



## Appendix F ESA File Review, Phase II ESA, and Phase I ESA



## FERO ENGINEERING

ENVIRONMENTAL ENGINEERING & CONSULTING

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October 31, 2020

Newport Center Anacapa Associates, LLC  
c/o Mr. Tod Ridgeway  
Ridgeway Development Company  
2804 Lafayette Ave.  
Newport Beach, California 92663

Results of File Review Related to Potential Environmental Impacts  
Newport Beach Car Wash  
150 Newport Center Drive, Newport Beach, California

Dear Mr. Ridgeway:

Fero Environmental Engineering, Inc. ("Fero") provides this discussion of the results of a limited investigation into the potential for environmental impacts at the 150 Newport Center Drive, Newport Beach, California ("Site") as a result of car washing and fueling activities on the Site or from other area sites. Improvements on the Site consist of a one-story carwash building with a paved parking area and a fueling area. Fero conducted a Phase I Environmental Assessment for the Site dated November 25, 2013 which identified low levels of residual fuel organics left in place after dispenser and piping were replaced with a double wall protected system in 2003. The local oversight agency ("LOA"), the Orange County Health Care Agency ("OCHCA"), determined the organics concentrations to be acceptable and that a cleanup case would not be opened. Based on the OCHCA conclusions, Fero recommended no further investigations, however a confirmation assessment was requested.

The only hazardous materials identified at the Site were two grades of gasoline contained in a fueling system which consisted of 3 @ 12,000-gallon underground storage tanks ("USTs") and associated piping and dispensers. The fueling system is permitted through the OCHCA and the South Coast Air Quality Management District ("AQMD"). Fero reviewed the OCHCA UST file for the Site on October 29, 2013 as part of the referenced Phase I. The file indicated that the soils tested at the Site during removal of the original USTs in 1989 were "clean". When the dispensers and piping were replaced/upgraded in 2003, some residual Total Petroleum Hydrocarbons - gasoline ("TPHg") and Benzene, Toluene, Ethyl Benzene and Xylenes ("BTEX") were detected below two of the dispensers. The regulatory agency was not concerned with the concentrations detected and did not require any cleanup. The current fueling system has a continuous leak detections system and appears to be in compliance with the OCHCA. No auto repairs occur at the Site and no oil or anti-freeze are sold onsite. The carwash has a reclaimed water system with a three-stage "clarifier" that is permitted through the City of Newport Beach. The solids that settle out in the clarifier are pumped and disposed of as non-hazardous.

The primary potential compound of concern is the gasoline. Fero conducted a soil vapor survey at the Site on January 7, 2014. The survey was conducted by installing sampling probes into the soil at 8 locations to a depth of 18". Soil vapor probes, SV1-SV4, were located around the underground

storage tanks and soil vapor probes, SV5-SV8, were located proximate to the dispensers. The locations of the soil gas sampling points are indicated on Figure 1.

Soil gas samples were collected from each probe and they were analyzed in an onsite gas chromatograph/mass spectrophotometer (“GC/MS”) for analysis using EPA Method 8260b. The results of the sampling are summarized in Table 1. Note that the data presented in Table 1 for probe SV8 are those measured in the sample collected after one purge volume. A copy of Jones’ laboratory report is available upon request.

## Results

As indicated in Table 1, only two samples collected proximate to the USTs contained VOCs above the GC/MS detection limits. They were collected from probes SV1 (TPHg at 1.32 µg/L) and SV3 (1,3,5-Trimethylbenzene at 0.042 µg/L). All of the probes collected proximate to the fueling islands (SV5 - SV8) contained TPHg concentrations ranging from 0.3 to 117 µg/L. Probes SV7 & SV8 contained Naphthalene at concentrations ranging from 0.36 to 1.01 µg/L, probe SV8 contained 0.36 µg/L of 4-Isopropyltoluene and 1.84 µg/L of 1,3,5-Trimethylbenzene.

**-Table 1-**  
Soil Vapor Survey Results  
150 Newport Center Drive, Newport Beach, California  
January 14, 2014  
(Concentrations shown are µg/L)

Probe	Depth	TMB	Naphthalene	IPT	TPHg
Screening Level		8.67	2.8	na	na
SV1	18”	nd	nd	nd	1.32
SV2	18”	nd	nd	nd	nd
SV3	18”	0.042	nd	nd	nd
SV4	18”	nd	nd	nd	nd
SV5	18”	nd	nd	nd	0.300
SV6	18”	nd	nd	nd	1.60
SV7	18”	nd	0.36	nd	6.20
SV8	18”	1.84	1.01	0.262	117

nd = not detected, TMB - 1,3,5-Trimethylbenzene, IPT - 4-Isopropyltoluene, TPHg – Total Petroleum Hydrocarbons as gasoline, screening levels from DTSC, April 2019, SFRWQCB, January 2019, or EPA November 2017.

1,3,5-Trimethylbenzene is a laboratory solvent and a product of incomplete combustion of fuel; naphthalene is a constituent of hydrocarbon oil products and its distillates (oil, diesel and to a lesser extent gasoline) and it is produced naturally by certain flora, fauna and fungi; 4-Isopropyltoluene (p-Cymene) is a naturally occurring aromatic organic compound commonly found in essential oils like cumin and thyme. TPHg is the mass of the aliphatic chain hydrocarbons in the gasoline range (C4-C10). Table 1 provides the current screening levels for the compounds identified and none of the compound concentrations exceeded their respective screening level.

In 2003, the tanks and piping for the gas station were replaced/upgraded to a double wall protected system with leak detection. Fero received and reviewed an, *Underground Storage Tank Monitoring System Certification Form* certifying the monitoring system for the tanks and the fueling system at the Site dated February 14, 2020. The certification expiration date was listed as 12/9/2020 with monitoring system training and certification for Veeder Root system was listed as 1/24/2020. Section IV Comments of the form indicated, "Tested all components. All Components passed." The system was operating properly with no leaks. A copy of the certification form is attached. The fueling system at the Site does not represent a significant environmental threat to the Site.

### Potential Area Impacts

In an effort to determine whether any sites in the area of the subject Site presented a potential environmental threat to the Site, Fero accessed the Regional Water Quality Control Board's, Geotracker<sup>1</sup>, environmental information repository and the California EPA Department of Toxic Substances Control's, Envirostor<sup>2</sup>, environmental information repository. These repositories provide information related to any sites around the Site which are of environmental significance including, Federal Superfund, State Response, Voluntary Cleanup, LUST, UST, etc. No sites with environmental concerns were identified within ¼ mile (1320') of the Site on either repository. The nearest site of interest was the Newport Center Cleaners (SLT8R0803963), a closed "Cleanup Program Site" located approximately 1,800' northeast of the Site. The closest "active" site is the Mobil #18-PLR (T0605942769) which is a leaky underground storage tank ("LUST") site undergoing remediation. It is located lateral to the Site with respect to groundwater flow. None of the area sites represent a significant environmental threat to the Site.

Should you have any questions or comments regarding this investigation report, please contact the undersigned at (714) 256-2737.

Respectfully,  
Fero Environmental Engineering, Inc.

  
Rick L. Fero, P.E.  
President



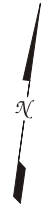
RLF: slf  
[909SiteScreening]

<sup>1</sup>

<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=150+newport+center+drive%2C+newport+beach>

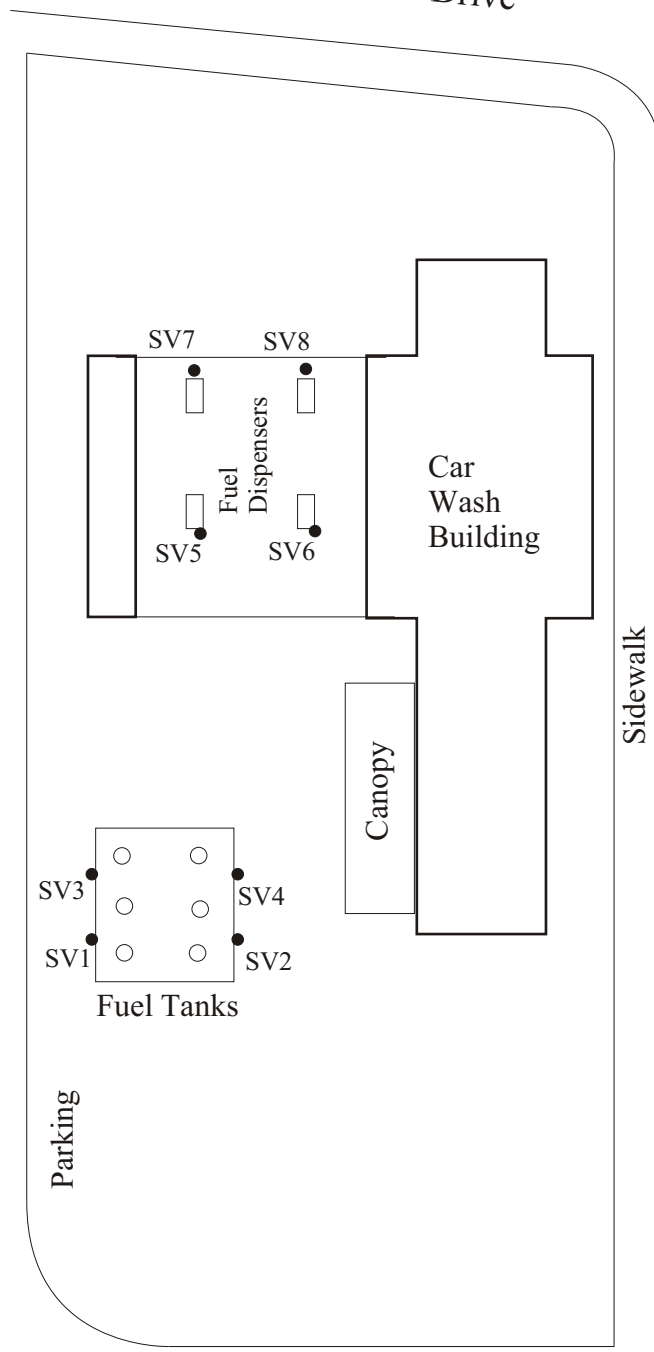
<sup>2</sup> <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=150+Newport+Center+Drive%2C+Newport+Beach>

Newport Center Drive



1" = 50'

Parking Area  
(adjacent buildings)



Sidewalk

Anacapa Drive

Canopy

Car Wash Building

SV7 SV8  
SV5 SV6  
Fuel Dispensers

SV3 SV4  
SV1 SV2  
Fuel Tanks

Parking

Driveway

Legend

- - Subslab Vapor Probe Locations



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**Site Map**

Beacon Bay Auto Wash  
150 Newport Center Drive, Newport Beach, CA

Map Source: Google Earth aerial photo underlay

Attachment A

UST Monitoring System Certification Form

**UNDERGROUND STORAGE TANK  
MONITORING SYSTEM CERTIFICATION FORM (Page 1 of 6)**

This form must be used to document testing and servicing of underground storage tank (UST) monitoring equipment. A copy of this form must be provided to the UST owner or operator. The owner or operator must submit a copy of this form to the local agency regulating the USTs within 30 days of the date of the monitoring system certification.

**I. FACILITY INFORMATION**

CERS ID 10506070	Date of Monitoring System Certification 2/14/2020	
Business Name (Same as Facility Name or DBA-Doing Business As) Newport Beach Carwash		Building #
Business Site Address 150 Newport Center	City Newport Beach	ZIP Code 92660

**II. UNDERGROUND STORAGE TANK SERVICE TECHNICIAN INFORMATION**

Name of Company Performing the Certification PCET, Inc.	Phone # (760) 421-0400
Mailing Address 3720 Oceanic Way, Suite 205 Oceanside, CA 92056	

Name of UST Service Technician Performing the Certification (Print as shown on the ICC Certification)

Aaron Celiceo

Contractor / Tank Tester License # 936250	ICC Certification # 8035367	ICC Certification Expiration Date 12/9/2020
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Monitoring System Training and Certifications (List all applicable certifications.)	Expiration Date
Veeder Root	1/24/2022

**III. RESULTS OF TESTING / SERVICING**

Indicate and attach the following reports if the monitoring equipment is capable of generating either.	Y	N	NA
<input checked="" type="checkbox"/> Monitoring System Set-up			
<input checked="" type="checkbox"/> Alarm History Report			
Was any monitoring equipment replaced? (If "Yes," identify the specific devices replaced and list the manufacturer and model for all replacement parts in section IV below.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was damage, debris, or liquid found inside any secondary containment systems? (If "Yes," describe what was found in section IV below.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is all monitoring equipment operational per manufacturer's specifications? (If "No," describe why in section IV below.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IV. COMMENTS**

If directed to use this section, describe how and when the issues were or will be corrected.

Tested all components. All Components passed.

**V. CERTIFICATION BY UST SERVICE TECHNICIAN CONDUCTING THIS TESTING**

I hereby certify that the equipment identified in this document was inspected/serviced in accordance with California Code of Regulations, Title 23, Division 3, Chapter 16, Section 2638 and all information contained herein is true and accurate. Attached to this certification is information (e.g., manufacturers' checklists, monitoring system set-up, alarm history report, etc.) necessary to verify that this information and the site plan showing the layout of UST system is complete and accurate.

UST Service Technician Signature



**UNDERGROUND STORAGE TANK  
MONITORING SYSTEM CERTIFICATION FORM (Page 2 of 6)**

**VI. INVENTORY OF EQUIPMENT CERTIFIED**

*A separate Monitoring System Certification Form must be prepared for each monitoring system control panel.*

Make of Monitoring System Control Panel <b>Veeder Root</b>	Model of Monitoring System Control Panel <b>TLS 350</b>	Software Version Installed <b>346329-100-B</b>
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**Check the appropriate boxes to indicate specific equipment inspected/serviced.**

Monitoring Device Used	Device Model #	Monitoring Device Used	Device Model #
<b>TANK ID:</b> <i>(By tank number, stored product, etc.)</i> <b>87 Master</b>		<b>TANK ID:</b> <i>(By tank number, stored product, etc.)</i> <b>87 Slave</b>	
<input type="checkbox"/> In-Tank Gauging (SW Tank)		<input type="checkbox"/> In-Tank Gauging (SW Tank)	
<input checked="" type="checkbox"/> Annular Space or Vault Sensor	<b>420</b>	<input checked="" type="checkbox"/> Annular Space or Vault Sensor	<b>420</b>
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>Product Piping</b>		<b>Product Piping</b>	
<input checked="" type="checkbox"/> Mechanical LLD	<b>VMI LD2000</b>	<input type="checkbox"/> Mechanical LLD	
<input type="checkbox"/> Electronic LLD		<input type="checkbox"/> Electronic LLD	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
<b>Fill Piping</b>		<b>Fill Piping</b>	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
<b>Vent Piping</b>		<b>Vent Piping</b>	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
<b>Vapor Recovery Piping</b>		<b>Vapor Recovery Piping</b>	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
Monitoring Device Used	Device Model #	Monitoring Device Used	Device Model #
<b>TANK ID:</b> <i>(By tank number, stored product, etc.)</i> <b>91</b>		<b>TANK ID:</b> <i>(By tank number, stored product, etc.)</i>	
<input type="checkbox"/> In-Tank Gauging (SW Tank)		<input type="checkbox"/> In-Tank Gauging (SW Tank)	
<input checked="" type="checkbox"/> Annular Space or Vault Sensor	<b>420</b>	<input type="checkbox"/> Annular Space or Vault Sensor	
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>Product Piping</b>		<b>Product Piping</b>	
<input checked="" type="checkbox"/> Mechanical LLD	<b>VMI LD2000</b>	<input type="checkbox"/> Mechanical LLD	
<input type="checkbox"/> Electronic LLD		<input type="checkbox"/> Electronic LLD	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input type="checkbox"/> Sump Sensor	
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
<b>Fill Piping</b>		<b>Fill Piping</b>	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input type="checkbox"/> Sump Sensor	
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
<b>Vent Piping</b>		<b>Vent Piping</b>	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input type="checkbox"/> Sump Sensor	
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	
<b>Vapor Recovery Piping</b>		<b>Vapor Recovery Piping</b>	
<input type="checkbox"/> VPH Sensor (Piping)		<input type="checkbox"/> VPH Sensor (Piping)	
<input checked="" type="checkbox"/> Sump Sensor	<b>208</b>	<input type="checkbox"/> Sump Sensor	
<input type="checkbox"/> VPH Sensor (Sump)		<input type="checkbox"/> VPH Sensor (Sump)	

ID = Identification, SW = Single-Walled, VPH = Vacuum/Pressure/Hydrostatic, LLD = Line Leak Detector



**UNDERGROUND STORAGE TANK  
MONITORING SYSTEM CERTIFICATION FORM (Page 3 of 6)**

Monitoring Device Used	Device Model #	Monitoring Device Used	Device Model #
<b>VENT / TRANSITION SUMP ID:</b>		<b>VENT / TRANSITION SUMP ID:</b>	
<input type="checkbox"/> Sump Sensor		<input type="checkbox"/> Sump Sensor	
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>UDC ID: 1/2</b>		<b>UDC ID: 3/4</b>	
<input checked="" type="checkbox"/> Electronic Sensor	208	<input checked="" type="checkbox"/> Electronic Sensor	208
<input type="checkbox"/> Mechanical Device		<input type="checkbox"/> Mechanical Device	
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>UDC ID: 5/6</b>		<b>UDC ID: 7/8</b>	
<input checked="" type="checkbox"/> Electronic Sensor	208	<input checked="" type="checkbox"/> Electronic Sensor	208
<input type="checkbox"/> Mechanical Device		<input type="checkbox"/> Mechanical Device	
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>UDC ID:</b>		<b>UDC ID:</b>	
<input type="checkbox"/> Electronic Sensor		<input type="checkbox"/> Electronic Sensor	
<input type="checkbox"/> Mechanical Device		<input type="checkbox"/> Mechanical Device	
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>UDC ID:</b>		<b>UDC ID:</b>	
<input type="checkbox"/> Electronic Sensor		<input type="checkbox"/> Electronic Sensor	
<input type="checkbox"/> Mechanical Device		<input type="checkbox"/> Mechanical Device	
<input type="checkbox"/> VPH Sensor		<input type="checkbox"/> VPH Sensor	
<b>Other Monitored Component ID:</b>		<b>Other Monitored Component ID:</b>	
<input type="checkbox"/> Other (Specify in section VII.)		<input type="checkbox"/> Other (Specify in section VII.)	
<b>Other Monitored Component ID:</b>		<b>Other Monitored Component ID:</b>	
<input type="checkbox"/> Other (Specify in section VII.)		<input type="checkbox"/> Other (Specify in section VII.)	
<b>Other Monitored Component ID:</b>		<b>Other Monitored Component ID:</b>	
<input type="checkbox"/> Other (Specify in section VII.)		<input type="checkbox"/> Other (Specify in section VII.)	

