at the bottom of the stairs. In the center of the basement are a gas furnace and a brick chimney that goes to the roof. The house is heated by gravity and the chimney serves as a vent for the kitchen stove and the heating system. Rooms on the ground and second floors have small floor registers.

On the northwest corner of the ground floor is a large bedroom with a closet. Above the bedroom door is a transom window with the original hardware. The bathroom is off the hallway next to the mudroom. It has the original fixtures, mosaic tile floor, tub and cabinets, and a new vanity cabinet.

A narrow hallway between the dining room and the bedroom connects to the kitchen and then the porch. It is also the entrance to the stairs leading to the second floor. This entrance has two narrow swinging doors. The doors have frosted patterned glass panels which are original. Very likely, these doors served to keep in the heat on the ground floor.

On the second floor the stairs lead to a main hallway extending across the rear of the house. There are two large bedrooms facing east, each with a walk-in closet. Each of the closets has small sliding windows to the hallway that allow for light and air circulation. There is also a sliding wood door between the two closets for additional circulation.

The bathroom is on the south side off the hallway and the fixtures are not original. Brass hooks with porcelain knobs on the wall of the bath appear to be original.

On the northwest corner off the hallway is a small room that may have been a sewing room. All of the cabinet doors are original as is the hardware. The attic over the second floor is reached via a trap door in the hallway ceiling.

The oak floors throughout the house are original. Light fixtures are not original, although some fixtures stored in an upstairs cupboard may be original to the home.

Tank House

The tank house emulates the Craftsman design and detailing of the main residence. It is square in plan (12 x 12 feet), 35 feet in height, and has a wood frame resting on a concrete foundation. The tower is sheathed in horizontal redwood siding in the same pattern as the residence. It is capped with a hip roof sheathed in composition shingles with overhanging eaves and decorative rafter tails. Wood frame double hung windows are located on the lower portion of the tower, while rectangular wood frame horizontal slat vents are located on the upper portion of the tank house. The tank house is entered on the east facing façade via a wood paneled door. The original water tank is still located on the top level of the tower.

Garage

The 18 x 20 foot garage has a wood frame resting on a concrete foundation. It is sheathed with horizontal redwood siding in the same pattern as the residence and water tower. The gable roof has overhanging eaves and decorative rafter tails. The gable end has simple bargeboards and a decorative lattice vent on the east facing façade. The garage is entered via a pair of wood paneled horizontal sliding vehicle doors. Multi-light windows are centrally located in the upper portion of each door. The north side elevation features a wood door at the west end. The rear and south facing elevations feature simple wood frame double hung and casement windows. Remnants of a concrete driveway remain in front of the garage.

Landscape

The area in front of the house and between the house and garage features a lawn. A concrete walkway runs along the south side of the house and in front of the water tower to the garage. A small garden is located to the rear of the residence. Shrubs and flowers are located throughout the property. Mature tree specimens include a large camellia at the front entry, two large walnut trees to the south and a Bottlebrush tree to the north. To the east, fronting Camino Capistrano is a large Liquidambar tree. In the right-of-way along the front of the property are several large Cedar trees that line this portion of Camino Capistrano.

**Statement of Significance:**

The Roger Y. Williams House is significant as one of the few remaining intact examples of a ranch house in San Juan Capistrano. This once common, but now rare, property type reflects the late nineteenth and early twentieth century agricultural history of the San Juan Capistrano area. The property is eligible for listing in the National Register of Historic Places, at the local level of significance, under Criterion C, within the context of architecture. The period of significance is 1923, the date of construction of the residence and outbuildings, to 1956. The end date is arbitrary, based on the National Register of Historic Places criteria, as the property continued to function as a ranch house by descendants of the Williams family after 1956. The property is currently owned by the City of San Juan Capistrano and has been designated a "Building of Distinction."

Agricultural development of the area that would become the City of San Juan Capistrano began when the Mission San Juan Capistrano was established by Friar Junipero Serra in 1776. It was the seventh in a chain of 21 Spanish Franciscan missions founded along the California coast from San Diego to Sonoma. Mission Jan Juan Capistrano holdings were mainly used for cattle ranching for the trans-pacific hide and tallow trade. Local Native Americans provided the labor to construct the mission and surrounding settlement and plant subsistence crops. By the end of the eighteenth century, nearly one hundred adobe homes were clustered around the mission, many of which remain today.(1)

Following Mexico's independence from Spain, the missions were secularized and the land was sold to politically prominent Mexican families who continued the ranching activities introduced by the mission padres. The adobe town that surrounded the mission was declared a site for "free" Indians. In 1845, John Forster purchased Mission San Juan Capistrano and its surrounding 250,000 acres from his brother-in-law, Governor Pio Pico.(2)

In 1848, after California became a United States territory, many of the large rancho grants were rejected and the land was offered up to claim to the advantage of new Anglo settlers. Drought conditions in the 1860s also caused many ranchos to fail and put their owners in debt. Through the 1860s and 70s, Forster was forced to sell off pieces of his vast rancho, which allowed smaller scale farming activities to develop in the Capistrano Valley area.(3)

In 1868, newcomer Judge Richard Egan purchased 160 acres of land near the village of San Juan Capistrano. He also purchased 600 acres of land east of the mission and established residence in an old adobe on the property. Egan planted English walnuts, eucalyptus and Lombard poplar trees.(4) He later became the earliest elected representative of the town as well as justice of the

peace.(5) In 1883, Egan moved out of the adobe into a new Queen Anne style residence, located in the center of the town, just two blocks south of the mission.(6,7)

Agriculture and cattle ranching became driving economic forces in the Capistrano Valley. By 1870, the village of San Juan Capistrano consisted of several shops and saloons, a school, post office, and a number of residences. The census for the same year reported a total of 345 residents of Mexican descent and 31 residents of Anglo heritage.(8) By the late 1880s, the Santa Fe railroad arrived; it not only brought new settlers, but also made the export of produce and livestock easier. The population nearly doubled to 600 and it was reported that 3,000 acres of land surrounding the village were under cultivation.(9)

By the late nineteenth century, walnuts were the primary crop under cultivation in San Juan Capistrano, with orchards heavily planted north of the small community, along Trabuco Creek.(10) San Juan Capistrano's average agricultural production for the 1890s consisted of 62 tons of walnuts as well as six carloads of oranges, three carloads each of apples and apricots and two carloads of pears.(11)

By 1896, the local ranchers established the Capistrano Walnut Growers Association to represent their local interests.(12) A packing house was constructed at the northwest part of the town, between the railroad and Occidental Street.(13) Walnuts continued to be the primary crop under cultivation until the 1920s, when a large segment of the local crop was destroyed, most likely a result of crop blight.(14,15). At the beginning of the 1920s, San Juan Capistrano ranchers were growing an average of 400 tons of walnuts per year, but by the end of the decade local crop reports indicated that only 75 tons of walnuts were produced in the area.(16,17). In the decades that followed, citrus replaced walnuts as the primary crop as San Juan Capistrano ranchers began planting oranges and lemons as well as grapes and avocados.(18,19).

In other parts of the county, citrus planting began as early as the 1870s, making its arrival in San Juan Capistrano relatively late. Ranchers soon discovered that the area's climate was quite favorable to citrus, and it could be grown outdoors in the winter.

As oranges became the primary crop in the region, local growers soon found themselves dealing with many of the problems faced by orange growers throughout the county. The local growers were limited in how they could market their fruit. Wholesale fruit buyers and the local growers often disagreed on a fair market price for the produce, with the buyers regularly getting the better deal. Growers began to organize cooperatives to address the various problems that they were encountering. The earliest orange cooperatives began in 1885, however the most significant exchange, the Southern California Fruit Exchange was established in 1893.(20)

In 1934, the American Fruit Growers Association built a packing plant in San Juan Capistrano. (21,22). Evidence of confidence in the future of the local citrus industry was furthered in 1935, when the California Fruit Growers Exchange chose San Juan Capistrano as their new headquarters.(23)

The varied topography of San Juan Capistrano often determined where ranches and their associated residences were located. The Capistrano Valley consists of steep sloping hills ranging from 500 to 900 feet, separated by numerous stream channels that course southwesterly towards the Pacific Ocean. In the flatter-lying areas the land is characterized by alternating low mounds and depressions, as well as flat alluvial fans. From the Anglo period of settlement, the development of agricultural land in Southern California generally followed a deliberate and planned pattern; standard surveying patterns placed an artificial grid over the landscape. In contrast, the topography of the San Juan Capistrano area led to the unsystematic development of agricultural land often resulting in discontiguous and misshaped parcels.(24)

Two types of ranch properties were developed in San Juan Capistrano during the late nineteenth and early twentieth centuries. The smaller family farms averaged about 30 acres in size and typically consisted of one large or several contiguous parcels. The ranch contained a residence and outbuildings surrounded by agricultural land. The larger ranches ranged from 100 to 500 acres.(25) The families typically resided on one small parcel of land, ranging from less than one to three acres in size. The property would typically include a residence, small ancillary buildings, such as a garage, and a water source. Towers or tanks provided water to the residence via gravity and a gasoline driven pump was generally located in the kitchen. The area immediately surrounding the house was landscaped with trees and gardens. The land under cultivation was located near the family residence, but was not always contiguous with the residential parcel.(26) In these cases, larger agricultural buildings, such as barns, and equipment were placed on the farmed lands away from the residence.

Regardless of the ranch size, ranch houses were typically one to two stories in height, wood frame in construction and reflected a variety of architectural styles. Those constructed during the turn of the century period were modest variations of Victorian era styles. During the first decade of the twentieth century the Craftsman style was popularly used in the design of ranch houses. Craftsman architecture generally stresses the natural beauty of wood and the relationship of a building to its surrounding landscape. The distinctive features of the Craftsman style include a front porch supported by piers, wood siding, overhanging roof eaves with decorative brackets, and ample use of casement and double hung windows. Associated outbuildings often echoed the

architecture of the house in the use of Craftsman details. The R. Y. Williams House is an excellent example of an early twentieth century ranch house and typifies the property type.

Roger Yates Williams and his family came to California from Minnesota in 1880 and settled in Villa Park. After completing his schooling there, he went to Los Angeles to study law. He passed the bar in 1892, and established his career in Santa Ana.(27,28) In 1895, Williams married Lizzie D. Carson, who was also a native of Minnesota.(29) The couple resided in Santa Ana during most of Williams' law career.

In 1913, Roger Williams and his brother William purchased 347 acres (30) in the northern portion of San Juan Capistrano from Judge Richard Egan, who had owned the property since 1868.(31,32) With the assistance of their brother Guy, the Williams planned to grow walnuts on the property and subdivide a portion of the land into family farms.(33)

In 1916, Roger and William granted their brother Guy a 17.25 acre triangular-shaped parcel in the northern portion of their land.(34) The same year Guy and his wife Catherine Bathgate Williams built a two-story Craftsman style residence on one-acre fronting Highway 101, now Camino Capistrano.

In 1923, Roger and Lizzie Williams built their two-story Craftsman house on the .35 acre parcel that was subdivided that year from the larger property. Their house was constructed just south of Guy's house and also fronts on Camino Capistrano. The property includes a garage and tank house that were designed to complement the style of the residence. The Williams landscaped the yard around their house with walnut and fruit trees. By 1924, the couple relocated to San Juan Capistrano from their residence in Santa Ana.(35)

In the 1920s, Roger and Guy transitioned from walnuts as their primary crop to oranges. By the end of the decade the brothers had earned recognition for their success in citrus ranching and were featured in a 1929 interview for *Overland Monthly* magazine. According to the article, Roger Williams had, "for years been transforming the bean fields and waste stretches of this fertile little valley into a veritable paradise of citrus and walnut orchards."(36) In *Dos Cientos Anos en San Juan Capistrano,* author Patricia Hallan also discussed the Williams' citrus activities, stating, "The Williams' can be credited with starting the citrus industry in Capistrano which grew in to this major business in the 30s and 40s."(37)

In 1931 Lizzie Williams passed away.(38) Nine years later, Roger died and interest in his property was divided between his brother Guy and his nephews, Charles and John Swanner. John was an independent oil producer living in Wichita Falls, Texas and visited the property

periodically.(39) Charles practiced law and lived in Santa Ana. The Swanners did not play a day to day role in the operation of the ranch, as it was maintained by Guy Williams until his death in 1952.(40) Descendants of the Swanner family owned the residence until 1991, when it was purchased by the City of San Juan Capistrano with the intent of preserving it as a significant example of an intact ranch house.

Many other prominent families owned ranches in San Juan Capistrano in the late nineteenth and early twentieth centuries. However, in the post WWII period, as agricultural land gave way to suburbanization, many historic ranch houses and associated buildings were demolished or relocated to make way for residential subdivisions, commercial development and freeways. Demolished ranch houses include those of the Smith, Rosenbaum, McKinley, Honeyman, Strohschein, and Oyharzabal families. Relocated properties include the Folk Victorian style Hankey/Rowse residence (1884; 30981 Via Cristal) which was moved a few yards from its original site in 1994 and is now surrounded by a modern residential subdivision.(41) Likewise the Errecarte House (1910; 30882 Via Errecarte) was moved and reoriented from its original site to a place farther back on the lot and is also surrounded by a modern residential subdivision. The Craftsman style Leck House (1920) was relocated in three pieces to Los Rios Street in December 2005, and is currently in the process of obtaining building permits for adaptive re-use as a museum.

While other ranch houses remain in their original locations, the integrity of setting, feeling and association have been compromised. The Craftsman style Harrison Residence (1906; 27762 Ortega Highway), while listed in the National Register, is surrounded by new residential development. The one-story Folk Victorian style Rudolphus B. Cook Residence (1882; 32222 Del Obispo Street) is now part of a church property and is surrounded by an asphalt-paved parking lot and a U-shaped two-story church building. The Craftsman style Buchheim Residence (date 1926; 26560 Calle Lorenzo), is completely encompassed by residential development and has virtually no visibility from any public street.

The Joel R. Congdon House, Roger Y. Williams House and Guy Williams House are the only three intact and in situ late nineteenth to early twentieth century ranch houses surrounded by their original settings that remain in San Juan Capistrano. The Congdon House, the earliest of the three, represents the Folk Victorian style (1878; 32701 Alipaz Street). It was listed in the National Register of Historic Places in 2002. The Craftsman style Guy Williams House and Roger Y. Williams House are later examples of the property type and reflect the Craftsman style. The Guy Williams House lacks the original water tower. All original features of the Roger Y. Williams House are intact; it represents one of the best examples of the property type and retains a high degree of integrity.

Notes:

(1) City of San Juan Capistrano, *Historic Preservation Strategy for City Owned Properties.* (City of San Juan Capistrano, 2006), 3-4.
(2) Mary Ellen Tryon, *Guide to Historic San Juan Capistrano* (Orange, CA: The Paragon Agency, 1999), 2.
(3) Ibid., 2-3.
(4) Warren F. Morgan, *This Was Mission Country: Reflections of Merle and Mabel Ramsey* (Laguna Beach: Mission Printing Co., 1973), 216-217.
(5) Charles D. Swanner, *Fifty Years a Barrister in Orange County* (Claremont, CA: Fraser Press, 1965), 44.
(6) Tryon, 34-35.
(7) City of San Juan Capistrano, 4.
(8) The Richard Egan House, 32892 Camino Capistrano, is listed in the National Register of Historic Places.
(9) "Orange County," *Los Angeles Times*, 12 June 1888.
(10) Karen Wilson Turnbull, "Interview with Lynn Shrewsbury," *San Juan Capistrano Project: General History of San Juan Capistrano*, California State University, Fullerton, Oral History Program (O.H. 1460: 11 July 1975), 5.
(11) "Orange County," *Los Angeles Times*, 5 September 1891: 6.
(12) "Orange County," *Los Angeles Times,* 1 August 1896: 11.
(13) Sanborn Fire Insurance Maps, San Juan Capistrano, California, 1929.
(14) Brooks Smith. Personal Communication. 2006. Smith is the grandson of Roy Smith, an early settler and farmer of San Juan Capistrano, who built a residence several hundred yards north of the R.Y. Williams House. Smith lived in the residence and farmed the family land until the property was sold and the residence was demolished in 2004.
(15) Turnbull, 5.
(16) "Setting of Nuts Promises Good Crops," *Los Angeles Times*, 9 July 1922: IX5.
(17) E.J. Carpenter and R. Earl Storie, *Soil Survey of the Capistrano Area, California* (U.S. Department of Agriculture Bureau of Chemistry and Soils in Cooperation with the University of California Agricultural Experimentation Station, 1929, Series 1929, no.19): 6-11.
(18) Smith.
(19) Carpenter and Storie, 11.
(20) Jim Sleeper, "The Story of Orange County's Golden Harvest, A Century of Citrus," *Santa Ana Register,* 17 November 1968.

(21) Pamela Hallan, *Dos Cientos Años en San Juan Capistrano* (Irvine, CA: Walker Color Graphics, 1975), 96-97.
(22) *Coastline Dispatch*, 9 March 1934: 1.
(23) *Coastline Dispatch*, 3 May 1935: 1.
(24) Carpenter and Storie, 1.
(25) Ibid, 6.
(26) Smith.
(27) According to the *Los Angeles Times* Williams also co-owned the law firm Williams and Rutan and served as district attorney from 1899 to 1908 (5 December 1918: I14).
(28) In 1919, Williams was appointed to the bench of the Superior Court. Known as a skilled litigator in corporate law and water rights, Judge Williams made several contributions to the agricultural, commercial and civic development of Orange County, helping to establish the First National Bank of Santa Ana and several district water companies. Williams retired from the Superior Court in 1926 due to health problems, but maintained a private legal practice with his nephew, Charles D. Swanner, until his death in 1940. See "Roger Y. Williams, County Pioneer, Dead" *Santa Ana Register,* 23 November 1940, 1-4.
(29) J.E. Pleasants, *History of Orange County, California,* Biographical Volumes II and III (Los Angeles, CA: L.R. Finnell and Sons Publishing Co., 1931), 84-85.
(30) Some accounts say 200 acres. See Louis DeJean, "Twenty Years After" in *Overland Monthly*, (LXXXV, April 1927): 108-109, 124.
(31) See Grant Deeds, County of Orange Assessor's Office (Santa Ana, CA: Orange County Archives), 1913.
(32) Tryon, 138.
(33) *Los Angeles Times*, 9 May 1913: II9.
(34) See Grant Deeds, 1916.
(35) See County Directories, 1913-1941. On file, City of Santa Ana Library and Orange County Archives.
(36) DeJean, 109.
(37) Hallan, 93.
(38) *Santa Ana Register*, 23 November 1940.
(39) "John Swanner's Funeral Slated," *Wichita Falls Record News*, 23 August 1972: 7.
(40) "Guy Williams, Prominent Rancher, Died Monday." *Coastline Dispatch.* 15 August 1952.
(41) Don Tryon, "Old San Juan, State Eyes Historic Homes on Ortega Highway," *Capistrano Valley News*, 3 January 2002.

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*Los Angeles Times,* "Orange County" 12 June 1888: 4.

---------- "Orange County" 5 September 1891: 6.

---------- "Orange County" 1 August 1896: 11.

---------- "Setting of Nuts Promises Good Crops" 9 July 1922.

---------- 9 May 1913: II9.

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--------- *Assessor's Parcel Maps of San Juan Capistrano,* circa 1930.

