



March 31, 2004

Mr. David Bacharowski
Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, California 90013

**SITE: GREENPARK RUNKLE CANYON DEVELOPMENT
VENTURA COUNTY, CALIFORNIA**

SUBJECT: SOURCE EVALUATION REPORT

Dear Mr. Backarowski:

Miller Brooks Environmental, Inc. (Miller Brooks), on behalf of GreenPark Runkle Canyon, LLC (GreenPark) is pleased to submit this source evaluation report for the GreenPark Runkle Canyon Development Property (Property) in Ventura County, California (Figure 1). The report is in response to the Los Angeles Regional Water Quality Control Board (LARWQCB) correspondence dated February 26 2004, regarding the report titled *Surface Water and Groundwater Sampling for Specific Organic/Inorganic Chemicals and Perchlorate* dated September 17, 2004, prepared by Miller Brooks. The information requested by the LARWQCB is summarized below.

Property ownership and land use from the 1990s:

The subject Property is located within an area of undeveloped land referred to as Runkle Canyon, located at the terminus of Sequoia Avenue in the City of Simi Valley in Ventura County, California. The Property consists of three land parcels totaling approximately 1,615 acres. The Property is identified by the Ventura County's Assessors office as Parcel Numbers 685-130-180, 634-010-495, 685-040-075, 658-040-095, 658-040-100, 658-040-140, 685-040-165, 685-040-190, 685-040-200, 685-040-210, 685-040-220, 685-040-240, 685-051-225, 658-051-230, 658-130-160, and 685-040-255. There is no known street address for the subject Property. The Property location is shown on Figure 1.

The subject Property consists of a north-south trending valley with hills to the south, east and west. The northeastern portion consists of 550 acres within a valley that contains a small stream that drains to the north, and has downcut through the soil in the valley. The northern portion of the valley consists of a gently sloping plateau area that is bordered to the north by a residential development, consisting of single-family homes. The northwestern parcel consists of 350 acres of undeveloped land, separated from the valley to the east by a steep ridgeline. The southern portion of the Property consists of 715 acres of land that is comprised of a hilltop plateau used for cattle grazing. Adjacent to the east of the Property is undeveloped land used for horse grazing. The Property is currently used for cattle grazing and no improvements have been made to the Property. The main access road is paved along the northern half and unpaved on the southern half. All other access roads are unpaved.

GreenPark purchased sections of the Property in 1998 and 2000. The Property is slated for development as residential housing, with the preservation of over ninety-one percent as open space.

A former sand and gravel mine was located on the central portion of the Property, extending onto the southern 715-acre parcel. The sand and gravel mine was in operation until approximately 1985 and the features associated with the mine included a small building, a conveyor system (removed), and asphalt roadways. In 1985, the County of Ventura designated the mine as closed and reclaimed. Correspondence with the County of Ventura concerning the closure of the mine is included in Appendix A.

Prior to the sand and gravel mine, the site was used as ranch land. A copy of a publication titled *Runkle Canyon – A Historical Perspective* is included in Appendix B.

Undeveloped land borders the Property to the east, west and south. The Rocketdyne Propulsion and Power, Santa Susana Field Laboratory (SSFL) facility is located to the southeast and is the only identified source of potential environmental concern in the vicinity of the Property. The SSFL facility is located at a higher topographic elevation than the Property; however, a steep ridgeline separates the facility from the Property (EDR, 2003).

Location and list of chemicals used and stored on the site:

During multiple site visits, no indications of past or current chemical storage or use were identified at the site. The only potential use or storage of chemicals was related to ten pole-mounted transformers. In 2000, Miller Brooks collected soil samples at the base of ten pole-mounted transformers to evaluate whether the soil contained polychlorinated biphenyls (PCBs). None of the soil samples contained detectable concentrations of PCBs. The transformers were operated by Southern California Edison (SCE) and were removed from the Property in 2000 by SCE. A letter documenting the removal and disposal is included in Appendix C.

A total of nineteen 55-gallon drums were noted at the Property. Two of the drums contained water, eight drums contained soil, and ten were either empty or contained minor trash and debris. The material in the drums was transported from the site and disposed of/recycled as non-hazardous waste. Copies of the non-hazardous waste manifests are included in Appendix D.

Structures present on the Property include an underground high-pressure gas line, which transects the Property from east to west; an empty roofless brick building; an empty corral area; and a dam structure of the Runkle Reservoir. To the knowledge of Miller Brooks personnel, no chemicals or wastes that could have impacted the Property were stored in these structures.

Management procedures for the use of chemicals and wastes used and/or generated on site:

To the knowledge of Miller Brooks personnel, no chemicals or wastes, including pesticides and herbicides, have been used and/or generated on the Property.

Copies of material safety data sheets for chemicals used and stored at the site:

To the knowledge of Miller Brooks personnel, no chemicals or wastes, including pesticides and herbicides, have been used and stored on the Property; therefore no material safety data sheets are available.

Copies of permits and violations issued to the facility by this and other regulatory agencies:

The permits associated with the operation and closure of the mine are included in Appendix A. Two groundwater monitoring wells were found on the Property in 2003. The date of installation and parties responsible for the installation are not known. The wells were abandoned in 2003 and a copy of the well abandonment permit is included in Appendix E.

There have been no violations issued by your agency or any other agency concerning the Property.

Mitigation measures or corrective action, if any notice of violation was issued:

There has been no notice of violation issued by your agency or any other agency concerning the Property.

Maps showing the location of all water wells and oil exploration/production wells on the property:

The only water well remaining on the Property is located along the southern border and is used to water domestic cattle and/or horses. The well is pumped using a windmill and the water is stored in a steel stock tank (Figure 2).

According to the Munger Oil Information SVC, Inc., 1999, Map Book – California-Alaska Oil & Gas Fields, Map W-57, there are no active or abandoned oil and gas wells on the Property (Munger, 2003).

Driller logs for all water wells and oil exploration wells:

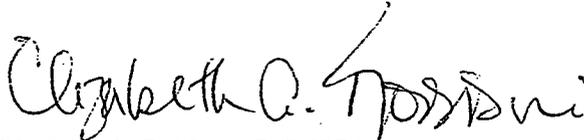
There are no construction details available for the water well or the two abandoned monitoring wells. There are no oil wells located on the Property.

Analytical water quality data for all water wells on the property:

Surface water and groundwater samples were collected on the Property and the results are included in Tables 1 and 2 and the sample locations are shown on Figure 2.

If you have any questions regarding this report, please call me at (714) 960-4088.

Sincerely,
MILLER BROOKS ENVIRONMENTAL, INC.



Elizabeth A. Robbins, RG 4874
Senior Geologist



- Attachments:
- Table 1 - Results of Organic Analyses of Water Samples
 - Table 2 - Results of Perchlorate Analysis of Soil and Water Samples
 - Figure 1 - Vicinity Map
 - Figure 2 - Site Plan Showing Surface Water and Groundwater Sample Locations
 - Appendix A - Information – Sand and Gravel Mine
 - Appendix B - Runkle Canyon – A Historical Perspective
 - Appendix C - Transformer Removal/Disposal
 - Appendix D - Waste Manifest
 - Appendix E - Well Abandonment Permit

REFERENCES

- Environmental Data Resources, Inc. (EDR), 2003, The EDR-Radius Map with Geocheck, Runkle Canyon, Simi Valley, California, April 9.
- EDR, 2003, The EDR-Aerial Photography Print Service, GreenPark Ranch, Simi Valley, California, April 14.
- EDR, 2003, The EDR-Historical Topographic Map Report, GreenPark Ranch, Simi Valley, California, April 14.
- EDR, 2003, EDR Site Reports, Rocketdyne Santa Susana Field Laboratory, Simi Hills, California, April 10.
- Munger Oil Information SVC, Inc., 2003, Map Book – California-Alaska Oil & Gas Fields, Map W-57.

