

APPENDIX M
CORTESE LIST VERIFICATION

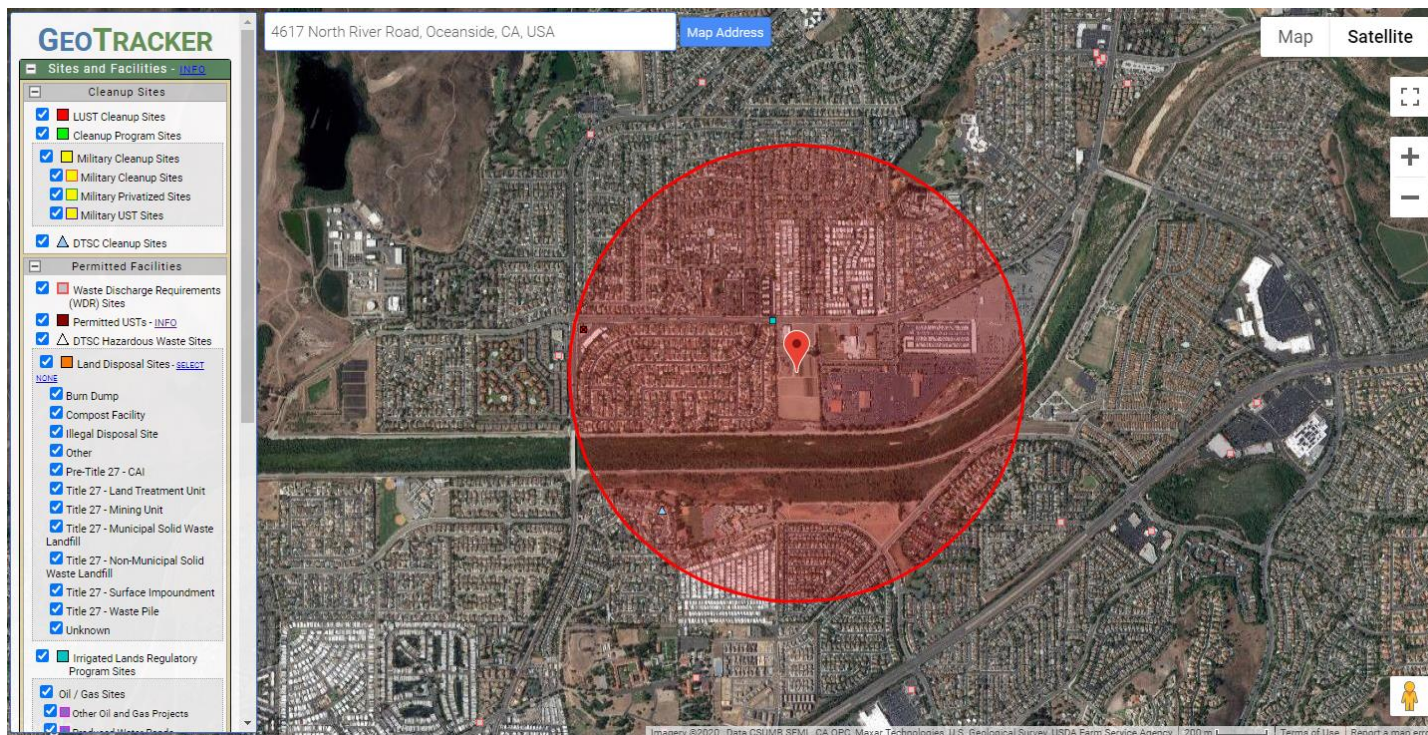
CORTESE LIST VERIFICATION

North River Road Planned Block Development
 Location: 4617 and 4665 North River Road, Oceanside, CA
 APN: 157-060-40 and 157-050-17

1. After reviewing the California Department of Toxic Substance Control (DTSC) [EnviroStor database](#), it is concluded that the property of interest is NOT included in the Hazardous Waste and Substances Site List.

[REPORT]	[MAP]	OCEANSIDE SITE DISCOVERY	60002805	STATE RESPONSE	ACTIVE	STUDY AREA BOUNDED BY OCEANSIDE BOULEVARD AND S COAST HIGHWAY	OCEANSIDE	92054	66-70%	SAN DIEGO
[REPORT]	[MAP]	TRI-CITY PLATING, INCORPORATED	37340034	STATE RESPONSE	ACTIVE	1307 SOUTH COAST HIGHWAY	OCEANSIDE	92054	66-70%	SAN DIEGO

2. After reviewing the List of Leaking Underground Storage Tank Sites by County from the Water Board [GeoTracker database](#), it is concluded that the property of interest is NOT included in this list.



3. After reviewing the [list of solid waste disposal sites](#) identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit, it is concluded that the property of interest is NOT included in the list.