*Include information for every underground storage tank component monitored by this monitoring system control panel. If the monitoring system control panel monitors more components than this form accommodates, additional copies of these pages may be attached.*

**VII. COMMENTS**

*Use this section to provide additional comments about the inventory of the equipment certified.*

**UNDERGROUND STORAGE TANK  
MONITORING SYSTEM CERTIFICATION FORM (Page 4 of 6)**

**VIII. MONITORING SYSTEM AND PROGRAMMING**

<i><b>This section must be completed if a monitoring panel is used to perform leak detection monitoring.</b></i>	Y	N	NA
Are the visual and audible alarms operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were all sensors visually inspected for kinks and breaks in the cables and for residual buildup to ensure that floats move freely, functionally tested, and confirmed operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were all sensors installed at lowest point of secondary containment and positioned so that other equipment will not interfere with their proper operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was monitoring system set-up reviewed to ensure proper settings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the monitoring panel's backup battery visually inspected, functionally tested, and confirmed operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the flow of fuel stop at the dispenser if a leak is detected in the under-dispenser containment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the turbine automatically shut down if the piping secondary containment monitoring system fails to operate or is electrically disconnected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the turbine automatically shut down if the piping secondary containment monitoring system detects a leak?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Which sensors initiate positive shut down? (Check all that apply.) <input checked="" type="checkbox"/> Sump <input checked="" type="checkbox"/> Under-Dispenser Containment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If alarms are relayed to a remote monitoring station, is all communications equipment (e.g., modem) operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***For any answer of "N" above, describe in Section IX how and when these deficiencies were or will be corrected.***

**IX. COMMENTS**

**X. IN-TANK GAUGING TESTING**

<input checked="" type="checkbox"/> Check this box if tank gauging is used only for inventory control. (Do not complete this section.)	Y	N	NA
<input type="checkbox"/> Check this box if NO tank gauging equipment is installed. (Do not complete this section.)			
<i><b>This section must be completed if in-tank gauging is used to perform leak detection monitoring.</b></i>			
Has all input wiring been inspected for kinks and breaks in the cables and for proper entry and termination, including testing for ground faults?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were all in-tank gauging probes visually inspected for damage and residue buildup to ensure that floats move freely, functionally tested, and confirmed operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was accuracy of system's product level readings tested?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was accuracy of system's water level readings tested?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were all probes reinstalled properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were all items on the equipment manufacturer's maintenance checklist completed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***For any answer of "N" above, describe in Section XI how and when these deficiencies were or will be corrected.***

**XI. COMMENTS**

**UNDERGROUND STORAGE TANK  
MONITORING SYSTEM CERTIFICATION FORM (Page 5 of 6)**

**XII. LINE LEAK DETECTOR TESTING**

<input type="checkbox"/> Check this box if line leak detectors (LLD) are NOT installed. (Do not complete this section.)	<b>Y</b>	<b>N</b>	<b>NA</b>
<b>This section must be completed if LLDs are installed.</b>			
Was a leak simulated to verify LLD performance? (Check all that apply.) Simulated leak rate verified: <input checked="" type="checkbox"/> 3 GPH <input type="checkbox"/> 0.1 GPH <input type="checkbox"/> 0.2 GPH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the testing apparatus properly calibrated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For emergency generator tank systems, does the LLD create an audible and visual alarm when a leak is detected?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
For mechanical LLDs, does the LLD restrict the flow through the pipe when a leak is detected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For electronic LLDs, does the turbine automatically shut off when a leak is detected?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system is disabled or disconnected?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
For electronic LLDs, does the turbine automatically shut off if any portion of the monitoring system malfunctions or fails a test?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
For electronic LLDs, have all accessible wiring connections been visually inspected for kinks and breaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Were all items on the equipment manufacturer's maintenance checklist completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were all LLDs confirmed operational within regulatory requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For any answer of "N" above, describe in Section XIII how and when these issues were or will be corrected.</b>			

**XIII. COMMENTS**

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**XIV. VACUUM / PRESSURE / HYDROSTATIC MONITORING EQUIPMENT TESTING**

<input checked="" type="checkbox"/> Check this box if VPH monitoring is NOT used. (Do not complete this section.)																																																																												
<b>This section must be completed if VPH monitoring is used to perform leak detection monitoring.</b>																																																																												
System Type (Mark all that apply.) <input type="checkbox"/> Vacuum <input type="checkbox"/> Pressure <input type="checkbox"/> Hydrostatic																																																																												
<table border="1"> <thead> <tr> <th>Sensor ID</th> <th>Component(S) Monitored By This Sensor</th> <th>Sensor Functionality Test</th> <th>Interstitial Communication Test</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td></tr> <tr><td> </td><td> </td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td></tr> <tr><td> </td><td> </td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td></tr> <tr><td> </td><td> </td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td></tr> <tr><td> </td><td> </td><td><input type="checkbox"/> Pass   <input type="checkbox"/> Fail</td><td><input type="checkbox"/> 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		<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail																																																																									
How was interstitial communication verified? <input type="checkbox"/> Simulated Leak at Far Ends of the Interstitial Space <input type="checkbox"/> Visual Inspection <input type="checkbox"/> Other (Describe the method in section XV below.) <input type="checkbox"/> Gauge																																																																												
Was the vacuum or pressure restored to operating levels in all interstitial spaces? <input type="checkbox"/> Yes <input type="checkbox"/> No (Describe the reason in section XV below.)																																																																												
<b>For any answer of "Fail" above, describe in Section XV how and when these issues were or will be corrected.</b>																																																																												

**XV. COMMENTS**

--

GPH = Gallons Per Hour, Y = Yes, N = No, NA = Not Applicable, VPH = Vacuum/Pressure/Hydrostatic, ID = Identification

**UNDERGROUND STORAGE TANK  
MONITORING SYSTEM CERTIFICATION FORM (Page 6 of 6)**

**XVI. MONITORING SITE PLAN**

Date site map was prepared: **2/14/2020**

*If you already have a site plan that shows all required information, you may include it, rather than this page, with your Monitoring System Certification Form. The site plan must show the general layout of tanks and piping and clearly identify locations of the following equipment, if installed: 1) monitoring system control panels; 2) in-tank liquid level probes (if used for leak detection); 3) devices monitoring tank annular spaces or vault; 4) devices monitoring product piping; 5) devices monitoring fill piping; 6) devices monitoring vent piping; 7) devices monitoring vapor recovery piping; 8) devices monitoring vent/transition sumps; 9) devices monitoring under-dispenser containment; 10) line leak detectors; and 11) devices monitoring any other secondary containment areas.*

Veeder Root

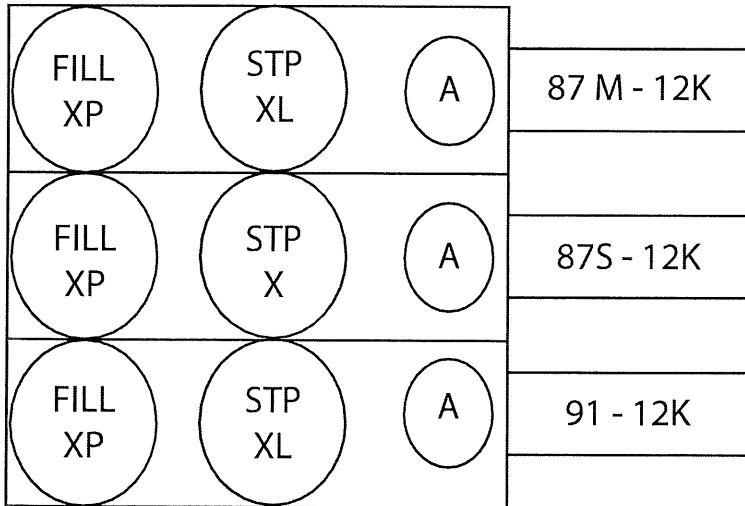
3/4  
X

7/8  
X

[ ]

1/2  
X

5/6  
X



**KEY**

- X - 208 Liquid Sensor
- A - 420 Annular Sensor
- L - MLLD
- P - Probe

**UNDERGROUND STORAGE TANK  
SPILL CONTAINER TESTING REPORT FORM (Page 1 of 1)**

Type of Action       Installation Test       Repair Test       12 Month Test

**I. FACILITY INFORMATION**

CERS ID      10506070      Date of Spill Container Test      2/14/2020

Business Name (Same as Facility Name or DBA-Doing Business As)  
**Newport Beach Carwash**

Business Site Address      City      ZIP Code  
**150 Newport Center      Newport Beach      92660**

**II. UNDERGROUND STORAGE TANK SERVICE TECHNICIAN INFORMATION**

Name of UST Service Technician Performing the Test (Print as shown on the ICC Certification.)      Phone #  
**Aaron Celiceo      (760) 421-0400**

Contractor / Tank Tester License #      ICC Certification #      ICC Certification Expiration Date  
**936250      8035367      12/9/2020**

Spill Container Testing Training and Certifications (List applicable certifications.)

**III. SPILL CONTAINER TESTING INFORMATION**

Test Method Used:       Manufacturer Guidelines (Specify):  
 Industry Code or Engineering Standard (Specify): **PEI RP1200 / LG-166**  
 Engineered Method (Specify):

**Attach the testing procedures and all documentation required to determine the results.**      # of Attached Pages

TANK ID: (By tank number, stored product, etc.)	87 M	87 S	91	
Spill Container Manufacturer:	OPW	OPW	OPW	
Method of Cathodic Protection:	<input type="checkbox"/> Non-Metallic <input checked="" type="checkbox"/> Isolation <input type="checkbox"/> Other (Specify in V.)	<input type="checkbox"/> Non-Metallic <input checked="" type="checkbox"/> Isolation <input type="checkbox"/> Other (Specify in V.)	<input type="checkbox"/> Non-Metallic <input checked="" type="checkbox"/> Isolation <input type="checkbox"/> Other (Specify in V.)	<input type="checkbox"/> Non-Metallic <input type="checkbox"/> Isolation <input type="checkbox"/> Other (Specify in V.)
Inside Diameter of Spill Container: (Inches)	12	12	12	
Depth of Spill Container: (Inches)	13	13	13	
Does the spill container have a 5 gallon capacity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Method to Keep Spill Container Empty:	<input checked="" type="checkbox"/> Drain Valve <input type="checkbox"/> Onsite Pump <input type="checkbox"/> Other (Specify in V.)	<input checked="" type="checkbox"/> Drain Valve <input type="checkbox"/> Onsite Pump <input type="checkbox"/> Other (Specify in V.)	<input checked="" type="checkbox"/> Drain Valve <input type="checkbox"/> Onsite Pump <input type="checkbox"/> Other (Specify in V.)	<input type="checkbox"/> Drain Valve <input type="checkbox"/> Onsite Pump <input type="checkbox"/> Other (Specify in V.)

**IV. SUMMARY OF TESTING RESULTS**

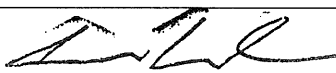
Spill Container Test Results:       Pass     Fail       Pass     Fail       Pass     Fail       Pass     Fail

**V. COMMENTS**

Any items marked "Fail" above must be explained in this section. Any additional comments may also be provided here.

**VI. CERTIFICATION BY UST SERVICE TECHNICIAN CONDUCTING THIS TESTING**

I hereby certify that the spill containers were tested in accordance with California Code of Regulations, Title 23, Division 3, Chapter 16, Section 2637.1 and all the information contained herein is accurate.

UST Service Technician Signature      

**If the facility has more components than this form accommodates, additional copies of this page may be attached.**

NEWPORT BCH CARWASH  
150 NEWPORT CENTER  
NEWPORT BEACH, CA.

FEB 14. 2020 11:02 AM

SYSTEM STATUS REPORT  
-----  
ALL FUNCTIONS NORMAL

SYSTEM SETUP

FEB 14. 2020 11:02 AM

SYSTEM UNITS  
U.S.  
SYSTEM LANGUAGE  
ENGLISH  
SYSTEM DATE/TIME FORMAT  
MON DD YYYY HH:MM:SS XM

NEWPORT BCH CARWASH  
150 NEWPORT CENTER  
NEWPORT BEACH, CA.

SHIFT TIME 1 : 7:00 AM  
SHIFT TIME 2 : DISABLED  
SHIFT TIME 3 : DISABLED  
SHIFT TIME 4 : DISABLED

TANK PER TST NEEDED WRN  
DISABLED  
TANK ANN TST NEEDED WRN  
DISABLED

LINE RE-ENABLE METHOD  
PASS LINE TEST

LINE PER TST NEEDED WRN  
DISABLED  
LINE ANN TST NEEDED WRN  
DISABLED

PRINT TO VOLUMES  
ENABLED

TEMP COMPENSATION  
VALUE (DEG F) : 60.0  
STICK HEIGHT OFFSET  
DISABLED  
ULLAGE: 90%

H-PROTOCOL DATA FORMAT  
HEIGHT  
DAYLIGHT SAVING TIME  
ENABLED  
START DATE  
APR WEEK 1 SUN  
START TIME  
2:00 AM  
END DATE  
OCT WEEK 6 SUN  
END TIME  
2:00 AM

RE-DIRECT LOCAL PRINTOUT  
DISABLED

EURO PROTOCOL PREFIX  
S

SYSTEM SECURITY  
CODE : 00000

MAINTENANCE HISTORY  
DISABLED

TANK CHART SECURITY  
DISABLED

CUSTOM ALARMS  
DISABLED

SERVICE NOTICE  
DISABLED

ISO 3166 COUNTRY  
CODE:

MASS/DENSITY  
DISABLED

COMMUNICATIONS SETUP

PORT SETTINGS:

COMM BOARD : 5 (RS-485)  
BAUD RATE : 2400  
PARITY : EVEN  
STOP BIT : 1 STOP  
DATA LENGTH: 7 DATA  
RS-232 SECURITY  
CODE : DISABLED

COMM BOARD : 6 (RS-232)  
BAUD RATE : 1200  
PARITY : ODD  
STOP BIT : 1 STOP  
DATA LENGTH: 7 DATA  
RS-232 SECURITY  
CODE : DISABLED

AUTO TRANSMIT SETTINGS:

AUTO LEAK ALARM LIMIT  
DISABLED  
AUTO HIGH WATER LIMIT  
DISABLED  
AUTO OVERFILL LIMIT  
DISABLED  
AUTO LOW PRODUCT  
DISABLED  
AUTO THEFT LIMIT

DISABLED  
AUTO DELIVERY START  
DISABLED  
AUTO DELIVERY END  
DISABLED  
AUTO EXTERNAL INPUT ON  
DISABLED  
AUTO EXTERNAL INPUT OFF  
DISABLED  
AUTO SENSOR FUEL ALARM  
DISABLED  
AUTO SENSOR WATER ALARM  
DISABLED  
AUTO SENSOR OUT ALARM  
DISABLED

RS-232 END OF MESSAGE  
DISABLED

IN-TANK SETUP

T 1:PREMIUM 91  
PRODUCT CODE : 1  
THERMAL COEFF : .000700  
TANK DIAMETER : 111.50  
TANK PROFILE : 1 PT  
FULL VOL : 12068

FLOAT SIZE: 4.0 IN.