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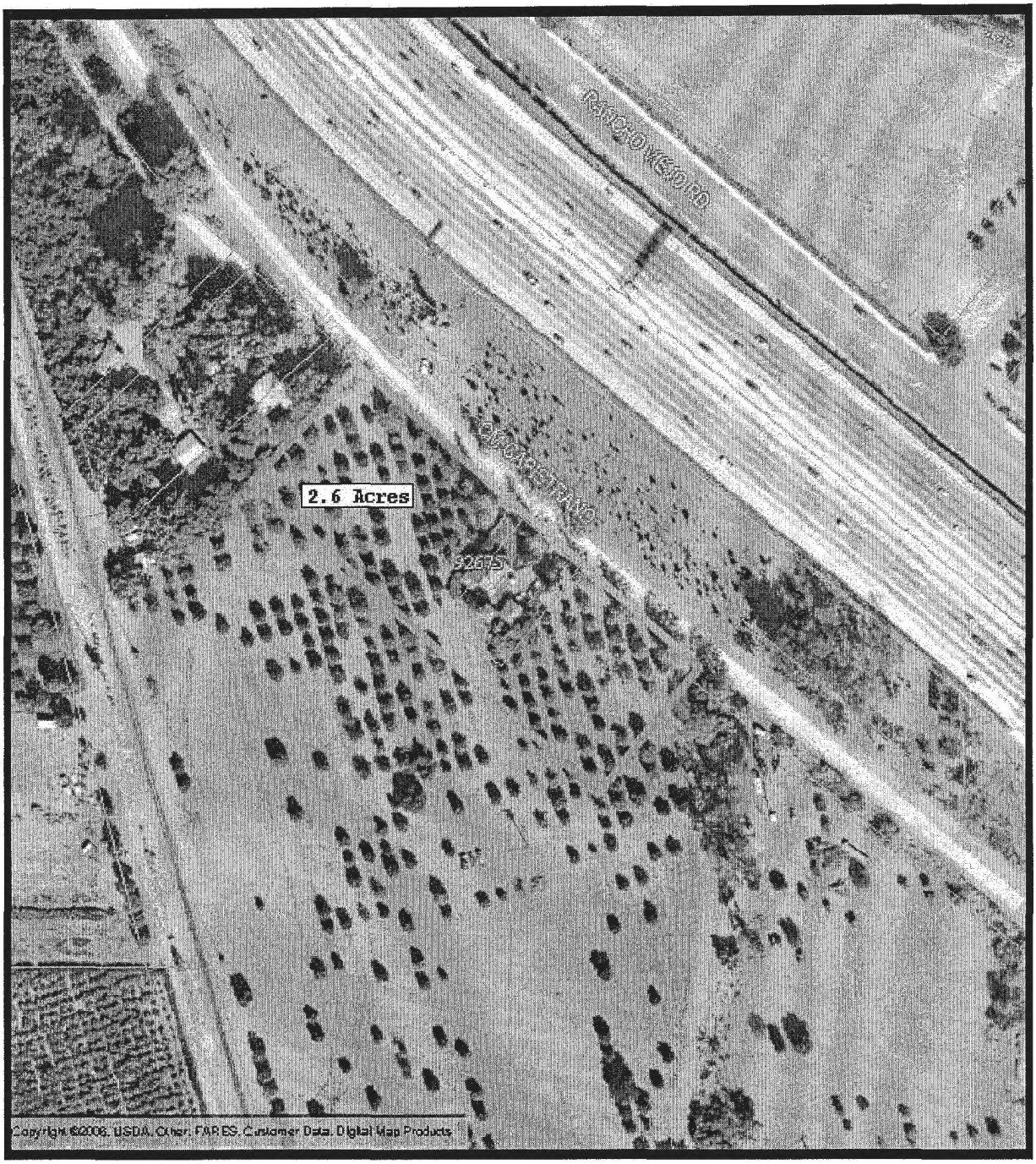
-------- *Calif. Corona.* 30 Minute Series, 1902, reprinted 1946.

**Verbal Boundary Description**

Please see enclosed sketch map that serves as the verbal boundary description.

**Boundary Description**

APN 121-050-03 and portion of APN 121-050-19, Sec 25 T 7 R 8 POR SW/1/4 and portion of SEC 25 T7 R8 POR W ½ and POR W ½ Sec 36 T7 R8. The property is a rectangular parcel measuring: Lt Frontage 572 ft; Lot Depth 200 ft; Lot Number 6. The boundaries encompass the significant resources and their immediate setting that have been historically associated with the property.




# R.Y. Williams House

## Boundary Description

N

200ft

CityGIS 6.0

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**United States Department of the Interior**
National Park Service

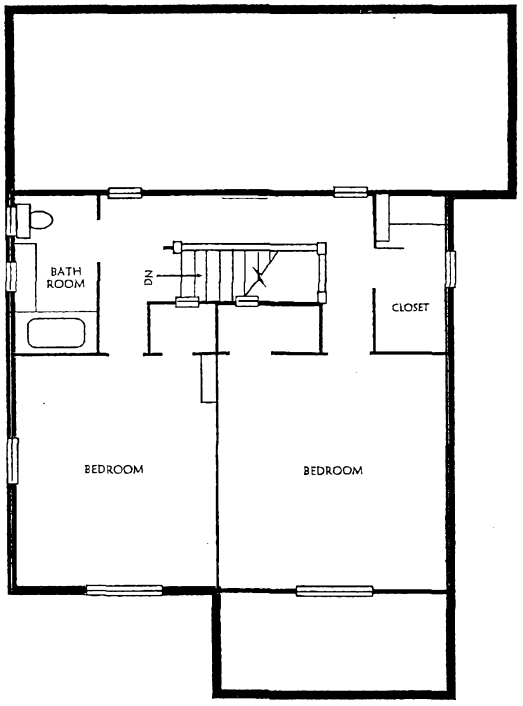
# National Register of Historic Places Continuation Sheet

Additional Documentation

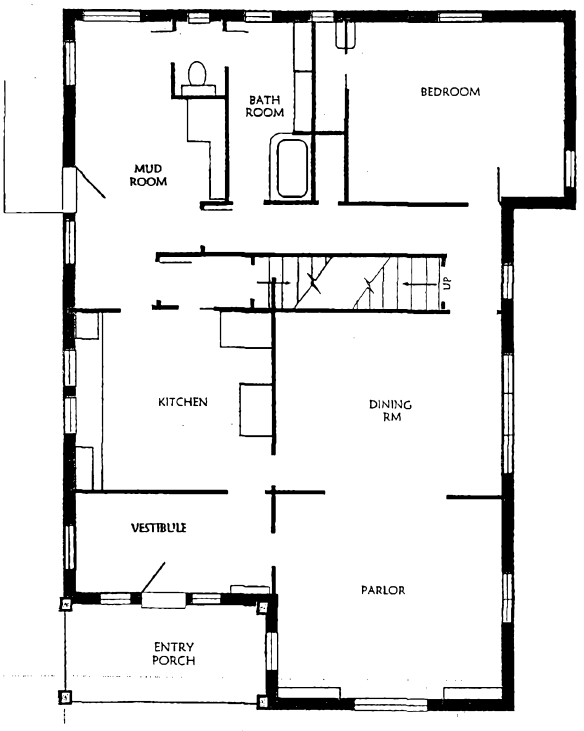
Williams, Roger Y., House
Orange County, California

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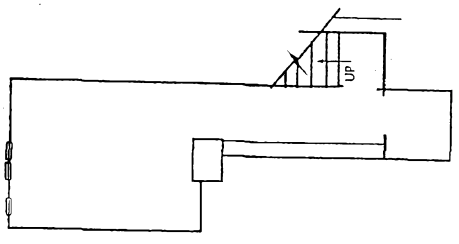
## Floor Plans




SECOND FLOOR




FIRST FLOOR




BASEMENT

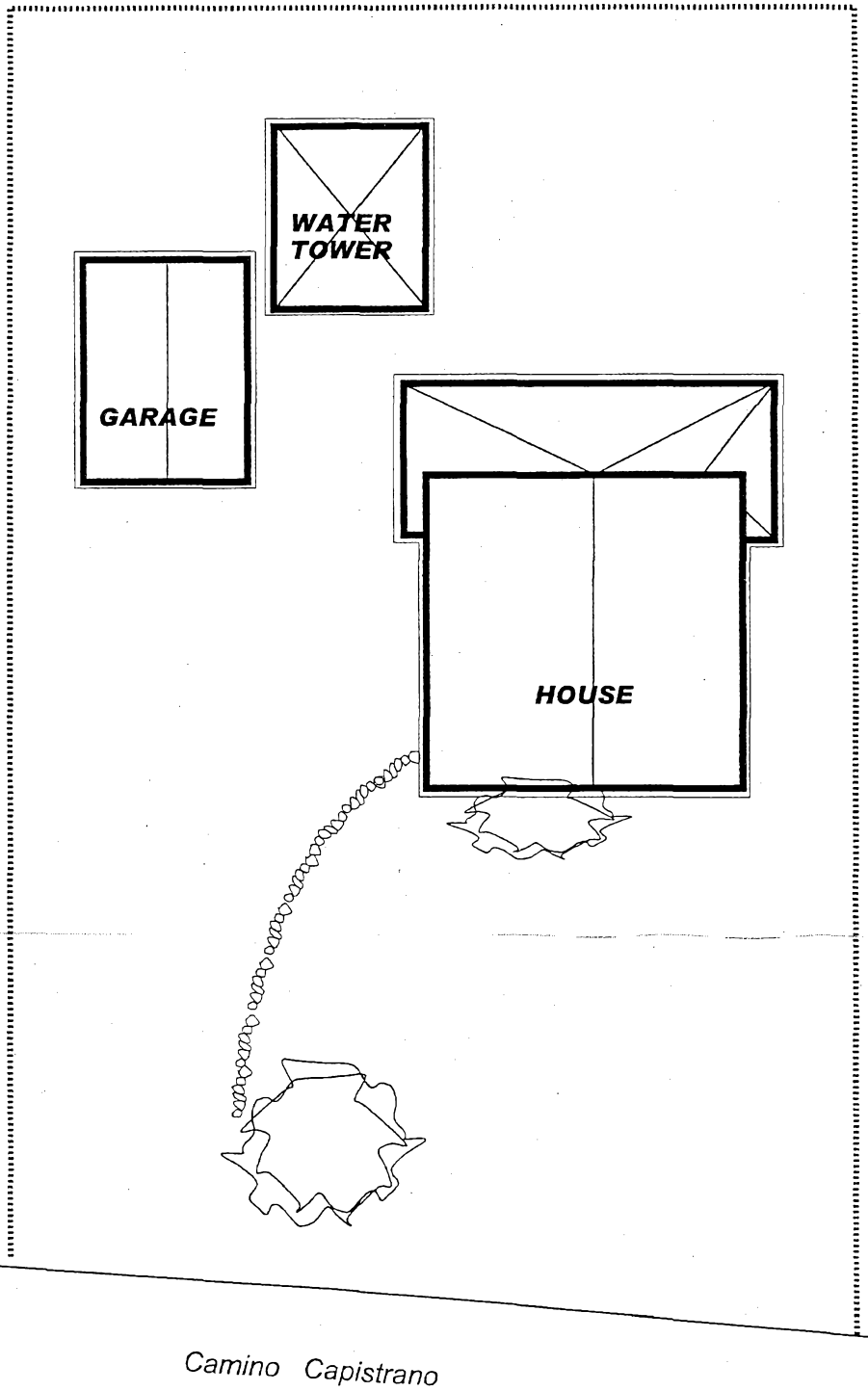
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National Park Service

# National Register of Historic Places Continuation Sheet

Additional Documentation

Williams, Roger Y., House
Orange County, California

**Site Plan**



**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

Photographic Log Page 1

Williams, Roger Y., House
Orange, CA

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1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Southside of building
7. Photo #1

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Front of house (east side)
7. Photo #2

Photograph #4 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Back porch on south side
7. Photo #5

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Back porch, triangular knee brace
7. Photo #6

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Original tank house and garage, south side of house
7. Photo #7

Photograph #8 – Not Submitted

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

Photographic Log Page 2

Williams, Roger Y., House
Orange, CA

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1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Front door/vestibule
7. Photo #9

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Dining room/parlor
7. Photo #10

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. East wall, parlor
7. Photo #11

Photographs #12 thru #19 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Door at entrance to stairs going to second floor
7. Photo #20

Photographs #21 thru #22 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Original glass door knob
7. Photo #23

Photographs #24 thru #25 – Not Submitted

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Continuation Sheet

Photographic Log Page 3

Williams, Roger Y., House
Orange, CA

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. ca. 1920s
5. Joan Swanner, [redacted]
6. Roger Y. Williams in front of Swanner House
7. Photo #26

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. Unknown – historic photograph
5. Joan Swanner, [redacted]
6. Roger Y. Williams
7. Photo #27

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. Unknown – historic photograph
5. Joan Swanner, [redacted]
6. Wife of Roger Y. Williams
7. Photo #28

Photograph #29 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. ca. 1920s
5. Joan Swanner, [redacted]
6. Roger Y. Williams Superior Court, Santa Ana, CA
7. Photo #30





1. Swanner House
2. Orange County, CA
3. Ilse M Byrnes
4. Feb. 2005
5. [redacted], SAN JUAN CAPISTRANO CA 92693
6. South side of building
7. #1

---

1. Swanner House
2. Orange County, Ca
3. Ilse M. Byrnes
4. Feb. 2005
5. [redacted]
   San Juan Capistrano, Ca 92693
6. Front of house (East Side)
7. # 2





1. Swanner House
2 Orange County, Ca
3. Ilse M Byrnes
4 Feb. 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6. North side of building
7. # 3

1 Swanner House
2 Orange County, Ca
3. Ilse M Byrnes
4 Feb 2005
5. [redacted]
San Juan Capistrano, Ca 92693
6. Entry Porch, South/East Corner
7. # 4





1. Swanne House
2. Orange County, Ca
3. Ilse M Byrnes
4. Feb 2005
5. [redacted]
   San Juan Capistrano, Ca 92693
6. Back Porch, South Side
7. #5

1. Swanne House
2. Orange County, Ca
3. Ilse M Byrnes
4. Feb 2005
5. [redacted]
   San Juan Capistrano, Ca 92693
6. Back Porch, Triangular knee brace
7. #6





1. Swanne House
2. Orange County, Ca
3. Ilse M. Byrnes
4. Feb 2005
5. [redacted]
   San Juan Capistrano, Ca 92693
6. Water Tower + Garage, South Side
7. #7

1. Swanne House
2. Orange County, Ca
3. Ilse M. Byrnes
4. Feb. 2005
5. [redacted]
   San Juan Capistrano, Ca 92693
6. Garage - South Side
7. #8





1 Swanner House
2. Orange County, Ca
3. Ilse M. Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano
Ca 92693

6. Camellia plant
at front entrance

7. # 24

---

1 Swanner House
2. Orange County, Ca
3. Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693

6. Looking west
Camino Capistrano

7. # 25



1. Swanner House
2. Orange County, Ca
3. Unknown
4. ca 1920
5. Joan Swanner
[redacted]
6. Roger H. Williams in front of Swanner House
7. # 26

# THE NORTHWEST OPEN SPACE

## San Juan Capistrano

Specific Plan No. 2020-01




City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Ordinance No. 1080

August 2020

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# I. Introduction

## I.1. Purpose and Scope of the Specific Plan

The City of San Juan Capistrano General Plan was adopted by the City Council in 1999. The General Plan Land Use Map (2002) designates the 65.5-acre Northwest Open Space property as "Community Park". The Community Park Land Use Designation allows sports fields, public facilities, nature study centers and tot lots as permitted uses.

In accordance with Section 9-2.101 of the City's Land Use Code, a base zoning district is required to be consistent with the applicable General Plan Land Use Designation and such zoning consistency shall be determined by consulting the Zoning Consistency Matrix Table (Table 2-1) that depicts which zoning districts are consistent with the various General Plan Land Use Designations. According to Table 2-1, the General Plan Land Use Designation of Community Park is consistent with the Specific Plan/Precise Plan zoning district. As a result, the zoning designation of the Northwest Open Space property has been changed from Community Park to Specifc Plan/ Precise Plan and the Northwest Open Space (NWOS) Specific Plan ("Specific Plan") has been adopted to identify the specific allowed uses on the property.

Section 65450 *et. seq.* of the California Government Code (Title 7, Division 1, Chapter 3, Article 8) authorizes cities to "…prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan."

Section 65451 of the California Government Code specifies content requirements for Specific Plans as follows:

(a) The specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(5) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The NWOS Specific Plan has been prepared based on the Specific Plan content requirements of Section 65451 of the California Government Code. The boundaries of the Specific Plan area are shown on **Exhibit I-1A & I-1B: Specific Plan Area Boundaries**.

**Exhibit I-1A - Specific Plan Area Boundary**




Specific Plan Boundary

**Exhibit I-1B - Specific Plan Area Boundary**




Specific Plan Boundary

*** Please note that portions of the Northwest Open Space property are encumbered by recorded conservation easements that preclude certain disturbance and development. Please contact the City's Planning Division to confirm the easement locations on the City's GIS Map Database.***

## I.2. General Plan Consistency

A detailed analysis demonstrating the relationship of The Northwest Open Space Specific Plan uses to the San Juan Capistrano General Plan is included as Appendix A. The analysis discusses how the Specific Plan relates to the goals and policies of the City General Plan.

The NWOS Specific Plan furthers the City's General Plan Parks & Recreation Element by preserving, protecting and enhancing open space uses, recreational facilities and trails within the City. It furthers the General Plan goal of providing, developing and maintaining ample park and recreational facilities that provide a diversity of recreational activities. The NWOS includes a diversity of land uses including a dog park, equestrian facilities, and trails. The eastern boundary of the NWOS is a habitat conservation area that furthers the General Plan Conservation and Open Space Element goal by protecting and preserving important ecological and biological resources; and by preventing incompatible development in areas which should be preserved for scenic, historic, conservation, public safety purposes. In addition, the Putuidem Village project will further the General Plan Cultural Resources Element by preserving and protecting historical, archaeological, and paleontological resources. The Putuidem Village project is located within the boundary of the historically recorded village of Putuidem, the "mother village" for the Juaneño people of the San Juan Capistrano Valley. The Williams/Swanner House is located in the NWOS and is listed on the National Register of Historic Places.

## I.3. City Adoption Process

A Specific Plan is adopted by the City Council after review and recommendation by the Planning Commission. Both the Planning Commission, in its advisory role, and the City Council, in its approval role, may approve, deny, or modify a Specific Plan. Upon approval, a Specific Plan replaces the project site's zoning designation and Land Use Code requirements.