SITES IDENTIFIED WITH WASTE CONSTITUENTS ABOVE HAZARDOUS WASTE LEVELS OUTSIDE THE WASTE MANAGEMENT UNIT

COUNTY	CITY	REGION	SWAT	WASTE DISCHARGER SYSTEM NO.	SOLID WASTE ID NO.	WASTE MANAGEMENT UNIT NAME	FACILITY NAME	AGENCY NAME
DEL NORTE	CRESCENT CITY	1	2	1A880520NSL-01		DEL NORTE COUNTY- PESTICIDE STORAGE	DEL NORTE PESTICIDE STORAGE AR	DEL NORTE, COUNTY OF
CONTRA COSTA	PITTSBURG	2	1	2 071059002-02	07-A1-0001	U.S. STEEL CORP-PITTSBURG SITE LA	WDR-USS-POSCO	USS-POSCO
SOLANO	VALLEJO	2	1	2 482011003-01	48-AA-0008	US NAVY MARE ISLAND SANITARY LANDFILL	WDR-NAVAL SHIPYARD-CLASS I LAN	MARE ISLAND NAVAL SHIPYARD
CONTRA COSTA	RICHMOND	2	3	2 071007002-01		CHEVRON CHEMICAL COMPANY-OLD SITES	WDR-ORTHO DIV-RICHMOND PLANT	CHEVRON CHEMICAL COMPANY
MONTEREY	FORT ORD (Marina)	3	1	3 270301004-01	27-AA-0015	FORT ORD LANDFILL	SANITARY LANDFILL	U.S. ARMY, FORT ORD
SANTA BARBARA	LOMPOC	3	3	3 420305001-01	42-AA-0017	LOMPOC CITY LANDFILL	SOLID WASTE DISPOSAL SITE	LOMPOC CITY
LOS ANGELES	MONTEREY PARK	4	1	4B190332001-01	19-AM-0001	OPERATING INDUSTRIES LANDFILL	OPERATING INDUSTRIES, INC.	OPERATING INDUSTRIES, INC.
TULARE	WOODLAKE	5F	1	5D540300010-01	54-AA-0007	TULARE COUNTY-WOODLAKE LANDFILL	WOODLAKE SWDS	TULARE, COUNTY OF
FRESNO	FRESNO	5F	2	5D100300001-01		MCKINLEY AVE. YARD	T.H. AGRICULTURE AND NUTRITION	NORTH AMERICAN PHILLIPS
KINGS	CORCORAN	5F	2	5D160302001-01	16-AA-0011	KINGS COUNTY-CORCORAN LANDFILL	CORCORAN SWDS	KINGS COUNTY WASTE MGMT AUTH.
FRESNO	FRESNO	5F	3	5D100319001-01	10-AA-0013	ORANGE AVENUE DISPOSAL COMPANY	ORANGE AVENUE LANDFILL	ORANGE AVENUE DISP CO, INC
TULARE	EXETER	5F	3	5D540300003-01	54-AA-0002	TULARE COUNTY-EXETER DISPOSAL SITE	EXETER SWDS	TULARE, COUNTY OF
MERCED	ATWATER	5F	4	5C240115001-01		ATWATER CITY	BERT CRANE ROAD LANDFILL	ATWATER, CITY OF
FRESNO	FOWLER	5F	5	5D100325N01-01		FOWLER CITY	FOWLER CITY LANDFILL (OLD)	FOWLER, CITY OF
BUTTE	OROVILLE	5R	2	5A042005001-01		KOPPERS COMPANY-OROVILLE SITE	KOPPERS WOOD PRESERVING ISW	KOPPERS INDUSTRIES INC.
BUTTE	CHICO	5R	4	5A040302N01-01		CHICO CITY BURN DUMP	HUMBOLDT ROAD LANDFILL	CHICO, CITY OF
SACRAMENTO	SACRAMENTO	5S	1	5A340700003-01	34-AA-0008	US AIR FORCE-MCCLELLAN AFB LANDFILL	CLASS III SITE 8 (CLOSURE)	US AIR FORCE-MCCLELLAN AFB
SACRAMENTO	MATHER (Rancho Cordova)	5S	2	5A340700001-01		US AIR FORCE-MATHER FIELD LANDFILL	MATHER AFB ENVIRONMENTAL MGMT	US AIR FORCE - MATHER AFB
SACRAMENTO	SACRAMENTO	5S	3	5B342000N01-01		SACRAMENTO ARMY DEPOT	SACRAMENTO ARMY DEPOT	U.S. ARMY
SAN JOAQUIN	STOCKTON	5S	3	5 390002NUR-01	39-AA-0006	US NAVY COMMUNICATIONS LANDFILL	U.S.N. COMMUNICATION STA. LANDF	U.S. NAVY COMMUNICATIONS
SAN JOAQUIN	FRENCH CAMP	5S	3	5 390003NUR-01		US ARMY-SHARPE ARMY DEPOT	US ARMY-SHARPE ARMY DEPOT	US ARMY
SAN JOAQUIN	TRACY	5S	5	5 390006NUR-01		SITE 300 (OTHER 39 WMUS)	LAWRENCE LIVERMORE LAB	LAWRENCE LIVERMORE LABS
INYO	KEELER	6V	1	6B142000041-01	14-AA-0008	US TUNGSTEN OWENS LAKE LANDFILL	OWENS LAKE LANDFILL	UMETCO MINERALS CORPORATION
ORANGE	FULLERTON	8	1	8300002NUR-01		MCCOLL SITE	MCCOLL SLUDGE DISPOSAL SITE	TOXIC SUBSTANCES CONTROL DIVIS
RIVERSIDE	RIVERSIDE	8	1	8 330325001-01		STRINGFELLOW QUARRY ACID PITS	STATE OF CALIFORNIA-STRINGFELLOW	TOXIC PROGRAM MANAGEMENT SECT