WATER WARNING : 1.0  
HIGH WATER LIMIT: 2.0

MAX OR LABEL VOL: 12023  
OVERFILL LIMIT : 90%  
10820  
HIGH PRODUCT : 95%  
11421  
DELIVERY LIMIT : 14%  
1689

LOW PRODUCT : 500  
LEAK ALARM LIMIT: 15  
SUDDEN LOSS LIMIT: 99  
TANK TILT : 1.77  
PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS  
T#: NONE  
LINE MANIFOLDED TANKS  
T#: NONE

LEAK MIN PERIODIC: 0%  
0

LEAK MIN ANNUAL : 0%  
0

PERIODIC TEST TYPE  
STANDARD

ANNUAL TEST FAIL  
ALARM DISABLED  
PERIODIC TEST FAIL  
ALARM DISABLED  
GROSS TEST FAIL  
ALARM DISABLED  
ANN TEST AVERAGING: OFF  
PER TEST AVERAGING: OFF  
TANK TEST NOTIFY: OFF  
TNK TST SIPHON BREAK:OFF  
DELIVERY DELAY : 3 MIN  
PUMP THRESHOLD : 10.00%

T 2:REGULAR 87 PRIMARY  
PRODUCT CODE : 2  
THERMAL COEFF :.000700  
TANK DIAMETER : 111.50  
TANK PROFILE : 1 PT  
FULL VOL : 12068

FLOAT SIZE: 4.0 IN.

WATER WARNING : 1.0  
HIGH WATER LIMIT: 2.0

MAX OR LABEL VOL: 12023  
OVERFILL LIMIT : 90%  
: 10820  
HIGH PRODUCT : 95%  
: 11421  
DELIVERY LIMIT : 14%  
: 1689

LOW PRODUCT : 500  
LEAK ALARM LIMIT: 15  
SUDDEN LOSS LIMIT: 99  
TANK TILT : 0.68  
PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS  
T#: NONE  
LINE MANIFOLDED TANKS  
T#: NONE

LEAK MIN PERIODIC: 0%  
: 0  
LEAK MIN ANNUAL : 0%  
: 0

PERIODIC TEST TYPE  
STANDARD

ANNUAL TEST FAIL  
ALARM DISABLED

PERIODIC TEST FAIL  
ALARM DISABLED

GROSS TEST FAIL  
ALARM DISABLED

ANN TEST AVERAGING: OFF  
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 3 MIN  
PUMP THRESHOLD : 10.00%

T 3:REGULAR 87 SYPHON  
PRODUCT CODE : 3  
THERMAL COEFF :.000700  
TANK DIAMETER : 111.50  
TANK PROFILE : 1 PT  
FULL VOL : 12068

FLOAT SIZE: 4.0 IN.

WATER WARNING : 1.0  
HIGH WATER LIMIT: 2.0

MAX OR LABEL VOL: 12023  
OVERFILL LIMIT : 90%  
: 10820  
HIGH PRODUCT : 95%  
: 11421  
DELIVERY LIMIT : 14%  
: 1689

LOW PRODUCT : 500  
LEAK ALARM LIMIT: 15  
SUDDEN LOSS LIMIT: 99  
TANK TILT : 0.15  
PROBE OFFSET : 0.00

SIPHON MANIFOLDED TANKS  
T#: NONE  
LINE MANIFOLDED TANKS  
T#: NONE

LEAK MIN PERIODIC: 0%  
: 0  
LEAK MIN ANNUAL : 0%  
: 0

PERIODIC TEST TYPE  
STANDARD

ANNUAL TEST FAIL  
ALARM DISABLED

PERIODIC TEST FAIL  
ALARM DISABLED

GROSS TEST FAIL  
ALARM DISABLED

ANN TEST AVERAGING: OFF  
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 3 MIN  
PUMP THRESHOLD : 10.00%

LEAK TEST METHOD

TEST ON DATE : ALL TANK  
JAN 29, 2009  
START TIME : DISABLED  
TEST RATE :0.20 GAL/HR  
DURATION : 2 HOURS

TST EARLY STOP:DISABLED

LEAK TEST REPORT FORMAT  
NORMAL

LIQUID SENSOR SETUP

L 1:UDC 1-2  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 2:UDC 3-4  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 3:UDC 5-6  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 4:UDC 7-8  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 5:91 ANN  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 6:91 STP  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 7:91 FILL  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L 8:87 M ANN  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L10:87 M FILL  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L11:87 S ANN  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L12:87 S STP  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L13:87 S FILL  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

L16:87 M STP  
TRI-STATE (SINGLE FLOAT)  
CATEGORY : OTHER SENSORS

OUTPUT RELAY SETUP  
-----

R 1:87 SHUTDOWN  
TYPE:  
STANDARD  
NORMALLY CLOSED

IN-TANK ALARMS  
T 1:HIGH WATER ALARM  
T 3:HIGH WATER ALARM  
T 1:LOW PRODUCT ALARM  
T 3:LOW PRODUCT ALARM

LIQUID SENSOR ALMS  
ALL:FUEL ALARM  
ALL:SENSOR OUT ALARM  
ALL:SHORT ALARM

PMC ALARMS  
VP EMISSIONS FAIL  
VP PRESSURE FAIL  
VP DUTY CYCLE FAIL  
PMC SETUP FAIL

R 2:91 SHUTDOWN  
TYPE:  
STANDARD  
NORMALLY CLOSED

IN-TANK ALARMS  
T 2:HIGH WATER ALARM  
T 2:LOW PRODUCT ALARM

LIQUID SENSOR ALMS  
ALL:FUEL ALARM  
ALL:SENSOR OUT ALARM  
ALL:SHORT ALARM

PMC ALARMS  
VP EMISSIONS FAIL  
VP PRESSURE FAIL  
VP DUTY CYCLE FAIL  
PMC SETUP FAIL

R 4:OVERFILL  
TYPE:  
STANDARD  
NORMALLY OPEN

IN-TANK ALARMS  
ALL:OVERFILL ALARM

SMARTSENSOR SETUP  
-----

S 1:CCVP  
CATEGORY VAPOR VALVE

S 2:VPS  
CATEGORY VAPOR PRESSURE

S 8:ATMP  
CATEGORY ATM P SENSOR

PMC SETUP

PMC VERSION: 01.02

VAPOR PROCESSOR TYPE  
VEEDER-ROOT POLISHER

ANALYSIS TIMES  
TIME: 11:59 PM  
DELAY MINUTES: 1

SOFTWARE REVISION LEVEL  
VERSION 329.01  
SOFTWARE# 346329-100-B  
CREATED - 09.01.29.15.44

S-MODULE# 330160-002-A  
SYSTEM FEATURES:  
PERIODIC IN-TANK TESTS  
ANNUAL IN-TANK TESTS  
CSLD

ALARM HISTORY REPORT

----- SENSOR ALARM -----

L 1:UDC 1-2  
OTHER SENSORS  
FUEL ALARM  
FEB 14, 2020 10:42 AM

FUEL ALARM  
FEB 14, 2020 10:27 AM

SENSOR OUT ALARM  
FEB 14, 2020 10:18 AM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----

L 2:UDC 3-4  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14, 2020 10:18 AM

FUEL ALARM  
FEB 14, 2020 10:15 AM

FUEL ALARM  
FEB 8, 2019 9:36 AM



ALARM HISTORY REPORT  
----- SENSOR ALARM -----  
L 3:UDC 5-6  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:18 AM  
  
FUEL ALARM  
FEB 14. 2020 10:14 AM  
  
FUEL ALARM  
FEB 8. 2019 9:34 AM

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 4:UDC 7-8  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:18 AM  
  
FUEL ALARM  
FEB 14. 2020 10:15 AM  
  
FUEL ALARM  
FEB 8. 2019 9:33 AM

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 5:91 ANN  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:18 AM  
  
FUEL ALARM  
FEB 14. 2020 9:19 AM  
  
FUEL ALARM  
FEB 8. 2019 9:39 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 6:91 STP  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:18 AM  
  
FUEL ALARM  
FEB 14. 2020 10:12 AM  
  
SETUP DATA WARNING  
FEB 14. 2020 8:06 AM

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 7:91 FILL  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:19 AM  
  
FUEL ALARM  
FEB 14. 2020 9:21 AM  
  
SETUP DATA WARNING  
FEB 14. 2020 8:06 AM

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 8:87 M ANN  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:19 AM  
  
FUEL ALARM  
FEB 14. 2020 9:19 AM  
  
SENSOR OUT ALARM  
FEB 14. 2020 8:09 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L10:87 M FILL  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:17 AM  
  
FUEL ALARM  
FEB 14. 2020 9:21 AM  
  
FUEL ALARM  
FEB 8. 2019 9:41 AM

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L11:87 S ANN  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:19 AM  
  
FUEL ALARM  
FEB 14. 2020 9:18 AM  
  
SENSOR OUT ALARM  
FEB 14. 2020 8:24 AM

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L12:87 S STP  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 10:18 AM  
  
FUEL ALARM  
FEB 14. 2020 10:11 AM  
  
FUEL ALARM  
FEB 8. 2019 9:31 AM

NEWPORT BCH CARMASH  
150 NEWPORT CENTER  
NEWPORT BEACH, CA.

\* \* \* \* \* END \* \* \* \* \*

FEB 14, 2020 8:14 AM

SYSTEM STATUS REPORT  
-----  
ALL FUNCTIONS NORMAL

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 3:UDC 5-6  
OTHER SENSORS  
FUEL ALARM  
FEB 8, 2019 9:34 AM  
  
SENSOR OUT ALARM  
FEB 8, 2019 9:29 AM  
  
SENSOR OUT ALARM  
FEB 6, 2018 1:41 PM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L13:87 S FILL  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14, 2020 10:18 AM  
  
FUEL ALARM  
FEB 14, 2020 9:20 AM  
  
FUEL ALARM  
FEB 14, 2020 8:10 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 1:UDC 1-2  
OTHER SENSORS  
SETUP DATA WARNING  
FEB 14, 2020 8:06 AM  
  
FUEL ALARM  
FEB 8, 2019 10:07 AM  
  
FUEL ALARM  
FEB 8, 2019 9:46 AM

\* \* \* \* \* END \* \* \* \* \*

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 4:UDC 7-8  
OTHER SENSORS  
FUEL ALARM  
FEB 8, 2019 9:33 AM  
  
SENSOR OUT ALARM  
FEB 8, 2019 9:29 AM  
  
SENSOR OUT ALARM  
FEB 6, 2018 1:41 PM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L16:87 M STP  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14, 2020 10:18 AM  
  
FUEL ALARM  
FEB 14, 2020 10:11 AM  
  
FUEL ALARM  
FEB 14, 2020 9:23 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 2:UDC 3-4  
OTHER SENSORS  
FUEL ALARM  
FEB 8, 2019 9:36 AM  
  
SENSOR OUT ALARM  
FEB 8, 2019 9:29 AM  
  
FUEL ALARM  
FEB 6, 2018 1:37 PM

\* \* \* \* \* END \* \* \* \* \*

\* \* \* \* \* END \* \* \* \* \*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 5:91 ANN  
OTHER SENSORS  
FUEL ALARM  
FEB 8, 2019 9:39 AM  
  
SENSOR OUT ALARM  
FEB 8, 2019 9:29 AM

FUEL ALARM  
FEB 6. 2018 1:42 PM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 6:91 STP  
OTHER SENSORS  
SETUP DATA WARNING  
FEB 14. 2020 8:06 AM

FUEL ALARM  
FEB 8. 2019 9:30 AM

SENSOR OUT ALARM  
FEB 8. 2019 9:29 AM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 7:91 FILL  
OTHER SENSORS  
SETUP DATA WARNING  
FEB 14. 2020 8:06 AM

FUEL ALARM  
FEB 8. 2019 9:40 AM

SENSOR OUT ALARM  
FEB 8. 2019 9:29 AM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L 8:87 M ANN  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 8:09 AM

SENSOR OUT ALARM  
OCT 7. 2019 10:53 AM

FUEL ALARM  
FEB 14. 2019 9:29 PM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L10:87 M FILL  
OTHER SENSORS  
FUEL ALARM  
FEB 8. 2019 9:41 AM

SENSOR OUT ALARM  
FEB 8. 2019 9:28 AM

FUEL ALARM  
FEB 6. 2018 1:53 PM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L11:87 S ANN  
OTHER SENSORS  
SENSOR OUT ALARM  
JAN 31. 2020 6:35 AM

SENSOR OUT ALARM  
JAN 17. 2020 1:43 AM

SENSOR OUT ALARM  
JAN 6. 2020 3:21 PM

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L12:87 S STP  
OTHER SENSORS  
FUEL ALARM  
FEB 8. 2019 9:31 AM

SENSOR OUT ALARM  
FEB 8. 2019 9:29 AM

FUEL ALARM  
FEB 6. 2018 1:49 PM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L13:87 S FILL  
OTHER SENSORS  
FUEL ALARM  
FEB 14. 2020 8:10 AM

FUEL ALARM  
FEB 9. 2020 8:54 AM

FUEL ALARM  
DEC 25. 2019 11:47 PM

\*\*\*\*\* END \*\*\*\*\*

ALARM HISTORY REPORT

----- SENSOR ALARM -----  
L16:87 M STP  
OTHER SENSORS  
SENSOR OUT ALARM  
FEB 14. 2020 8:08 AM

SENSOR OUT ALARM  
FEB 14. 2020 8:08 AM

SENSOR OUT ALARM  
FEB 14. 2020 8:07 AM

**FERO ENGINEERING**ENVIRONMENTAL ENGINEERING & CONSULTING

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January 15, 2014

Calmwater Capital 3, LLC  
c/o Mr. Tod Ridgeway  
Ridgeway Development Company  
2804 Lafayette Ave.  
Newport Beach, California 92663

Results of Phase II Subsurface Investigations at  
150 Newport Center Drive, Newport Beach, California

Dear Mr. Ridgeway:

The following report presents the results of a Phase II subsurface investigation consisting of a near surface soil gas survey conducted proximate to the fueling system at 150 Newport Center Drive in Newport Beach, California. Fero recently conducted a Phase I Environmental Assessment for the subject site ("Site") which identified low levels of residual fuel organics left in place after dispenser and piping were replaced on the Site. The local oversight agency ("LOA"), the Orange County Health Care Agency ("OCHCA"), determined the organics concentrations to be acceptable and that a cleanup case would not be opened. Based on the OCHCA conclusions, Fero recommended no further investigations, however a confirmation assessment was requested. The assessment is the subject of this report. Improvements on the Site consisted of a one-story carwash building with a paved parking area and a fueling area.

The only hazardous materials identified at the Site were two grades of gasoline contained in a fueling system which consisted of 3-12,000 gallon underground storage tanks ("USTs") and associated piping and dispensers. The fueling system is permitted through the OCHCA and the South Coast Air Quality Management District ("AQMD"). Fero reviewed the OCHCA UST file for the Site on October 29, 2013 as part of the referenced Phase I. The file indicated that the soils tested at the Site during removal of the original USTs in 1989 were "clean". When the dispensers and piping were replaced/upgraded in 2003, some residual Total Petroleum Hydrocarbons - gasoline ("TPHg") and Benzene, Toluene, Ethyl Benzene and Xylenes ("BTEX") were detected below two of the dispensers. The regulatory agency was not concerned with the concentrations detected and did not require any cleanup. The current fueling system has a continuous leak detections system and appears to be in compliance with the OCHCA. No auto repairs occur at the Site and no oil or anti-freeze are sold onsite. The carwash has a reclaimed water system with a three-stage "clarifier" that is permitted through the City of Newport Beach. The solids that settle out in the clarifier are pumped and disposed of as non-hazardous.

The primary potential compound of concern is the gasoline. Fero was retained to conduct a limited soil vapor survey in the area of the USTs and the fuel dispensers to confirm that the fueling system has not leaked and caused a significant impact to the Site.

### **Subsurface Investigations**

Fero conducted the soil vapor survey at the Site on January 7, 2014. The survey was conducted by installing sampling probes into the soil at 8 locations to a depth of 18". Soil vapor probes, SV1-SV4, were located around the underground storage tanks and soil vapor probes, SV5-SV8, were located proximate to the dispensers. The locations of the soil gas sampling points are indicated on Figure 1.