## I.4. Property Background

In 1993, the NWOS property was acquired by the City for potential future park use if grant or local funds could be obtained. The original property encompassed approximately 70 acres. In 2020, a 3.85-acre portion of the property bounded by Camino Capistrano, Junipero Serra Road and Trabuco Creek was acquired by C&C Development for development of an affordable housing project. The remaining portion of the NWOS property measures 65.5 acres in area. Historically, the site was the "mother village" for the Juaneño Band of Mission Indians of the San Juan Capistrano Valley. Prior to the acquisition of the property, the primary use for several decades included commercial crop production including Valencia Oranges. The property currently contains the Williams/Swanner House which is listed on the National Register of Historic Places, Dr. Joe Cortese dog park, and an equestrian staging area. See **Exhibit I-2: Specific Plan Area Existing Conditions.**

**Exhibit I-2: Specific Plan Area Existing Conditions**









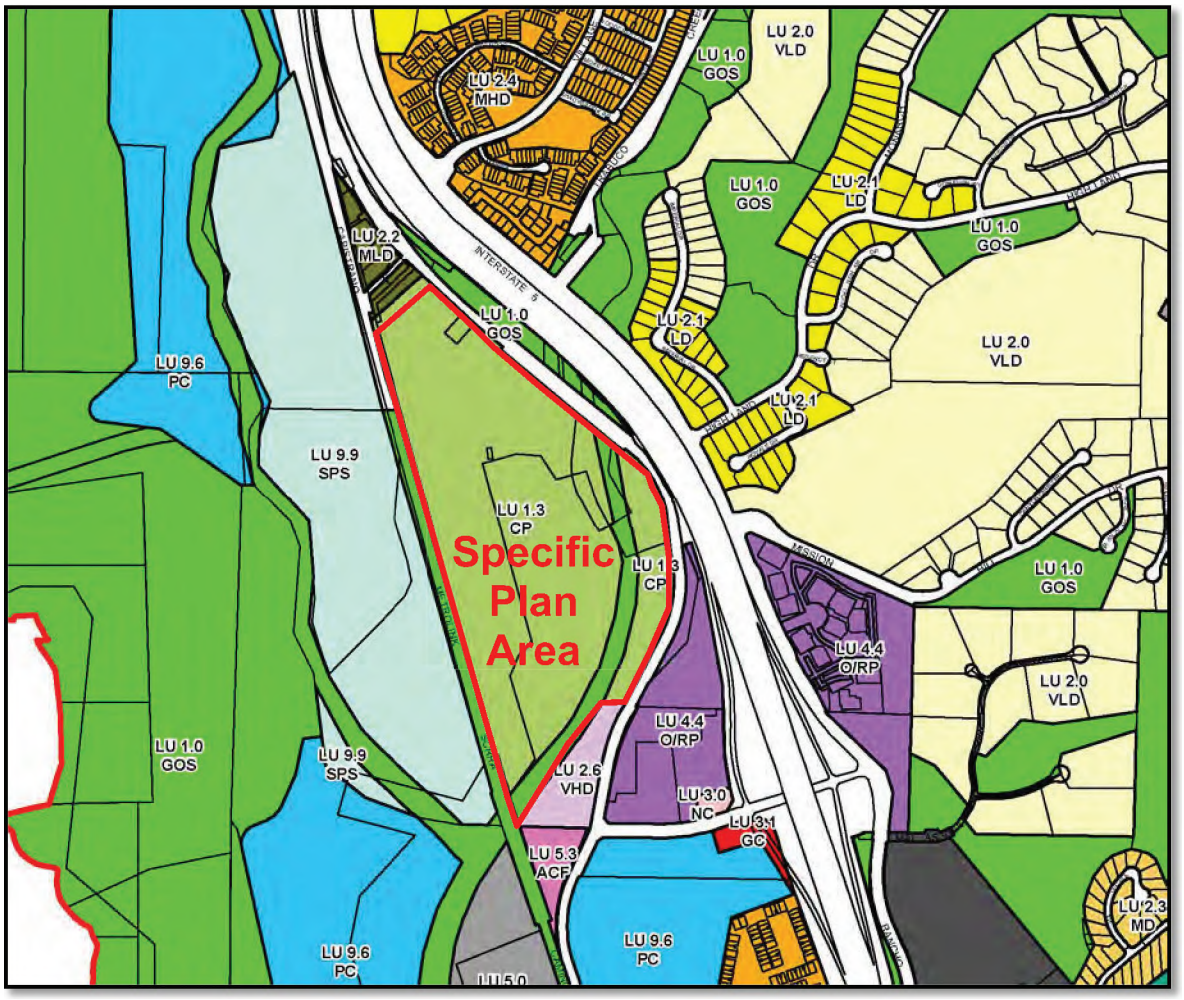





## I.5. Site Context/Existing Conditions

The NWOS property encompasses approximately 65.5 acres and is located north of Junipero Serra Road and west of Camino Capistrano in the City of San Juan Capistrano (Assessor's Parcel Numbers 121-050-04, 14, 18, 19, 21, and 998-123-99). See **Exhibit I-3: Adjacent Land Uses.**

**Exhibit I-3: Adjacent Land Uses**




The Specific Plan area is surrounded by various land uses including:

- Medium Low Density Residential.
- Very High Density Residential.
- General Open Space.
- Office/Research Park.
- Special Study.

The surrounding area also includes a City-owned parcel leased by a private Christmas tree farm operator with a General Open Space designation, and an affordable housing residential project (The Groves) which carries a Very High Density Residential designation.

## I.6. Land Use Plan

See page 13 for permitted by right uses and related structures. The Specific Plan area may only be developed with the land uses described in the Land Use Plan.

# II. Circulation and Infrastructure

## II.1. Circulation and Parking

Vehicular Circulation

Regional Access to NWOS property is provided by the San Diego Freeway (I-5) which bisects the City of San Juan Capistrano in a north/south direction. I-5 connects to the San Joaquin Hills Transportation Corridor (SR-73) in an east/west direction in the northern portion of the City. Ortega Highway (SR-74) and Pacific Coast Highway (SR-1) extend in an east/west direction, south of the NWOS property.

**Exhibit II-1: Regional Circulation**



Local access to the NWOS property is provided by Camino Capistrano. Camino Capistrano is designated as a Secondary Arterial roadway by the City of San Juan Capistrano General Plan. The General Plan Circulation Element (p. 12-13) defines a Secondary Arterial as:

> Typically constructed within a right-of-way of 80 feet with a curb-to-curb pavement width of 64 feet. These four-lane undivided roadways serve as collectors, distributing traffic between local streets and four-lane divided arterials. The maximum capacity of this roadway is 22,500 average daily trips and 2,250 peak hour trips.

Pedestrian Circulation & Parking

Pedestrian access within the NWOS property includes a multi-use trail that is located along the eastern portion of the site and along Trabuco Creek. The NWOS property provdes public parking within the Equestrian Staging Area and Dog Park.

## II.2. Water and Sewer Service

Water Service

The NWOS property, as with the majority of the City of San Juan Capistrano, receives domestic water service from the City of San Juan Capistrano Utilities Department. The City provides water to the site via a water service line located along Camino Capistrano; and the existing infrastructure is available to any future development.

Sewer Service

The City provides sewer service to the NWOS property via an existing 8-inch sewer main that is connected to the Moulton Niguel Water District 12-inch trunk line which is located adjacent to the SCRRA westerly right-of-way line.

The existing 8-inch sewer line was constructed in 2015 to serve the Swanner House and NWOS future development. The City of San Juan Capistrano and Moulton Niguel Water District entered into an agreement for the capacity discharge from the Swanner House and two future restrooms.

## II.3. Drainage Plan

Hydrology

The City maintains storm drainage collection and conveyance facilities within the City. Regional flood control facilities are maintained both by the City and the Orange County Flood Control District. Two major creeks traverse to the west (Oso Creek) and east (Trabuco Creek) of the Specific Plan area. Portions of the Specific Plan area are located within a flood hazard area, as identified on the United States Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Natural drainage at the site is generally toward the southeast, conforming to the natural topography.

Water Quality

A Water Quality Management Plan (WQMP) for any future development in the Specific Plan area will be required. The WQMP will be prepared to comply with the requirements of the City of San Juan Capistrano's Local Implementation Plan and Water Quality Ordinance, as well as the Municipal Separate Storm Sewer System (MS4) Permit, Order R9-2013-0001 which requires the preparation of a project WQMP for priority development projects .

### II.4 Utility Service

Electrical service to the City of San Juan Capistrano is provided by San Diego Gas & Electric (SDG&E) through a grid of transmission lines and related facilities. Natural gas is also provided by SDG&E, which maintains a local system of transmission lines, distribution lines, and supply regulation stations.

The City contracts with CR&R, a private waste hauler, to collect and dispose of the solid waste generated within the City, which is collected and transported to one of the three regional landfills operated and maintained by OC Waste and Recycling.

## III. Development Standards/Regulations

### III.1. Introduction

The Specific Plan/Precise Plan (SP/PP) District regulations included in this Chapter are adopted pursuant to Section 9-3.317 of Title 9 of the San Juan Capistrano Municipal Code (Land Use Code). The purpose of the land use regulations is to define permitted uses, development standards and other zoning regulations for the NWOS property.

### III.2. General Provisions

The following land use regulations specify permitted land uses and development standards.

Development review. All new development within the Specific Plan area, shall be subject to review and approval of development plans by the Developmnet Services Director, Planning Commission and/or City Council in accordance with the development review process, as set out in the applicable section(s) of the City's Land Use Code.

### III.3. Use Regulations

The purpose of the use regulations is to specify the allowable uses, including any qualifying descriptions or definitions and requirements for conditional use permits, accessory uses, and temporary use permits.

The Development Services Director shall have the authority to review proposed land uses that are not listed below. The Director may determine that a proposed unlisted use may be permitted if the proposed use:

- Is compatible with the purpose and intent of the subject land use district;

- Is of a nature that is comparable to the principal, temporary or conditional uses permitted in the subject land use district; and,

- Will not be detrimental to property in the vicinity of the proposed use.

PERMITTED BY RIGHT USES AND RELATED STRUCTURES

1) Farming

2) Orchards

3) Dog Parks

4) Picnic Areas

5) Multi-Use Trails

6) Restroom Facilities

7) Equestrian Facilities

8) Maintenance Facilities

9) Habitat Conservation Areas

10) “Putuidem Village" and related events (as approved by the City Council on December 3, 2019 along with any subsequent City Council approved revisions)

11) Williams/Swanner House Event Facility (includes social events such as weddings and other celebratory gatherings, sale and service of alcohol, demonstrational vineyard & wine tasting - winetasting room, historic depictions and planting of Mission Grapes, educational programs, food and beverage services, historic museum, live entertainment and caretaker quarters)

CONDITIONAL USES AND RELATED STRUCTURES

1) Wineries

2) Wedding Venues, except Williams/Swanner House Event Facility

3) Sale and Service of Alcohol, except at Williams/Swanner House Event Facility

TEMPORARY/PERIODIC USES AND RELATED STRUCTURES

1) Temporary construction trailers, subject to the requirements of the applicable section(s) of the Land Use Code.

### III.4. Development Standards

The following development standards take precedence over any and all standards contained in the City’s Land Use Code.

Structures shall be required to adhere to the following development standards:

Maximum Building Height: 35 feet

Maximum Floor Area Ratio: .05

Setbacks: From Dog Park: 25 feet
From Creek Edge: 100 feet
From Multi-Use Trail: 25 feet
From “Putuidem Village": 100 feet
From Northern Poperty Line: 30 feet
From Railroad Track Easement: 50 feet
From Williams/Swanner House Property: 50 feet

Architectural Style: The Spanish, Agrarian and Native American heritage of San Juan Capistrano is apparent in its town design and traditional architectural building styles. Structures within the NWOS shall be designed in with the following styles: Rural Agrarian, Western or Early California. Regardless of style, structures must relate to Agrarian and Native American heritage of the NWOS.

Signage: Subject to review and approval by the Development Services Director.

### III.5. Specific Plan Adjustments/Amendments

Amendments to this Specific Plan shall be processed as set forth in Section 9-3.317 of the Municipal Code. Specific Plan amendments must conform to the City of San Juan Capistrano General Plan and will be evaluated for potential environmental impacts in compliance with the California Environmental Quality Act.

### III.6. Implementation

All building permits issued within the Specific Plan area shall be subject to review prior to approval to ensure conformance with the Specific Plan and the approved entitlement applications.

## Appendix

INTRODUCTION

This Appendix discusses how the Specific Plan relates to the goals and policies contained in the various elements of the City of San Juan Capistrano General Plan. Section 65450 *et. seq.* of the California Government Code (Title 7, Division 1, Chapter 3, Article 8) authorizes cities to "…prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan."

The California Government Code identifies content requirements for Specific Plans (Section 65451). Among those is a requirement that "…the specific plan shall include a statement of the relationship of the specific plan to the general plan".

The following is an analysis of the Specific Plan's consistency with the City of San Juan Capistrano General Plan. The City of San Juan Capistrano General Plan includes the following topical elements:

- Land Use Element
- Housing Element
- Circulation Element
- Safety Element
- Conservation/Open Space Element
- Noise Element
- Cultural Resources Element
- Community Design Element
- Growth Management Element
- Parks and Recreation Element
- Public Services and Utilities Element
- Floodplain Management Element

LAND USE ELEMENT

**Land Use Goal 4**: Preserve major areas of open space and natural features.

Policy:

4.2: Implement land and open space rights acquisition programs to allow for the long-term preservation of open space resources.

Consistency Discussion:

In 1993, the City purchased the Northwest Open Space (NWOS) property. The property was acquired by the City for potential future park use and to protect the area from future development.

HOUSING ELEMENT

**Housing Goal 1**: To create and maintain "decent housing and a suitable living environment" for all households in the community.

Policy:

1.1: To encourage all households to maintain and rehabilitate all housing to prevent deterioration.

Consistency Discussion:

The 1993 purchase of the Northwest Open Space (NWOS) property included the historic Williams/Swanner House which has been renovated to prevent deterioration. Following the renovation, the House was leased for residential use and is now used as a wine tasting room, a museum and a special event venue.

CIRCULATION ELEMENT

**Circulation Goal 3**: Provide an extensive public bicycle, pedestrian, and equestrian trails network.

Policies:

3.1: Provide and maintain an extensive trails network that supports bicycles, pedestrians, and horses and is coordinated with those networks of adjacent jurisdictions.

Consistency Discussion:

Pedestrian access within the Specific Plan includes multiuse trails and walking paths. The trails provide access within the Northwest Open Space to bicycles, pedestrians, and horses.

**Circulation Goal 4**: Minimize the conflict between the automobile, commercial vehicles, pedestrians, horses, and bicycles.

Policies:

4.1: Provide sufficient right-of-way widths along roadways to incorporate features that buffer pedestrians, horses, and bicycles from vehicular traffic.

Consistency Discussion:

The Northwest Open Space includes a network of trails designed to provide safe and convenient access to and between the current land uses and amenities. Vehicles (except for emergency vehicles) are prohibited from accessing the trails. The Specific Plan Area is serviced by a dedicated entrance.

SAFETY ELEMENT

**Safety Goal 3**: Protect citizens and businesses from criminal activity.

Policies:

3.1: Coordinate with the Orange County Sheriff's Department to reduce the risk of criminal activity.

3.2: Apply design techniques and standards aimed at reducing criminal activity to new development and redevelopment.

3.4: Improve public awareness of both the responsiveness of the Orange County Sheriff's Department and ways to reduce criminal activity within the City.

Consistency Discussion:

The Specific Plan area project incorporates a range of defensible space components, including vehicular gates that provide security to the various land uses and facilities. The gates are designed to help reduce the risk of criminal activity within the Specific Plan Area.

**Safety Goal 4**: Improve the ability of the City to respond effectively to natural and human-caused emergencies.

Policies:

4.1: Support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with the Standardized Emergency Management System (SEMS).

4.2: Educate residents and businesses regarding appropriate actions to safeguard life and property during and immediately after emergencies.

Consistency Discussion:

Implementation of the Specific Plan will not impede the City's efforts to respond effectively to natural and human-caused emergencies.

CONSERVATION/OPEN SPACE ELEMENT

**Conservation/Open Space Goal 2**: Protect and preserve important ecological and biological resources.

Policies:

2.1: Use proper land use planning to reduce the impact of urban development on important ecological and biological resources.

2. 2: Preserve important ecological and biological resources as open space.

2.3: Develop open space uses in an ecologically sensitive manner.

2.4: Continue to designate the City as a bird sanctuary to preserve and protect the populations of all migratory birds which serve as a prime resource to the character and history of the community.

Consistency Discussion:

| |
|---|
| The Specific Plan area contains important ecological and biological resources. Implementation of the Specific Plan will not impede the City's efforts to protect and preserve its ecological and biological resources. |

NOISE ELEMENT

**Noise Goal 1**: Minimize the effects of noise through proper land use planning.

Policies:

1.1: Utilize noise/land use compatibility standards as a guide for future planning and development decisions.

1.2: Provide noise control measures and sound attenuating construction in areas of new construction or rehabilitation.

Consistency Discussion:

| |
|---|
| Development of the Specific Plan will adhere to the City's General Plan and Municipal Code with respect to noise levels for new construction. |

CULTURAL RESOURCES ELEMENT

**Cultural Resources Goal 1**: Preserve and protect historical, archaeological, and paleontological resources.

Policies:

1.1: Balance the benefits of development with the project's potential impacts to existing cultural resources.

1.2: Identify, designate, and protect buildings and sites of historic importance.

1.3: Identify funding programs to assist private property owners in the preservation of buildings and sites of historic importance.

Consistency Discussion:

| |
|---|
| The Williams/Swanner House that exists within the Specific Plan Area is of historical value and is listed in the National Register of Historic Places. In addition, the Putuidem Village project, located within the boundary of the historically recorded village of Putuidem, the "mother village" for the Juaneño people of the San Juan Capistrano Valley, will further the General Plan Cultural Resources Element by preserving and protecting historical, archaeological, and paleontological resources. Prior to grading for any project, an archaeologist, with expertise in California prehistoric archaeology, and a Certified Native American Monitor will be consulted to ensure that if important archaeological and Native American Cultural resources could potentially be impacted, an appropriate monitoring program will be designed. |

COMMUNITY DESIGN ELEMENT

**Community Design Goal 1**: Encourage and preserve a sense of place.

Policies:

1.1: Preserve significant amounts of land and important natural features for open space.

1.2: Encourage high-quality and human scale design in development to maintain the character of the City.

1.3: Encourage the participation by all members of the community in activities which promote the City and create local pride.

Consistency Discussion:

| |
|---|
| The General Plan Conservation & Open Space Element identifies the Specific Plan Area as Community Park. The allowable uses and facilities within the Specific Plan include several outdoor amenities that enhance the area with both passive and semi-active uses, including walking paths, trails, equestrian facilities, a dog park and public use of the historic Swanner/Williams House for celebratory communal events, such as weddings. The existing facilities were designed with detailed guidelines that governed the general design, site planning, architecture and landscaping. The various trails and uses provided for members of the community will promote the area and will encourage participation by residents to become involved with future project planning. |

**Community Design Goal 2**: Preserve the historic character of the community.

Policies:

2.1: Encourage development which complements the City's traditional, historic character through site design, architecture, and landscaping.

Consistency Discussion:

| |
|---|
| The Specific Plan area includes uses and facilities and development standards which have been designed to complement the City's traditional, historic character through site design, architecture, and landscaping. |

GROWTH MANAGEMENT ELEMENT

**Growth Management Goal 1**: Coordinate rational and orderly growth that assures the economic and efficient provision of public services and infrastructure to new development.

Policies:

1.1: Continue to implement service standards for public services and infrastructure which provide sufficient services to community residents and businesses.

Consistency Discussion:

| |
|---|
| The Specific Plan is located adjacent to roadway and utility infrastructure to support its development. Subsequent development activities will add infrastructure improvements. |

PARKS AND RECREATION ELEMENT

**Parks and Recreation Goal 1**: Provide, develop, and maintain ample park and recreational facilities that provide a diversity of recreational activities.

Policies:

1.1: Coordinate with local groups to identify and meet the community's recreational needs.

1.5: Operate and maintain public park and recreational facilities in a manner that ensures safe and convenient access for all members of the community.

1.6: Increase the accessibility of existing open space areas for recreational activities.

1.7: Provide parkland improvements and facilities that are durable and economical to maintain.

1.8: Publicize park and recreation opportunities in San Juan Capistrano to the community.

Consistency Discussion:

The Specific Plan area is designed to provide numerous on-site facilities that include a dog park, equestrian staging area, and a multi-use trail that provides access to the Northwest Open Space.

**Parks and Recreation Goal 2**: Develop and expand the existing bicycle, hiking, and equestrian trail system and facilities.

Policies:

2.1: Develop and expand the existing trails network that supports bicycles, pedestrians, and horses, and coordinate linkages with those networks of adjacent jurisdictions.

2.2: Preserve the equestrian lifestyle by designating land for the preservation or provision of new equestrian facilities.

2.3: Encourage the affordable provision of equestrian facilities within the City.

