

Agenda Monday July 9, 2018 Meeting at SARWQCB

RE: Arnold Engineering/Universal Molding Corporation, 1551 E. Orangethorpe Ave, Fullerton

- 1. Follow-up to June 1, 2018 Letter (Tri-S Environmental to SARWQCB/USEPA)
 - a. Johnson Controls Inc. Facility in Fullerton (JCI), 1550 E. Kimberly Avenue, rented a warehouse on 1551 E. Orangethorpe Ave, Fullerton (1551) for battery disposal as shown in a figure dated April 1993 (uploaded 7/3/18). A hazardous waste drum storage area (HWDSA) at JCI, which manufactured lead acid batteries, was operated under an Interim Status document issued to JCI in March 1981. The HWDSA occupied approximately an area of 2000 square feet (100 ft. by 20 ft.). The wastes included “lead contaminated waste materials (D008) such as residue from air pollution control systems, floor sweeping and trash, wastewater treatment sludge, casting dross, paste mud, lead shavings, and dry plates”. Please find a drawing attached entitled “JCI Facility Fullerton Orthographic Perspective” which shows the rented warehouse for battery disposal on 1551 plus the HWDSA area, former underground storage tanks, the wastewater treatment area, junk batteries/battery sealer&cleaning chemicals&thinner storage, and the acid tank farm on the JCI property in relation to municipal production wells F-KIM1 and F-KIM1A (PCE concentration history included). The attached drawing was prepared on July 5, 2018 by Joseph E. Odencrantz, Ph.D., P.E.
 - b. 2017 Timing: i) OCWD Appellate Court Ruling June 1 and ii) EPA Decision to Investigate June 29.
 - c. Summary of 39 Documents (June 13/28 and July 3, 2018) Uploaded to SARWQCB(attached hereto).
- 2. Time Summary (SARWQCB SCP Program) received on June 12, 2018-30 hours

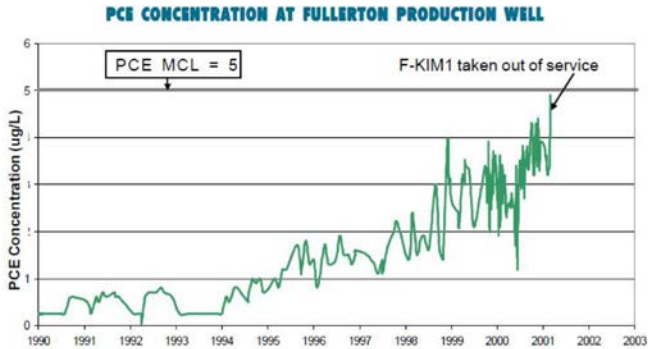
<u>Activity Date</u>	<u>Activity Code</u>	<u>Hours</u>	<u>Comments</u>
3/9/2018	WC	4	Reaching out to RP regarding preliminary assessment and the need for CR during additional investigation.
4/17/2018	WC	2	Arnold Engineering Cost Recovery
4/17/2018	ADM	2	Email correspondence for finding RP contact information (Arnold Engineering); Geotracker site setup
4/24/2018	WC	3.75	Arnold Engineering Cost Recovery; Arnold Engineering phone call
4/25/2018	WC	4	Arnold Engineering Cost Recovery; PA Review; Correspondence
4/26/2018	WC	3	Arnold Engineering Cost Recovery
4/30/2018	WC	3.5	Cost Recovery Arnold Engineering
5/4/2018	WC	1	Arnold Engineering Cost Recovery
5/8/2018	WC	1	Arnold Engineering Cost Recovery
5/9/2018	WC	2.25	Arnold Engineering Cost Recovery
5/10/2018	WC	1.5	Arnold Engineering Cost Recovery
6/4/2018	RR	1	Arnold Engineering CR Response review
6/7/2018	ADM	0.5	Arnold Engineering meeting set up
6/12/2018	ADM	0.5	Arnold-File review discussion with RP's consultant and preparation of billed hours for the 1st and 2nd 1/4 2018

- 3. Chain of Title/Deed Chain-uploaded 7/3/18. APN 073-110-66 1551 E. Orangethorpe Avenue