Fero installed the probes using a roto-hammer to drill through the concrete or asphalt pavement to 18" below grade. The depth was selected based on typical LOA requirements for concentration data used in risk screening for project sites with potential volatile organic compound ("VOC") impacts. The probes consisted of Teflon lined polyethylene tubing (1/4 inch) with approximately 6" of perforations at the tip which was inserted into the open annulus. A small amount of coarse sand was allowed to flow through the inside of the annulus to form a permeable sand pack around the perforated section of the probes at depth. The annulus above the sand pack was grouted with bentonite slurry formed in situ from hydrated granular bentonite.

Following an equilibration period of one week, Fero retained Jones Environmental, Inc. (Jones) to collect soil gas samples from each probe on January 14, 2014. Prior to the sampling process, the integrity of the sampling train was evaluated using a shut in test which involves drawing a vacuum on the system with all of the stopcocks open except the probe end. The vacuum, which is drawn on the system with a 125 cc sampling syringe, is measured using an inline vacuum gauge. If the system does not maintain a vacuum, adjustments are made to the valving and connections to prevent leaks. Jones was able to confirm the integrity of each sampling train and to collect samples from all of the probes. A purge test was conducted on probe SV8 in which 1, 3, and 10 volumes were removed from the probe and analyzed to determine the optimum remove volume to give representative concentrations in the soil profile surrounding the probe tip. One volume was determined to be optimum. A duplicate sample was collected from SV1. Each sample was injected directly into an onsite gas chromatograph/mass spectrophotometer ("GC/MS") for analysis using EPA Method 8260b. The results of the sampling are summarized in Table 1. Note that the data presented in Table 1 for probe SV8 are those measured in the sample collected after one purge volume. A copy of Jones' laboratory report is attached in Appendix A.

### **Conclusions**

As indicated in Table 1, only two samples collected proximate to the USTs contained VOCs above the GC/MS detection limits. They were collected from probes SV1 (TPHg at 1.32 µg/L) and SV3 (1,3,5-Trimethylbenzene at 0.042 µg/L). All of the probes collected proximate to the fueling islands (SV5 - SV8) contained TPHg concentrations ranging from 0.3 to 117 µg/L. Probes SV7 & SV8 contained Naphthalene at concentrations ranging from 0.36 to 1.01 µg/L, probe SV8 contained 0.36 µg/L of 4-Isopropyltoluene and 1.84 µg/L of 1,3,5-Trimethylbenzene.

**-Table 1-**  
Soil Vapor Survey Results  
150 Newport Center Drive, Newport Beach, California  
January 14, 2014  
(Concentrations shown are **ug/L**)

Probe	Depth	TMB	Naphthalene	IPT	TPHg
SV1	18"	nd	nd	nd	1.32
SV2	18"	nd	nd	nd	nd
SV3	18"	0.042	nd	nd	nd
SV4	18"	nd	nd	nd	nd
SV5	18"	nd	nd	nd	0.300
SV6	18"	nd	nd	nd	1.60
SV7	18"	nd	0.36	nd	6.20
SV8	18"	1.84	1.01	0.262	117

nd = not detected, TMB - 1,3,5-Trimethylbenzene, IPT - 4-Isopropyltoluene, TPHg – Total Petroleum Hydrocarbons as gasoline

1,3,5-Trimethylbenzene is a laboratory solvent and a product of incomplete combustion of fuel; naphthalene is a constituent of hydrocarbon oil products and its distillates (oil, diesel and to a lesser extent gasoline) and it is produced naturally by certain flora, fauna and fungi; 4-Isopropyltoluene (p-Cymene) is a naturally occurring aromatic organic compound commonly found in essential oils like cumin and thyme. TPHg is the mass of the aliphatic chain in the gasoline range.

The current regulatory standard for evaluation of the risk to humans from contaminated properties is outlined in the California Environmental Protection Agency's, *Use of California Human Health Screening Levels ("CHHSLs") in Evaluation of Contaminated Properties*, dated January 2005. The CHHSLs were prepared using very conservative risk evaluation criteria for generic conditions under both commercial/industrial and residential scenarios. The list of CHHSLs was prepared as a screening tool to determine whether a site represents a risk to occupants of the site. Naphthalene is the only compound detected in soils at the Site with CHHSLs. The current shallow soil gas (5 ft or less below grade) CHHSLs for Naphthalene are: 0.0319 µg/L for residential use and 0.106 µg/L for commercial/industrial use. The highest Naphthalene concentration of 1.01 µg/L observed during this investigation is above the residential and commercial CHHSLs for Naphthalene therefore the Naphthalene needs further evaluation. Neither TPHg nor 4-Isopropyltoluene are considered carcinogens or a hazard to humans for risk calculation purposes. 1,3,5-Trimethylbenzene is not a carcinogen but it does pose a hazard threat.

Fero conducted a health hazardous risk assessment ("HHRA") screening to determine whether there is a potential for the remaining organics concentrations to pose an adverse risk to Site occupants. Risk assessments are conducted to determine the increased life time cancer risk and/or the potential hazard from non-carcinogenic compounds to occupants of buildings overlying impacted soils.

Because none of the VOCs are considered carcinogenic and because 4-Isopropyltoluene nor TPHg are considered a human hazard, only the potential hazard effects from 1,3,5-Trimethylbenzene and Naphthalene were considered in this HHRA. The maximum allowable hazard quotient is 1.

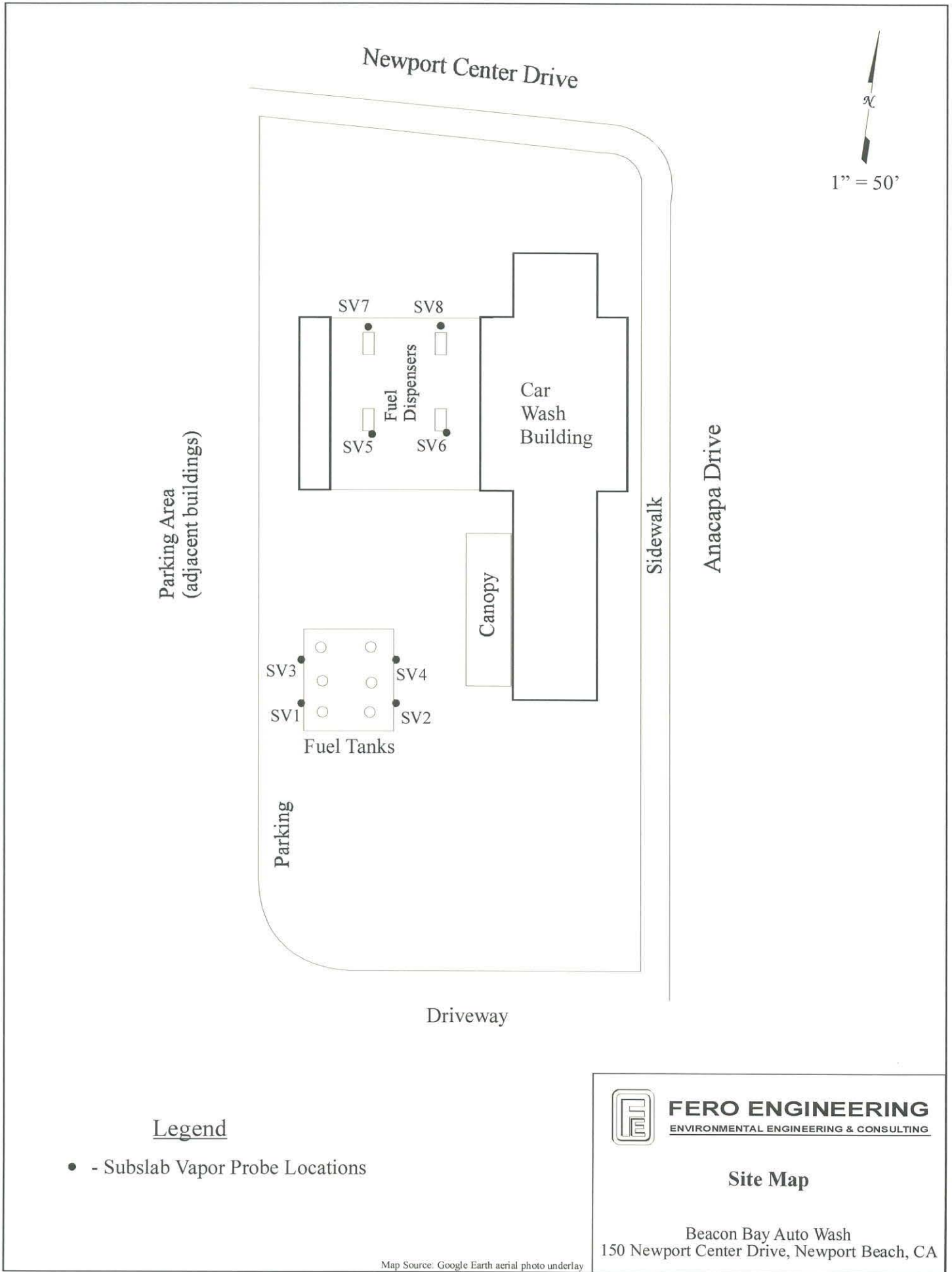
The preliminary HHRA was conducted using the Johnson & Ettinger ("J&E") model, observed Site soil type and defaults from the model including an artificial intrusion rate of 5 L/min into an onsite building. Input VOC concentrations for the model could be the mean of the data however, most LOA recommend using the 95% upper confidence level for a concentration based on a data set as calculated using a program similar to ProUCL. Eight concentrations with four distinct values are the recommended minimum for meaningful bootstrap results using the ProUCL however, the model gives a reasonable estimation of the 95% upper confidence level as the 95% Student's-t value. The ProUCL values calculated for the two VOCs of concern are: Naphthalene – 0.492 µg/L and 1,3,5-Trimethylbenzene – 0.857 µg/L. The resulting hazard quotients calculated by the J&E model are Naphthalene –  $4.5 \times 10^{-1}$  and 1,3,5-Trimethylbenzene –  $4 \times 10^{-1}$ . The combined hazard quotient for the Site using worst case generic residential input (assumes a house constructed over the soils with residual organics concentrations) is  $8.5 \times 10^{-1}$  which is well below 1. Copies of the J&E computer runs are included in Appendix B.

The HHRA indicates the residual organics in soils at the Site are not a threat to the Site occupants. Should you have any questions or comments regarding this investigation report, please contact John Petersen or the undersigned at (714) 256-2737.

Respectfully,  
Fero Environmental Engineering, Inc.

  
Rick L. Fero, P.E.  
President





Legend

- - Subslab Vapor Probe Locations



**FERO ENGINEERING**  
ENVIRONMENTAL ENGINEERING & CONSULTING

**Site Map**

Beacon Bay Auto Wash  
150 Newport Center Drive, Newport Beach, CA



Attachment A

Soil Gas Analytical Data



P.O. BOX 5387 | FULLERTON, CA 92838  
(714) 449-9937 | FAX (714) 449-9685

**JONES ENVIRONMENTAL  
LABORATORY RESULTS**

<b>Client:</b>	Fero Environmental Engineering Inc.	<b>Report date:</b>	1/15/2014
<b>Client Address:</b>	431 W. Lambert Rd., Suite 305 Brea, CA 92821	<b>JEL Ref. No.:</b>	A-7162
		<b>Client Ref. No.:</b>	13-816A
<b>Attn:</b>	John Petersen	<b>Date Sampled:</b>	1/14/2014
		<b>Date Received:</b>	1/14/2014
<b>Project Name:</b>	Beacon Bay Autowash	<b>Date Analyzed:</b>	1/14/2014
<b>Project Address:</b>	150 Newport Center Dr. Newport Beach, CA	<b>Physical State:</b>	Soil Gas

---

**ANALYSES REQUESTED**

1. EPA 8260B - Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers. Tubing placed in the ground for soil gas sampling was purged three different times as recommended by DTSC/RWQCB guidance documents. This purge test determined how many purges of the soil gas tubing were needed throughout the project. One, three and ten purge volumes were analyzed to make this determination.

A tracer gas mixture of n-propanol and n-pentane was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No n-propanol or n-pentane was found in any of the samples reported herein.

The sampling rate was approximately 200 cc/min except when noted differently on the chain of custody record using a gas tight syringe. 1 purge volume was used since this purging level gave the highest results for the compound(s) of greatest interest.

Prior to purging and sampling of soil gas at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then taken.

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, Matrix Spike (MS) and Matrix Spike Duplicates (MSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of sampling.

Approval:

Steve Jones, Ph.D.  
Laboratory Manager



P.O. BOX 5387 | FULLERTON, CA 92838  
(714) 449-9937 | FAX (714) 449-9685

### JONES ENVIRONMENTAL LABORATORY RESULTS

<b>Client:</b>	Fero Environmental Engineering Inc.	<b>Report date:</b>	1/15/2014
<b>Client Address:</b>	431 W. Lambert Rd., Suite 305 Brea, CA 92821	<b>JEL Ref. No.:</b>	A-7162
		<b>Client Ref. No.:</b>	13-816A
<b>Attn:</b>	John Petersen	<b>Date Sampled:</b>	1/14/2014
		<b>Date Received:</b>	1/14/2014
<b>Project:</b>	Beacon Bay Autowash	<b>Date Analyzed:</b>	1/14/2014
<b>Project Address:</b>	150 Newport Center Dr. Newport Beach, CA	<b>Physical State:</b>	Soil Gas

#### EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	SV8 1P	SV8 3P	SV8 10P	SV7	SV6		
<u>JEL ID:</u>	A-7162-01	A-7162-02	A-7162-03	A-7162-04	A-7162-05	<u>Practical Quantitation</u>	<u>Units</u>
<u>Analytes:</u>						<u>Limit</u>	
Benzene	ND	ND	ND	ND	ND	0.020	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.020	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.020	µg/L
Bromoform	ND	ND	ND	ND	ND	0.020	µg/L
n-Butylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
sec-Butylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.020	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
Chloroform	ND	ND	ND	ND	ND	0.020	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.020	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.020	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.020	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.020	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.020	µg/L

ND= Not Detected

## JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	SV8 1P	SV8 3P	SV8 10P	SV7	SV6		
<u>JEL ID:</u>	A-7162-01	A-7162-02	A-7162-03	A-7162-04	A-7162-05	<u>Practical Quantitation</u>	<u>Units</u>
<b>Analytes:</b>						<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	µg/L
Ethylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
Freon 113	ND	ND	ND	ND	ND	0.100	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.020	µg/L
Isopropylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
4-Isopropyltoluene	<b>0.262</b>	<b>0.161</b>	<b>0.026</b>	ND	ND	0.020	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.020	µg/L
Naphthalene	<b>1.01</b>	<b>1.21</b>	<b>1.10</b>	<b>0.036</b>	ND	0.020	µg/L
n-Propylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
Styrene	ND	ND	ND	ND	ND	0.020	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	µg/L
Tetrachloroethylene	ND	ND	ND	ND	ND	0.020	µg/L
Toluene	ND	ND	ND	ND	ND	0.020	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
Trichloroethylene	ND	ND	ND	ND	ND	0.020	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,3,5-Trimethylbenzene	<b>1.84</b>	<b>1.26</b>	<b>0.737</b>	ND	ND	0.020	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.020	µg/L
Xylenes	ND	ND	ND	ND	ND	0.020	µg/L
MTBE	ND	ND	ND	ND	ND	0.100	µg/L
Ethyl-tert-butylether	ND	<b>0.108</b>	ND	ND	ND	0.100	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.100	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.100	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	1.000	µg/L
TPH Gasoline Range	<b>117</b>	<b>100</b>	<b>68.9</b>	<b>6.20</b>	<b>1.60</b>	0.200	µg/L
<b>TIC:</b>							
n-propanol	ND	ND	ND	ND	ND	0.200	µg/L
n-pentane	ND	ND	ND	ND	ND	0.020	µg/L
<b>Dilution Factor</b>	1	1	1	1	1		
<b>Surrogate Recoveries:</b>						<b>QC Limits</b>	
Dibromofluoromethane	120%	115%	119%	115%	108%	75 - 125	
Toluene-d <sub>8</sub>	105%	105%	108%	107%	102%	75 - 125	
4-Bromofluorobenzene	●	●	●	92%	92%	75 - 125	

A2-011414- A2-011414- A2-011414- A2-011414- A2-011414-  
A-7161 A-7161 A-7161 A-7161 A-7161

ND= Not Detected

● = High Hydrocarbon concentration in this sample prevented adequate surrogate recovery



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### JONES ENVIRONMENTAL LABORATORY RESULTS