Consistency Discussion:

The Specific Plan does address considerations related to the City's existing bicycle, hiking, and equestrian trail system and facilities. Implementation of the Specific Plan will not impede the City's efforts to develop and expand existing bicycle, hiking, and equestrian trail system and facilities.

PUBLIC SERVICES AND UTILITIES ELEMENT

**Public Services and Utilities Goal 1**: Work with the Orange County Sheriff's Department to provide a sufficient level of law enforcement.

Policies:

1.1: Work closely with the Orange County Sheriff's Department in determining and meeting community needs for law enforcement services.

1.2: Periodically evaluate the level of law enforcement services to ensure that San Juan Capistrano has appropriate levels of law enforcement services.

Consistency Discussion:

The Specific Plan area project incorporates a range of defensible space components, including vehicular gates that provide security to the various land uses and facilities. The gates are designed to help reduce the risk of criminal activity within the Specific Plan Area.

**Public Services and Utilities Goal 2**: Work with the Orange County Fire Authority to provide a sufficient level of fire protection.

Policies:

2.1: Work closely with the Orange County Fire Authority in determining and meeting community needs for fire protection services and facilities.

2.2: Periodically evaluate the level of fire protection service to ensure that San Juan Capistrano has appropriate levels of fire protection services.

Consistency Discussion:

| |
|---|
| Development under the Specific Plan will be reviewed by the Orange County Fire Authority to ensure that the community has adequate fire protection. |

**Public Services and Utilities Goal 4**: Provide sufficient community facilities.

Policies:

4.1: Work closely with community groups in providing community facilities which meet the needs of the community.

Consistency Discussion:

| |
|---|
| The Specific Plan includes community facilities for its residents. The facilities include a dog park, equestrian staging area, and trails. |

**Public Services and Utilities Goal 6**: Provide sufficient levels of water and sewer service.

Policies:

6.1: Provide sufficient levels of water and sewer service to meet the needs of the community.

Consistency Discussion:

| |
|---|
| The Specific Plan area is located adjacent to City water infrastructure, and a private sewer main will connect the Specific Plan area to the Moulton Niguel Water District to support its development. Detailed infrastructure improvements will be part of the subsequent development applications. |

FLOODPLAIN MANAGEMENT ELEMENT

**Floodplain Management Goal 1**: Protect life and property from floodwaters.

Policies:

1.1: Limit development within the floodplain to minimize risks to life and property and satisfy the flood insurance and other requirements of the Federal Emergency Management Agency (FEMA).

1.2: Prevent the placement of unauthorized fill material in creeks and floodplains in order to avoid alteration of flow characteristics and bridge scour.

Consistency Discussion:

| |
|---|
| Trabuco Creek traverses through the eastern portion of the Specific Plan area and provides a confined flood zone along the creek edges. The existing land uses and facilities are located outside of the dedicated flood zones and flood ways. |

**Floodplain Management Goal 2**: Preserve and enhance the natural character of the creeks and their floodplains.

Policies:

2.1: Use environmentally sensitive treatments where creek improvements are necessary to preserve wetlands.

2.2: Enhance and/or restore the creeks and their floodplains as part of private development projects and public works projects.

Consistency Discussion:

| |
|---|
| Trabuco Creek traverses thru the eastern portion of the Specific Plan area and provides a confined flood zone along the creek edges. The existing land uses and facilities are located outside of the dedicated flood zones and flood ways. A habitat conservation easement exists along the portion of Trabuco Creek that traverses through the Specific Plan area. |

**Floodplain Management Goal 3**: Preserve and enhance recreational opportunities and amenities provided by the creeks and their floodplains.

Policies:

3.1: Preserve existing park and recreational land uses adjacent to all creeks.

3.2: Construct bicycle and equestrian trails along all of the creeks, and include underpasses for the trails beneath bridges, as well as safe trails on bridges.
Consistency Discussion:

| |
|---|
| Trabuco Creek traverses through the eastern portion of the Specific Plan area and provides a confined flood zone along the creek edges. The existing land uses and facilities are located outside of the dedicated flood zones and flood ways. A habitat conservation easement exists along the portion of Trabuco Creek that traverses through the Specific Plan area. |

# Detailed Facility Report

Facility Summary

**SILVERADO SAN JUAN CAPISTRANO**

**30311 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675**

**FRS (Facility Registry Service) ID:** 110070421431

**EPA Region:** 09

**Latitude:** 33.519136

**Longitude:** -117.670087

**Locational Data Source:** RCRAINFO

**Industries:** Nursing and Residential Care Facilities

**Indian Country:** N

## Enforcement and Compliance Summary

| Statute | RCRA |
|---|---|
| Compliance Monitoring Activities (5 years) | – |
| Date of Last Compliance Monitoring Activity | – |
| Compliance Status | No Violation Identified |
| Qtrs in Noncompliance (of 12) | 0 |
| Qtrs with Significant Violation | 0 |
| Informal Enforcement Actions (5 years) | – |
| Formal Enforcement Actions (5 years) | – |
| Penalties from Formal Enforcement Actions (5 years) | – |
| EPA Cases (5 years) | – |
| Penalties from EPA Cases (5 years) | – |

## Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):** Active Other, (CAL000409498)

**Safe Drinking Water Act (SDWA):** No Information

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

**Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):** No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

## Facility/System Characteristics

| System | Statute | Identifier | Universe | Status | Areas | Permit Expiration Date | Indian Country | Latitude | Longitude |
|---|---|---|---|---|---|---|---|---|---|
| FRS | | 110070421431 | | | | | N | 33.519136 | -117.670087 |
| RCRAInfo | RCRA | CAL000409498 | Other | Active (H ) | | | N | 33.519136 | -117.670087 |

## Facility Address

| System | Statute | Identifier | Facility Name | Facility Address | Facility County |
|---|---|---|---|---|---|
| FRS | | 110070421431 | SILVERADO SAN JUAN CAPISTRANO | 30311 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675 | Orange County |
| RCRAInfo | RCRA | CAL000409498 | SILVERADO SAN JUAN CAPISTRANO | 30311 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675 | Orange County |

## Facility SIC (Standard Industrial Classification) Codes

| System | Identifier | SIC Code | SIC Description |
|---|---|---|---|

No data records returned

## Facility NAICS (North American Industry Classification System) Codes

| System | Identifier | NAICS Code | NAICS Description |
|---|---|---|---|
| RCRAInfo | CAL000409498 | 623311 | Continuing Care Retirement Communities |

## Facility Tribe Information

| Reservation Name | Tribe Name | EPA Tribal ID | Distance to Tribe (miles) |
|---|---|---|---|

No data records returned

Enforcement and Compliance

## Compliance Monitoring History

Last 5 Years

| Statute | Source ID | System | Activity Type | Compliance Monitoring Type | Lead Agency | Date | Finding (if applicable) |
|---|---|---|---|---|---|---|---|

No data records returned

*Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy* <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

## Compliance Summary Data

| Statute | Source ID | Current SNC (Significant Noncompliance)/HPV (High Priority Violation) | Current As Of | Qtrs with NC (Noncompliance) (of 12) | Data Last Refreshed |
|---|---|---|---|---|---|
| RCRA | CAL000409498 | | 07/05/2025 | | 07/04/2025 |

## Three-Year Compliance History by Quarter

| Statute | Program/Pollutant/Violation Type | | QTR 1 | QTR 2 | QTR 3 | QTR 4 | QTR 5 | QTR 6 | QTR 7 | QTR 8 | QTR 9 | QTR 10 | QTR 11 | QTR 12+ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RCRA (Source ID: CAL000409498) | | | 07/01-09/30/22 | 10/01-12/31/22 | 01/01-03/31/23 | 04/01-06/30/23 | 07/01-09/30/23 | 10/01-12/31/23 | 01/01-03/31/24 | 04/01-06/30/24 | 07/01-09/30/24 | 10/01-12/31/24 | 01/01-03/31/25 | 04/01-06/30/25 |
| | Facility-Level Status | | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified |
| | Violation | Agency | | | | | | | | | | | | |

## Informal Enforcement Actions

Last 5 Years

| Statute | System | Source ID | Type of Action | Lead Agency | Date |
|---|---|---|---|---|---|

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

## Formal Enforcement Actions

Last 5 Years

| Statute | System | Law/Section | Source ID | Type of Action | Case No. | Lead Agency | Case Name | Issued/Filed Date | Settlements/Actions | Settlement/Action Date | Federal Penalty Assessed | State/Local Penalty Assessed | Penalty Amount Collected | SEP Value | Comp Action Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

No data records returned

Environmental Conditions

## Watersheds

| 12 Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database]) | WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database]) | State Water Body Name (ICIS [Integrated Compliance Information System]) | Beach Closures Within Last Year | Beach Closures Within Last Two Years | Pollutants Potentially Related to Impairment | Watershed with ESA (Endangered Species Act)-listed Aquatic Species? |
|---|---|---|---|---|---|---|

No data records returned

## Assessed Waters From Latest State Submission (ATTAINS)

| State | Report Cycle | Assessment Unit ID | Assessment Unit Name | Water Condition | Cause Groups Impaired | Drinking Water Use | Ecological Use | Fish Consumption Use | Recreation Use | Other Use |
|---|---|---|---|---|---|---|---|---|---|---|

No data records returned

## Air Quality Nonattainment Areas

| Pollutant | Within Nonattainment Status Area? | Nonattainment Status Applicable Standard(s) | Within Maintenance Status Area? | Maintenance Status Applicable Standard(s) |
|---|---|---|---|---|
| Ozone | Yes | 1-Hour Ozone (1979), 8-Hour Ozone (1997), 8-Hour Ozone (2008), 8-Hour Ozone (2015) | No | — |
| Lead | No | — | No | — |
| Particulate Matter | Yes | PM 2.5 (1997), PM 2.5 (2006), PM 2.5 (2012) | Yes | PM 10 (1987) |
| Carbon Monoxide | No | — | Yes | Carbon Monoxide (1971) |
| Sulfur Dioxide | No | — | No | — |

Pollutants

## Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

| TRI Facility ID | Year | Air Emissions | Surface Water Discharges | Off-Site Transfers to POTWs (Publicly Owned Treatment Works) | Underground Injections | Disposal to Land | Total On-Site Releases | Total Off-Site Transfers |
|---|---|---|---|---|---|---|---|---|

No data records returned

## Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

| Chemical Name |
|---|

No data records returned

Community

## Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

| General Statistics (ACS (American Community Survey)) | |
|---|---|
| Total Persons | 11,909 |
| Population Density | 3,815/sq.mi. |
| Housing Units in Area | 3,696 |
| Percent People of Color | 65% |
| Households in Area | 3,473 |
| Households on Public Assistance | 26 |
| Persons With Low Income | 4,063 |
| Percent With Low Income | 34% |

| Geography | |
|---|---|
| Radius of Selected Area | 1 mi. |
| Center Latitude | 33.519136 |
| Center Longitude | 117.670087 |
| Total Area | 3.121 sq.mi. |
| Land Area | 100% |
| Water Area | 0% |

| Income Breakdown (ACS (American Community Survey)) - Households (%) | |
|---|---|
| Less than $15,000 | 168 (4.84%) |
| $15,000 - $25,000 | 122 (3.51%) |
| $25,000 - $50,000 | 226 (6.51%) |
| $50,000 - $75,000 | 553 (15.93%) |
| Greater than $75,000 | 2,402 (69.2%) |

| Age Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Children 5 years and younger | 688 (6%) |
| Minors 17 years and younger | 3,029 (25%) |
| Adults 18 years and older | 8,878 (75%) |
| Seniors 65 years and older | 1,441 (12%) |

| Race Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| White | 6,301 (53%) |
| African American | 16 (0%) |
| Hispanic Origin | 6,828 (57%) |
| Asian | 508 (4%) |
| Hawaiian/Pacific Islander | 0 (0%) |
| American Indian | 54 (0%) |
| Other/Multiracial | 3,358 (28%) |

| Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Less than 9th Grade | 1,373 (17.31%) |
| 9th through 12th Grade | 457 (5.76%) |
| High School Diploma | 1,510 (19.03%) |
| Some College/2 year | 1,048 (13.21%) |
| B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More | 2,933 (36.97%) |

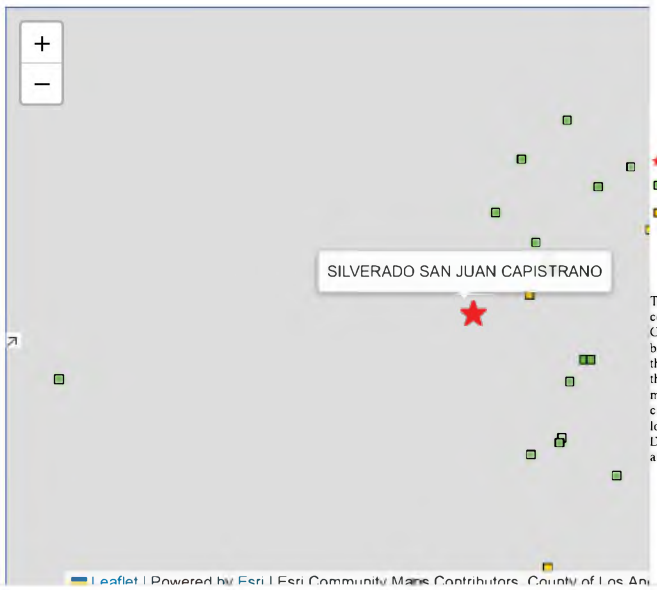
**Related Topics:** Envirofacts

FRS

# FRS Facility Detail Report

## SILVERADO SAN JUAN CAPISTRANO

**EPA Registry Id:** 110070421431
30311 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675




**Legend**

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

### Environmental Interests

| Information System | System Facility Name | Information System Id/Report Link | Environmental Interest Type | Data Source | Last Updated Date | Supplemental Environmental Interests: |
|---|---|---|---|---|---|---|
| RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM | SILVERADO SAN JUAN CAPISTRANO | CAL000409498 | OTHER HAZARDOUS WASTE ACTIVITIES (Y) | RCRAINFO | | |

**Additional EPA Reports:** MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

### Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

### Facility Codes and Flags

| | |
|---|---|
| **EPA Region:** | 09 |
| **Duns Number:** | |
| **Congressional District Number:** | 49 |
| **Legislative District Number:** | |
| **HUC Code/Watershed:** | 18070301 / ALISO-SAN ONOFRE |
| **US Mexico Border Indicator:** | NO |
| **Federal Facility:** | NO |
| **Tribal Land:** | NO |

### Alternative Names

No Alternative Names returned.

### Organizations

| Affiliation Type | Name | DUNS Number | Information System | Mailing Address |
|---|---|---|---|---|
| OWNER | SILVERADO SENIOR LIVING | | RCRAINFO | View |

### National Industry Classification System Codes (NAICS)

| Data Source | NAICS Code | Description | Primary |
|---|---|---|---|
| RCRAINFO | 623311 | CONTINUING CARE RETIREMENT COMMUNITIES. | |

### Facility Mailing Addresses

| Affiliation Type | Delivery Point | City Name | State | Postal Code | Information System |
|---|---|---|---|---|---|
| FACILITY MAILING ADDRESS | 30311 CAMINO CAPISTRANO | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |
| REGULATORY CONTACT | 30311 CAMINO CAPISTRANO | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |
| OWNER | 6400 OAK CANYON RD STE 200 | IRVINE | CA | 92618 | RCRAINFO |

### Contacts

| Affiliation Type | Full Name | Office Phone | Information System | Mailing Address |
|---|---|---|---|---|
| REGULATORY CONTACT | MARY KHRISTEEN ISIDRO | 949-240-0550 | RCRAINFO | View |

Query executed on: JUL-09-2025

**Last updated on September 24, 2015**

# Detailed Facility Report

Facility Summary

**CAMINO HEALTH CENTER**

**30300 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675**

**FRS (Facility Registry Service) ID:** 110070422307

**EPA Region:** 09

**Latitude:** . . 526. 1. 4

**Longitude:** -1175883646

**Locational Data Source:** RCRAINFO

**Industries:** Au r s ing addt l nigc dCnal eol af mil h

**Indian Country:** N

## Enforcement and Compliance Summary

| Statute | RCRA |
|---|---|
| Compliance Monitoring Activities (5 years) | – |
| Date of Last Compliance Monitoring Activity | – |
| Compliance Status | No Violation Identified |
| Qtrs in Noncompliance (of 12) | 0 |
| Qtrs with Significant Violation | 0 |
| Informal Enforcement Actions (5 years) | – |
| Formal Enforcement Actions (5 years) | – |
| Penalties from Formal Enforcement Actions (5 years) | – |
| EPA Cases (5 years) | – |
| Penalties from EPA Cases (5 years) | – |

## Regulatory Information

**Clean Air Act (CAA):** N d, ( au ngm,

**Clean Water Act (CWA):** N d, ( au ngm,

**Resource Conservation and Recovery Act (RCRA):** Avgfhl Og: l a.)CAG000639416T

**Safe Drinking Water Act (SDWA):** N d, ( au ngm,

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** N d, ( au ngm,

**Greenhouse Gas Emissions (eGGRT):** N d, ( au ngm,

**Toxic Releases (TRI):** N d, ( au ngm,

**Compliance and Emissions Data Reporting Interface (CEDRI):** N d, ( au ngm,

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P, b , evngney a r il u h<https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

## Facility/System Characteristics

| System | Statute | Identifier | Universe | Status | Areas | Permit Expiration Date | Indian Country | Latitude | Longitude |
|---|---|---|---|---|---|---|---|---|---|
| FRS | | 110070422307 | | | | | N | 529. 1. 4 | -1175563949 |
| RBRCInfo | RBRC | 8CA000931419 | Other | Cctive (H ) | | | N | . . 529. 1. 4 | -1175563949 |

## Facility Address

| System | Statute | Identifier | Facility Name | Facility Address | Facility County |
|---|---|---|---|---|---|
| FRS | | 110070422307 | 8CE INO HDCA/H 8DNJDR | 0. 00 8CE INO 8CUISJRCNOPSCN TMCN 8CUISJRCNOP8C L9672 | Oran, e 8ognru |
| RBRCInfo | RBRC | 8CA000931419 | 8CE INO HDCA/H 8DNJDR | .0. 00 8CE INO 8CUISJRCNOP8CN TMCN 8CUISJRCNOP8C L9672 1. 04 | Oran, e 8ognru |

## Facility SIC (Standard Industrial Classification) Codes

| System | Identifier | SIC Code | SIC Description |
|---|---|---|---|

N dhingmal v ahthal gs a, l H

## Facility NAICS (North American Industry Classification System) Codes

| System | Identifier | NAICS Code | NAICS Description |
|---|---|---|---|
| RBRCInfo | 8CA000931419 | 69191 | Officey of mantiyty |

## Facility Tribe Information

| Reservation Name | Tribe Name | EPA Tribal ID | Distance to Tribe (miles) |
|---|---|---|---|

N dhingmal v ahthal gs a, l H

Enforcement and Compliance

## Compliance Monitoring History

Last 5 Years

| Statute | Source ID | System | Activity Type | Compliance Monitoring Type | Lead Agency | Date | Finding (if applicable) |
|---|---|---|---|---|---|---|---|

N dHnghed v aHhal gs a, l H

*Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy* <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

## Compliance Summary Data

| Statute | Source ID | Current SNC (Significant Noncompliance)/HPV (High Priority Violation) | Current As Of | Qtrs with NC (Noncompliance) (of 12) | Data Last Refreshed |
|---|---|---|---|---|---|
| RCRC | CA000093L419 | Hii | 07s02s9092 | i | 07s04s9092 |