4. After reviewing the (MS Excel) [list of "active" CDO and CAO](#) from the Water Board, it is concluded that the property of interest is NOT included in this list.

5. After reviewing [the list of hazardous waste facilities subject to corrective action](#) pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC, it is concluded that the property of interest is NOT included in the list.

Cortese List: Section 65962.5(a)

Information Required From the Department of Toxic Substances Control (DTSC) Under Government Code Section 65962.5(a)

Section 65962.5(a)(1) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(1) [a]ll hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code ("HSC")."

The hazardous waste facilities identified in HSC § 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This is a very small and specific subgroup of facilities and they are not separately posted on the DTSC or CalEPA's website.

The facilities listed below fall under this category:

- AAD Distribution & Dry Cleaning Inc. EPA ID CAD9813974172306 E. 38th Street Vernon, CA 90058
- The Marquardt Co. CA ID CAD044686102 16333 Saticoy Street Van Nuys, CA 91406

Section 65962.5(a)(2) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: ... (2) [a]ll land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with [Section 25220](#)) of Chapter 6.5 of Division 20 of the Health and Safety Code."

No facilities or lands are listed under this provision because DTSC has not designated any hazardous waste property or border zone property pursuant to the cited provisions.

Section 65962.5(a)(3) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(3) [a]ll information received by the Department of Toxic Substances Control pursuant to [Section 25242](#) of the Health and Safety Code on hazardous waste disposals on public land.

HSC § 25242(a) requires a city, county, or state agency that owns or leases land to notify DTSC if it "has probable cause to believe that a disposal of hazardous waste, which is not authorized pursuant to this chapter has occurred on, under or into the land which the city, county, or state agency owns or leases..."; DTSC then shall determine if there has been an unauthorized disposal of hazardous waste.

In practice, if a city, county or state agency contacts DTSC to provide such information, they also will have contacted or will be directed to contact DTSC's Emergency Response Duty Officer, who determines whether to authorize DTSC-funding for an emergency action to properly remove and dispose of the hazardous waste.

DTSC's Emergency Response program does not keep separate records of such reports that relate to city, county or state agency property.

In the future, DTSC will track any reports received from cities, counties, or state agencies of hazardous waste disposal on land owned or leased by a city, county or state agency, where hazardous waste was released into the environment, and provide the information to CalEPA for inclusion in this section of the Cortese list.

Section 65962.5(a)(4) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(4) [a]ll sites listed pursuant to [Section 25356](#) of the Health and Safety Code."

HSC § 25356(b)(1) requires "a listing of hazardous substance release sites selected for, and subject to, a response action under this chapter." HSC § 25356(b)(2) requires DTSC to "update the list of sites at least annually to reflect new information regarding previously listed sites or the addition of new sites requiring response action." The implementing regulations provide that sites may be listed pursuant to HSC § 25356 if (a) they are not owned by the Federal Government and (b) a release or threatened release of hazardous substances has been confirmed by on-site sampling. ([California Code of Regulations, Title 22, Section 67400.1](#)). DTSC's list of sites that meet those criteria as well as the criteria in HSC § 25356(c), is found in a report in DTSC's "Envirostor" database:

- [Hazardous Waste and Substances site "Cortese" list](#)

Sites where response actions have been completed and no operation and maintenance activities are required are not included on the list.

Section 65962.5(a)(5) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(5) [a]ll sites included in the Abandoned Site Assessment Program."

DTSC had an abandoned site program in the 1980s. HSC § 25369, which was enacted in 1985, required an abandoned site survey in "rural unsurveyed counties." Sites identified in the abandoned site program were included in the "CalSites" database of known and potential hazardous substance release sites. After further investigation, many sites were removed from the "CalSites" database because there was no evidence that a release of hazardous substances occurred. Some time in the early 1990s, DTSC's activities under HSC § 25369, and the entire Abandoned Site Program, were concluded.

DTSC recently replaced the "CalSites" database with a new database of hazardous substance release sites, known as the "Envirostor" database. The [Envirostor database](#) does not indicate if a specific site was at one time included in the abandoned site program and does not have a category for sites that are considered abandoned. The CalSites database also did not include this information. Consequently, DTSC does not provide the information to CalEPA originally called for under section 65962.5(a)(5).

[Background and History](#)