TABLES

TABLE 1
 RESULTS OF ORGANIC ANALYSES OF WATER SAMPLES
 Runkle Canyon
 Simi Valley, California

Sample ID	Date Sampled	EPA Methods and Analytes (Results in µg/L)				
		TPH-E	TPH-V	VOCs*	TRPH	O & G
		8015M	8015M	8260B	418.1	413.2
RR-Swater-1	10/24/02	ND<500	--	ND<500-20,000	ND<500	ND<500
Well-1	2/5/03	ND<500	ND<50	ND<0.5-200	--	--

Notes:

- EPA - Environmental Protection Agency
- µg/L - micrograms per liter
- TPH-E - total petroleum hydrocarbons-extractable
- TPH-V - total petroleum hydrocarbons-volatile
- VOCs - volatile organic compounds
- TRPH - total recoverable petroleum hydrocarbons
- O&G - oil and gas
- * - see official laboratory reports for complete list of analytes
- ND - not detected at or above the reporting limit
- - not analyzed

TABLE 2
 RESULTS OF PERCHLORATE ANALYSIS OF SOIL AND WATER SAMPLES
 Runkle Canyon
 Simi Valley, California

Water Sample ID	Date	Result (in µg/L)
Well-1	2/5/03	ND<4
Creek-1 Water	3/14/03	ND<4
Creek-2 Water	3/14/03	ND<4
Creek-3 Water	3/14/03	ND<4
Spring - 1	5/1/03	ND<4
Spring - 2	5/1/03	ND<4
Spring - 3	5/1/03	ND<4
Trip Blank	5/1/03	ND<4
Windmill-1 Water	3/14/03	ND<4
Soil Sample ID	Date	Result (in mg/kg)
HS-25-56'	1/8/03	0.06
HS-26-37'	1/8/03	0.05
HS-29-Water	1/9/03	ND<0.02
Creek-1 Soil	3/14/03	ND<0.040
Creek-2 Soil	3/14/03	ND<0.040
Creek-3 Soil	3/14/03	ND<0.040

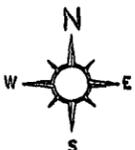
Perchlorate was analyzed using EPA Method 314

µg/L = micrograms per liter

ND = not detected at limit indicated on official laboratory report

mg/kg = milligrams per kilogram

FIGURES



0 2000 Feet
SCALE

MILLER BROOKS
Environmental, Inc.

2124 MAIN STREET, SUITE 200
HUNTINGTON BEACH, CA. 92648
(714) 960-4088

PROJECT NO. 01-406-0002-02

DRAWN BY:
PEL
DATE:
11/21/02
REVISED BY:
DCN
REVISED:
08/28/03
APPROVED BY:
EAR
DATE:
08/28/03

VICINITY MAP

RUNKLE CANYON PROPERTY
SIMI VALLEY, CA.

FIGURE

1

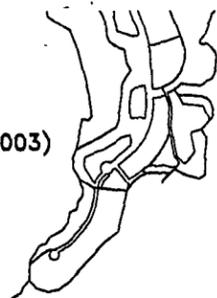
FILE: K:\DWGS\RUNKLE RANCH\VICINITY MAP [F1C]

DATE PLOTTED: 08/28/03

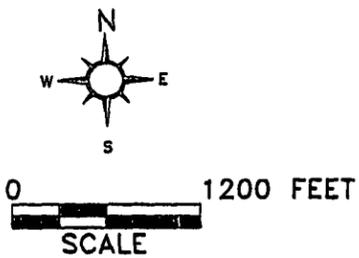


LEGEND

- WELL-1  FORMER GROUNDWATER MONITORING WELL
- CREEK-3  SURFACE WATER SAMPLE LOCATION (MARCH 2003)
- HS-20  SOIL BORING LOCATION WITH GROUNDWATER SAMPLE (JANUARY 2003)
- WINDMILL-1  WATER SAMPLE FROM WINDMILL STORAGE TANK
- SPRING-1  SURFACE WATER SAMPLE LOCATION (MAY 2003)
-  PARCEL BOUNDARY
-  PROPERTY BOUNDARY



PROPOSED DEVELOPMENT



	DRAWN BY: AIL	SITE PLAN SHOWING SURFACE WATER AND GROUNDWATER SAMPLE LOCATIONS	FIGURE 2
	DATE: 06/05/03		
2124 MAIN STREET, SUITE 200 HUNTINGTON BEACH, CA. 92648 (714) 960-4088	REVISED BY: PEL	RUNKLE CANYON PROPERTY SIMI VALLEY, CA.	
	DATE: 03/30/04		
PROJECT NO. 01-402-0002-03	APPROVED BY: EAR	FILE: K:\DWGS\RUNKLE CANYON\SAR\SITE HISTORY	DATE PLOTTED: 03/30/04
	DATE: 03/30/04		

APPENDIX A

REC'D MAY 01 2003

LAW OFFICES

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(1886-1984)

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April 29, 2003

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REFER TO FILE NUMBER

270364 - 0002

VIA EMAIL AND U.S. MAIL
PRIVILEGED AND CONFIDENTIAL

Mr. Peter J. Kiesecker
GreenPark Runkle Canyon, LLC
3010 Old Ranch Parkway
Suite 330
Seal Beach, CA 90740

Re: Closure and Reclamation of the Former Southern Pacific Milling Company
Gravel Mine at Runkle Ranch

Dear Peter:

As you have requested, we have undertaken a comprehensive review of the circumstances related to the issue of the closure and reclamation of the former Southern Pacific Milling Company gravel mine/quarry ("MINE") on the Runkle Canyon property, as well as the current status of the Conditional Use Permit ("CUP" or "Permit") which governed that use. Our examination of the record confirms; 1) That the governing body/Lead Agency with authority over the mine was, and remains Ventura County, 2) that the Mine and reclamation plan were governed by a CUP issued by Ventura County, 3) that the Mine has been closed and reclaimed in conformance with the reclamation plan and the permit conditions to the satisfaction of the Ventura County Authorities, 4) that the financial assurance, which was posted to secure that the required reclamation take place, has been exonerated, and 5) that the CUP which governed the mining and reclamation activities has expired and is no longer in effect, and that relinquishment of the Permit is therefore not required. A more detailed discussion of these issues follows.

Surface Mining and reclamation activities in the State of California are governed by the *Surface Mining and Reclamation Act*, ("SMARA") and its associated regulations, as codified in the California Public Resources Code, Division 2, Chapter 9, Section 2710 et seq. ("Code"). Section 2728 of the Code defines a "Lead Agency" as the city or county with "...the principal responsibility for approving a surface mining operation or reclamation plan pursuant to this chapter."

Mr. Peter J. Kiesecker
April 29, 2003
Page 2

Section 2770 goes on to state that a permit for mining activities must be obtained from the Lead Agency, and that the Lead Agency must also approve and secure financial assurances for a reclamation plan. And, Section 2774 (a) places responsibility for enforcing state law in relation to surface mining activities with the Lead Agency. Based on state law, Ventura County is the Lead agency, the local governing body with responsibility for the regulation of surface mining and reclamation activities within its borders.

In January of 1982, the Southern Pacific Milling Company was granted a modification of an existing CUP (CUP 2336) governing sand and gravel excavation and mining activities on the subject property. The purpose of the application was to secure a ten year extension, until January 28, 1992, of those surface mining activities. The County's approval of the CUP modification repealed all previous conditions of approval, and imposed new conditions, including specific requirements for the reclamation plan, and a requirement of financial assurance in the amount of \$100,000.00.

In a letter addressed to Thomas Ferguson, an attorney representing the property owners, and written on December 2, 1985, Thomas Berg, the Manager of the County of Ventura's Resource Management Agency, Planning Division, confirmed that the Southern Pacific Milling Company had closed and reclaimed the subject sand and gravel mine to the satisfaction of the County, and in accordance with conditions imposed by CUP 2336 and the previously filed reclamation plan.

In June of 1999, various communications occurred between Kim Prillhart and Brian McCarthy, County Resource Management Agency staff members with responsibility for regulation of surface mining activities, and GreenPark confirming that the reclamation occurred in conformance with the CUP, and to the satisfaction of the County, acting in its role as the Lead Agency.

Finally, on September 8, 2000, in a letter written to Marina Robertson of GreenPark, Brian McCarthy sent a letter to Marina Robertson confirming, once again, the satisfactory closure and reclamation of the mine. This letter also confirmed that the financial assurance mechanism had been exonerated, and that the CUP had expired in 1992 and that consequently, any previous requests related to the relinquishment of the Permit were moot.

The County of Ventura, as provided for in state law, is the Lead Agency charged with the enforcement of the regulations provided for in the Surface Mining and Reclamation Act. The County, in fulfilling its role as the Lead Agency, issued the original CUP governing the Southern Pacific Milling Company's mining operations on the property, and the County went on to oversee the satisfactory execution of the reclamation plan when the Company ceased mining operations on the property. No further action, at either the state or local level is required.

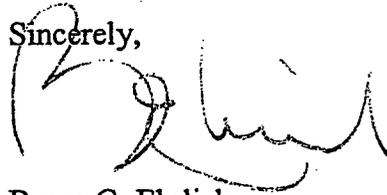
NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP

Mr. Peter J. Kiesecker

April 29, 2003

Page 3

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce G. Ehrlich". The signature is fluid and cursive, with the first name "Bruce" being more prominent and the last name "Ehrlich" following in a similar style.