## Three-Year Compliance History by Quarter

| Statute | Program/Pollutant/Violation Type | QTR 1 | QTR 2 | QTR 3 | QTR 4 | QTR 5 | QTR 6 | QTR 7 | QTR 8 | QTR 9 | QTR 10 | QTR 11 | QTR 12+ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RCRA (Source ID: CAL000289412) | | 07/01-09/30/22 | 10/01-12/31/22 | 01/01-03/31/23 | 04/01-06/30/23 | 07/01-09/30/23 | 10/01-12/31/23 | 01/01-03/31/24 | 04/01-06/30/24 | 07/01-09/30/24 | 10/01-12/31/24 | 01/01-03/31/25 | 04/01-06/30/25 |
| | Facility-Level Status | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified |
| | Violation Agency | | | | | | | | | | | | |

## Informal Enforcement Actions

Last 5 Years

| Statute | System | Source ID | Type of Action | Lead Agency | Date |
|---|---|---|---|---|---|

N dHnghed v aHhal gs a, l H

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

## Formal Enforcement Actions

Last 5 Years

| Statute | System | Law/Section | Source ID | Type of Action | Case No. | Lead Agency | Case Name | Issued/Filed Date | Settlements/Actions | Settlement/Action Date | Federal Penalty Assessed | State/Local Penalty Assessed | Penalty Amount Collected | SEP Value | Comp Action Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

N dHnghed v aHhal gs a, l H

Environmental Conditions

## Watersheds

| 12 Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database]) | WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database]) | State Water Body Name (ICIS [Integrated Compliance Information System]) | Beach Closures Within Last Year | Beach Closures Within Last Two Years | Pollutants Potentially Related to Impairment | Watershed with ESA (Endangered Species Act)-listed Aquatic Species? |
|---|---|---|---|---|---|---|

N dHnghed v aHhal gs a, l H

## Assessed Waters From Latest State Submission (ATTAINS)

| State | Report Cycle | Assessment Unit ID | Assessment Unit Name | Water Condition | Cause Groups Impaired | Drinking Water Use | Ecological Use | Fish Consumption Use | Recreation Use | Other Use |
|---|---|---|---|---|---|---|---|---|---|---|

N dHnghed v aHhal gs a, l H

## Air Quality Nonattainment Areas

| Pollutant | Within Nonattainment Status Area? | Nonattainment Status Applicable Standard(s) | Within Maintenance Status Area? | Maintenance Status Applicable Standard(s) |
|---|---|---|---|---|
| O/one | zey | 1-Hugr O/one (1L7L)Y3-Hugr O/one (1LL7)Y3-Hugr O/one (9003)Y3-Hugr O/one (9012) | Nu | — |
| Aead | No | — | No | — |
| Ubrticglate E atter | zey | UE-95Z (1LL7)YUE-95Z (9006)YUE-95Z (9019) | zev | UE-10 (1L37) |
| Bar, on E onobide | No | — | zey | Bar, on E onobide (1L71) |
| Sglfgr mobide | No | — | No | — |

Pollutants

## Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

| TRI Facility ID | Year | Air Emissions | Surface Water Discharges | Off-Site Transfers to POTWs (Publicly Owned Treatment Works) | Underground Injections | Disposal to Land | Total On-Site Releases | Total Off-Site Transfers |
|---|---|---|---|---|---|---|---|---|

N dHnghed v aHhal gs a, l H

## Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

| Chemical Name |
|---|

N dHnghed v aHhal gs a, l H

# Demographic Profile of Surrounding Area (1-Mile Radius)

/ cmhdhlvgm, dKa fmHlheHlu SanKcmeyn( au ngm, ea SnaHm,Segc l ev u u s, ngkdns aa s, Hm,Segc l(nvmmgLpCt Oev u Kim, vl eHngmeni , l enal e gphs ffmrrh, ggg eHl gl au m l eb c l g: l af mingm, hengmeKnagms na(nvmmgdcnHe l Snghfl em Knvghe , Ks r imve l nigg: e aggc l el , f me , u l , g5oemnmhmhenal er nhl He K , egc l e6066eAu l anm, €. u u s, ngkdns af l de)ACoTe2 dl naebs u u nadm, Henal envvs angl e, egc l e xgl , gggc nggc l(nvmmgl ingmHl en, He , Snms Hl emhg Her l i b enal ev aal vg5€l , hs h r s, Hnarhhm, HeHl u SanKcmeHngme( aeJ5o5g l aang arhhenal er nhl He , egc l e'6060ehin, HeAal nhevl u SanKcmeya (mh'h"e(a u egc l eJ5o5€l , hs heBs al ns 5py A'hmKngmie Ka vl hhm,Seu l gc H i Sdev , hmHl ahggc l e f l ankKer l gb l l , egc l ehl il vgl H anHmm, HeACoevl , hs her i vke5a s Khemn eHl gl au m,m,Segc l eHl u SanKcmehdns aa s, Hm,Segc l(nvmmgd5F aeu al eHl gmmenr s gggc rhteu l gc H i Sdehl l egc l wF Reevmgheevmvgm, nad <https://epa.gov/help/reports/dfr-data-dictionary#demographic>5

| General Statistics (ACS (American Community Survey)) | |
|---|---|
| Jotal Uervony | 10R31 |
| Uoxigation menyitu | . P... sypSq i5 |
| Hogymi. Mnity in Crea | R34 |
| Uercent Ueoxle of Bollor | 69% |
| Hogyeholdy in Crea | 9R13 |
| Hogyeholdy on Ug; lic Cyyiytance | 1. |
| Uervony With Aow Incoq e | 9R09 |
| Uercent With Aow Incoq e | 93% |

| Geography | |
|---|---|
| Radigy of Selected Crea | 1 q i5 |
| Benter Aatitzde | . . 529. 1. 4 |
| Benter Aon, itgde | 1175663949 |
| Jotal Crea | . 5191 ypSq i5 |
| Aand Crea | 100% |
| Water Crea | 0% |

| Income Breakdown (ACS (American Community Survey)) - Households (%) | |
|---|---|
| Aeyy than $12R000 | 167 (25. 4%) |
| $12R000 - $92R000 | 3L (. 502%) |
| $92R000 - $20R000 | 172 (6%) |
| $20R000 - $72R000 | . 23 (1959 3%) |
| Greater than $72R000 | 9R97 (79L4%) |

| Age Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Bhildren 2 uearyand uogn, er | 2L1 (6%) |
| E inory 17 uearyand uogn, er | 9R77 (92%) |
| Cdgelty 13 uearyand older | /R512 (72%) |
| Senitury 62 uearyand older | 1R0L (1 %) |

| Race Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| White | 2R3L (24%) |
| Cfrican Cq erican | 16 (0%) |
| Hiyxanic Ori, in | 2R. 6 (24%) |
| Cyian | 491 (4%) |
| Hawaiianstbacific lylander | 0 (0%) |
| Cq erican Indian | 103 (1%) |
| OthersEgltructal | 9R3L (92%) |

| Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Aeyy than Lth Grade | 1R46 (165L%) |
| Lth throug. h 19th Grade | 06 (456%) |
| Hi. h School mixloq a | 1R46 (995 9%) |
| Soq e Bolle, et9 ear | 39. (119L%) |
| B55SB5C5(Bachelor of SciencesBachelor of Crty) or E ore | 9R07 (. 256%) |

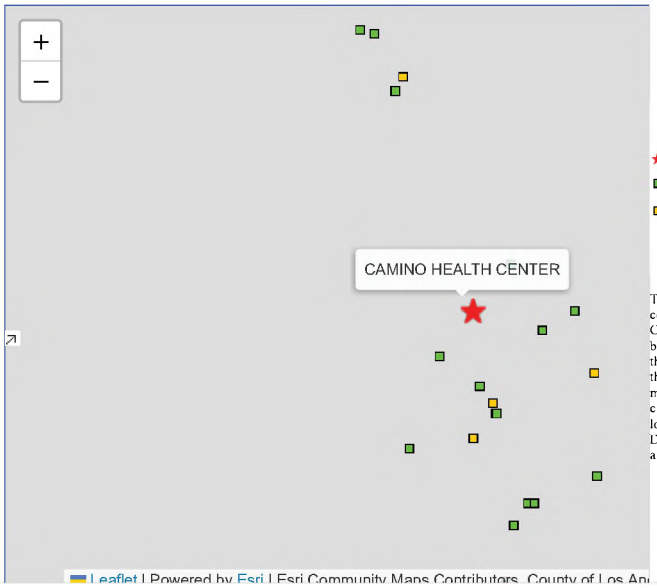
**Related Topics:** Envirofacts

FRS

# FRS Facility Detail Report

## CAMINO HEALTH CENTER

**EPA Registry Id:** 110070455807
30300 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675-1304




**Legend**

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

### Environmental Interests

| Information System | System Facility Name | Information System Id/Report Link | Environmental Interest Type | Data Source | Last Updated Date | Supplemental Environmental Interests: |
|---|---|---|---|---|---|---|
| RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM | CAMINO HEALTH CENTER | CAL000289412 | OTHER HAZARDOUS WASTE ACTIVITIES (Y) | RCRAINFO | | |

**Additional EPA Reports:** MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

### Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

### Facility Codes and Flags

| | |
|---|---|
| **EPA Region:** | 09 |
| **Duns Number:** | |
| **Congressional District Number:** | 49 |
| **Legislative District Number:** | |
| **HUC Code/Watershed:** | 18070301 / ALISO-SAN ONOFRE |
| **US Mexico Border Indicator:** | NO |
| **Federal Facility:** | NO |
| **Tribal Land:** | NO |

### Alternative Names

No Alternative Names returned.

### Organizations

| Affiliation Type | Name | DUNS Number | Information System | Mailing Address |
|---|---|---|---|---|
| OPERATOR | ANH TRAM DDS | | RCRAINFO | |
| OWNER | CAMINO HEALTH CENTER | | RCRAINFO | View |

### National Industry Classification System Codes (NAICS)

| Data Source | NAICS Code | Description | Primary |
|---|---|---|---|
| RCRAINFO | 62121 | OFFICES OF DENTISTS | |

### Facility Mailing Addresses

| Affiliation Type | Delivery Point | City Name | State | Postal Code | Information System |
|---|---|---|---|---|---|
| OWNER | 30300 CAMINO CAPISTRANO | SAN JUAN CAPISTRANO | CA | 92675-1304 | RCRAINFO |
| REGULATORY CONTACT | 30300 CAMINO CAPISTRANO | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |
| FACILITY MAILING ADDRESS | 30300 CAMINO CAPISTRANO | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |

### Contacts

| Affiliation Type | Full Name | Office Phone | Information System | Mailing Address |
|---|---|---|---|---|
| REGULATORY CONTACT | ANH TRAM DDS | 949-240-2030 | RCRAINFO | View |

Query executed on: JUL-09-2025

# Detailed Facility Report

Facility Summary

**KAISER FOUNDATION HOSPITAL**

**30400 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675**

**FRS (Facility Registry Service) ID:** 110070476187

**EPA Region:** 09

**Latitude:** 33.521688

**Longitude:** -117.669094

**Locational Data Source:** RCRAINFO

**Industries:** Ambulatory Health Care Services

**Indian Country:** N

## Enforcement and Compliance Summary

| Statute | RCRA |
|---|---|
| Compliance Monitoring Activities (5 years) | -- |
| Date of Last Compliance Monitoring Activity | -- |
| Compliance Status | No Violation Identified |
| Qtrs in Noncompliance (of 12) | 0 |
| Qtrs with Significant Violation | 0 |
| Informal Enforcement Actions (5 years) | -- |
| Formal Enforcement Actions (5 years) | -- |
| Penalties from Formal Enforcement Actions (5 years) | -- |
| EPA Cases (5 years) | -- |
| Penalties from EPA Cases (5 years) | -- |

## Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):** Active LQG, (CAL000366491)

**Safe Drinking Water Act (SDWA):** No Information

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

**Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):** No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

## Facility/System Characteristics

| System | Statute | Identifier | Universe | Status | Areas | Permit Expiration Date | Indian Country | Latitude | Longitude |
|---|---|---|---|---|---|---|---|---|---|
| FRS | | 110070476187 | | | | | N | 33.521688 | -117.669094 |
| RCRAInfo | RCRA | CAL000366491 | LQG | Active (H) | | | N | 33.521688 | -117.669094 |

## Facility Address

| System | Statute | Identifier | Facility Name | Facility Address | Facility County |
|---|---|---|---|---|---|
| FRS | | 110070476187 | KAISER FOUNDATION HOSPITAL | 30400 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675 | Orange County |
| RCRAInfo | RCRA | CAL000366491 | KAISER FOUNDATION HOSPITAL | 30400 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675-1300 | Orange County |

## Facility SIC (Standard Industrial Classification) Codes

| System | Identifier | SIC Code | SIC Description |
|---|---|---|---|

No data records returned

## Facility NAICS (North American Industry Classification System) Codes

| System | Identifier | NAICS Code | NAICS Description |
|---|---|---|---|
| RCRAInfo | CAL000366491 | 621491 | HMO Medical Centers |

## Facility Tribe Information

| Reservation Name | Tribe Name | EPA Tribal ID | Distance to Tribe (miles) |
|---|---|---|---|

No data records returned

Enforcement and Compliance

## Compliance Monitoring History

Last 5 Years

| Statute | Source ID | System | Activity Type | Compliance Monitoring Type | Lead Agency | Date | Finding (if applicable) |
|---|---|---|---|---|---|---|---|

No data records returned

*Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy* <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

## Compliance Summary Data

| Statute | Source ID | Current SNC (Significant Noncompliance)/HPV (High Priority Violation) | Current As Of | Qtrs with NC (Noncompliance) (of 12) | Data Last Refreshed |
|---|---|---|---|---|---|
| RCRA | CAL000366491 | No | 07/05/2025 | 0 | 07/04/2025 |

## Three-Year Compliance History by Quarter

| Statute | Program/Pollutant/Violation Type | QTR 1 | QTR 2 | QTR 3 | QTR 4 | QTR 5 | QTR 6 | QTR 7 | QTR 8 | QTR 9 | QTR 10 | QTR 11 | QTR 12+ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RCRA (Source ID: CAL000366491) | | 07/01-09/30/22 | 10/01-12/31/22 | 01/01-03/31/23 | 04/01-06/30/23 | 07/01-09/30/23 | 10/01-12/31/23 | 01/01-03/31/24 | 04/01-06/30/24 | 07/01-09/30/24 | 10/01-12/31/24 | 01/01-03/31/25 | 04/01-06/30/25 |
| | Facility-Level Status | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified |
| | Violation Agency | | | | | | | | | | | | |

## Informal Enforcement Actions

Last 5 Years

| Statute | System | Source ID | Type of Action | Lead Agency | Date |
|---|---|---|---|---|---|

No data records returned

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

## Formal Enforcement Actions

Last 5 Years

| Statute | System | Law/Section | Source ID | Type of Action | Case No. | Lead Agency | Case Name | Issued/Filed Date | Settlements/Actions | Settlement/Action Date | Federal Penalty Assessed | State/Local Penalty Assessed | Penalty Amount Collected | SEP Value | Comp Action Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

No data records returned

Environmental Conditions

## Watersheds

| 12 Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database]) | WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database]) | State Water Body Name (ICIS [Integrated Compliance Information System]) | Beach Closures Within Last Year | Beach Closures Within Last Two Years | Pollutants Potentially Related to Impairment | Watershed with ESA (Endangered Species Act)-listed Aquatic Species? |
|---|---|---|---|---|---|---|

No data records returned

## Assessed Waters From Latest State Submission (ATTAINS)

| State | Report Cycle | Assessment Unit ID | Assessment Unit Name | Water Condition | Cause Groups Impaired | Drinking Water Use | Ecological Use | Fish Consumption Use | Recreation Use | Other Use |
|---|---|---|---|---|---|---|---|---|---|---|

No data records returned

## Air Quality Nonattainment Areas

| Pollutant | Within Nonattainment Status Area? | Nonattainment Status Applicable Standard(s) | Within Maintenance Status Area? | Maintenance Status Applicable Standard(s) |
|---|---|---|---|---|
| Ozone | Yes | 1-Hour Ozone (1979), 8-Hour Ozone (1997), 8-Hour Ozone (2008), 8-Hour Ozone (2015) | No | — |
| Lead | No | — | No | — |
| Particulate Matter | Yes | PM 2.5 (1997), PM 2.5 (2006), PM 2.5 (2012) | Yes | PM 10 (1987) |
| Carbon Monoxide | No | — | Yes | Carbon Monoxide (1971) |
| Sulfur Dioxide | No | — | No | — |

Pollutants

## Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

| TRI Facility ID | Year | Air Emissions | Surface Water Discharges | Off-Site Transfers to POTWs (Publicly Owned Treatment Works) | Underground Injections | Disposal to Land | Total On-Site Releases | Total Off-Site Transfers |
|---|---|---|---|---|---|---|---|---|

No data records returned

## Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

| Chemical Name |
|---|

No data records returned

## e-Manifest Hazardous Waste History (Public)

### Hazardous Waste Shipped in Kilograms by Year (Through 4/5/2025)

| Source ID | Waste Description | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| CAL000366491 | Hazardous Waste | 194 | 229 : 288 | 71 | 4 |
| CAL000366491 | Acute Hazardous Waste | 0 | 0 | 0 | 0 |
| CAL000366491 | Pharmaceutical Hazardous Waste | 0 | 0 : 59 | 0 | 0 |

"Pharmaceutical Hazardous Waste" refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

## Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

| General Statistics (ACS (American Community Survey)) | |
|---|---|
| Total Persons | 11,141 |
| Population Density | 3,569/sq.mi. |
| Housing Units in Area | 3,391 |
| Percent People of Color | 65% |
| Households in Area | 3,201 |
| Households on Public Assistance | 18 |
| Persons With Low Income | 3,498 |
| Percent With Low Income | 32% |

| Geography | |
|---|---|
| Radius of Selected Area | 1 mi. |
| Center Latitude | 33.521688 |
| Center Longitude | 117.669094 |
| Total Area | 3.121 sq.mi. |
| Land Area | 100% |
| Water Area | 0% |

| Income Breakdown (ACS (American Community Survey)) - Households (%) | |
|---|---|
| Less than $15,000 | 171 (5.34%) |
| $15,000 - $25,000 | 104 (3.25%) |
| $25,000 - $50,000 | 202 (6.31%) |
| $50,000 - $75,000 | 468 (14.62%) |
| Greater than $75,000 | 2,256 (70.48%) |

| Age Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Children 5 years and younger | 675 (6%) |
| Minors 17 years and younger | 2,819 (25%) |
| Adults 18 years and older | 8,322 (75%) |
| Seniors 65 years and older | 1,355 (12%) |

| Race Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| White | 5,918 (53%) |
| African American | 17 (0%) |
| Hispanic Origin | 6,342 (57%) |
| Asian | 454 (4%) |
| Hawaiian/Pacific Islander | 0 (0%) |
| American Indian | 87 (1%) |
| Other/Multiracial | 3,006 (27%) |

| Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Less than 9th Grade | 1,298 (17.42%) |
| 9th through 12th Grade | 382 (5.13%) |
| High School Diploma | 1,592 (21.37%) |
| Some College/2 year | 935 (12.55%) |
| B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More | 2,619 (35.15%) |

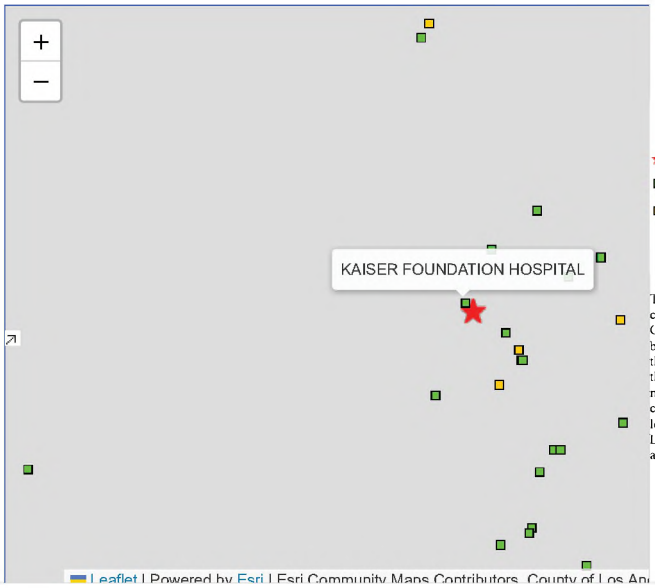
**Related Topics:** Envirofacts

FRS

# FRS Facility Detail Report

## KAISER FOUNDATION HOSPITAL

**EPA Registry Id:** 110070476187
30400 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675-1300




**Legend**

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

### Environmental Interests

| Information System | System Facility Name | Information System Id/Report Link | Environmental Interest Type | Data Source | Last Updated Date | Supplemental Environmental Interests: |
|---|---|---|---|---|---|---|
| RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM | KAISER FOUNDATION HOSPITAL | CAL000366491 | LQG (Y) | RCRAINFO | | |
| BIENNIAL REPORTERS | KAISER FOUNDATION HOSPITAL | CAL000366491 | HAZARDOUS WASTE BIENNIAL REPORTER | RCRAINFO | 12/31/2019 | |

**Additional EPA Reports:** MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

### Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

### Facility Codes and Flags

| | |
|---|---|
| **EPA Region:** | 09 |
| **Duns Number:** | |
| **Congressional District Number:** | 49 |
| **Legislative District Number:** | |
| **HUC Code/Watershed:** | 18070301 / ALISO-SAN ONOFRE |
| **US Mexico Border Indicator:** | NO |
| **Federal Facility:** | NO |
| **Tribal Land:** | NO |

### Alternative Names

No Alternative Names returned.