<b>Client:</b>	Fero Environmental Engineering Inc.	<b>Report date:</b>	1/15/2014
<b>Client Address:</b>	431 W. Lambert Rd., Suite 305 Brea, CA 92821	<b>JEL Ref. No.:</b>	A-7162
		<b>Client Ref. No.:</b>	13-816A
<b>Attn:</b>	John Petersen	<b>Date Sampled:</b>	1/14/2014
		<b>Date Received:</b>	1/14/2014
<b>Project:</b>	Beacon Bay Autowash	<b>Date Analyzed:</b>	1/14/2014
<b>Project Address:</b>	150 Newport Center Dr. Newport Beach, CA	<b>Physical State:</b>	Soil Gas

#### EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	SV5	SV4	SV3	SV2	SV1		
<u>JEL ID:</u>	A-7162-06	A-7162-07	A-7162-08	A-7162-09	A-7162-10	<u>Practical</u>	<u>Units</u>
						<u>Quantitation</u>	
<u>Analytes:</u>						<u>Limit</u>	
Benzene	ND	ND	ND	ND	ND	0.020	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.020	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.020	µg/L
Bromoform	ND	ND	ND	ND	ND	0.020	µg/L
n-Butylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
sec-Butylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.020	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
Chloroform	ND	ND	ND	ND	ND	0.020	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.020	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.020	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.020	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.020	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.020	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.020	µg/L

ND= Not Detected

## JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	SV5	SV4	SV3	SV2	SV1		
<u>JEL ID:</u>	A-7162-06	A-7162-07	A-7162-08	A-7162-09	A-7162-10	<u>Practical</u> <u>Quantitation</u>	<u>Units</u>
<u>Analytes:</u>						<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.020	µg/L
Ethylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
Freon 113	ND	ND	ND	ND	ND	0.100	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.020	µg/L
Isopropylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
4-Isopropyltoluene	ND	ND	ND	ND	ND	0.020	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.020	µg/L
Naphthalene	ND	ND	ND	ND	ND	0.020	µg/L
n-Propylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
Styrene	ND	ND	ND	ND	ND	0.020	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.020	µg/L
Tetrachloroethylene	ND	ND	ND	ND	ND	0.020	µg/L
Toluene	ND	ND	ND	ND	ND	0.020	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.020	µg/L
Trichloroethylene	ND	ND	ND	ND	ND	0.020	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.020	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.020	µg/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	0.020	µg/L
1,3,5-Trimethylbenzene	ND	ND	<b>0.042</b>	ND	ND	0.020	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.020	µg/L
Xylenes	ND	ND	ND	ND	ND	0.020	µg/L
MTBE	ND	ND	ND	ND	ND	0.100	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.100	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.100	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.100	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	1.000	µg/L
TPH Gasoline Range	<b>0.300</b>	ND	ND	ND	<b>1.32</b>	0.200	µg/L
<u>TIC:</u>							
n-propanol	ND	ND	ND	ND	ND	0.200	µg/L
n-pentane	ND	ND	ND	ND	ND	0.020	µg/L
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	110%	120%	115%	112%	110%	75 - 125	
Toluene-d <sub>8</sub>	98%	108%	104%	104%	101%	75 - 125	
4-Bromofluorobenzene	88%	89%	92%	98%	97%	75 - 125	

A2-011414- A2-011414- A2-011414- A2-011414- A2-011414-  
A-7161 A-7161 A-7161 A-7161 A-7161

ND= Not Detected



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### JONES ENVIRONMENTAL LABORATORY RESULTS

<b>Client:</b>	Fero Environmental Engineering Inc.	<b>Report date:</b>	1/15/2014
<b>Client Address:</b>	431 W. Lambert Rd., Suite 305 Brea, CA 92821	<b>JEL Ref. No.:</b>	A-7162
		<b>Client Ref. No.:</b>	13-816A
<b>Attn:</b>	John Petersen	<b>Date Sampled:</b>	1/14/2014
		<b>Date Received:</b>	1/14/2014
<b>Project:</b>	Beacon Bay Autowash	<b>Date Analyzed:</b>	1/14/2014
<b>Project Address:</b>	150 Newport Center Dr. Newport Beach, CA	<b>Physical State:</b>	Soil Gas

#### EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

**Sample ID:** SV1 REP

**JEL ID:** A-7162-11

<b>Analytes:</b>		<u>Practical</u>	<u>Units</u>
		<u>Quantitation</u>	
		<u>Limit</u>	
Benzene	ND	0.020	µg/L
Bromobenzene	ND	0.020	µg/L
Bromodichloromethane	ND	0.020	µg/L
Bromoform	ND	0.020	µg/L
n-Butylbenzene	ND	0.020	µg/L
sec-Butylbenzene	ND	0.020	µg/L
tert-Butylbenzene	ND	0.020	µg/L
Carbon tetrachloride	ND	0.020	µg/L
Chlorobenzene	ND	0.020	µg/L
Chloroform	ND	0.020	µg/L
2-Chlorotoluene	ND	0.020	µg/L
4-Chlorotoluene	ND	0.020	µg/L
Dibromochloromethane	ND	0.020	µg/L
1,2-Dibromo-3-chloropropane	ND	0.020	µg/L
1,2-Dibromoethane (EDB)	ND	0.020	µg/L
Dibromomethane	ND	0.020	µg/L
1,2- Dichlorobenzene	ND	0.020	µg/L
1,3-Dichlorobenzene	ND	0.020	µg/L
1,4-Dichlorobenzene	ND	0.020	µg/L
Dichlorodifluoromethane	ND	0.020	µg/L
1,1-Dichloroethane	ND	0.020	µg/L
1,2-Dichloroethane	ND	0.020	µg/L
1,1-Dichloroethene	ND	0.020	µg/L
cis-1,2-Dichloroethene	ND	0.020	µg/L
trans-1,2-Dichloroethene	ND	0.020	µg/L
1,2-Dichloropropane	ND	0.020	µg/L
1,3-Dichloropropane	ND	0.020	µg/L
2,2-Dichloropropane	ND	0.020	µg/L
1,1-Dichloropropene	ND	0.020	µg/L

ND= Not Detected

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	SV1 REP		
<u>JEL ID:</u>	A-7162-11		
<u>Analytes:</u>		<u>Practical Quantitation</u>	<u>Units</u>
		<u>Limit</u>	
cis-1,3-Dichloropropene	ND	0.020	µg/L
trans-1,3-Dichloropropene	ND	0.020	µg/L
Ethylbenzene	ND	0.020	µg/L
Freon 113	ND	0.100	µg/L
Hexachlorobutadiene	ND	0.020	µg/L
Isopropylbenzene	ND	0.020	µg/L
4-Isopropyltoluene	ND	0.020	µg/L
Methylene chloride	ND	0.020	µg/L
Naphthalene	ND	0.020	µg/L
n-Propylbenzene	ND	0.020	µg/L
Styrene	ND	0.020	µg/L
1,1,1,2-Tetrachloroethane	ND	0.020	µg/L
1,1,2,2-Tetrachloroethane	ND	0.020	µg/L
Tetrachloroethylene	ND	0.020	µg/L
Toluene	ND	0.020	µg/L
1,2,3-Trichlorobenzene	ND	0.020	µg/L
1,2,4-Trichlorobenzene	ND	0.020	µg/L
1,1,1-Trichloroethane	ND	0.020	µg/L
1,1,2-Trichloroethane	ND	0.020	µg/L
Trichloroethylene	ND	0.020	µg/L
Trichlorofluoromethane	ND	0.020	µg/L
1,2,3-Trichloropropane	ND	0.020	µg/L
1,2,4-Trimethylbenzene	<b>0.156</b>	0.020	µg/L
1,3,5-Trimethylbenzene	<b>0.179</b>	0.020	µg/L
Vinyl chloride	ND	0.020	µg/L
Xylenes	<b>0.051</b>	0.020	µg/L
MTBE	ND	0.100	µg/L
Ethyl-tert-butylether	ND	0.100	µg/L
Di-isopropylether	ND	0.100	µg/L
tert-amylmethylether	ND	0.100	µg/L
tert-Butylalcohol	ND	1.000	µg/L
TPH Gasoline Range	<b>2.69</b>	0.200	µg/L
<b>TIC:</b>			
n-propanol	ND	0.200	µg/L
n-pentane	ND	0.020	µg/L
<b>Dilution Factor</b>	1		
<b>Surrogate Recoveries:</b>		<b>QC Limits</b>	
Dibromofluoromethane	106%	75 - 125	
Toluene-d <sub>8</sub>	101%	75 - 125	
4-Bromofluorobenzene	95%	75 - 125	

A2-011414-  
A-7161

ND= Not Detected





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### JONES ENVIRONMENTAL LABORATORY RESULTS

<b>Client:</b>	Fero Environmental Engineering Inc.	<b>Report date:</b>	1/15/2014
<b>Client Address:</b>	431 W. Lambert Rd., Suite 305 Brea, CA 92821	<b>JEL Ref. No.:</b>	A-7162
		<b>Client Ref. No.:</b>	13-816A
<b>Attn:</b>	John Petersen	<b>Date Sampled:</b>	1/14/2014
		<b>Date Received:</b>	1/14/2014
<b>Project:</b>	Beacon Bay Autowash	<b>Date Analyzed:</b>	1/14/2014
<b>Project Address:</b>	150 Newport Center Dr Newport Beach, CA	<b>Physical State:</b>	Soil Gas

#### EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	METHOD	SAMPLING		
	BLANK	BLANK		
<u>JEL ID:</u>	A-7162-12	A-7162-13	<u>Practical</u>	<u>Units</u>
			<u>Quantitation</u>	
<b>Analytes:</b>			<u>Limit</u>	
Benzene	ND	ND	0.020	µg/L
Bromobenzene	ND	ND	0.020	µg/L
Bromodichloromethane	ND	ND	0.020	µg/L
Bromoform	ND	ND	0.020	µg/L
n-Butylbenzene	ND	ND	0.020	µg/L
sec-Butylbenzene	ND	ND	0.020	µg/L
tert-Butylbenzene	ND	ND	0.020	µg/L
Carbon tetrachloride	ND	ND	0.020	µg/L
Chlorobenzene	ND	ND	0.020	µg/L
Chloroform	ND	ND	0.020	µg/L
2-Chlorotoluene	ND	ND	0.020	µg/L
4-Chlorotoluene	ND	ND	0.020	µg/L
Dibromochloromethane	ND	ND	0.020	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	0.020	µg/L
1,2-Dibromoethane (EDB)	ND	ND	0.020	µg/L
Dibromomethane	ND	ND	0.020	µg/L
1,2- Dichlorobenzene	ND	ND	0.020	µg/L
1,3-Dichlorobenzene	ND	ND	0.020	µg/L
1,4-Dichlorobenzene	ND	ND	0.020	µg/L
Dichlorodifluoromethane	ND	ND	0.020	µg/L
1,1-Dichloroethane	ND	ND	0.020	µg/L
1,2-Dichloroethane	ND	ND	0.020	µg/L
1,1-Dichloroethene	ND	ND	0.020	µg/L
cis-1,2-Dichloroethene	ND	ND	0.020	µg/L
trans-1,2-Dichloroethene	ND	ND	0.020	µg/L
1,2-Dichloropropane	ND	ND	0.020	µg/L
1,3-Dichloropropane	ND	ND	0.020	µg/L
2,2-Dichloropropane	ND	ND	0.020	µg/L
1,1-Dichloropropene	ND	ND	0.020	µg/L

ND= Not Detected

## JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>JEL ID:</u>	A-7162-12	A-7162-13	<u>Practical Quantitation</u>	<u>Units</u>
<u>Analytes:</u>			<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	0.020	µg/L
trans-1,3-Dichloropropene	ND	ND	0.020	µg/L
Ethylbenzene	ND	ND	0.020	µg/L
Freon 113	ND	ND	0.100	µg/L
Hexachlorobutadiene	ND	ND	0.020	µg/L
Isopropylbenzene	ND	ND	0.020	µg/L
4-Isopropyltoluene	ND	ND	0.020	µg/L
Methylene chloride	ND	ND	0.020	µg/L
Naphthalene	ND	ND	0.020	µg/L
n-Propylbenzene	ND	ND	0.020	µg/L
Styrene	ND	ND	0.020	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	0.020	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	0.020	µg/L
Tetrachloroethylene	ND	ND	0.020	µg/L
Toluene	ND	ND	0.020	µg/L
1,2,3-Trichlorobenzene	ND	ND	0.020	µg/L
1,2,4-Trichlorobenzene	ND	ND	0.020	µg/L
1,1,1-Trichloroethane	ND	ND	0.020	µg/L
1,1,2-Trichloroethane	ND	ND	0.020	µg/L
Trichloroethylene	ND	ND	0.020	µg/L
Trichlorofluoromethane	ND	ND	0.020	µg/L
1,2,3-Trichloropropane	ND	ND	0.020	µg/L
1,2,4-Trimethylbenzene	ND	ND	0.020	µg/L
1,3,5-Trimethylbenzene	ND	ND	0.020	µg/L
Vinyl chloride	ND	ND	0.020	µg/L
Xylenes	ND	ND	0.020	µg/L
MTBE	ND	ND	0.100	µg/L
Ethyl-tert-butylether	ND	ND	0.100	µg/L
Di-isopropylether	ND	ND	0.100	µg/L
tert-amylmethylether	ND	ND	0.100	µg/L
tert-Butylalcohol	ND	ND	1.000	µg/L
TPH Gasoline Range	ND	ND	0.200	µg/L
<b>TIC:</b>				
n-propanol	ND	ND	0.200	µg/L
n-pentane	ND	ND	0.020	µg/L
<b>Dilution Factor</b>	1	1		
<b>Surrogate Recoveries:</b>			<b>QC Limits</b>	
Dibromofluoromethane	109%	113%	75 - 125	
Toluene-d <sub>8</sub>	105%	100%	75 - 125	
4-Bromofluorobenzene	122%	96%	75 - 125	
	A-011414- A-7161	A-011414- A-7161		

ND= Not Detected



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**JONES ENVIRONMENTAL  
QUALITY CONTROL INFORMATION**

<b>Client:</b>	Fero Environmental Engineering Inc.	<b>Report date:</b>	1/15/2014
<b>Client Address:</b>	431 W. Lambert Rd., Suite 305 Brea, CA 92821	<b>JEL Ref. No.:</b>	A-7162
		<b>Client Ref. No.:</b>	13-816A
<b>Attn:</b>	John Petersen	<b>Date Sampled:</b>	1/14/2014
		<b>Date Received:</b>	1/14/2014
<b>Project:</b>	Beacon Bay Autowash	<b>Date Analyzed:</b>	1/14/2014
<b>Project Address:</b>	150 Newport Center Dr. Newport Beach, CA	<b>Physical State:</b>	Soil Gas

**EPA 8260B-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons**

<b>Sample Spiked:</b>	Ambient Air		GC#: A2-011414-A-7161			
<b>JEL ID:</b>	A-7162-15	A-7162-16	A-7162-14			
<u>Parameter</u>	MS Recovery (%)	MSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>LCS</u>	Acceptability Range (%)
Vinyl Chloride	109%	98%	9.9%	70-130	94%	70-130
1,1-Dichloroethylene	114%	114%	0.1%	70-130	103%	70-130
Cis-1,2-Dichloroethene	93%	99%	6.5%	70-130	73%	70-130
1,1,1-Trichloroethane	105%	102%	3.6%	70-130	104%	70-130
Benzene	102%	101%	0.8%	70-130	92%	70-130
Trichloroethylene	102%	99%	3.0%	70-130	102%	70-130
Toluene	105%	99%	5.8%	70-130	96%	70-130
Tetrachloroethene	110%	102%	7.8%	70-130	103%	70-130
Chlorobenzene	104%	98%	5.1%	70-130	110%	70-130
Ethylbenzene	106%	98%	7.9%	70-130	106%	70-130
1,2,4 Trimethylbenzene	92%	83%	11%	70-130	104%	70-130
TPH Gasoline Range	104%	102%	2.5%	70-130		
<b><u>Surrogate Recovery:</u></b>						
Dibromofluoromethane	99%	100%		75-125	110%	75-125
Toluene-d <sub>8</sub>	103%	100%		75-125	105%	75-125
4-Bromofluorobenzene	87%	84%		75-125	85%	75-125

Method Blank = Not Detected

MS = Matrix Spike

MSD = Matrix Spike Duplicate

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

# Chain-of-Custody Record

Client: Fero Environmental Engineering Inc  
 Project Name: Beacon Bay Antiseptics  
 Project Address: 150 Newport Center Dr  
Newport Beach, CA  
 Project Contact: John Petersen

Date: 01/14/13  
 Client Project #: 13-816A  
 Turn Around Requested:  
 Immediate Attention  
 Rush 24-48 Hours  
 Rush 72-96 Hours  
 Normal  
 Mobile Lab

**SOIL GAS**  
 Purge Number:  1P  3P  7P  10P  
 Purge Rate: ~200 cc/min  
 Shut In Test:  Y  N  
 Tracer:  
 n-propanol  
 n-pentane  
 1,1-DFA  
 Helium  
 \_\_\_\_\_