Bruce G. Ehrlich
for NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP

BGE

cc: Bret Bernard
Randy Wheeler

Ingrid

Planning Division

Thomas Berg
Manager

County of ventura

December 2, 1985

Mr. Thomas R. Ferguson
Attorney at Law
315 North A Street
Oxnard, California 93030

Subject: Runkle Canyon Sand and Gravel Operation, Owned by the
Runkle Family - CUP-2336

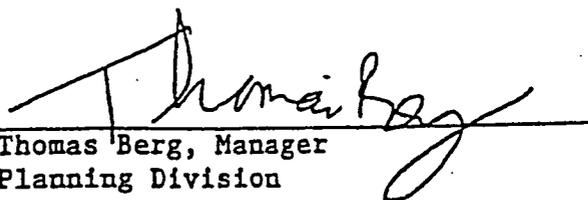
Dear Mr. Ferguson:

The Southern Pacific Milling Company has closed and reclaimed the above sand and gravel quarry in accordance with requirements of the above Conditional Use Permit. As you know, the property is owned by your clients, members of the Runkle Family, and includes portions of Assessor Parcel Nos. 685-040-04, 685-130-03, and 685-130-04.

Land use permits such as this one are issued for the land, rather than to the permittee (Southern Pacific Milling Company). Since your client has indicated no interest in keeping the sand and gravel mine in operation, and since the land has already been reclaimed to the satisfaction of the Ventura County Planning Division, we request that your clients relinquish this Conditional Use Permit in writing, so that the whole mining permit may be closed permanently.

If you have any questions in regard to the above request, please call Ingrid Hainline, of the Planning Division, at 654-2466.

Sincerely,


Thomas Berg, Manager
Planning Division

TB:lca

APPENDIX B



RUNKLE CANYON A HISTORICAL PERSPECTIVE


Runkle Canyon
January 2003

RUNKLE CANYON A HISTORICAL PERSPECTIVE

TABLE OF CONTENTS

1	INTRODUCTION	1-1
2	PRE-HISTORY	
2.1	Chumash in Simi Valley	2-1
2.2	Chumash in Runkle Canyon Area	2-1
3	RUNKLE FAMILY AND RANCH	
3.1	Runkle Family in Simi Valley	3-1
3.2	Runkle Ranch.....	3-2
3.3	Ranch Operations	
3.3.1	Livestock.....	3-3
3.3.2	Roundups	3-4
3.3.3	Crop Production.....	3-4
3.4	Burro Flats / Dry Lake.....	3-6
3.5	Film and Television Production.....	3-7
3.6	Flood Control.....	3-8
3.7	Mining Operations.....	3-8
4	HISTORICAL PROGRESSION OF DEVELOPMENT	
4.1	Runkle Ranch Subdivision	4-1
4.2	Development Progression Along Sequoia Avenue.....	4-1
4.3	Streets Adjacent to Runkle Canyon.....	4-1
5	GENERAL PLAN HISTORY	
5.1	Jurisdictional Timeline	5-1
5.2	Specific Plan Area Development.....	5-4
6	"THE NEXT CHAPTER"	6-1
	APPENDIX A: Sources	A-1

**RUNKLE CANYON
A HISTORICAL PERSPECTIVE**

LIST OF FIGURES

3 RUNKLE FAMILY AND RANCH
3.3-1 Collection of Historical Runkle Ranch and Environs Images 3-5

4 HISTORICAL PROGRESSION OF DEVELOPMENT
4.2-1 Historical Progression of Runkle Ranch Development 4-2
4.3-1 Existing Perimeter Street Conditions 4-3

5 GENERAL PLAN HISTORY
5.1-1 Runkle Canyon Jurisdictional Timeline 5-5

The historical perspective of Runkle Canyon contained within the text and images of these pages recognizes and highlights the stories of the people that have called Runkle Canyon, and its environs, their home. (The reader should refer to the Simi Valley Historical Society and Museum for further historical information at 805-526-6453 or www.cyber-pages.com/strathearn.)

Much of Southern California, Simi Valley and the environs of Runkle Canyon have realized a similar historical progression. Native American villages were replaced by Spanish Ranchos. Spanish Ranchos were replaced by farms, ranches and businesses of European and United States settlers. These settlements have grown and evolved into the cities, streets and neighborhoods visible today.

The intent of this Historical Perspective is to show the progression of development around Runkle Canyon, and how the realization of the Runkle Canyon Specific Plan respects the area's heritage, integrates with existing neighborhoods and preserves a large portion of scenic natural open spaces for all people of Simi Valley.

2.1 CHUMASH IN SIMI VALLEY

As in much of central and southern California, the Chumash Indian peoples and cultures were once prevalent in the Simi Valley environs. Many of the geographic features and street names in Simi Valley are Spanish language derivations of Chumash language place and tribe names. One of the native villages that thrived in Simi Valley had the Chumash name of Shimiyi. The meaning of this word is thought to describe the presence of threadlike clouds that moved into the Valley from the Pacific Coast. The Spanish form of this word, Simi, was used in the title of the Rancho established in the area during the late 1700's.

2.2 CHUMASH IN RUNKLE CANYON AREA

The Chumash were a somewhat nomadic tribe whose villages were typically located in fertile valleys near freshwater sources. The topographic features of Runkle Canyon generally consist of a central drainage course flowing northward off the adjacent northern slopes of the Simi Hills. Smaller tributary drainages flow into Runkle Canyon from the east and west. The pre-historical presence of Chumash within and surrounding Runkle Canyon has been confirmed through numerous archaeological investigations. A topographic area known today as Burro Flats is a plateau located in the northern slopes of the Simi Hills within the former Rocketdyne site adjacent to and continuing into the southeast portion of the Runkle Canyon Specific Plan Area. Within the portion of Burro Flats east of the Specific Plan Area exists a Chumash cave used as a winter solstice observatory containing pictograph cave drawings. Archaeological surveys within the Runkle Canyon Specific Plan Area have discovered several sites that contain prehistoric stone hand tools and stone fragments. (Refer to Archaeological Investigations Report as prepared by Michael Brandman Associates, dated January 2003.)

3.1 RUNKLE FAMILY IN SIMI VALLEY

In 1892, Frank Runkle moved from Pennsylvania to Saticoy, California. In 1899, he started a cattle business in Somis. In 1904, the Runkle Family, including Frank, his wife and six children moved to Simi Valley where they rented 3,500 acres from Goldsmith and Kujawsky for a cattle ranch. In 1910 they purchased the Home (Runkle) Ranch of approximately 2,800 acres.

Three of the children, Edgar, John and Ralph, were born in Somis. Three other children, May Jim, and Irene were born in Simi Valley.

Many of the Runkle Family descendants still live in the region and are actively involved in the Simi Valley Historical Society, lecturing on the Runkle Ranch heritage and the Simi Valley history.



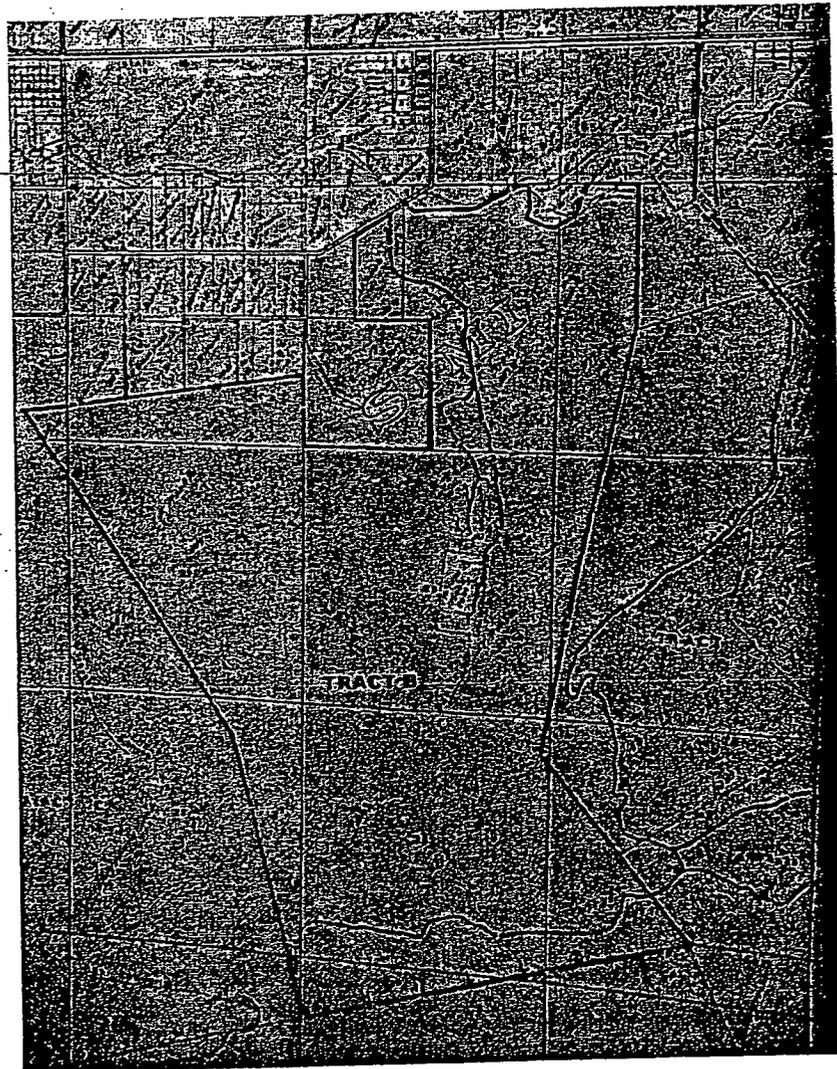
Dewey Runkle pictured in 2002 outside of the Simi Valley Historical Society