### Organizations

| Affiliation Type | Name | DUNS Number | Information System | Mailing Address |
|---|---|---|---|---|
| OPERATOR | KAISER PERMANETE | | RCRAINFO | View |
| OWNER | KAISER PERMANETE | | RCRAINFO | View |

### National Industry Classification System Codes (NAICS)

| Data Source | NAICS Code | Description | Primary |
|---|---|---|---|
| RCRAINFO | 621491 | HMO MEDICAL CENTERS | |

### Facility Mailing Addresses

| Affiliation Type | Delivery Point | City Name | State | Postal Code | Information System |
|---|---|---|---|---|---|
| FACILITY MAILING ADDRESS | 6640 ALTON PARKWAY | IRVINE | CA | 92618 | RCRAINFO |
| OWNER | 1 KAISER PLAZA | OAKLAND | CA | 94612-3610 | RCRAINFO |
| REGULATORY CONTACT | 76 CEDAR GROVE | IRVINE, | KY | 40336 | RCRAINFO |
| OPERATOR | 1 KAISER PLAZA | OAKLAND | CA | 94612-3610 | RCRAINFO |

### Contacts

| Affiliation Type | Full Name | Office Phone | Information System | Mailing Address |
|---|---|---|---|---|
| REGULATORY CONTACT | JANINE TOBIAS | 949-932-5623 | RCRAINFO | View |

Query executed on: JUL-09-2025

# Detailed Facility Report

Facility Summary

**JSERRA CATHOLIC HIGH SCHOOL**

**26351 JUNIPERO SERRA RD, SAN JUAN CAPISTRANO, CA 92675**

**FRS (Facility Registry Service) ID:** 110070412373

**EPA Region:** 09

**Latitude:** 22.530676

**Longitude:** -117.887789

**Locational Data Source:** RCRAINFO

**Industries:** ur s i ngadndtl cdf i cm

**Indian Country:** N

## Enforcement and Compliance Summary

| Statute | RCRA |
|---|---|
| Compliance Monitoring Activities (5 years) | – |
| Date of Last Compliance Monitoring Activity | – |
| Compliance Status | No Violation Identified |
| Qtrs in Noncompliance (of 12) | 0 |
| Qtrs with Significant Violation | 0 |
| Informal Enforcement Actions (5 years) | – |
| Formal Enforcement Actions (5 years) | – |
| Penalties from Formal Enforcement Actions (5 years) | – |
| EPA Cases (5 years) | – |
| Penalties from EPA Cases (5 years) | – |

## Regulatory Information

**Clean Air Act (CAA):** Natldvach ngad

**Clean Water Act (CWA):** Natldvach ngad

**Resource Conservation and Recovery Act (RCRA):** Ai gf c Og cd(LCA) 000292146G

**Safe Drinking Water Act (SDWA):** Natldvach ngad

TatEatudvaci ch cdg/Cah pendi ctDcgn er
KdawdtDngntPcebe:h m<https://epa.gov/resources/echo-data/known-data-problems>

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** Natldvach ngad

**Greenhouse Gas Emissions (eGGRT):** Natldvach ngad

**Toxic Releases (TRI):** Natldvach ngad

**Compliance and Emissions Data Reporting Interface (CEDRI):** Natldvach ngad

Facility/System Characteristics

## Facility/System Characteristics

| System | Statute | Identifier | Universe | Status | Areas | Permit Expiration Date | Indian Country | Latitude | Longitude |
|---|---|---|---|---|---|---|---|---|---|
| FRS | | 110070412373 | | | | | N | 22.530979 | -117.667768 |
| RCRAInfo | RCRA | CAL000282149 | Other | Active (H ) | | | N | 22.530979 | -117.667768 |

## Facility Address

| System | Statute | Identifier | Facility Name | Facility Address | Facility County |
|---|---|---|---|---|---|
| FRS | | 110070412373 | ESDRRA CAJHOLIC HIUH SCHOOL | 36251 EPNITDRO SDRRA RM, SAN EPAN CATISJRANO, CA 836?S | Orange County |
| RCRAInfo | RCRA | CAL000282149 | ESDRRA CAJHOLIC HIUH SCHOOL | 36251 EPNITDRO SDRRA RM, SAN EPAN CATISJRANO, CA 83675 | Orange County |

## Facility SIC (Standard Industrial Classification) Codes

| System | Identifier | SIC Code | SIC Description |
|---|---|---|---|

Natr ngntoci a cr ntocgs cdc r

## Facility NAICS (North American Industry Classification System) Codes

| System | Identifier | NAICS Code | NAICS Description |
|---|---|---|---|
| RCRAInfo | CAL000282149 | 61171 | Ddcational Summrit Services |

## Facility Tribe Information

| Reservation Name | Tribe Name | EPA Tribal ID | Distance to Tribe (miles) |
|---|---|---|---|

Natr ngntoci a cr ntocgs cdc r

Enforcement and Compliance

## Compliance Monitoring History

Last 5 Years

| Statute | Source ID | System | Activity Type | Compliance Monitoring Type | Lead Agency | Date | Finding (if applicable) |
|---|---|---|---|---|---|---|---|

No records found

*Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy* <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

## Compliance Summary Data

| Statute | Source ID | Current SNC (Significant Noncompliance)/HPV (High Priority Violation) | Current As Of | Qtrs with NC (Noncompliance) (of 12) | Data Last Refreshed |
|---|---|---|---|---|---|
| RCRA | CAL000282149 | No | 07/05/3035 | 0 | 07/04/3035 |

## Three-Year Compliance History by Quarter

| Statute | Program/Pollutant/Violation Type | QTR 1 | QTR 2 | QTR 3 | QTR 4 | QTR 5 | QTR 6 | QTR 7 | QTR 8 | QTR 9 | QTR 10 | QTR 11 | QTR 12+ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RCRA (Source ID: CAL000393148) | | 07/01-09/30/22 | 10/01-12/31/22 | 01/01-03/31/23 | 04/01-06/30/23 | 07/01-09/30/23 | 10/01-12/31/23 | 01/01-03/31/24 | 04/01-06/30/24 | 07/01-09/30/24 | 10/01-12/31/24 | 01/01-03/31/25 | 04/01-06/30/25 |
| | Facility-Level Status | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified | No Violation Identified |
| | Violation Agency | | | | | | | | | | | | |

## Informal Enforcement Actions

Last 5 Years

| Statute | System | Source ID | Type of Action | Lead Agency | Date |
|---|---|---|---|---|---|

No records found

*Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.*

## Formal Enforcement Actions

Last 5 Years

| Statute | System | Law/Section | Source ID | Type of Action | Case No. | Lead Agency | Case Name | Issued/Filed Date | Settlements/Actions | Settlement/Action Date | Federal Penalty Assessed | State/Local Penalty Assessed | Penalty Amount Collected | SEP Value | Comp Action Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

No records found

Environmental Conditions

## Watersheds

| 12 Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database]) | WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database]) | State Water Body Name (ICIS [Integrated Compliance Information System]) | Beach Closures Within Last Year | Beach Closures Within Last Two Years | Pollutants Potentially Related to Impairment | Watershed with ESA (Endangered Species Act)-listed Aquatic Species? |
|---|---|---|---|---|---|---|

No records found

## Assessed Waters From Latest State Submission (ATTAINS)

| State | Report Cycle | Assessment Unit ID | Assessment Unit Name | Water Condition | Cause Groups Impaired | Drinking Water Use | Ecological Use | Fish Consumption Use | Recreation Use | Other Use |
|---|---|---|---|---|---|---|---|---|---|---|

No records found

## Air Quality Nonattainment Areas

| Pollutant | Within Nonattainment Status Area? | Nonattainment Status Applicable Standard(s) | Within Maintenance Status Area? | Maintenance Status Applicable Standard(s) |
|---|---|---|---|---|
| Ozone | Yes | 1-Hour Ozone (1878), 8-Hour Ozone (1887), 8-Hour Ozone (3009), 8-Hour Ozone (3015) | No | — |
| Lead | No | — | No | — |
| Particulate Matter | Yes | PM-2.5 (1887), PM-2.5 (3006), PM-2.5 (3013) | Yes | PM-10 (1897) |
| Carbon Monoxide | No | — | Yes | Carbon Monoxide (1971) |
| Sulfur Dioxide | No | — | No | — |

Pollutants

## Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

| TRI Facility ID | Year | Air Emissions | Surface Water Discharges | Off-Site Transfers to POTWs (Publicly Owned Treatment Works) | Underground Injections | Disposal to Land | Total On-Site Releases | Total Off-Site Transfers |
|---|---|---|---|---|---|---|---|---|

No records found

## Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

| Chemical Name |
|---|

No records found

# Demographic Profile of Surrounding Area (1-Mile Radius)

E, ntnci gadtpcaf r cntr ch ayc np, i t dvach ng adtcr ync r dyt g, ct ah h s d gthts ccas dr dyt g, ctvni eg-t uCS Ot ah pendi ctr ngnt ne dc tnc ct dag ns ff i cdg ppa tr cg ch dctw, cg cdf a eng ad mhgnt pnc g i s end ctvni eg-t, nr td cyng f ct h pni gnt ad ps be i t, cne , ta dg, ct cdf ca dh cdg, l ang, ng i nt nc ct bn ncr ts pad g, ct3033tAh coi ndtCa h h s d gtht s of cHtLACI G5-Hc ndt s h h nc-t ndr tnc ct ni i s cng: tpa g, ct cx gc dg pa, ng pa, ctvni eg-t-eng, gs r ct ndr t eady gs r ct engs r tbcce w tnc ct i a ccc i g tCc dns m bas dr nocmtndr tr ch ayc np, i tr ngnt vac tU. l . tCcoogs o cmtnc ct bn ncr t ac g, ct' 3030tt nendr tAccmtDch ayc np, i tPca ve cmt vca h tg, ct U. l . tCc dns mtBs ccns t uPA'mtnpng ne tpca i cnmrdyth c g. ar a ey-t h a dmr cong, cta f ccen pt bcg vcc dg, ctnce i g.r cnr t ndr tACI t ic dns mt be a i k ty cas pnt dtr cg: ch d dyt g, ctr ch ayc np, i nt ns ccas dr dyt g, ctvni eg-t-tFa dh a oc tr cg n en bas g g, nth c g. ar a ey-t (tnc ct g, c DFRtDngnt D i g a dnc-t <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

| General Statistics (ACS (American Community Survey)) | |
|---|---|
| Jotal Tersons | 10,401 |
| Tomulation Mensity | 2,223/sq.%bi. |
| Housing Pnits in Area | 2,159 |
| Tercent Teonfe of Colur | 64W |
| Households in Area | 3,876 |
| Households on Tuxlic Assistance | 31 |
| Tersons with Lo$ Inco%e | 2,121 |
| Tercent with Lo$ Inco%e | 20W |

| Geography | |
|---|---|
| Radius of Selected Area | 1 %i. |
| Center Latitude | 22.530979 |
| Center Longitude | 117.667768 |
| Jotal Area | 2.131 sq.%i. |
| Land Area | 100W |
| water Area | 0W |

| Income Breakdown (ACS (American Community Survey)) - Households (%) | |
|---|---|
| Less than G15,000 | 165 (5.55W) |
| G15,000 - G35,000 | 89 (2.38W) |
| G35,000 - G50,000 | 171 (5.75W) |
| G50,000 - G75,000 | 411 (12.93W) |
| Ureater than G75,000 | 3,120 (71.6W) |

| Age Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Children 5 years and younger | 570 (5W) |
| b inors 17 years and younger | 3,605 (35W) |
| Adults 19 years and older | 7,787 (75W) |
| Seniurs 65 years and older | 1,238 (12W) |

| Race Breakdown (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| white | 5,478 (52W) |
| African A%erican | 15 (0W) |
| Hismanic Origin | 5,936 (56W) |
| Asian | 428 (4W) |
| Ha$ aiian/Tacific Islander | 0 (0W) |
| A%erican Indian | 72 (1W) |
| Other/E ultiracial | 3,745 (36W) |

| Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%) | |
|---|---|
| Less than 8th Urade | 1,353 (17.75W) |
| 8th through 13th Urade | 236 (4.63W) |
| High School Mirlo%a | 1,534 (31.61W) |
| So%e College/3 year | 950 (13.05W) |
| B.S./B.A (Bachelor of Science/Bachelor of Arts) or b ore | 3,488 (25.42W) |

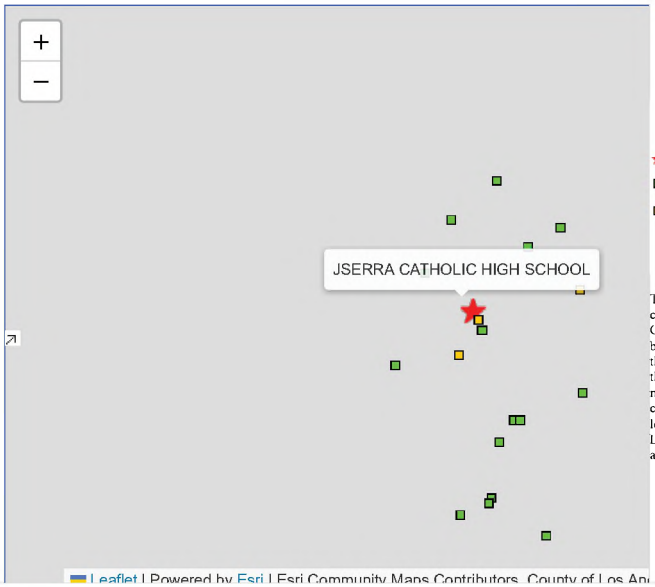
**Related Topics:** Envirofacts

FRS

# FRS Facility Detail Report

## JSERRA CATHOLIC HIGH SCHOOL

**EPA Registry Id:** 110070413272
26351 JUNIPERO SERRA RD
SAN JUAN CAPISTRANO, CA 92675




**Legend**

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

### Environmental Interests

| Information System | System Facility Name | Information System Id/Report Link | Environmental Interest Type | Data Source | Last Updated Date | Supplemental Environmental Interests: |
|---|---|---|---|---|---|---|
| RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM | JSERRA CATHOLIC HIGH SCHOOL | CAL000393148 | OTHER HAZARDOUS WASTE ACTIVITIES (Y) | RCRAINFO | | |

**Additional EPA Reports:** MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

### Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

### Facility Codes and Flags

| | |
|---|---|
| **EPA Region:** | 09 |
| **Duns Number:** | |
| **Congressional District Number:** | 49 |
| **Legislative District Number:** | |
| **HUC Code/Watershed:** | 18070301 / ALISO-SAN ONOFRE |
| **US Mexico Border Indicator:** | NO |
| **Federal Facility:** | NO |
| **Tribal Land:** | NO |

### Alternative Names

No Alternative Names returned.

### Organizations

| Affiliation Type | Name | DUNS Number | Information System | Mailing Address |
|---|---|---|---|---|
| OPERATOR | CARLOS GARCIA | | RCRAINFO | View |
| OWNER | JSERRA CATHOLIC HIGH SCHOOL | | RCRAINFO | |

### National Industry Classification System Codes (NAICS)

| Data Source | NAICS Code | Description | Primary |
|---|---|---|---|
| RCRAINFO | 61171 | EDUCATIONAL SUPPORT SERVICES | |

### Facility Mailing Addresses

| Affiliation Type | Delivery Point | City Name | State | Postal Code | Information System |
|---|---|---|---|---|---|
| OPERATOR | 26351 JUNIPERO SERRA RD | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |
| REGULATORY CONTACT | 26351 JUNIPERO SERRA RD | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |
| FACILITY MAILING ADDRESS | 26351 JUNIPERO SERRA RD | SAN JUAN CAPISTRANO | CA | 92675 | RCRAINFO |

### Contacts

| Affiliation Type | Full Name | Office Phone | Information System | Mailing Address |
|---|---|---|---|---|
| REGULATORY CONTACT | CARLOS GARCIA | 949-292-4760 | RCRAINFO | View |

Query executed on: JUL-09-2025

EARTH SCIENCE LLC

5319 University Drive, Suite 20
Irvine, California 92612
(949) 441-0433

# Earth Science LLC

# Environmental Questionnaire

**Description of Site**

Legal Site Address(es): 29943, 30091, and 30291 Camino Capistrano

Assessor Parcel Number(s): 121-050-03, 04, 14, 18, 19, and 29

Current Owner(s): City of San Juan Capistrano

Phone No.: 949-493-1171

Current Occupant(s): Legacy Ranch Partners LLC (29943 Camino Capistrano, APN 121-050-03 only)

Phone No.: 949-354-5600

**Questionnaire:**

Reason for Phase I ESA: □ Loan/Refinance □ Purchase □ Sale ☒ Other Lease

| Question | Owner or Purchaser | Occupant / Tenant | Explain in detail any "Yes" answers. (use extra sheet if necessary) |
|---|---|---|---|
| 1a. Is the property used for an industrial use? | Yes (No) Unk | Yes No Unk | |
| 1b. Is any adjoining property used for an industrial use? | Yes (No) Unk | Yes No Unk | |
| 2a. Did you observe evidence or do you have any prior knowledge that the propertyhas been used for an industrial use in the past? | Yes (No) Unk | Yes No Unk | |
| 2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for industrial use in the past? | Yes (No) Unk | Yes No Unk | |

| Question | Owner or Purchaser | Occupant / Tenant | Explain in detail any "Yes" answers. (use extra sheet if necessary) |
|---|---|---|---|
| 3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes (No) Unk | Yes No Unk | |
| 3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes (No) Unk | Yes No Unk | |
| 4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes (No) Unk | Yes No Unk | |
| 4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? | Yes (No) Unk | Yes No Unk | |
| 5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility? | Yes No (Unk) | Yes No Unk | |

| Question | Owner or Purchaser | Occupant / Tenant | Explain in detail any "Yes" answers. (use extra sheet if necessary) |
|---|---|---|---|
| 5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility? | Yes (No) Unk | Yes No Unk | |
| 6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility? | Yes (No) Unk | Yes No Unk | |
| 6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility? | Yes (No) Unk | Yes No Unk | |
| 7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site? | Yes (No) Unk | Yes No Unk | |
| 7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin? | Yes No (Unk) | Yes No Unk | |
| 8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? | Yes (No) Unk | Yes No Unk | |
| 8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? | Yes (No) Unk | Yes No Unk | |
| 9a. Is there currently any stained soil on the property? | Yes (No) Unk | Yes No Unk | |

| Question | Owner or Purchaser | Occupant / Tenant | Explain in detail any "Yes" answers. (use extra sheet if necessary) |
|---|---|---|---|
| 9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property? | Yes (No) Unk | Yes No Unk | |
| 10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property? | Yes (No) Unk | Yes No Unk | |
| 10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property? | Yes (No) Unk | Yes No Unk | |
| 11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? | Yes (No) Unk | Yes No Unk | |
| 11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? | Yes (No) Unk | Yes No Unk | |
| 12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? | Yes (No) Unk | Yes No Unk | |
| 12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property? | Yes (No) Unk | Yes No Unk | |

| Question | Owner or Purchaser | Occupant / Tenant | Explain in detail any "Yes" answers. (use extra sheet if necessary) |
|---|---|---|---|
| 13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? | Yes (No) Unk | Yes No Unk | |
| 13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environment health agency? | Yes (No) Unk | Yes No Unk | |
| 14. Does the owner or occupant of the property have any knowledge of environmental liens or govern-mental notification relating to past or recurrent violations of environ-mental laws with respect to the property or any facility located on the property? | Yes (No) Unk | Yes No Unk | |
| 15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? | Yes (No) Unk | Yes No Unk | |
| 15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? | Yes (No) Unk | Yes No Unk | |
| 15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property? | Yes (No) Unk | Yes No Unk | |

| Question | Owner or Purchaser | Occupant / Tenant | Explain in detail any "Yes" answers. (use extra sheet if necessary) |
|---|---|---|---|
| 16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? | Yes (No) Unk | Yes No Unk | |
| 17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concern-ing a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? | Yes (No) Unk | Yes No Unk | |
| 18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? | Yes (No) Unk | Yes No Unk | |
| 18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system? | Yes (No) Unk | Yes No Unk | |
| 19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property? | Yes (No) Unk | Yes No Unk | |
| 20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? | Yes (No) Unk | Yes No Unk | |

**Additional information requested from Report User (check and attach as applicable/available):**

□ Environmental cleanup liens that are filed or recorded against the subject property.