Analysis Requested:  
 Sample Matrix: 8260B TPH  
 Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)  
 Magnehelic Vacuum (m/H<sub>2</sub>O)  
 Number of Containers

JEL Project # A-7162  
 Page 1 of 2  
 Lab Use Only  
 Sample Condition as Received:  
 Chilled  yes  no  
 Sealed  yes  no

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	Magnehelic Vacuum (m/H <sub>2</sub> O)	Number of Containers	Remarks/Special Instructions
SU8 1P	1	53		0652		A-7162-01	SG	X	1	
SU8 3P	3	158		0710		A-7162-02	SG	X	1	
SU8 10P	10	526		0725		A-7162-03	SG	X	1	
SU7	1	53		800		A-7162-04	SG	X	1	
SU6	1	53		0813		A-7162-05	SG	X	1	
SU5	1	53		0828		A-7162-06	SG	X	1	
SU4	1	53		0847		A-7162-07	SG	X	1	
SU3	1	53		0902		A-7162-08	SG	X	1	
SU2	1	53		0920		A-7162-09	SG	X	1	
SU1	1	53		0938		A-7162-10	SG	X	1	

1 Relinquished by (signature) <u>John Petersen</u>	Date <u>01/14/14</u>	2 Received by (signature) <u>[Signature]</u>	Date <u>01/14/14</u>	Total Number of Containers <u>16</u>
Company <u>Fero Eng</u>	Time <u>1005</u>	Company <u>JEL</u>	Time <u>1005</u>	The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.
3 Relinquished by (signature)	Date	4 Received by Laboratory (signature)	Date	
Company	Time	Company	Time	

# Chain-of-Custody Record

**Client**  
 Fero Environmental Engineering Inc

**Project Name**  
 Beacon Bay Auto Wash

**Project Address**  
 150 Newport Center Dr  
 Newport Beach, CA

**Project Contact**  
 John Petersen

**Date**  
 01/14/14

**Client Project #**  
 13-816A

**Turn Around Requested:**

Immediate Attention  
 Rush 24-48 Hours  
 Rush 72-96 Hours  
 Normal  
 Mobile Lab

**SOIL GAS**

Purge Number:  1P  3P  7P  10P  
 Purge Rate: ~200 cc/min  
 Shut in Test  Y  N

Tracer:  
 n-propanol  
 n-pentane  
 1,1-DFA  
 Helium  
 \_\_\_\_\_

**Analysis Requested**

Sample Matrix:  
 Soil (S) \_\_\_\_\_  
 Sludge (SL) \_\_\_\_\_  
 Aqueous (A) \_\_\_\_\_  
 Soil Gas (SG) \_\_\_\_\_

Magnetic Vacuum (m/H<sub>2</sub>O) \_\_\_\_\_  
 Number of Containers \_\_\_\_\_

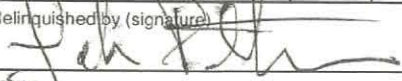
**JEL Project #**  
 A-7162

**Page** 2 of 2

**Lab Use Only**

Sample Condition as Received:  
 Chilled  yes  no  
 Sealed  yes  no

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S)	Sludge (SL)	Aqueous (A)	Soil Gas (SG)	Magnetic Vacuum (m/H <sub>2</sub> O)	Number of Containers	Remarks/Special Instructions
SUI REP	1	53	01/14	0939		A-7162-11	SG	X	X			1	

1 Relinquished by (signature)  


Date  
 01/14/14

2 Received by (signature)  


Date  
 01/14/14

Total Number of Containers  
 1

Company  
 Fero Eng

Time  
 1005

Company  
 JEL

Time  
 1005

3 Relinquished by (signature)

Date

4 Received by Laboratory (signature)

Date

Company

Time

Company

Time

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Attachment B

HHRA Modelling

SG-SCREEN  
Version 3.1; 02/04

Reset to Defaults

Soil Gas Concentration Data

ENTER Chemical CAS No. (numbers only, no dashes)	ENTER Soil gas conc., $C_a$ ( $\mu\text{g}/\text{m}^3$ )	OR	ENTER Soil gas conc., $C_a$ (ppmv)	Chemical
91203	4.92E+02			Naphthalene

MORE  
↓

ENTER Depth below grade to bottom of enclosed space floor, $L_f$ (15 or 200 cm)	ENTER Soil gas sampling depth below grade, $L_s$ (cm)	ENTER Average soil temperature, $T_s$ (°C)	ENTER Vadose zone SCS soil type (used to estimate soil vapor permeability)	OR	ENTER User-defined vadose zone soil vapor permeability, $k_v$ ( $\text{cm}^2$ )
15	45	20	SIL		

MORE  
↓

ENTER Vadose zone SCS soil type  Lookup Soil Parameters	ENTER Vadose zone soil dry bulk density, $\rho_b^A$ ( $\text{g}/\text{cm}^3$ )	ENTER Vadose zone soil total porosity, $n^V$ (unitless)	ENTER Vadose zone soil water-filled porosity, $\theta_w^V$ ( $\text{cm}^3/\text{cm}^3$ )	ENTER Average vapor flow rate into bldg. (Leave blank to calculate) $Q_{\text{soil}}$ (L/m)
SIL	1.49	0.439	0.18	5

MORE  
↓

ENTER Averaging time for carcinogens, $AT_c$ (yrs)	ENTER Averaging time for noncarcinogens, $AT_{Nc}$ (yrs)	ENTER Exposure duration, ED (yrs)	ENTER Exposure frequency, EF (days/yr)
70	30	30	350

END

RESULTS SHEET

INCREMENTAL RISK CALCULATIONS:

Incremental risk from vapor intrusion to indoor air, carcinogen (unitless)	Hazard quotient from vapor intrusion to indoor air, noncarcinogen (unitless)
--	--

NA	4.5E-01
----	---------

MESSAGE SUMMARY BELOW:

END



SG-SCREEN  
Version 3.1; 02/04

Reset to Defaults

Soil Gas Concentration Data				
ENTER	ENTER	OR	ENTER	Chemical
Chemical CAS No. (numbers only, no dashes)	Soil gas conc., $C_a$ ( $\mu\text{g}/\text{m}^3$ )		Soil gas conc., $C_a$ (ppmv)	
108678	8.57E+02			1,3,5-Trimethylbenzene

MORE  
↓

ENTER	ENTER	ENTER	ENTER	OR	ENTER
Depth below grade to bottom of enclosed space floor, $L_F$ (15 or 200 cm)	Soil gas sampling depth below grade, $L_s$ (cm)	Average soil temperature, $T_s$ ( $^{\circ}\text{C}$ )	Vadose zone SCS soil type (used to estimate soil vapor permeability)		User-defined vadose zone soil vapor permeability, $k_v$ ( $\text{cm}^2$ )
15	45	20	SIL		

MORE  
↓

ENTER	ENTER	ENTER	ENTER	ENTER
Vadose zone SCS soil type <small>Lookup Soil Parameters</small>	Vadose zone soil dry bulk density, $\rho_b^A$ ( $\text{g}/\text{cm}^3$ )	Vadose zone soil total porosity, $n^V$ (unitless)	Vadose zone soil water-filled porosity, $\theta_w^V$ ( $\text{cm}^3/\text{cm}^3$ )	Average vapor flow rate into bldg. (Leave blank to calculate) $Q_{\text{soil}}$ (L/m)
SIL	1.49	0.439	0.18	5

MORE  
↓

ENTER	ENTER	ENTER	ENTER
Averaging time for carcinogens, $AT_C$ (yrs)	Averaging time for noncarcinogens, $AT_{NC}$ (yrs)	Exposure duration, ED (yrs)	Exposure frequency, EF (days/yr)
70	30	30	350

END

RESULTS SHEET

INCREMENTAL RISK CALCULATIONS:

Incremental risk from vapor intrusion to indoor air, carcinogen (unitless)	Hazard quotient from vapor intrusion to indoor air, noncarcinogen (unitless)
--	--

NA	4.0E-01
----	---------

MESSAGE SUMMARY BELOW:

END

**Phase I Environmental Site Evaluation**

150 Newport Center Drive  
Newport Beach, California 92660

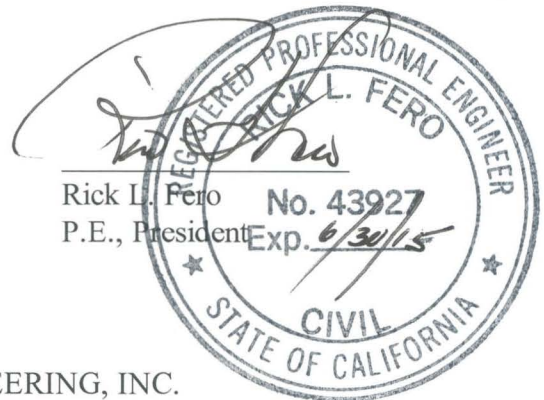
Prepared for:

Newport Center Anacapa Associates, LLC.  
c/o Tod W. Ridgeway  
Ridgeway Development Company  
2804 Lafayette Avenue  
Newport Beach, California 92663

Prepared by:



John B. Petersen  
Project Manager



FERO ENVIRONMENTAL ENGINEERING, INC.  
431 W. Lambert Road, Unit 305  
Brea, California 92821  
(714) 256-2737

November 25, 2013

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150 Newport Center Drive, Newport Beach, California

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## **EXECUTIVE SUMMARY**

The following report describes the results of a Phase I Environmental Site Evaluation conducted for Newport Center Anacapa Associates, LLC. on a property located at 150 Newport Center Drive, in the City of Newport Beach, California. The investigation involved conducting field reconnaissance and a search of public records for the Site and for area developments to identify any facilities or operations with the potential to compromise the environmental integrity of the subject property.

Fero environmental Engineering, Inc (Fero) has performed a Phase I Environmental Site Assessment of the Site in general conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to or deletions from this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of current recognized environmental conditions (REC) in connection with the Site.

Improvements on the Site consisted of a one-story carwash building with a paved parking area and a fueling area. The only hazardous materials onsite were contained in a fueling system which consisted of 3-12,000 gallon gasoline underground storage tanks (USTs), piping and dispensers. The fueling system is permitted through the Orange County Health Care Agency (OCHCA) and Air Quality Management District (AQMD). Fero reviewed the OCHCA UST file for the Site on October 29, 2013. A complete summary of this file review is included in section 6.5. When the original USTs were removed in 1989 the soils were "clean". When the dispensers and piping were replaced/upgraded in 2003 some residual Total Petroleum Hydrocarbons (TPHg) and Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) compounds were detected below two of the dispensers. The regulatory agency was not concerned with the concentrations detected and did not require any cleanup. The current fueling system has a continuous leak detections system and appears to be in compliance with the OCHCA. No auto repairs occur at the Site. The carwash has a reclaimed water system with a three-stage "clarifier" that is permitted through the city of Newport Beach. The solids that settle out are pumped and disposed of as non-hazardous.

The vicinity sites listed in Environmental Databases are under various stages of investigation or remediation under the oversight of various regulatory agencies. In addition, they are either sufficient distance from or lateral to or downgradient of the Site with respect to groundwater flow so that they are unlikely to have resulted in a REC at the Site.

## 1.0 INTRODUCTION

### 1.1. Purpose

The following report describes the results of a Phase I Environmental Site Assessment (ESA) conducted on a property located at 150 Newport Center Drive in the City of Newport Beach, California. The assessment was conducted to identify and evaluate any characteristics of the Site or of adjacent sites that may be of environmental concern. Conclusions reached in this report are based on research, interviews and on site reconnaissance.

This ESA was conducted pursuant to ASTM, *Standard Practice for Environmental Site Assessment Process (E-1527 - 05)*. This ASTM Standard provides the following discussion of its purpose: *The purpose of this practice is to define “good commercial and customary practice” in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense in CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC § 9601(35)(B).*

*In defining a standard of “good commercial and customary practice” for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term **recognized environmental conditions (REC)** means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include **de minimis** conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies.*

In addition, this ESA was conducted pursuant to CERCLA Section 101(35)(B), *All appropriate inquires*, as defined in EPA, 40 CFR Part 312 – Innocent Landowners, Standards for Conducting All Appropriate Inquires, **Federal Register** / Vol. 69, No. 165 / Thursday, August 26, 2004 / Proposed Rules.

## **1.2. Involved Parties**

Newport Center Anacapa Associates, LLC. engaged Fero to perform this ESA of the Site.

## **2.0 SCOPE OF WORK**

The ESA is a characterization of environmental concerns that is based on readily available information and Site observations. The following services were provided in the assessment:

- A hydrogeologic evaluation of the Site and vicinity, using published topographic and geologic maps, geologic reports, and available groundwater data,
- A review of historic building permits, aerial photographs, Sanborn Fire Insurance Maps, City Directories, historic topography maps and environmental reports to evaluate past land uses,
- A search of regulatory agency records and databases to determine the presence of any onsite or area facilities or operations with the potential to compromise the environmental integrity of the Site,
- A Site and adjacent property reconnaissance for obvious indications, facilities or operations that have or could impact the environmental integrity (REC) of the Site, and
- Preparation of a report that includes discussion of the findings of the above tasks.

## **3.0 SITE AND AREA RECONNAISSANCE**

### **3.1. Location**

A Site map that includes side streets is included as Figure 1. The Site is located on the southwest corner of Newport Center Drive and Anacapa Drive in a commercial area of Newport Beach, California.

### **3.2 Site Inspection Observations and Interviews**

Site reconnaissance was conducted by Fero Environmental Engineering, Inc. (Fero) on October 29, 2013. Photos taken of Site conditions during the site reconnaissance are included on an attached photo log. As indicated on Figure 1, improvements on the Site consisted of a one-story carwash building with a paved parking area and a fueling area which



Phase I Environmental Site Assessment  
150 Newport Center Drive, Newport Beach, California

consisted of three 12,000 gallon underground fuel storage tanks (USTs), four dispensers and associated piping. A shoe shining stand was located to the west of the dispensers.

The fueling system is permitted through the Orange County Health Care Agency (OCHCA) and Air Quality Management District (AQMD). A summary of Fero's reviewed of the OCHCA file for the USTs is included in section 6.5. Site surfaces were generally clean, free of debris and well maintained. No significant staining was observed on Site surfaces. There was a subgrade waste water collection trench below the carwash that drained to a water reclamation system/clarifier. When solids build up in the clarifier they are reportedly pumped out and disposed of offsite as non-hazardous. There was no evidence of wells, pits, ponds, or lagoons on the Site. There were no unusual odors, significant stains, corrosion, stressed vegetation, solid waste, wastewater, or pooled or ponded water identified on the Site.

Fero observed and discussed the Site with the current business owner's, Mr. Pat Shea. The questioning was conducted to determine whether Mr. Shea was aware of or concerned about potential environmental issues at the Site. He indicated that he was not aware of any potential environmental issues at the Site. The Site was connected to City of Newport Beach for water, Southern California Edison for electricity and the City of Newport Beach for sewer.

### **3.3 User Requirements**

In order to qualify for one of the landowner liability protections offered by the Small Business Liability Relief and Brownsfields Revitalization Act of 2001, 40 CFR Part 312 requires that the user (Client) provide the following information to the environmental professional. The following table provides the responses provided by the user.

Question	Response
Have environmental cleanup liens been filed or recorded against the Site?	Don't know
Are activities or land use limitations in place at the Site or have they been filed or recorded in the registry?	Don't know
Does the user have specialized knowledge or experience in connection with the Site?	Don't know
Does the purchase price being paid for the Site reasonably reflect the fair market value of the Site?	Yes
Is the Client aware of commonly known or reasonably ascertainable information about the Site, which would indicate releases or threatened releases?	No
Are there obvious indications that point to the presence of contamination at the Site?	Not aware of any

### 3.4 **ACM and PCBs**

Most spray on and friable asbestos containing materials (ACM) were banned in the United States during the period 1972 to 1979. A final ruling in 1989 banned most ACM. In 1991, the ruling was overturned and most ACM are allowed. Banned materials include:

Corrugated paper	Rollboard	Commercial paper
Specialty paper	Flooring felt	

Materials that are no longer banned:

Cement corrugated sheet	Cement flat sheet	Clothing
Pipeline wrap	Roofing felt	Vinyl floor tile
Cement shingle	Millboard	Cement pipe
Clutch facings	Friction materials	Disk brake pads
Drum brake linings	Brake blocks	Gaskets
Non-roofing coatings components	Roof coatings	Automatic transmission

Based on the apparent age of the structure, it is possible that ACM is present in some observed building materials such as flooring or roofing materials such as mastics. The occurrence of these materials at the Site does not necessarily require any type of remediation however, any ACM would have to be handled properly in the event buildings or fixtures containing such materials were demolished or remodeled and certain maintenance activities would be advised.