The children of Frank and Vivian Runkle

3.2 RUNKLE RANCH

In 1887, the Simi Land and Water Company subdivided the Spanish Rancho Simi lands into large tracts. These tracts were sold to farmers and ranchers for crop production (including wheat, beans and barley) and livestock. One of the ranchers was Frank Runkle who bought Tract "B" in 1910 comprising approximately 2,800 acres south of the Arroyo Simi and north of the Simi Hills.



3.3 RANCH OPERATIONS

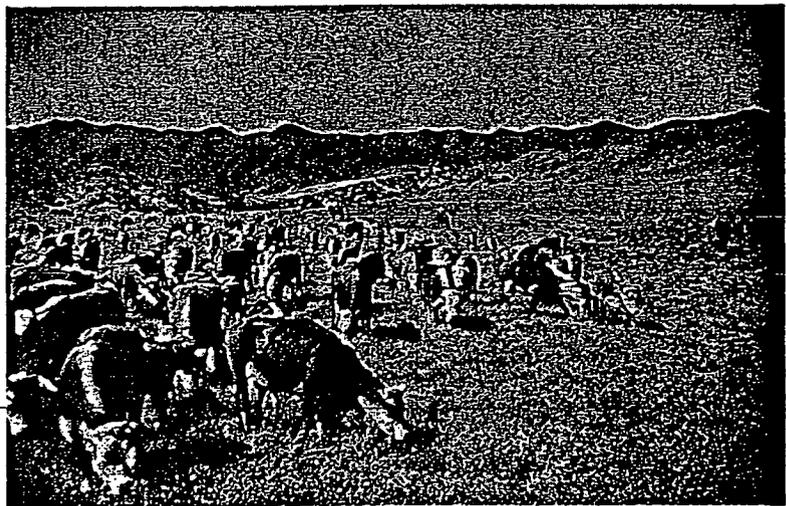
3.3.1 Livestock

The Runkle Ranch was primarily a cattle ranch, and like most ranchers the Runkles grew grain and operated their own blacksmith shop.

The Ranch utilized several mule teams, as many as five 8-mule teams at one time. These mule teams were used

to transport harvested crops, such as barley and hay between the San Fernando and Simi Valleys and also to

Port Hueneme. The mule teams were used for work on the Ranch into the 1950's. The mule teams were also used in motion pictures including "Westward the Women", "Duel in the Sun" and "Albuquerque".



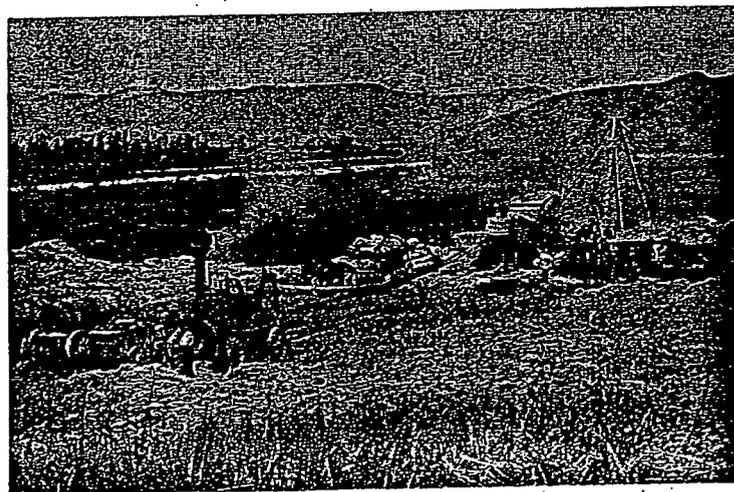
3.3.2 Roundups

Runkle Ranch held an annual roundup (today more commonly called branding) in April. Fellow ranchers and cowboy actors would come over and help out with ranch operations and cattle branding. Some of the notable cowboy actors included James Arness, Joel McCrea, and Monty Montana.



3.3.3 Crop Production

Runkle Ranch grew and harvested grains for livestock feed, mostly barley and hay. The Ranch also produced black-eyed peas and lima beans. In later years walnuts and citrus trees were planted and harvested.



(Figure 3.3-1 displays a collection of historical images acquired during the preparation of this Historical Perspective.)

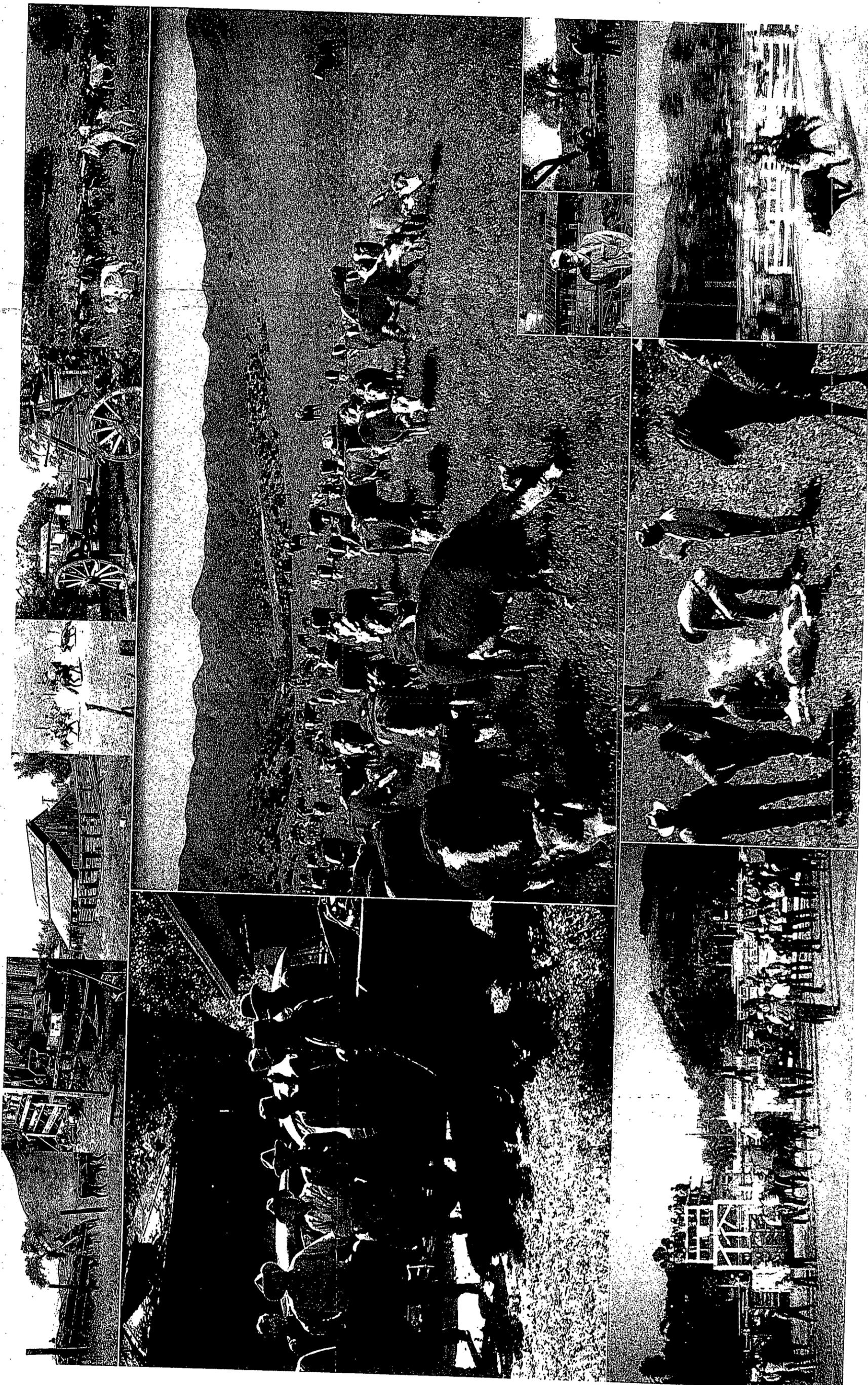
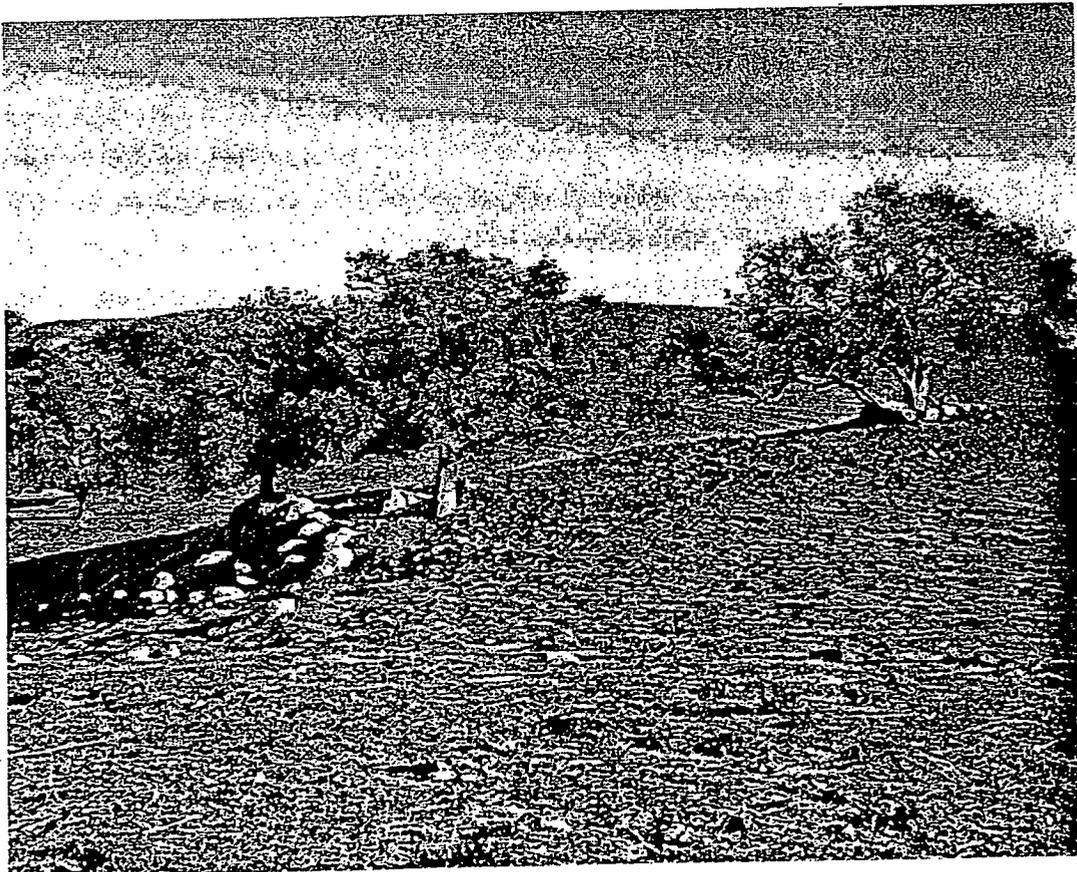