□ Activity and land use limitations that are in place against the subject property or filed or recorded in a registry.

□ Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protections (other than the items listed above, relevant to environmental issues).

□ Actual knowledge of the User (other than the items listed above, relevant to environmental issues).

□ Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.

□ Commonly known or reasonably ascertainable information about the subject property (other than the items listed above, relevant to environmental issues).

□ The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.

□ Previous environmental or engineering reports available for the subject property.

**This questionnaire was completed by:**

Name Laura Stokes

Title Principal Planner

Firm City of San Juan Capistrano

Address 32400 Paseo Adelanto

San Juan Capistrano, CA 92675

Phone Number 949-443-6313

Date June 10, 2025

# APPENDIX C: ENVIRONMENTAL RADIUS REPORT

**Site Name:** Legacy Ranch
**Location:** Camino Capistrano, San Juan Capistrano, CA 92675
**Prepared for:** Earth Science LLC
**Ref:** 25-2105
**Center Coordinates:** 33.524831861845506,-117.67123460769655
**Prepared Date:** Thu Jul 03 2025 17:28:11 GMT+0000 (Coordinated Universal Time)

# ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21

NETR Online

2055 E. Rio Salado Pkwy, Tempe, AZ 85381 | 480-967-6752

# Summary

| Federal | < 1/4 | 1/4 - 1/2 | 1/2 - 1 |
|---|---|---|---|
| Lists of Federal NPL (Superfund) sites | 0 | 0 | 0 |
| Lists of Federal Delisted NPL sites | 0 | 0 | 0 |
| Lists of Federal sites subject to CERCLA removals and CERCLA orders | 0 | 0 | 0 |
| Lists of Federal CERCLA sites with NFRAP | 0 | 0 | 0 |
| Lists of Federal RCRA TSD facilities | 0 | 0 | 0 |
| Lists of Federal RCRA facilities undergoing Corrective Action | 0 | 0 | 0 |
| Lists of Federal RCRA generators | 2 | 0 | 0 |
| Federal institutional control/engineering control registries | 0 | 0 | 0 |
| Federal ERNS list | 0 | 0 | 0 |

| State | < 1/4 | 1/4 - 1/2 | 1/2 - 1 |
|---|---|---|---|
| Lists of state and tribal Superfund equivalent sites | 0 | 0 | 0 |
| Lists of state and tribal hazardous waste facilities | 0 | 0 | 0 |
| Lists of state and tribal landfills and solid waste disposal facilities | 0 | 0 | 0 |
| Lists of state and tribal leaking storage tanks | 0 | 3 | 0 |
| Lists of state and tribal registered storage tanks | 0 | 0 | 0 |
| State and tribal institutional control/engineering control registries | 0 | 0 | 0 |
| Lists of state and tribal brownfields sites | 0 | 0 | 0 |
| Lists of state and tribal voluntary cleanup sites | 0 | 0 | 0 |

| Other | < 1/4 | 1/4 - 1/2 | 1/2 - 1 |
|---|---|---|---|
| State and/or tribal lists of sites requiring further investigation / remediation | 0 | 0 | 0 |
| State list of Significant Environmental Hazards (SEH) | 0 | 0 | 0 |
| Lists of state and tribal mine sites requiring further investigation and/or remediation | 0 | 0 | 0 |
| State and/or tribal lists of spills and spill responses | 0 | 0 | 0 |
| State and/or tribal lists of emergency responses | 0 | 0 | 0 |
| State and/or tribal lists of dry cleaners | 0 | 0 | 0 |
| State and/or tribal lists of clandestine laboratory cleanups | 0 | 0 | 0 |
| State and/or tribal lists of scrap/used tire processing facilities | 0 | 0 | 0 |
| State and/or tribal lists of underground injection control sites | 0 | 0 | 0 |
| State and/or tribal listings of permitted drywells | 0 | 0 | 0 |
| Automobile salvage yards | 0 | 0 | 0 |
| Livestock Waste Control sites | 0 | 0 | 0 |
| Controlled Animal Feeding Operations (CAFOs) | 0 | 0 | 0 |
| State and/or tribal lists of registered aboveground storage tanks (ASTs) | 0 | 0 | 0 |
| C.A.A. Permitted Facilities | 0 | 0 | 0 |
| NPDES Permitted Facilities | 0 | 0 | 0 |
| Onsite Wastewater Treatment sites | 0 | 0 | 0 |
| State and/or tribal lists of permitted facilities | 0 | 0 | 0 |
| U.S. EPA Enforcement, Compliance History Online (ECHO) | 0 | 0 | 0 |
| Resource Conservation and Recovery Act Information (RCRAInfo) | 3 | 9 | 0 |
| U.S. EPA Underground Storage Tanks (UST) | 0 | 0 | 0 |
| U.S. EPA Toxic Substances Control Act (TSCA) database | 0 | 0 | 0 |
| U.S. EPA Toxic Release Inventory System (TRIS) | 0 | 0 | 0 |

# Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

**There were no Federal NPL sites found within a one-mile radius of the target property.**

## Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

**There were no Federal Delisted NPL sites found within a half-mile radius of the target property.**

# Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

**There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.**

# Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

**There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.**

## Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

**There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.**

# Lists of Federal RCRA facilities undergoing Corrective Action

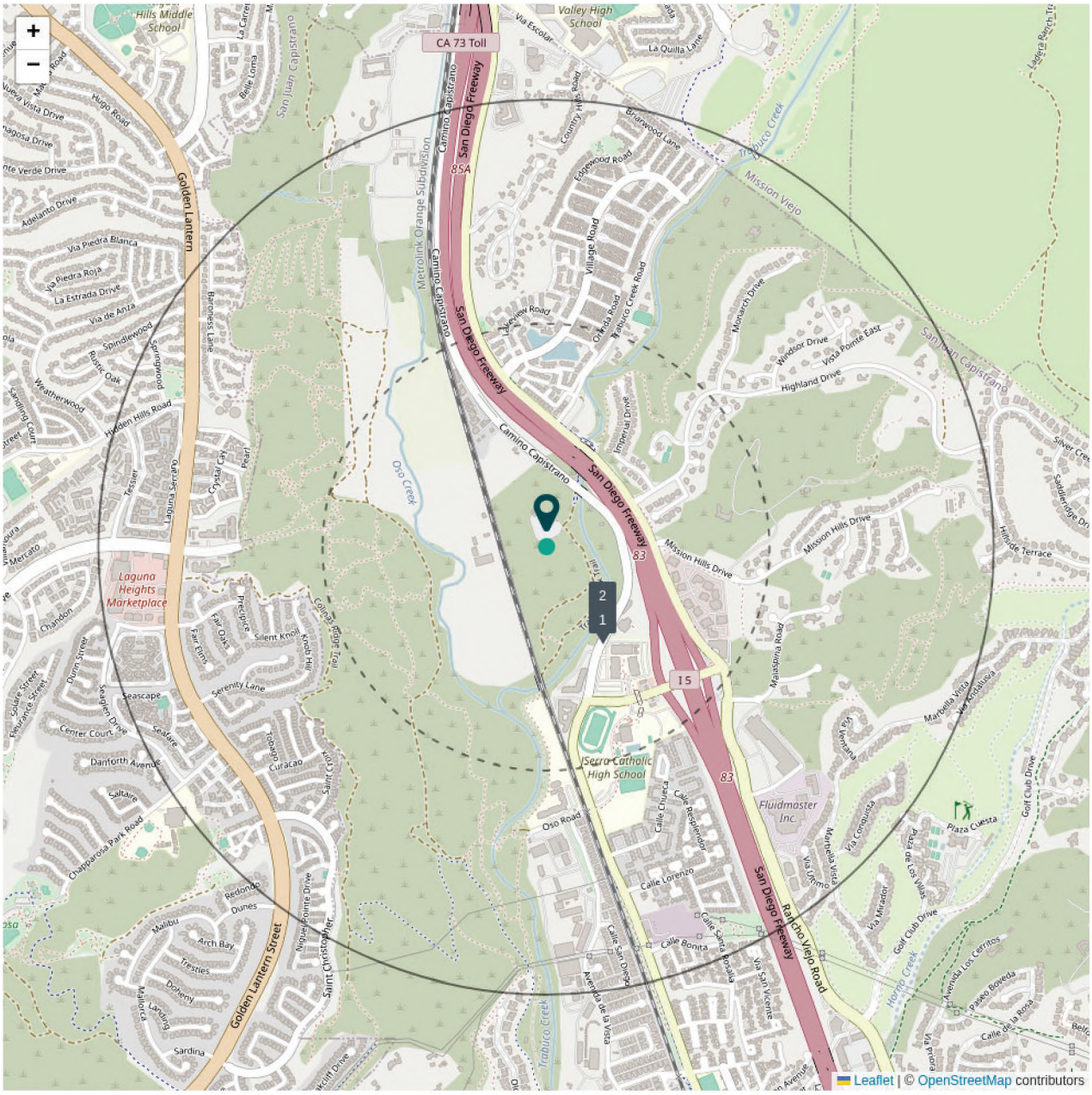
Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

**There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.**

# Lists of Federal RCRA generators

## BIENNIAL REPORTERS

Federal regulations mandate that large quantity generators (LQGs) and treatment, storage, and disposal (TSD) facilities managing hazardous waste must report to the EPA Administrator at least biennially. The information gathered contributes to the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report, which is processed in the RCRA information (RCRAInfo) database.




center: 33.524831861845506, -117.67123460769655

0.5 Miles — 1.0 Miles

1

## KAISER FOUNDATION HOSPITAL

30400 CAMINO CAPISTRANO

**Registry ID:** 110070476187
**Name:** KAISER FOUNDATION HOSPITAL
**Address:** 30400 CAMINO CAPISTRANO
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** BR:CAL000366491, RCRAINFO:CAL000366491
**Interest Type:** HAZARDOUS WASTE BIENNIAL REPORTER, LQG
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 02-JAN-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.2497
**Site Source:** last updated from FACILITY REGISTRY SERVICE

2

## SAN DIEGO GAS AND ELECTRIC PROPERTY

31050 CAMINO CAPISTRANO

**Registry ID:** 110070206397
**Name:** SAN DIEGO GAS AND ELECTRIC
**Address:** 31050 CAMINO CAPISTRANO
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** BR:CAR000277277, RCRAINFO:CAP000149963, RCRAINFO:CAR000277277
**Interest Type:** HAZARDOUS WASTE BIENNIAL REPORTER, LQG, UNSPECIFIED UNIVERSE
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 16-MAR-18
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.2497
**Site Source:** last updated from FACILITY REGISTRY SERVICE

## Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

**There were no Federal institutional or engineering controls found at the target property.**

# Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

**There were no Federally recorded releases of oil and/or hazardous substances at the target property.**

# Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written requiest to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

**There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.**

# Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

**There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.**

# Lists of state and tribal landfills and solid waste disposal facilities

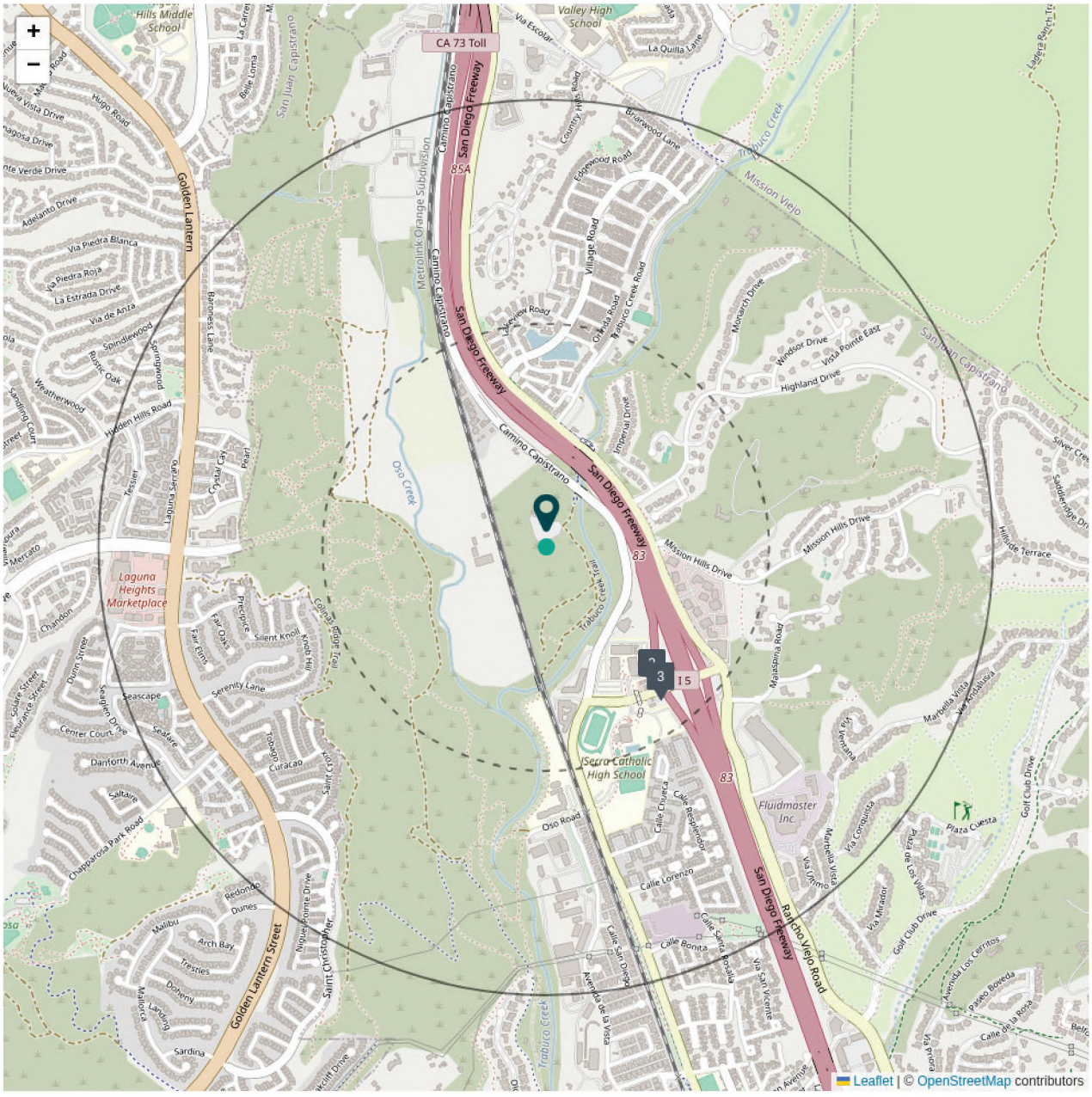
Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

**There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.**

# Lists of state and tribal leaking storage tanks

## SWRCB - LEAKING UNDERGROUND STORAGE TANK (LUST) SITES

In the event of a UST leak, the owner and operator (Responsible Party) must notify the local regulatory agency. The lead regulatory agency may require an assessment of soil and/or groundwater. The cleanup and assessment process is regulated by the Porter Cologne Water Quality Control Act (Water Code) and Chapter 16 (Article 11) of the Underground Storage Tank Regulations. This data was retrieved from the State Water Resources Control Board (SWRCB) GeoTracker database, where all records within a half-mile of the target property were searched.




center: 33.524831861845506,-117.67123460769655

0.5 Miles 1.0 Miles

1

## EXXON

26572

**Global ID:** T0605902452
**Business Name:** EXXON
**Street Number:** 26572
**City:** SAN JUAN CAPISTRANO
**Case Type:** LUST Cleanup Site
**Status:** Completed - Case Closed
**Status Date:** 1994-01-06 00:00:00
**CUF Case:** NO
**Lead Agency:** ORANGE COUNTY LOP
**Local Agency:** ORANGE COUNTY LOP
**RB Case Number:** 9UT2029
**LOC Case Number:** 91UT087
**Contaminants of Concern:** Diesel
**Quantity Released:** 0
**Media of Concern:** Soil
**Site History:**
**Leak Reported Date:** 1991-08-26 00:00:00
**Discovery:**
**Discharge Source:**
**No Further Action Date:** 1994-01-06 00:00:00
**Watershed Name:** San Juan - Mission Viejo - Middle Trabuco (901.23)
**EnviroScreen Score:** 66-70%
**Military DOD Site:** No
**Distance From Center (Miles):** 0.4269
**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

2

## SHELL

26571

**Global ID:** T0605902366
**Business Name:** SHELL
**Street Number:** 26571
**City:** SAN JUAN CAPISTRANO
**Case Type:** LUST Cleanup Site
**Status:** Completed - Case Closed
**Status Date:** 2004-07-09 00:00:00
**CUF Case:** YES
**Lead Agency:** ORANGE COUNTY LOP
**Local Agency:** ORANGE COUNTY LOP
**RB Case Number:** 9UT1169
**LOC Case Number:** 88UT093
**Contaminants of Concern:** Gasoline
**Quantity Released:** 0
**Media of Concern:** Other Groundwater (uses other than drinking water)
**Site History:**
**Leak Reported Date:** 1988-05-02 00:00:00
**Discovery:**
**Discharge Source:**
**No Further Action Date:** 2004-07-09 00:00:00
**Watershed Name:** San Juan - Mission Viejo - Middle Trabuco (901.23)
**EnviroScreen Score:** 66-70%
**Military DOD Site:** No
**Distance From Center (Miles):** 0.3921
**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