Poly-chlorinated biphenyls (PCBs) were manufactured and used in the United States from 1929 to 1979 when they were banned. The United States Environmental Protection Agency indicates, "Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics, and rubber products; in pigments, dyes, and carbonless copy paper; and many other industrial applications."

Fero did not identify any structures on the Site which likely contained polychlorinated biphenyl (PCBs) however, as with the ACM, in the event PCBs occur on the Site, they do not require immediate action and only need be handled properly when removed.

### 3.5 **Adjacent Sites and Site Vicinity Observations**

The Site was located in a generally commercial area of the City of Newport Beach. Newport Center Drive was located along the northern property line of the Site. Fashion Island Mall

Phase I Environmental Site Assessment  
150 Newport Center Drive, Newport Beach, California

was located across North of Newport Center Drive further north. To the east of the Site was Anacapa Drive along the eastern followed by commercial office/retail development further east. To the south and west of the Site were offices and parking areas.

#### 4.0 SITE HISTORY AND OPERATIONS

Fero evaluated the potential for environmental liabilities to the Site as a result of former Site uses by reviewing historic building permits, aerial photos, Sanborn Fire Insurance maps, city directories, historic topographic maps and previous environmental reports. Results of this research effort are discussed below.

##### 4.1 Historic Building Permits

A review of available historic building permits was made on the City of Newport Beach website. The Site was vacant earlier than 1970 to information was available in the file dating from 1970 through 2010. The permits found for the Site are summarized below: (1)

##### Permit Summary

<u>Address</u>	<u>Year</u>	<u>Owner/ Permit Description</u>
Newport Center Dr.	1970	The Auto Wash/Newport Beach Fire Dept. 5 tanks – 10,000 gallons ea.
150 Newport Center Dr.	1970	JM Shea/Build new car wash
150 Newport Center Dr.	1970	John Shea/Sewer connection
150 Newport Center Dr.	1970	JM Shea/Fence
150 Newport Center Dr.	1970	JM Shea (Auto wash)/Sign
150 Newport Center Dr.	1970	JM Shea/Fire Sprinklers
150 Newport Center Dr.	1971	JM Shea/Plumbing-bathrooms
150 Newport Center Dr.	1984	Beacon Bay/Sign
150 Newport Center Dr.	1988	Beacon Bay/Sign
150 Newport Center Dr.	1988	Beacon Bay Car Wash/Grading permit
150 Newport Center Dr.	1988	Beacon Bay Car Wash/Permit to remove 5 USTs and install 3 new USTs
150 Newport Center Dr.	1988	Beacon Bay/Plan from Barney's Gas Station Services to remove 5 USTs and install 3 new USTs
150 Newport Center Dr.	1989	Beacon Bay Car Wash/Emergency Shut off
150 Newport Center Dr.	1989	Beacon Bay/Tank pit compaction test
150 Newport Center Dr.	1990	Beacon Bay/Remodel Bathrooms

Permit Summary cont.

Address	Year	Owner/ Permit Description
150 Newport Center Dr.	1990	Beacon Bay/Elec. – Sub Panel
150 Newport Center Dr.	1994	Beacon Bay/Sign
150 Newport Center Dr.	2003	Beacon Bay/Upgrade fuel lines and vapor recovery system
150 Newport Center Dr.	2009	Beacon Bay Ent./Sign
150 Newport Center Dr.	2009	Beacon Bay Ent./Vapo Extraction Sys. Upgrade
150 Newport Center Dr.	2010	Beacon Bay Ent./Re-roof

#### **4.2 Historic Aerial Photo Review**

Fero obtained digital copies of available historical aerial photographs from EDR-Aerial Photography Print Service. (2) Aerial photos were available dating from 1938 to 2012.

The 1938 through 1963 photos indicated the Site and vicinity were vacant undeveloped land.

A 1972 photo indicated that the existing carwash building and parking lot had been constructed. The Site vicinity was developed to its current state with commercial developments to the north and east. The areas to the south and west of the site remained vacant.

The 1977 through 2012 photos showed the Site and vicinity developed generally to its current state. Buildings (offices) and parking areas had been completed to the south and west of the Site.

#### **4.3 Historic Sanborn Map Review**

No Sanborn map coverage was available for the Site or vicinity. (3)

#### **4.4 Historic City Directories**

Fero ordered a search of historic city directories from EDR (4). The Site was not developed until 1970 so the directories found for the Site, which extended from 1970 to 2008, are summarized below:

Phase I Environmental Site Assessment  
150 Newport Center Drive, Newport Beach, California

Directory Summary

<u>Address</u>	<u>Year</u>	<u>Description</u>
150 Newport Center Dr.	1970	Newport Center Car Wash
150 Newport Center Dr.	1970	Beacon Bay Enterprises Inc.
150 Newport Center Dr.	1975	Newport Center Car Wash
150 Newport Center Dr.	1980	Newport Center Auto Wash
150 Newport Center Dr.	1986	Beacon Bay Auto Wash
150 Newport Center Dr.	1991	Ismael Shoe Service
150 Newport Center Dr.	1995	Ismael Shoe Service
150 Newport Center Dr.	2002	The Segrum
150 Newport Center Dr.	2002	John Soganoa
150 Newport Center Dr.	2002	Edward Schalatter
150 Newport Center Dr.	2002	Saitos Associates
150 Newport Center Dr.	2002	RSI Holdings
150 Newport Center Dr.	2002	Arthur Rose
150 Newport Center Dr.	2002	Rockwater
150 Newport Center Dr.	2002	Mark Robinson
150 Newport Center Dr.	2002	Robinson
150 Newport Center Dr.	2002	R Joseph
150 Newport Center Dr.	2002	Promedic
150 Newport Center Dr.	2002	Carlos Prietto
150 Newport Center Dr.	2002	Phoenix Property
150 Newport Center Dr.	2002	Andrew Phillips
150 Newport Center Dr.	2002	Leons Shoe Service
150 Newport Center Dr.	2002	Jeffery Robinson
150 Newport Center Dr.	2002	Jerry Sewell
150 Newport Center Dr.	2002	Laboratories Inc.
150 Newport Center Dr.	2002	Prudential Security
150 Newport Center Dr.	2002	Rooklidge M
150 Newport Center Dr.	2002	Financial Services
150 Newport Center Dr.	2002	Proven Commodity
150 Newport Center Dr.	2002	Platinum Guild
150 Newport Center Dr.	2002	Calcagnier R.
150 Newport Center Dr.	2002	Beacon Bay Ent.
150 Newport Center Dr.	2002	Scotland Group
150 Newport Center Dr.	2003	Leons Shoe Service
150 Newport Center Dr.	2003	Beacon Bay Ent.
150 Newport Center Dr.	2008	Leons Shoe Service

#### **4.5 Historic Topographic Map Review**

Fero obtained digital copies of available historical topographic maps from EDR. Topographic maps were available dating from 1949 to 1981. In addition to the elevation contours, the 1949 and 1965 maps showed no structures on the Site and in the immediate vicinity of the Site. The subject Site is at 137 feet MSL elevation.

From 1972 to the period of the photo revised map dated 1981, the Site and vicinity were developed to their generally present state. (5)

### **5.0 ENVIRONMENTAL SETTING**

#### **5.1 Physiographic and Geologic Conditions**

The project Site is located in the Peninsular Ranges Province, the backbone of which consists of an elongated series of mountainous ridges and peaks, which rise to elevations of more than 10,000 feet. The Province extends southeastward about 900 miles from near latitude 34 degrees North in the vicinity of the Los Angeles basin to the tip of Baja California. The Site is more specifically located in the Central Block of the Los Angeles Basin which is a wedge-shaped plain. It is about 55 miles long from northwest to southeast with the Santa Monica Mountains forming the boundary at the northwest and the San Joaquin Hills forming the boundary at the southeast. Quaternary non-marine terrace deposits underlie the Site. Near surface soils in the area of the Site consist of loamy sands. (6)

#### **5.2 Fault Zones**

Based on a review of area fault maps, no major faults traverse the Site. The nearest fault, which may generate damaging earthquakes or surface rupture, is the Willard fault located approximately 1.25 miles to the northeast. (6)

#### **5.3 Groundwater**

A groundwater well was located approximately 3/4 of a mile to the west. The most recent (1998) monitoring data from this well indicated a depth to water of approximately 75 feet. (7)

#### **5.4 Radon**

The California Department of Health Services conducted a statewide Radon survey in 1990. The survey results for Orange County indicated that 100% of the homes surveyed exhibited a Radon level of <4 pCi/L, the EPA action level for Radon. Based on the above indicated survey, there is a very low probability that levels at the subject Site exceed the EPA's action level for Radon, although this could only be determined through actual testing. (8)

## 5.5 Wetlands

Review of the United States Geological Survey (USGS) Newport Beach and Laguna Beach topographic maps indicates that the Site is not located in a wetlands area.

## 6.0 REGULATORY AGENCY RECORDS AND DATABASE SEARCHES

A search of regulatory agency records and databases was conducted to determine the presence of any onsite or area facilities or operations with the potential to compromise the environmental integrity of the Site. A review of any environmental liens and judicial records were also investigated as part of the EDR. The Site was not subject to either.

### 6.1 Area Disposal Sites

Field reconnaissance and a search of the California Integrated Waste Management Board Solid Waste Information System (SWIS) and Solid Waste Assessment Test (SWAT) lists were performed to identify any disposal sites and/or landfill facilities on or within 1/2 mile of the Site. The following disposal site was listed on the WMUDS/SWAT list. (9,10)

- a.) Asphalt Waste Water Sump  
840 Newport Center Drive

Distance:	1/4-1/2 of a mile to the NNW of the Site
Description:	Primary waste drilling brine waters, designated/influent or solid wastes, minor threat to water quality, based on the aerial photos provided in Google Earth, the facilities appear to be evaporation ponds with any seepage/discharge from the ponds migrating to the adjacent surface water and then to the ocean

Lead Agency: RWQCB

Status: Category C facility having no waste treatment systems

### 6.2 Area Oil and Gas Wells

Field reconnaissance, a historic aerial photo review, a review of current State of California Department of Conservation Division of Oil and Gas maps, and a search of the "Former Manufactured Gas Plant Sites" Database were conducted to identify any oil and or gas wells and Gas Plant Sites located on or within 1/2 mile of the Site. No gas plant sites, oil wells or abandoned dry holes were listed on the Site however, one plugged oil and gas well (Coalinga-Mohawk Oil #1) is located within a 1/2 mile of the Site. The plugged well is located

approximately 1/3 of a mile to the southwest of the Site and should not represent a REC to the site. (11, 12)



### **6.3 Area Hazardous Material Underground Storage Tank Sites**

#### 1. Leaking Underground Storage Tanks (LUST)

The most recent California Water Resources Control Board (CWRCB) Leaking Underground Storage Tank (LUST) List and the Indian LUST list were reviewed. The following sites were listed as LUST sites on or within ½ mile of the subject Site. (13, 14)

- a.) Pacific Financial Plaza  
800 Newport Center Drive

Distance: 1/4-1/2 of a mile NNW of the Site  
Description: Gasoline contamination soil only  
Lead Agency: RWQCB  
Status: Case closed

- b.) Pacific Mutual  
700 Newport Center Drive

Distance: 1/4-1/2 of a mile N of the Site  
Description: Diesel contamination-soil  
Lead Agency: OCHCA  
Status: Case Closed

- c.) Four Seasons Hotel  
690 Newport Center

Distance: 1/4-1/2 of a mile N of the Site  
Description: LUST Cleanup Site  
Lead Agency: RWQCB  
Status: Open-Eligible for Closure

- d.) Newport Beach Country Club  
1600 Coast Highway

Distance: 1/4-1/2 of a mile W of the Site  
Description: Gasoline contamination  
Lead Agency: RWQCB  
Status: Case closed

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e.) Unocal Station  
2201 Coast Hwy.

Distance: 1/4-1/2 of a mile S of the Site  
Description: Waste oil contamination  
Lead Agency: OCHCA  
Status: Case closed

The most recent CWRCB Underground Storage Tank Data Base (UST) list, the most recent CWRCB Facility Inventory Database (FID) UST list, the most recent Indian UST list, the Proprietary Historical UST Database list, and Statewide Environmental Evaluation and Planning System (SWEEPS) UST list were reviewed. The following sites were listed as UST sites on or within ¼ mile of the Site. The Site was on the FID, Historic, UST and SWEEPs lists. (15, 16, 17, 18, 19)

a.) Beacon Bay Car Wash  
150 Newport Center Drive

Distance: The Site  
Description: CA FID UST site  
Lead Agency: OCHCA  
Status: Active

b.) Newport Center Auto Wash  
150 Newport Center Drive

Distance: The Site  
Description: Historic UST site installed in 1970s  
Lead Agency: OCHCA  
Status: Active

c.) Beacon Bay Car Wash  
150 Newport Center Drive

Distance: The Site  
Description: UST site  
Lead Agency: OCHCA  
Status: Active

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- d.) Beacon Bay Car Wash  
150 Newport Center Drive
- Distance: The Site  
Description: SWEEPS UST site  
Lead Agency: OCHCA  
Status: Active
- e.) 110 Newport Center Drive
- Distance: 0-1/8 of mile WNW of the Site  
Description: Historic Auto Station site  
Lead Agency: Not reported  
Status: Historic (1999 & 2001)
- f.) 260 Newport Center Drive
- Distance: 0-1/8 of mile E of the Site  
Description: Historic Auto Station site  
Lead Agency: Not reported  
Status: Historic (1999)
- g.) 1003 Newport Center Drive
- Distance: 1/8-1/4 of mile NW of the Site  
Description: Historic Auto Station  
Lead Agency: Not reported  
Status: Historic Auto Station (2005-2009)
- h.) 360 San Miguel Drive
- Distance: 1/8-1/4 of mile E of the Site 15  
Description: Historic Auto Station  
Lead Agency: Not reported  
Status: Historic Auto Station (2002)

#### 6.4 **Environmental Database Search**

Specified environmental databases (over sixty databases) were searched in accordance with the ASTM Standard (E 1527) in an effort to identify sites with potential or existing environmental liabilities. A complete presentation of the results of the database search is

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provided in the attached EDR Radius Map with GeoCheck report. Provided below is a summary of sites which were listed on the environmental databases within the required specific search radius for each database. If any of the over sixty environmental databases that were reviewed contained no entries, that database is not represented below.

#### 1. US EPA-RCRA Data Base

The following sites were listed as hazardous waste generators on the RCRA database within a 1/4 of a mile from the Site. (20)

a.) Raymond Berg

400 Newport Center Drive

Distance: 1/8-1/4 of a mile ENE of the Site  
Description: Small quantity generator  
Lead Agency: EPA  
Status: No violations found

b.) Warren G Kramer

400 Newport Center Drive

Distance: 1/8-1/4 of a mile ENE of the Site  
Description: Small quantity generator  
Lead Agency: EPA  
Status: No violations found

#### 2. ENVIROSTOR Envirostor tracks Site Mitigation and Brownsfields Reuse Program's sites. The following Envirostor sites were listed on or within 1 mile of the Site. (21)

a.) US Coast Guard Patrol Base

1111 East McFadden Ave.

Distance: 1/2 – 1 mile SW of the Site  
Description: Evaluation  
Lead Agency: DTSC  
Status: Inactive

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3. Santa Ana Regional Water Quality Control Board (SARWQCB) - Spills, Leaks, Investigations and Clean ups (SLIC) The following site was listed on the most recent SARWQCB SLIC database on or within a 1/2 of a mile from the Site. (22)

- a.) Newport Center Cleaners  
521 Newport Center Drive

Distance: 1/4-1/2 of a mile NE of the Site  
Description: Cleanup Program Site  
Lead Agency: RWQCB  
Status: Case closed

4. CAL EPA Cortese List

The Cortese List data base identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the ASPIS program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The following Cortese sites were listed on or within 1/2 mile of the Site. (23)

- a.) Pacific Financial Plaza  
800 Newport Center Drive

Distance: 1/4-1/2 of a mile NNW of the Site  
Description: Gasoline contamination soil only  
Lead Agency: RWQCB  
Status: Case closed

- b.) Pacific Mutual  
700 Newport Center Drive

Distance: 1/4-1/2 of a mile N of the Site  
Description: Diesel contamination-soil  
Lead Agency: OCHCA  
Status: Case Closed

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c.) Four Seasons Hotel  
690 Newport Center

Distance: 1/4-1/2 of a mile N of the Site  
Description: LUST Cleanup Site  
Lead Agency: RWQCB  
Status: Open-Eligible for Closure

## 6.5 Environmental Records Review

In addition to the environmental databases searched and the regulatory agency reviews indicated above, Fero requested a file search for the Site addresses from the following State and local environmental agencies; the Orange County Health Care Agency-OCHCA, the RWQCB (LUST, SLIC, etc.) and the DTSC (Cypress office). No files were found at the RWQCB or the DTSC. An UST file was found and reviewed at the OCHCA. The file was reviewed on October 29, 2013 and is summarized below. Fero was provided due diligence documents that were provided to the buyer. These documents were also reviewed and are summarized further below.