<u>Date</u>	<u>Ownership</u>
September 20, 1960	Ensign Engineering&Carburetor Company> Arnold Engineering-(Grant Deed)
December 31, 1984	Arnold Engineering>McLachlan Investment Company(MIC)-(Corp Grant Deed)
June 28, 1985	MIC>MIC Fullerton Corporate Center (MIC FCC)-(Grant Deed)
February 8, 1988	MIC FCC>Fullerton North Partners-(Partnership Grant Deed)
April 6, 1993	Fullerton North Partners>Resolution Trust Corp/Merabank-(Grant Deed)
May 13, 1994	Resolution Trust Corp>Red Eagle Properties, Ltd.-(RTC Cal Grant Deed)
March 16, 1995	Red Eagle Properties, Ltd.>Alan Needle and Kay Needle Trust-(Grant Deed)
June 27, 2007	Alan Needle and Kay Needle Trust>Universal Molding Company-(Grant Deed)

- 4. Appeal/Dispute Resolution Process.

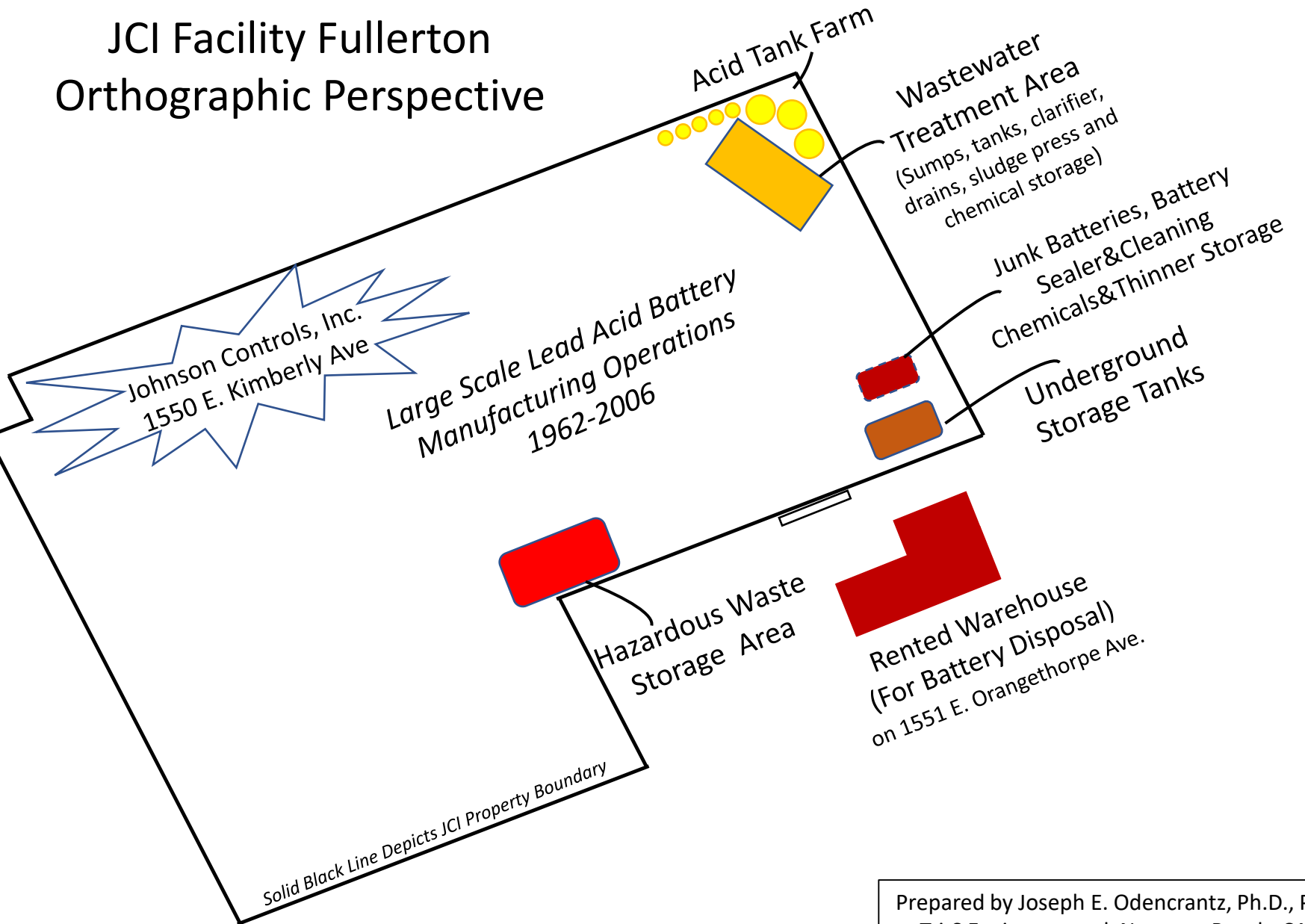
JCI Facility Fullerton Orthographic Perspective