Figure 3.3-1
COLLECTION OF HISTORICAL
RUNKLE RANCH AND ENVIRONS IMAGES
FORMA January 2003

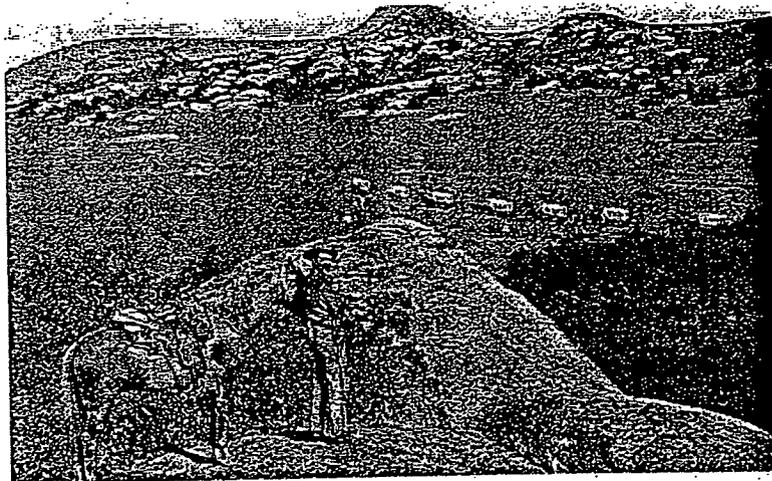
3.4 BURRO FLATS / DRY LAKE

Burro Flats is a unique portion of Runkle Canyon's southern ridgeline that affords expansive views of the Simi Valley. This majority of Burro Flats is located at the current Rocketdyne property, at the southeast corner of the Runkle Canyon Specific Plan Area. The portion of Burro Flats within the Runkle Canyon Specific Plan Area was known by the Runkle Family as "Dry Lake". This is likely due to the approximately 1-acre seasonal vernal pool at this location. Cattle were frequently taken up to Burro Flats / Dry Lake to graze and water. A windmill driven water pump still exists close to this location today.



3.5 FILM AND TELEVISION PRODUCTION

During the 1930's through 1950's, many Western motion pictures and television series utilized the natural terrain, vegetation and ranch lands of Runkle Canyon, Burro Flats and its environs for scenic backdrops. Films of this era included: "The Arizona Legion", "Robin Hood of the Pecos",



"California", "Utah Wagon Train", "Shadows of Tombstone", "Drums Across the River" and "They Rode West". Actors and actresses that appeared in motion picture and television productions filmed in this area included: Rex Allen, James Arness, Walter Brennan, Buddy Ebsen, Joel McCrae, Monty Montana, Audie Murphy, Slim Pickens, Donna Reed, Roy Rogers, and Barbara Stanwyck. Additional film production occurred around Runkle Canyon in the 1980's and 1990's. Episodes for television series such as "Gunsmoke" have been filmed here throughout the decades.



3.6 FLOOD CONTROL

Ventura County Flood Control District (now the Ventura County Watershed Protection District) completed construction in 1949 of the Runkle Dam and Reservoir along the Runkle Canyon stream to provide for improved flood control for lands and neighborhoods north of the Dam location. This earthen Dam has an approximate height of 41 feet with an estimated storage capacity of 100 acre-feet within a reservoir area of approximately 7 acres.

3.7 MINING OPERATIONS

Extraction of aggregate material (sand and gravel), from the portion of Runkle Canyon north of Burro Flats and south of Runkle Dam and Reservoir, began in 1966 (following permit issuance in 1965) by the Simi Rock Products Company. The formerly permitted mining operation included an area of approximately 313 acres in Runkle Canyon near the City of Simi Valley and is within Simi's Area of Interest. The permit was originally issued in 1965. Southern Pacific Milling Company took ownership of the operation in 1971. A modification to the permit for the inclusion of a reclamation plan was approved in 1980. A modification to the permit, approved in 1982, would have allowed the operation to continue until 1992. However, in December 1985, S.P. Milling Co. determined that it was not economically viable to continue the mining operation, the site was considered closed and reclamation commenced.

4.1 RUNKLE RANCH SUBDIVISION

The original Runkle Ranch, purchased by Frank Runkle in 1910, encompassed approximately 2,800 acres south of the Arroyo Simi and north of the Simi Hills. In the 1950's, the Ranch was subdivided into six parcels, four of which comprise the Runkle Canyon Specific Plan Area (please see Figure 4.2-1).

4.2 DEVELOPMENT PROGRESSION ALONG SEQUOIA AVENUE

Following the original subdivision of Runkle Ranch, residential development subdivisions began their progression from near Royal Avenue southwards along the present day Sequoia Avenue. In the early 1960's, Digest Homes subdivided 372 lots in the area generally bound by Shenandoah Avenue, Acadia Street, Barnes Street, and Sequoia Avenue (Tract Nos. 1187 and 1188). During the mid-1970's, Moran Properties subdivided approximately 294 more lots in the area east of Sequoia Avenue, near Moreno Drive and Barnes Street (Tract No. 2414).

In the early 1980's, Great West Homes further subdivided approximately 152 lots in the area immediately north of the Runkle Canyon Specific Plan Area, including lots along: Appleton Road, Briar Hill Circle, Sequoia Avenue, High Point Place, Cinnabar Place, Fitzgerald Road and Hazelnut Court (Tract No. 3459). During the late 1990's, DMB/AEW Land Holdings, LLC recorded the "Madison County" subdivision (Tract No. 3467) located on the east and west sides of Sequoia Avenue, which contains such streets as Corto Street, Coastal Oak Drive, King Palm and Trabuco Oak Drives.