### OCHCA File Review for 150 Newport Center Drive;

1-13-89 OCHCA Inspection Form. Five USTs were removed and samples were obtained from 2 feet below the tank inverts and additional sample was obtained from the overburden soils pile. All samples were analyzed at Associated Laboratories for Total Petroleum Hydrocarbons (TPH) and Benzene, Toluene, Ethyl benzene and Xylenes (BTEX). All samples were non-detect (clean) for all compounds.

2-15-89 OCHCA Inspection Form. Witnessed pressure testing of three new 12,000 gallon replacement USTs.

5-26-89 OCHCA Inspection Form. Facility needs new permit for the three new double wall fiberglass jacked 12,000 gallon USTs. Facility also needs a leak detection program.

8-29-90 OCHCA Inspection Form. Facility needs new permit for three new double wall fiberglass jacked 12,000 gallon USTs. Facility also needs a leak detection program.

3-1-91 OCHCA Inspection Form. Facility needs new permit for three new double wall fiberglass jacked 12,000 gallon USTs.

2-26-92 OCHCA Inspection Form. Facility needs tank tests, financial responsibility and monitoring plan.

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- 12-2-93 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 8-16-94 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 3-20-96 OCHCA Inspection Form. Must test leak sensors.
- 11-06-97 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 12-09-97 OCHCA Inspection Form. No violations outstanding.
- 3-20-96 OCHCA Inspection Form. Must test leak sensors.
- 1-3-03 OCHCA Inspection Form. Plans to re-pipe the site.
- 5-21-03 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 5-19-03 OCHCA Inspection Form. Dispensers and piping was removed and samples were obtained from below the dispenser and piping inverts. A total of eight samples were obtained and analyzed. All samples were analyzed at Chemical and Environmental Laboratories for Total Petroleum Hydrocarbons as gasoline (TPHg) and Benzene, Toluene, Ethyl benzene and Xylenes (BTEX). Six out of the eight samples were non-detect (clean) for all compounds. Two dispenser invert samples exhibited TPHg concentrations of 6.7 mg/Kg and 9.3 mg/Kg TPHg, 2 µg/Kg and 7 µg/Kg ethyl benzene, 16 µg/Kg and 290 µg/Kg Xylenes and ND – 3µg/Kg Toluene.
- 5-21-03 OCHCA Inspection Form. Based on the laboratory results from the 5-19-03 sampling- a cleanup case would not be opened.
- 6-20-03 OCHCA Inspection Form. Plan check.
- 6-30-03 OCHCA Inspection Form. New dispensers, double walled fiberglass piping and Veeder Root leak detection system complete and certified.
- 7-23-03 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 8-25-03 OCHCA Inspection Form. UST monitoring system certified. No violations.
- 9-12-03 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 3-16-04 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 3-31-04 OCHCA Inspection Form. USTs system tested and passed.
- 9-16-04 OCHCA Inspection Form. Received financial responsibility forms.

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- 1-10-05 OCHCA Inspection Form. UST System Owner Exam “pass”.
- 4-6-05 OCHCA Inspection Form. Leak detection test “pass”.
- 5-27-05 OCHCA Inspection Form. Out of compliance letter.
- 6-8-05 OCHCA Inspection Form. Monitoring system certified, violation corrected.
- 2-22-06 OCHCA Inspection Form. No violations noted.
- 5-3-06 OCHCA Inspection Form. Three USTs tank tested and all passed.
- 5-3-06 OCHCA Inspection Form. 91 grade leak detector replaced.
- 5-19-06 OCHCA Inspection Form. 91 grade leak detector replaced.
- 3-23-07 OCHCA Inspection Form. Secondary containment vent line failed submit plan to repair.
- 4-10-07 OCHCA Inspection Form. Submit updated financial responsibility form.
- 4-24-07 OCHCA Inspection Form. Financial responsibility form submitted.
- 5-14-07 OCHCA Inspection Form. No violations noted, system certified 5-2-07.
- 6-07-07 OCHCA Inspection Form. Inspector onsite to witness vent line repair, “passed”.
- 5-20-08 OCHCA Inspection Form. No violations noted, system certified 5-12-08.
- 7-28-08 OCHCA Inspection Form. Submit certification for vent line repair.
- 7-30-08 OCHCA Inspection Form. Vent line repair.
- 7-31-08 OCHCA Inspection Form. System leak test “passed”.
- 8-11-08 OCHCA Inspection Form. 7-30-08 certification for vent line repair.
- 1-30-09 OCHCA Inspection Form. No violations noted, system certified 5-16-08.
- 2-11-09 MT Walker letter regarding upgrading (replacing) the dispensers.
- 5-20-09 OCHCA Inspection Form. No violations noted.
- 6-11-09 OCHCA Inspection Form. No violations noted, system certified 5-20-09.



12-31-09 OCHCA Inspection Form. Violation regarding updating financial responsibility form.

1-20-10 OCHCA Inspection Form. Violation regarding updating financial responsibility form.

4-21-10 OCHCA Inspection Form. No violations noted.

3-31-11 OCHCA Inspection Form. Operational permit.

5-12-11 OCHCA Inspection Form. No violations noted, system certified 4-14-11.

7-19-13 OCHCA Inspection Form. No violations noted, system certified 4-9-13.

Due Diligence Materials Review;

4-9-13 Monitoring System Certification by Orange County Tank Testing; all passed.

4-23-13 AQMD Vapor Recovery Equipment Testing by Orange County Tank Testing. The pressure decay test and leak rate and cracking pressure of P/V vent valves failed testing. The P/V vent valve was replaced, retested and passed. It should be noted that the p/v vent valve is located on top of the vent riser to allow pressure release when the tanks are filled.

7-1-13 OCHCA permit to operate USTs.

12-31-13 City of Newport Beach Business Tax Certification.

Newport Beach Fire Department Permit.

## 7.0 CONCLUSIONS

1. Improvements on the site consisted of a one-story carwash building with a paved parking area and a fueling area. The only hazardous materials onsite were contained in a fueling system (3-12,000 gallon gasoline USTs, piping and dispensers). The fueling system is permitted through the Orange County Health Care Agency (OCHCA) and Air Quality Management District (AQMD). The UST file for the site was reviewed at the OCHCA and a complete summary of the review is included in section 6.5. When the original USTs were removed in 1989, the soils were "clean". When the dispensers and piping were replaced/upgraded in 2003, some residual TPHg and BTEX compounds were detected below two of the dispensers. The OCHCA was not concerned with the concentrations detected and did not require any cleanup. The current fueling system has a continuous leak detections system and appears to be in compliance with the OCHCA. No auto repairs occur at the site.

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Site surfaces were generally clean, free of debris and well maintained. No significant staining was observed on site surfaces. There was a subgrade waste water collection trench below the carwash that drained to a water reclamation system/clarifier. Any solids that build up in the clarifier were reportedly pumped out and disposed of off-site as non-hazardous. There was no evidence of wells, pits, ponds, or lagoons on the Site and there were no unusual odors, significant stains, corrosion, stressed vegetation, solid waste, wastewater, or pooled or ponded water identified on the Site.

Based on the apparent age of the onsite structure, it is possible that ACM is present in some observed building materials such as flooring, or roofing materials such as mastics. The occurrence of these materials at the site does not necessarily require any type of remediation however, any ACM would have to be handled properly in the event buildings or fixtures containing such materials were demolished or remodeled and certain maintenance activities would be advised.

2. Based on a review of available historic information (aerial photos, building permits and City Directories) the Site appears to have been vacant from at least 1938 through 1970. The Site appeared to be developed and used for a carwash fueling station from 1970 through the present. No other uses of the Site were identified.
3. The Site was only listed on UST related environmental databases. This assessment has revealed no evidence of current recognized environmental conditions (REC) in connection with the Site.
4. The vicinity sites listed in the UST, LUST and Environmental Database reviews, are under the oversight of a regulatory agency, or a sufficient distance or gradient or regulatory status that they are unlikely to have resulted in a REC at the Site..

Fero has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527 of the Site. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. Based on the findings of this Phase I Environmental Site Assessment additional investigation (Phase II) is not warranted at this time.

## **8.0 DATA GAPS**

Based on observations and research, and with the possible exceptions below, there are no obvious indications of data gaps in connection with the current Site land use.

## **9.0 LIMITATIONS AND CERTIFICATIONS**

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The conclusions and recommendations presented in this report were reached based on commonly known or reasonably ascertainable information, publicly available records, observations made during field reconnaissance, and standard environmental engineering practices. No physical investigations or analytical testing was conducted as part of this environmental assessment and no risk assessments have been completed. No other warranty, expressed or implied, is made as to the information or professional opinions included in this report. This report has been prepared expressly for Newport Center Anacapa Associates, LLC. to comply with their specific needs. This report has not been prepared for use by any other parties and may not contain sufficient information for their purposes or uses. Any other use, interpretation, or emphasis other than that contained herein is done at the reader's own risk.

We, by signature on the cover page, declare that, to the best of our professional knowledge and belief meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312.

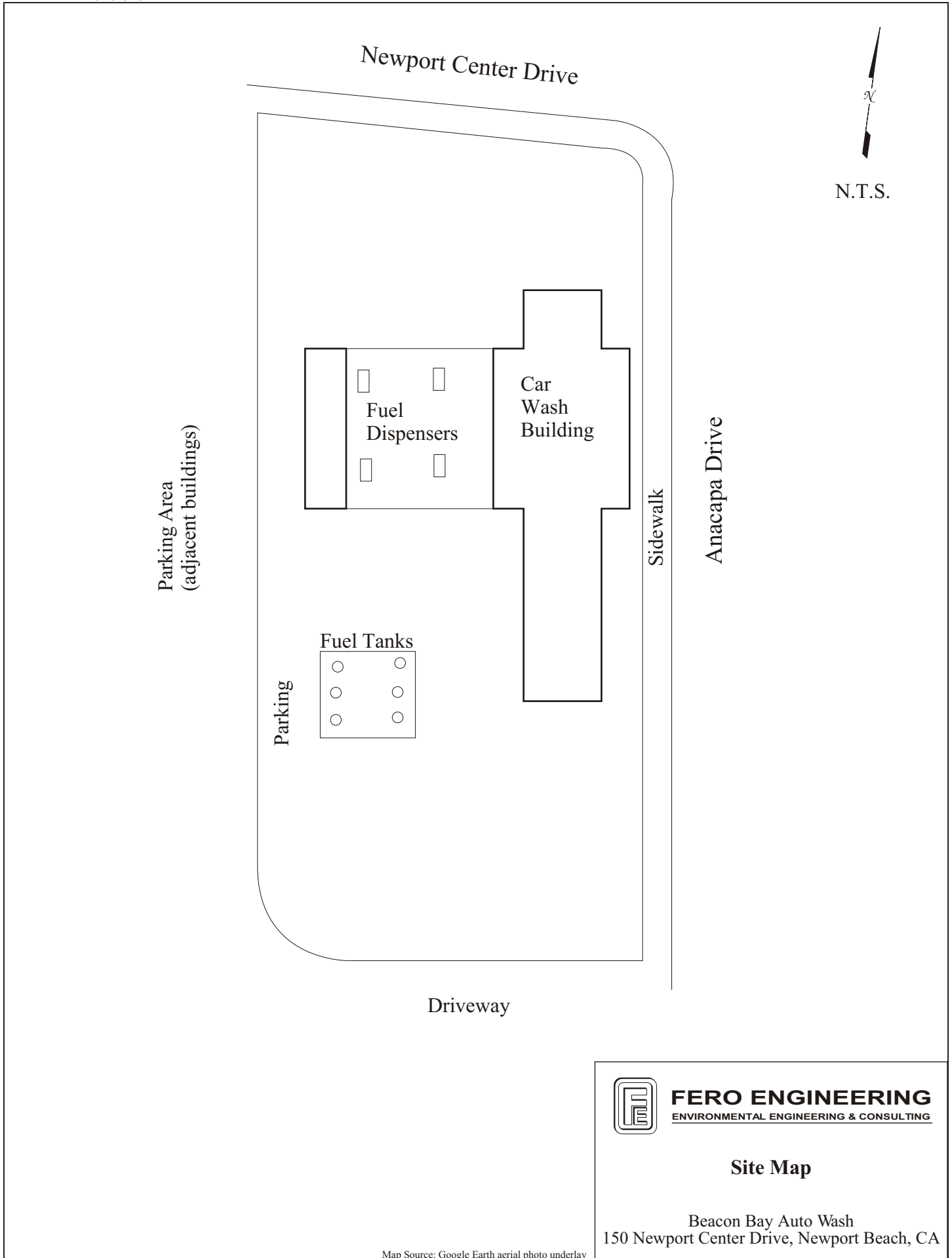
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

### REFERENCES

1. City of Newport Beach Building and Safety Department file reviews
2. EDR Aerial Photographs, review of historic aerial photos.
3. EDR historic Sanborn Fire Insurance map search.
4. EDR historic City Directories search.
5. EDR historic topographic maps.
6. Geological Survey Professional Paper 1360, 1985.
7. Gregg Drilling depth to groundwater table and Aquaflo data from EDR.
8. US EPA, CA Radon Survey, 1992.
9. California Integrated Waste Management Board, Solid Waste Information System List, dated 10/8/13, E.D.R.
10. California Regional Water Quality Control Board, Solid Waste Assessment Test List, dated 09/01/00, E.D.R.
11. State of California Department of Conservation, Division of Oil and Gas, review of current oil and gas maps.
12. Environmental Data Resources, Inc., "Former Manufactured Gas Plant Site" data base, 1993.
13. California Water Resources Control Board (CWRCB), Leaking Underground Storage Tank List, dated 10/8/13, E.D.R.
14. EPA Region 9, Leaking Underground Storage Tank List on Indian Land, dated 9/12/13.
15. California Water Resources Control Board (CWRCB), Underground Storage Tank Data Base, dated 7/26/13, E.D.R.
16. California EPA, Facility Inventory Data (FID) Base, dated 10/31/94.
17. EPA Region 9, Underground Storage Tank List on Indian Land, dated 4/12/13.
18. Historic Auto Station Data Base, 10/15/13, E.D.R.
19. Water Resources Control Board (CWRCB), Statewide Environmental Evaluation and Planning System (SWEEPS), dated 8/11/05, E.D.R.

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20. U.S. Environmental Protection Agency, RCRA Data Base, dated 7/11/13, E.D.R.
21. Department of Toxics Substances Control, Envirostor data base, dated 10/10/13. E.D.R.
22. California Regional Water Control Board, Site Leaks Investigations and Cleanups List, dated 06/17/13, E.D.R.
23. California Environmental Protection Agency, Cortese AB 3750 List, dated 4/1/13, E.D.R.



**FERO ENGINEERING**  
ENVIRONMENTAL ENGINEERING & CONSULTING

**Site Map**

Beacon Bay Auto Wash  
150 Newport Center Drive, Newport Beach, CA

Map Source: Google Earth aerial photo underlay

FERO PHOTOGRAPHIC RECORD

Project No.: 13-816

Project Name: 150 Newport Center Drive, Newport Beach



Photo #1:	The study site front
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Photo #2:	The study site fueling area
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Photo #3:	The study site USTs
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Photo #4:	Car washing tunnel
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Photo #5:	Study site storage room
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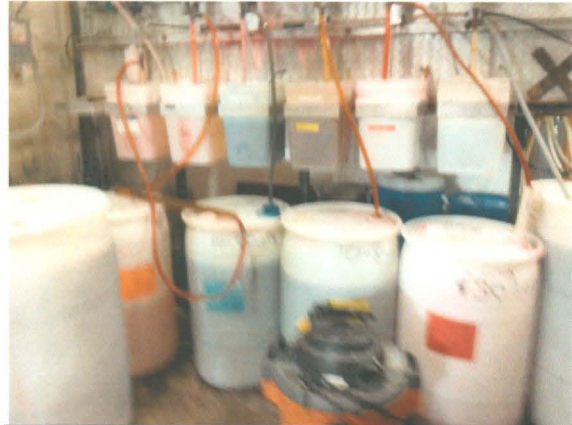


Photo #6:	Soap and wax storage
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FERO PHOTOGRAPHIC RECORD

Project No.: 13-816

Project Name: 150 Newport Center Drive, Newport Beach



Photo #7:	The study site retail area
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Photo #8:	Looking North from the site
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Photo #9:	Looking east from the site
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Photo #10:	Looking south from the site
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Photo #11:	
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Photo #12:	
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