3

## ULTRAMAR /SAN JUAN SERVICE

26572

**Global ID:** T0605902555
**Business Name:** ULTRAMAR /SAN JUAN SERVICE
**Street Number:** 26572
**City:** SAN JUAN CAPISTRANO
**Case Type:** LUST Cleanup Site
**Status:** Completed - Case Closed
**Status Date:** 2019-11-12 00:00:00
**CUF Case:** YES
**Lead Agency:** SAN DIEGO RWQCB (REGION 9)
**Local Agency:**
**RB Case Number:** 9UT3636
**LOC Case Number:**
**Contaminants of Concern:** MTBE / TBA / Other Fuel Oxygenates, Gasoline
**Quantity Released:** 0
**Media of Concern:** Aquifer used for drinking water supply, Soil
**Site History:** Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.
**Leak Reported Date:** 1998-05-04 00:00:00
**Discovery:**
**Discharge Source:**
**No Further Action Date:** 2019-11-12 00:00:00
**Watershed Name:** San Juan - Mission Viejo - Middle Trabuco (901.23)
**EnviroScreen Score:** 66-70%
**Military DOD Site:** No
**Distance From Center (Miles):** 0.4268
**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

# Lists of state and tribal registered storage tanks

The U.S. Environmental Protection Agency (EPA) established underground storage tank (UST) regulations in 1988 and updated them in 2015. While EPA directly implements these regulations in Indian Country and non-approved states, most states operate their own UST programs under State Program Approval (SPA). Authorized state programs function in lieu of the federal program and must meet or exceed EPA's regulatory standards. Given their proximity to local conditions, state agencies are best positioned to oversee UST compliance, enforcement, and priority-setting. The governing law for USTs is found in **U.S. Code, Title 42, Chapter 82, Subchapter IX**. **There were no State and/or tribal registered storage tanks found at subject and adjoining properties.**

## State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

**There were no State and/or tribal institutional and/or engineering controls found filed against the target property.**

## Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

**There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.**

# Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

**There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.**

# State and/or tribal lists of sites requiring further investigation / remediation

No records found

# State list of Significant Environmental Hazards (SEH)

No records found

# Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

# State and/or tribal lists of spills and spill responses

No records found

## State and/or tribal lists of emergency responses

No records found

# State and/or tribal lists of dry cleaners

No records found

# State and/or tribal lists of clandestine laboratory cleanups

No records found

# State and/or tribal lists of scrap/used tire processing facilities

No records found

# State and/or tribal lists of underground injection control sites

No records found

## State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

# Automobile salvage yards

No records found

# Livestock Waste Control sites

No records found

# Controlled Animal Feeding Operations (CAFOs)

No records found

# State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found

# C.A.A. Permitted Facilities

No records found

# NPDES Permitted Facilities

No records found

# Onsite Wastewater Treatment sites

No records found

## State and/or tribal lists of permitted facilities

No State and/or tribal permitted facilities found within a half-mile of the target property.

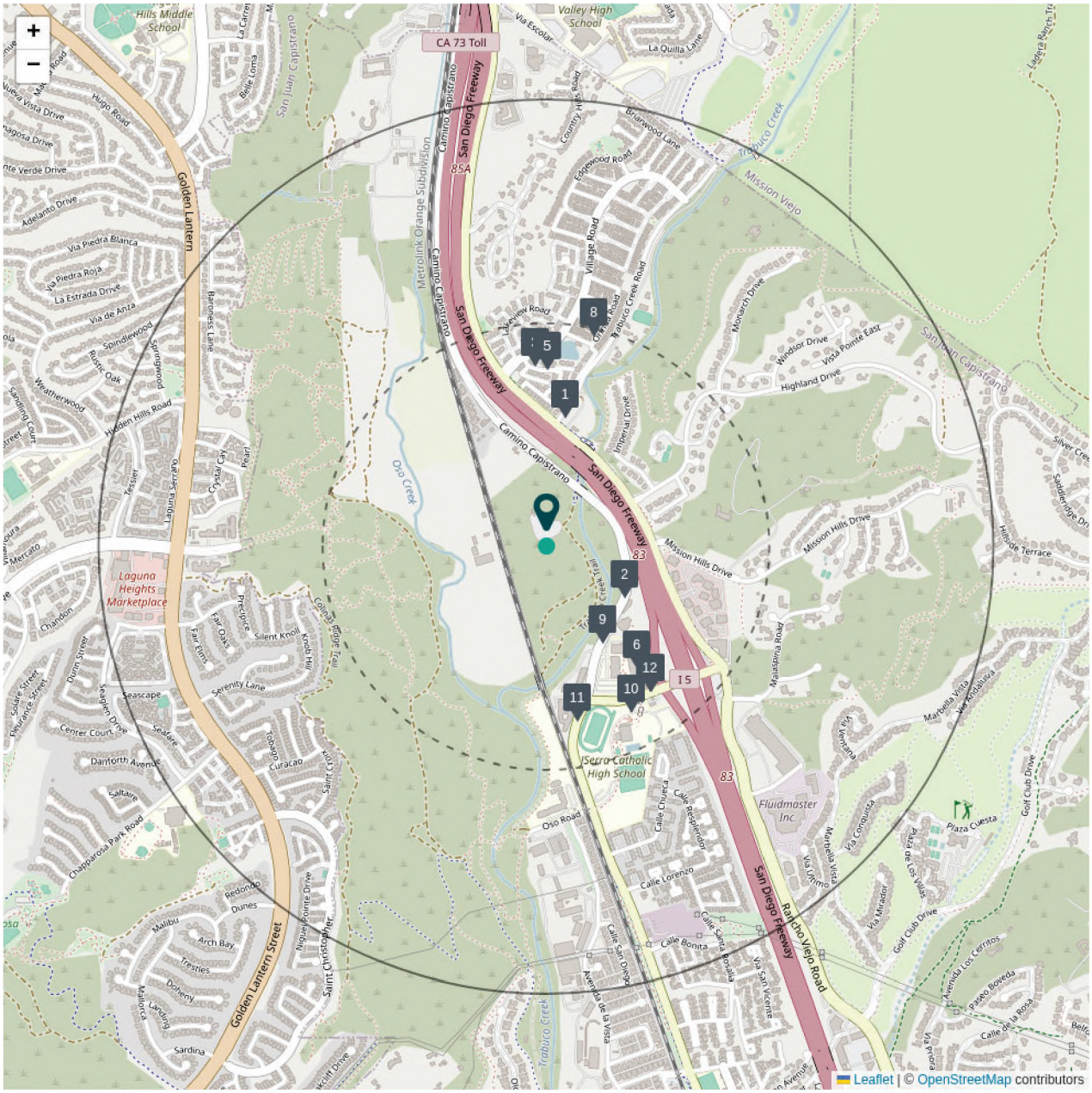
# U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found

# Resource Conservation and Recovery Act Information (RCRAInfo)

## RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

RCRAInfo is the Environmental Protection Agency's (EPA) comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976, as well as the Hazardous and Solid Waste Amendments (HSWA) of 1984. It facilitates monitoring events and activities related to facilities that generate, transport, treat, store, or dispose of hazardous waste.
Furthermore, it is important to note that RCRAInfo includes all hazardous waste handlers, treatment, Storage, and Disposal Facilities (TSDFs), generators, and facilities currently undergoing RCRA corrective action. Users may encounter duplicate records pertaining to the TSDFs, generators, and/or sections concerning RCRA corrective action. This source has been searched for all records located within a half-mile radius of the target property.




center: 33.524831861845506,-117.67123460769655

0.5 Miles — 1.0 Miles

1

## ARROYO TRABUCO GOLF CLUB

29222 TRABUCO CREEK RD

**Registry ID:** 110070478467
**Name:** ARROYO TRABUCO GOLF CLUB
**Address:** 29222 TRABUCO CREEK RD
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAL000357149
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 02-JAN-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.2895
**Site Source:** last updated from FACILITY REGISTRY SERVICE

2

## CAMINO HEALTH CENTER

30300 CAMINO CAPISTRANO

**Registry ID:** 110070455807
**Name:** CAMINO HEALTH CENTER
**Address:** 30300 CAMINO CAPISTRANO
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAL000289412
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 02-JAN-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.2085
**Site Source:** last updated from FACILITY REGISTRY SERVICE

3

## DIEGO MENDOCA

26291 MARINA RD.

**Registry ID:** 110070585278
**Name:** DIEGO MENDOCA
**Address:** 26291 MARINA RD.
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAC003021625
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 20-AUG-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.4033
**Site Source:** last updated from FACILITY REGISTRY SERVICE

4

## EQUILON ENTERPRISES

26571 JUNIPERO SERRA

**Registry ID:** 110018973903
**Name:** EQUILON ENTERPRISES
**Address:** 26571 JUNIPERO SERRA
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** BR:CAD981458508, HWTS-DATAMART:CAD981458508, RCRAINFO:CAD981458508
**Interest Type:** HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE
**Point of Reference Description:** CENTER OF A FACILITY OR STATION
**Date Created:** 18-NOV-04
**Date Updated:** 26-JAN-12
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.4007
**Site Source:** last updated from FACILITY REGISTRY SERVICE

5

## JANET SCHMIDLING

26311 MASRINA ROAD

**Registry ID:** 110070466547
**Name:** JANET SCHMIDLING
**Address:** 26311 MASRINA ROAD
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAC002977507
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 02-JAN-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.3959
**Site Source:** last updated from FACILITY REGISTRY SERVICE

6

## JSERRA CATHOLIC HIGH SCHOOL

26351 JUNIPERO SERRA RD

**Registry ID:** 110070413272
**Name:** JSERRA CATHOLIC HIGH SCHOOL
**Address:** 26351 JUNIPERO SERRA RD
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAL000393148
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 31-DEC-18
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.3383
**Site Source:** last updated from FACILITY REGISTRY SERVICE

7

## KAISER FOUNDATION HOSPITAL

30400 CAMINO CAPISTRANO

**Registry ID:** 110070476187
**Name:** KAISER FOUNDATION HOSPITAL
**Address:** 30400 CAMINO CAPISTRANO
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** BR:CAL000366491, RCRAINFO:CAL000366491
**Interest Type:** HAZARDOUS WASTE BIENNIAL REPORTER, LQG
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 02-JAN-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.2497
**Site Source:** last updated from FACILITY REGISTRY SERVICE

8

## KENAN PERRY

26411 SHADYBROOK ROAD

**Registry ID:** 110070588460
**Name:** KENAN PERRY
**Address:** 26411 SHADYBROOK ROAD
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAC003025314
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 20-AUG-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.4811
**Site Source:** last updated from FACILITY REGISTRY SERVICE

9

## SAN DIEGO GAS AND ELECTRIC PROPERTY

31050 CAMINO CAPISTRANO

**Registry ID:** 110070206397
**Name:** SAN DIEGO GAS AND ELECTRIC
**Address:** 31050 CAMINO CAPISTRANO
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** BR:CAR000277277, RCRAINFO:CAP000149963, RCRAINFO:CAR000277277
**Interest Type:** HAZARDOUS WASTE BIENNIAL REPORTER, LQG, UNSPECIFIED UNIVERSE
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 16-MAR-18
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.2497
**Site Source:** last updated from FACILITY REGISTRY SERVICE

10

## SAN JUAN SERVICE INC

26572 JUNIPERO SERRA RD

**Registry ID:** 110065504369
**Name:** SAN JUAN SERVICE INC
**Address:** 26572 JUNIPERO SERRA RD
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** CA-ENVIROVIEW:276095, RCRAINFO:CAC003018652
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
**Point of Reference Description:** CENTER OF A FACILITY OR STATION
**Date Created:** 13-OCT-15
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.4167
**Site Source:** last updated from FACILITY REGISTRY SERVICE

11

## SILVERADO SAN JUAN CAPISTRANO

30311 CAMINO CAPISTRANO

**Registry ID:** 110070421431
**Name:** SILVERADO SAN JUAN CAPISTRANO
**Address:** 30311 CAMINO CAPISTRANO
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAL000409498
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 31-DEC-18
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.399
**Site Source:** last updated from FACILITY REGISTRY SERVICE

12

## STEWART FAMILY INC DBA SAN JUAN SHELL SE

26571 JUNIPERO SERRA RD

**Registry ID:** 110070444565
**Name:** STEWART FAMILY INC DBA SAN JUAN SHELL SE
**Address:** 26571 JUNIPERO SERRA RD
**City:** SAN JUAN CAPISTRANO
**Site Type:** STATIONARY
**Program Acronyms:** RCRAINFO:CAL000062076
**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES
**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION
**Date Created:** 02-JAN-19
**Date Updated:**
**FRS Facility Detail Report URL:** Link
**Distance From Center (Miles):** 0.3986
**Site Source:** last updated from FACILITY REGISTRY SERVICE

# U.S. EPA Underground Storage Tanks (UST)

No records found

# U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

# U.S. EPA Toxic Release Inventory System (TRIS)

No records found

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# APPENDIX D: STAFF QUALIFICATIONS

EARTH SCIENCE LLC

# ZOEY M. SPRACKLEN
## *ENVIRONMENTAL PROFESSIONAL*

## PROFESSIONAL QUALIFICATIONS

Ms. Spracklen is a United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) Qualified Environmental Professional (EP) and has 19 years of experience in the environmental consulting and engineering industries, including performing and managing Phase I and II environmental site assessments (ESAs) for several national environmental firms and prestigious national clients. Ms. Spracklen has also performed and managed numerous projects involving site mitigation and remediation services; industrial hygiene consulting services, including asbestos-containing material (ACM), lead-based paint (LBP), radon, and mold surveys; geotechnical investigations; facility/property condition assessments (FCAs/PCAs); and the preparation of land surveys and zoning reports.

## PROFESSIONAL EXPERIENCE

***Environmental and Engineering Field Work***
Project Staff for various field activities including Phase I and II ESAs, geotechnical investigations, percolation tests, hand auger sampling, and site reconnaissance. Operational duties included managing and tracking accounts receivables and payables, insurance brokering, quality control/quality assurance, project management, maintaining vendor relationships, and overseeing report preparation.

***Environmental and Engineering Program/Project Management***
Managed a wide range of project types across the USA, Mexico, and Canada, including project scopes involving environmental assessment and remediation, industrial hygiene, storm water, land surveying, geotechnical engineering, zoning and title reports, and building sciences for various private and public sector clients.

***Orange County Great Park, Irvine, California***
Program Manager for large-scale soil remediation, demolition, and grading activities performed as part of the redevelopment of the former Marine Corps Air Station El Toro. Coordinated and scheduled subcontractors required to perform all phases of the remedial soil excavation. Obtained required shoring and grading permits. Managed the project to assure proper health and safety procedures were followed, adequate daily field notes were taken, encountered change orders were filed in a timely manner, subcontractors were following the remedial design plans, conducted Storm Water Pollution Prevention Program (SWPPP) and task schedule timelines were met to assure that the project was completed on time.

***USEPA Brownfields Redevelopment Project, Rialto, California***
Program Manager for large-scale soil remediation, demolition, and grading activities performed as part of the redevelopment of a former metal works and industrial plant in the City of Rialto, California. The remediation of the site was funded using USEPA Brownfield Grant Funds and was administered by the City of Rialto. Managed multiple subcontractors, coordinated vendor setup and payments, and provided support to the construction manager and field staff.

***Condo Complex, Santa Ana, California***
Project Manager for lead-based paint (LBP) testing, monitoring, and reporting activities associated with a painting and renovation project at a condominium complex in Southern California.

**ZOEY M. SPRACKLEN**
***ENVIRONMENTAL PROFESSIONAL***

***Nationwide Due Diligence Services***
Managed various environmental due diligence portfolios for several large retail and banking clients, regional and national developers, and real estate investment firms. Services included providing Phase I and II site assessments, remediation, geotechnical investigations, land surveys, asbestos and lead-based paint surveys, and regulatory compliance activities.

***Real Estate Acquisition Program, Mexico***
Managed an environmental and building science pre-acquisition due diligence program for a major real estate trust. The project involved the assessment of over 75 sites located across northern Mexico. In addition to the assessment and reporting activities, the project required specialized site access coordination, including private security escorts for the project field staff working in dangerous locations along the United States and Mexico border areas. The project was successfully completed on an expedited timeline in order to meet the client's due diligence schedule.

***Curtis School, Los Angeles, California***
Program Manager for multiple geotechnical investigations and reporting activities for the expansion of an existing private school in southern California. Coordinated field staff, drilling subcontractors, and preparation of the geotechnical report, including the figures, boring logs, and cross-sections.

***Los Angeles Department of Recreation and Parks, Los Angeles, California***
Program Manager for environmental site assessment, remediation, and compliance projects for the Los Angeles Department of Recreation and Parks under a Master Services Contract to provide support for real estate acquisitions as part of the department's 50 Parks Initiative. Specific projects included various types of impacted sites undergoing assessment and remediation for reuse as a city park, including gas stations, plating facilities, dry cleaners, and a former government building.

***Port of Los Angeles, Ports O' Call Village, Los Angeles, California***
Program Manager for an environmental site assessment of the Ports O' Call Village at the Port of Los Angeles. The project included extensive historical research, including interviews and reviews of historic aerial photographs from the Port's onsite library. The site included a 35-acre area which had a history of various industrial uses spanning a period of over 100 years. Assisted with the preparation and the submittal of the draft and final reports.

***Castrol Industrial North America, Los Angeles, California***
Project Manager for the preparation of a Phase II Environmental Site Assessment, site specific Health and Safety Plan, and soil management plan for the former United States Castrol Industrial North America headquarters. The site work was performed on behalf of a developer planning to redevelop the site with three large refrigerated warehouse buildings and office spaces. The project included extensive negotiations with the Department of Toxic Substances Control, as well as coordination with other responsible parties and their environmental consultants. Successfully obtained site closure by completing a human health based risk assessment.

***BKK Landfill, West Covina, California***
Performed research and subsequent data collection of client's waste manifests in order to support their argument and claim in court. The project included reviewing all of the client's waste manifests spanning from several decades and categorizing the waste in type of waste, container and weight.

**ZOEY M. SPRACKLEN**
***ENVIRONMENTAL PROFESSIONAL***

***Lake San Marcos, San Marcos, California***
Performed research and subsequent data collection on local dairy farms that could have potentially contaminated Lake San Marcos with dairy waste. The litigation support tasks included reviewing San Diego County Water Board records, county inspection records, historic topographic maps and client provided data. The data collected supported the client claim that the nearby dairy farms contaminated the lake with dairy waste.

***Produce Farm, Bakersfield, California***
Performed research and subsequent data collection on behalf of a large oil producing company that was defending a claim that their brine water waste injection wells were contaminating a local produce farm. The litigation support tasks included reviewing available Kern County Water Quality Reports, information retrieved from the Division of Oil, Gas, and Geothermal Resources website, as well as client provided information.

***Health and Safety Plans***
Prepared site specific Health and Safety Plans for numerous sites undergoing Phase II Environmental Site Assessments as well as remediation. Several plans were reviewed and approved by various government agencies.

***Superfund Site, Phase I Environmental Site Assessment, Arizona***
Performed an environmental site assessment on a portion of land located within a Superfund Site in Maricopa County, Arizona. The portion of land will be developed as a landscape research project which engages local students from several universities to study dessert tolerant plants and trees.

## REGISTRATIONS, CERTIFICATIONS, AND SPECIALIZED TRAINING

USEPA All Appropriate Inquiries (AAI) Qualified Environmental Professional (EP)

## EDUCATION

Environmental Coursework, University of California, Irvine Extension
BA, Psychology, Webster University, St. Louis, Missouri