Please refer to Figure 4.2-1 for a graphic representation of the Historical Progression of Runkle Ranch Development, southwards along Sequoia Avenue.

4.3 STREETS ADJACENT TO RUNKLE CANYON

Several existing residential neighborhood streets border the Runkle Canyon Specific Plan Area along its northern boundary. The streets along the project's northern border include: Hazelnut Court, High Point Place, Cobbler Hill Court, Sequoia Avenue, Talbert Avenue, Comet Avenue and Watson Avenue. These streets' terminus at the Runkle Canyon Specific Plan boundary exist in temporary conditions of incompleteness as evidenced by the asphalt stub-outs. This is further verification that the existing neighborhoods have continued, but not completed, the area's overall street system. Temporary chain-link, wood or wrought iron fencing is located at the current terminus of each street surface. The majority of these stubbed-out conditions occur without curb or gutter, and curb-adjacent sidewalks serving the neighborhoods stop abruptly where the last section of concrete was poured. Figure 4.3-1, Existing Perimeter Street Conditions, shows the current conditions of the adjacent streets where the implementation of the Runkle Canyon Specific Plan will extend and complete these streets with curb, gutter, parkway and sidewalk improvements to City standards.

5.1 JURISDICTIONAL TIMELINE

Figure 5.1-1, Jurisdictional Timeline, demonstrates the historical background of the progression of land use planning for the Runkle Canyon area. The major milestones, beginning with the County of Ventura's 1964 Land Use Map and culminating with the current Specific Plan, are set forth below.

a. 1964 – Unincorporated Ventura County Land Use Map

The 1964 General Plan Map set no precise number of acres or homes. The map did not extend to the southern Specific Plan boundary, but allowed for the following:

- Single-family residential development;
- Small commercial area at easterly corner of Fitzgerald Road (about 6-10 acres);
- Extension of Tapo Canyon Road;
- Elementary School (about 10 acres); and
- Open Space area.

b. 1972 – City of Simi Valley – Initial General Plan

With the incorporation of the City in 1969, the initial General Plan called for the following:

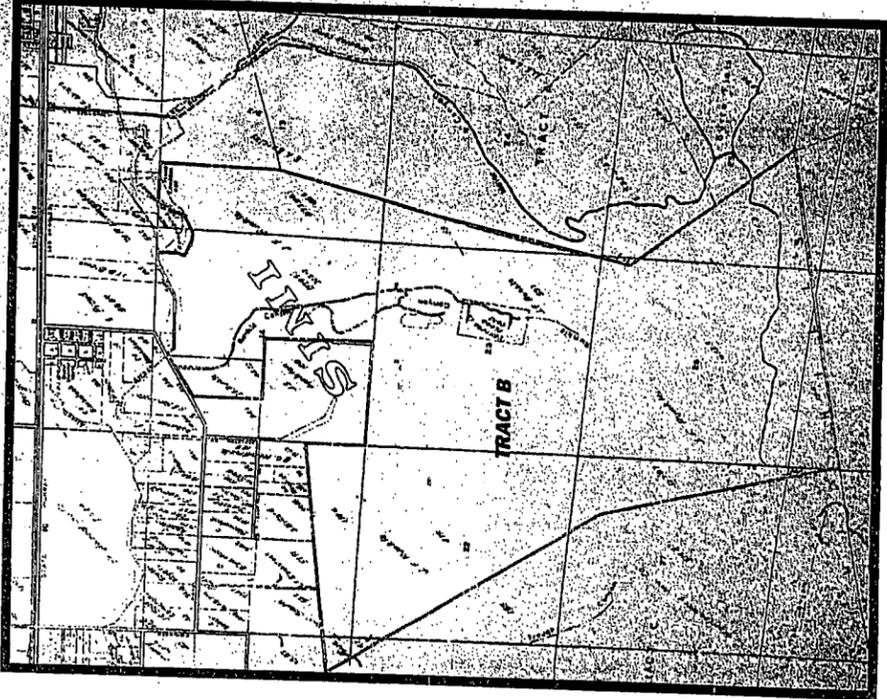
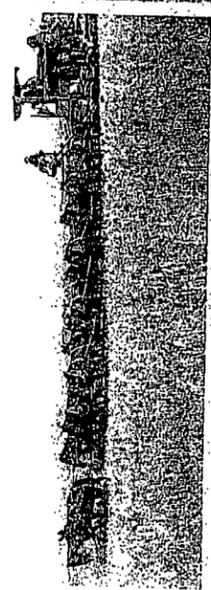
- Extension of Tapo Canyon Road;
- Extension of Sequoia Avenue;
- A potential park at the Runkle Canyon Dam and Reservoir;
- High-density housing (about 6-10 acres) with only a small portion on the project site in the vicinity of Fitzgerald Road and Sequoia Avenue;
- Convenience commercial node;
- Elementary school and a Neighborhood Park;
- Very low density housing east of Sequoia Avenue;
- Medium Density housing west of Sequoia Avenue; and
- Open Space.

HISTORICAL PROGRESSION OF RUNKLE RANCH DEVELOPMENT

South Along Sequoia Avenue

1910 - 1959

1950's - Runkle Ranch Property (2,800 acres) subdivided Six (6) Parcels - Four (4) constitute Runkle Canyon Specific Plan Area



Source: Simi Valley Historical Museum

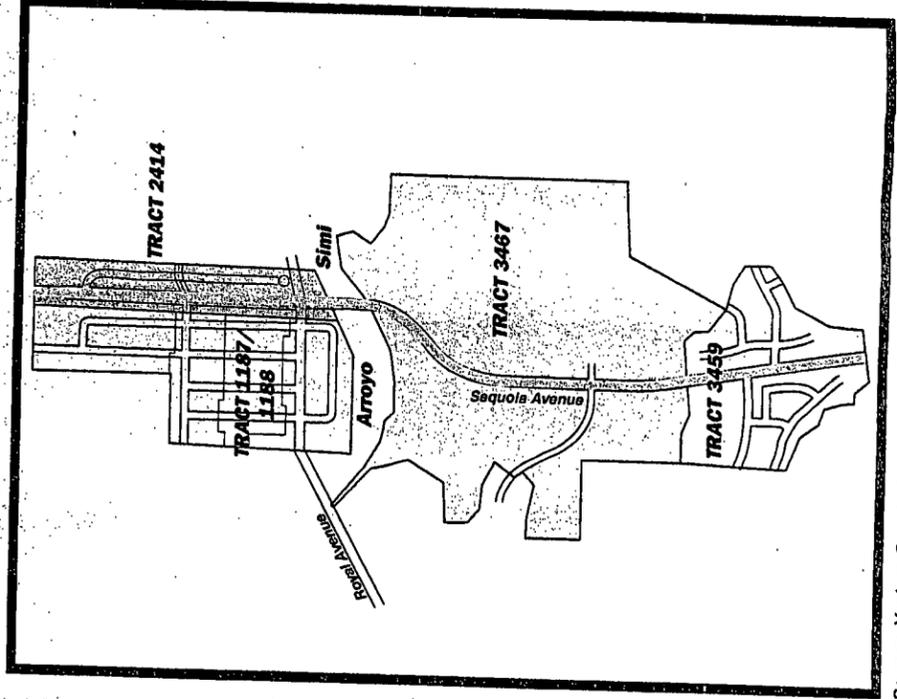
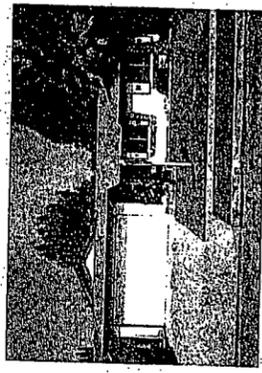
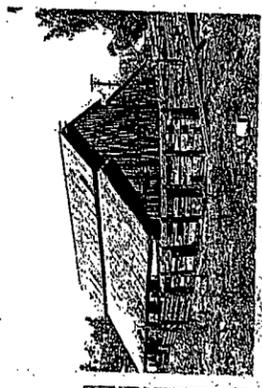
1960 - 1979

1960-1961 - Digest Homes

Tract	Recorded	Lots	Area
1188-1	3/9/60	50	Royal/Shenandoah
1188-2	6/30/60	111	Glacier/Crater/Olympic
1188-3	3/23/61	161	Acadia/Glacier/Olympic
1187	5/26/61	50	Olympic/Crater

1976-1978 - Moran Properties

Tract	Recorded	Lots	Area
2414-1	4/29/76	50	Moreno/Sequoia
2414-2	7/8/77	96	Moreno
2414-3	4/21/78	148	Sequoia/Moreno/Barnes