F-KIM1
TD-610 feet
1955-2001

Note: TD=Total Depth

F-KIM1A
TD-1,353 feet
2002-present



Prepared by Joseph E. Odencrantz, Ph.D., P.E.
Tri-S Environmental, Newport Beach, CA
July 5, 2018
-NOT TO SCALE-

Documents Uploaded to SARWQCB on Tuesday July 3, 2018 by Joe Odencrantz, Tri-S Environmental

Documents related to June 1, 2018 Letter from Tri-S Environmental to Ms. Hope A. Smythe, 135 pages.

1. 18 Aerial Photographs Johnson Controls Arnold Engineering Fullerton 1963 to 2005 18 pages
2. APN 073-110-66 deed chain 1551 Orangethorpe Fullerton 30 pages
3. Arnold Engineering EPA Remedial Site Assessment Decision June 29 2017 4 pages
4. Arnold Engineering -Final PA-June 2017 50 pages
5. DTSC April 17, 2018 Arnold Engineering Fullerton Business Park North FOIA Request 1 page
6. FIGURE 2 Rented Warehouse on Arnold Engineering pdf 137 re JCI Fullerton FD Clarifications 1 page
7. GeoTracker Case Summary May 31 2018 2 pages
8. GeoTracker Regulatory Profile May 31 2018 CLOSED 1 page
9. GeoTracker revised from May 31 on June 29 2018 OPEN June 29 2017 1 page
10. Profile_1551 E Orangethorpe Avenue Fullerton 10 pages
11. Pruitt fast-tracked California cleanup after Hugh Hewitt brokered meeting - POLITICO 5 7 2018 6 pages
12. SARWQCB June 12 2018 62 pages from records in file enhanced 65 pages

Total 189 pages

Documents Uploaded to SARWQCB on Wednesday June 20, 2018 by Joe Odencrantz, Tri-S Environmental

A. Documents related to June 1, 2018 Letter from Tri-S Environmental to Ms. Hope A. Smythe, 135 pages.

1. Fullerton Fire Department Files 1550 E Kimberly Ave Johnson Controls obtained May 24 2018, 775 pgs (referred to in June 1, 2018 Letter, page 11) Scans Enhanced with Word Recognition for your convenience. Please correct the date to May 24, 2018 on the file name (from May 23, 2018).
2. ENTACT Mar 2006 Fac Inv Rpt Johnson Controls Fullerton and Jul 2006 Addendum 1550 East Kimberly Avenue 57 pages (referred to in June 1, 2018 Letter, page 12)
3. Fullerton Fire Department Files 1550 E Kimberly Ave Johnson Controls obtained May 24 2018, 775 pgs (referred to in June 1, 2018 Letter, page 11) Scans Enhanced with Word Recognition for your convenience
4. ENTACT Mar 2006 Fac Inv Rpt Johnson Controls Fullerton and Jul 2006 Addendum 1550 East Kimberly Avenue 57 pages (referred to in June 1, 2018 Letter, page 12)
5. ENTACT May 2007 Johnson Controls Corrective Meas Comp Rpt - 1550 East Kimberly Avenue, Fullerton 168 pages obtained Jan 2014 (referred to in June 1, 2018 Letter, page 12)
6. F-KIM1 well log July 1 1955 2 pages obtained June 5 2018 California Department of Water Resources (referred to in June 1, 2018 Letter, pages 8, 13, 15, 16 and Enclosure 13)
7. Needle Trust Settlement 1551 E Orangethorpe Ave Fullerton April 2007 obtained June 18 2018 from OCWD 8 pages (New Material)
8. May 18 2018 US Court of Appeals for the District of Columbia, GENUINE PARTS COMPANY v USEPA 21 pages (New Material and corrected court information)
9. Appellate Ruling OCWD v Alcoa Global Fasteners etc June 1 2017 Long Form 161 pages (referred to in June 1, 2018 Letter, page 1)