Source: Ventura County Assessor's Office

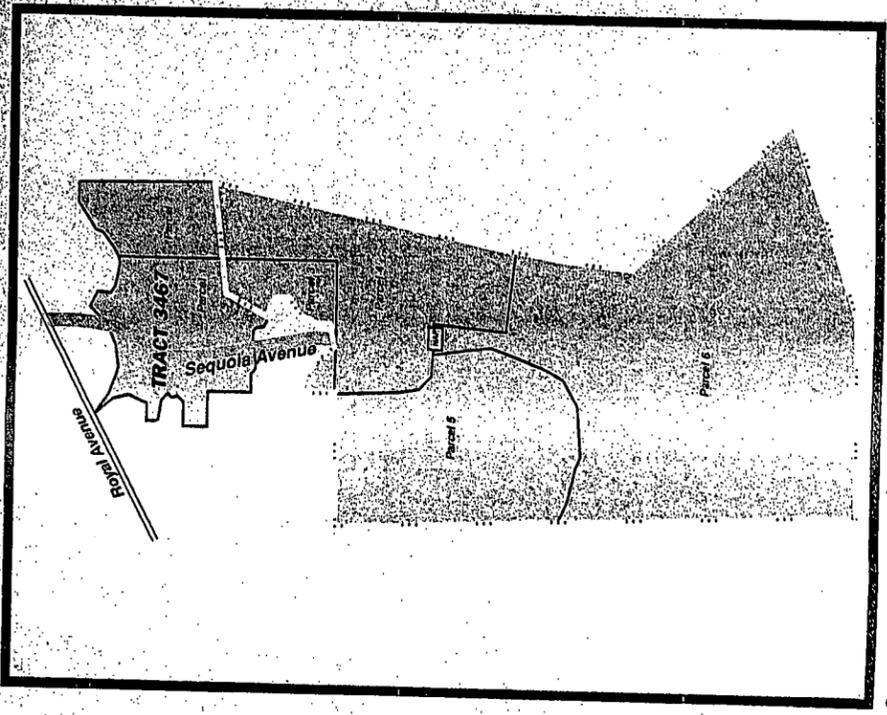
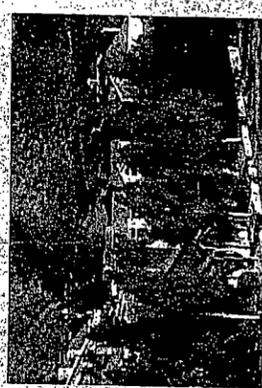
1980 - 1997

1981 - Great West Homes

Tract	Recorded	Lots	Area
3459-1	12/23/81	39	Appleton/Fitzgerald
3459-2	12/23/81	113	High Point/Cinquebar Cobbler Hill Ct.

1997 - DMB/AEW Land Holdings Two LLC

Tract	Recorded	Lots	Area
3467	8/27/97	()	Honey Pine Ct./Poplar Coastal Oak Dr./Pine View



Source: Ventura County Assessor's Office

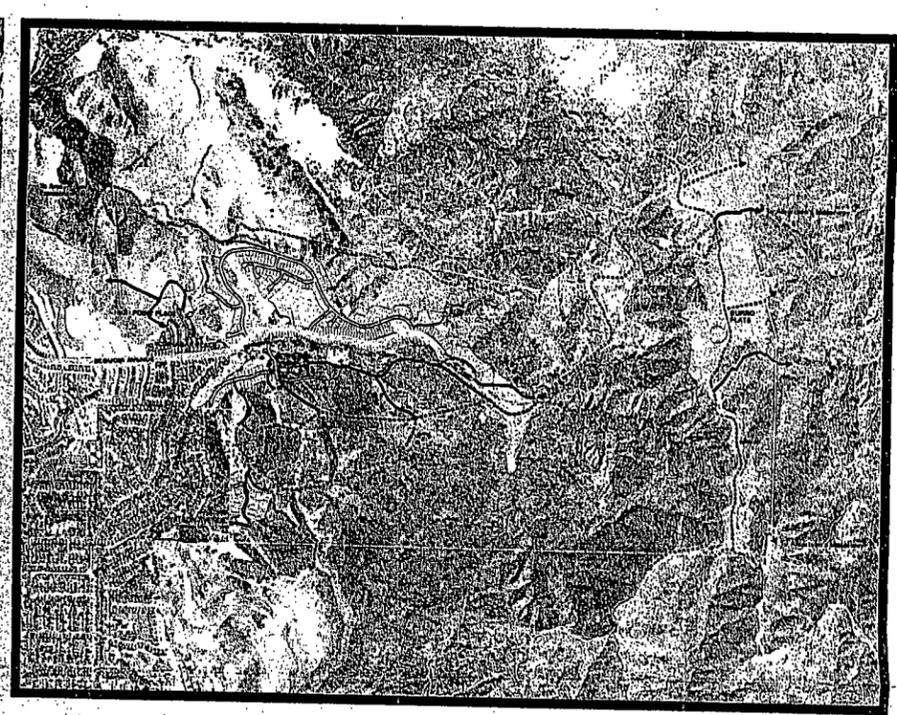
1998 - Present

1999 - GreenPark Runkle Ranch, LLC
Purchased 540 acres at the northeastern portion of the site

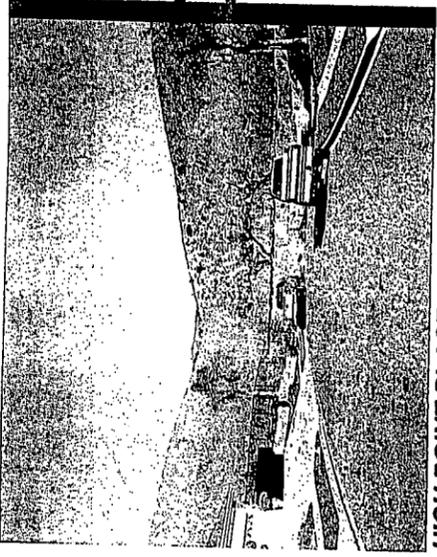
2000 - GreenPark Runkle Ranch, LLC
Acquired the remainder of the site

2002 April - Specific Plan and Tentative Tract Map
Initial City submittal including 550 dwelling units and over 86% open space. GreenPark Runkle Ranch, LLC becomes GreenPark Runkle Canyon, LLC

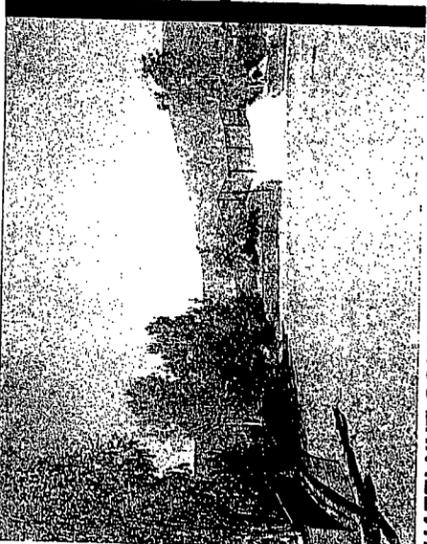
2003 January - Specific Plan, Design Guidelines and
Tentative Tract Map City resubmittal including 461 dwelling units and over 91% open space