Total 1,192 pages

B. Documents at Links in the June 1, 2018 Letter Tri-S Environmental to Ms. Hope A. Smythe (135 pages)

1. ORANGE COUNTY NORTH BASIN Superfund Site Profile Superfund Site Information US EPA Documents 6 pages [link on page 7-references]
2. Triad Resource Center. Triad_ A smarter solution to site cleanup_ 1 page [link on page 16]
3. Settlement Agreement RIFS OCWD July 2016 U.S. EPA Docket No. 2016-03 61 pages [link on page 17]
4. OCWD Composite VOC Plume Map (10-1 2012 to 9-30 2013) 1 page [link on page 17]

5. Regulations.gov - Home 2 pages [link on page 17]
6. Conceptual Site Model Presentation Fullerton Johnson Controls September 8, 2006, 55 pages [link on page 16]
7. Cleaning Up Someone Else's Plume, Herndon, Geological Symposium, Sacramento May 2008 14 pages [link on page 15]
8. 2004 OCWD Groundwater Management Plan 202 pages [link on page 13]
9. JCBG_Deed_LUC COVENANT TO RESTRICT USE OF PROPERTY Aug 02 2007 9 pages [link on page 8]
10. Johnson Controls Battery Group, Inc HWMP Restrictions Facility Detail 1 page [link on page 8]
11. HAZARD RANKING SYSTEM OC North Basin Jan 2018 56 pages [link on page 7]
12. ORANGE COUNTY WATER DISTRICT v. ALCOA GLOBAL FASTENERS INC _ FindLaw 50 pages [link on page 1]

Total 452 pages

C. Documents cited to in the Jan 2018 HRS for the 1551 E. Orangethorpe Ave, Fullerton Property

1. May 26, 2015, CA site screening for Arnold Engineering Universal Molding, 1551 E Orangethorpe Ave, Fullerton (Reference 41)-12 pages
2. March 30, 1970, 1969 trichloroethylene (TCE) survey for Arnold Engineering Co, 1551 E Orangethorpe, Fullerton (Reference 42)-1 page
3. February 26, 1973, Degreaser survey for Arnold Engineering Co, 1551 E Orangethorpe, Fullerton (Reference 43)-1 page
4. October 18, 1994, Ltr Clarifier removal & soil analysis, Fullerton Business Park N, 1551 E Orangethorpe Ave, Fullerton, w appendices A & B (Reference 52)-35 pages
5. May 27, 2015, 2015 preCERCLA site screening - Arnold Engineering Universal Molding, 1551 E Orangethorpe Ave, Fullerton (Reference 115)-12 pages

Total 61 pages

Total A., B. and C. 1,705 pages

Documents Uploaded to SARWQCB on Wednesday June 13, 2018 by Joe Odencrantz, Tri-S Environmental

Documents related to June 1, 2018 Letter from Tri-S Environmental to Ms. Hope A. Smythe, 135 pages.

1. Fullerton Fire Department Files 1551 E. Orangethorpe Avenue, Fullerton obtained April 24, 2018, 647 pgs (referred to in June 1, 2018 Letter, page 11) Scans Enhanced with Word Recognition for your convenience
2. Fullerton Fire Department Files 1551 E. Orangethorpe Avenue, Fullerton obtained April 24, 2018, 647 pgs (referred to in June 1, 2018 Letter, page 11)
3. See document uploaded on July 3, 2018 above for confirmation of records review (Item 5, 4/17/18)

Grand Total for the Three Dates-2,541 pages (39 documents)