Source: GreenPark Runkle Canyon, LLC



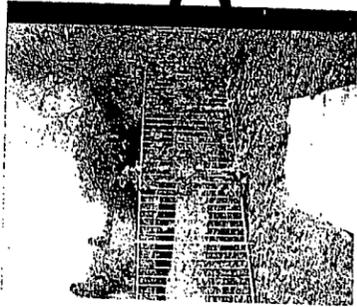
HIGH POINT



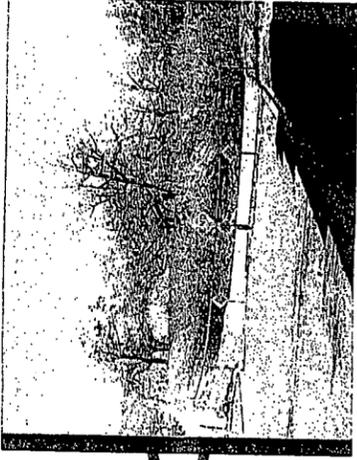
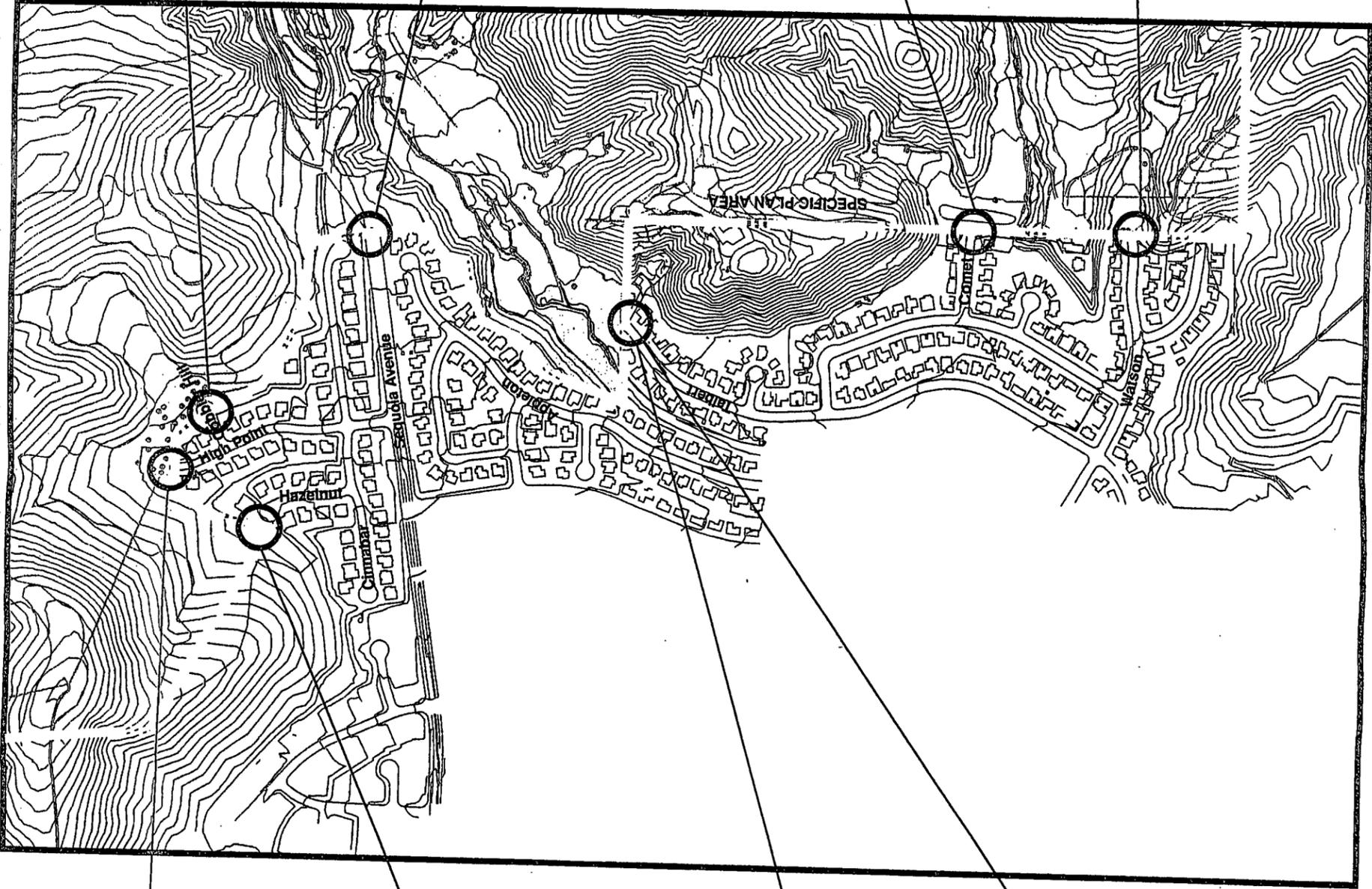
HAZELNUT COURT



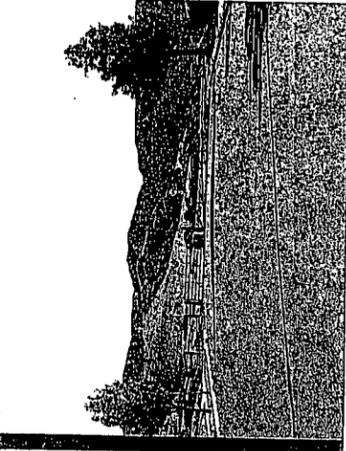
TALBERT AVENUE



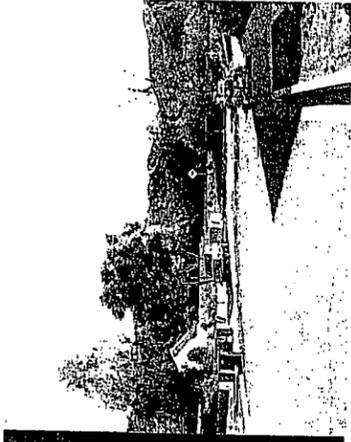
TALBERT AVENUE



COBLER HILL COURT



SEQUOIA AVENUE



COMET AVENUE



WATSON AVENUE

5.1 JURISDICTIONAL TIMELINE

Figure 5.1-1, Jurisdictional Timeline, demonstrates the historical background of the progression of land use planning for the Runkle Canyon area. The major milestones, beginning with the County of Ventura's 1964 Land Use Map and culminating with the current Specific Plan, are set forth below.

a. 1964 – Unincorporated Ventura County Land Use Map

The 1964 General Plan Map set no precise number of acres or homes. The map did not extend to the southern Specific Plan boundary, but allowed for the following:

- Single-family residential development;
- Small commercial area at easterly corner of Fitzgerald Road (about 6-10 acres);
- Extension of Tapo Canyon Road;
- Elementary School (about 10 acres); and
- Open Space area.

b. 1972 – City of Simi Valley – Initial General Plan

With the incorporation of the City in 1969, the initial General Plan called for the following:

- Extension of Tapo Canyon Road;
- Extension of Sequoia Avenue;
- A potential park at the Runkle Canyon Dam and Reservoir;
- High-density housing (about 6-10 acres) with only a small portion on the project site in the vicinity of Fitzgerald Road and Sequoia Avenue;
- Convenience commercial node;
- Elementary school and a Neighborhood Park;
- Very low density housing east of Sequoia Avenue;
- Medium Density housing west of Sequoia Avenue; and
- Open Space.

c. 1980 – Revised General Plan

When the City revised the General Plan in 1980, it allowed for the following in the Runkle Canyon area:

- Small amount of medium density housing south of Watson Avenue;
- Low density housing east of Sequoia Avenue (about ½ mile south of Fitzgerald Road);
- Special purpose park (Runkle Canyon Dam and Reservoir);
- Light industrial designation where SP Milling Company (sand and gravel mining) was located; and
- Open Space.

d. 1984 – Amendment to 1980 General Plan

In addition to the allocations of the 1980 General Plan, the following refinements were made:

- To the 324 acres of the property at the south end of Comet Avenue:
 - 124 acres were designated with a residential estate land use calling for 1-acre minimum lots [only approximately 50-60 houses could be built due to the City's HPS already in place]; and
 - 200 acres were to remain Open Space.
- This map has all of the adopted land uses of the 1980 General Plan and the 1984 April 2nd Amendment.

e. 1988 – Revised General Plan

The City set forth standards of what could be built in Runkle Canyon. The following was added to the General Plan in Appendix B, page 5:

- Defines the exact location of the Specific Plan Area consisting of 1,600 acres south of Fitzgerald Road and the Brandeis-Bardin Institute;
 - The land use mix was approximately:
 - 150 acres: Residential Estate;
 - 210 acres: Medium (residential) Density;
 - 85 acres: Moderate Seniors Only (residential) Density;
 - 10 acres: Park; and
 - 1,145 acres: Open Space.
- For purposes of traffic modeling only, the Specific Plan Area was assumed to consist of approximately 700 dwelling units, with 250 of those for seniors;

- Runkle Canyon Dam and Reservoir, and adjoining water ponds shall be preserved as a public park or permanent public open space;
- That Sequoia Avenue shall be extended from Royal Avenue to Fitzgerald Road prior to the first phase of any residential development;
- Residential development south of Fitzgerald Road shall only occur with the provision of a secondary access through the property to the west to connect to Watson Avenue;
- Provide for potential future access to the Brandeis-Bardin property from Sequoia Avenue in the vicinity of Runkle Canyon Dam and Reservoir; and
- Development in Runkle Canyon shall include the construction of an 18-hole Golf Course. Priority for the location shall be given to the portion of the Runkle Canyon Channel south of Talbert and north of the Runkle Canyon Dam and Reservoir.

f. 1998 – Measure O

With the approval of public initiative "Measure O", the City adopted an urban growth boundary line denominated the Simi Valley City Urban Restriction Boundary (CURB) line.

g. 2000 – PR-515: Final Disposition

The 1,600-acre Runkle Canyon area should conform to the following:

- A maximum of 550 units in the Specific Plan;
- 30% of the units for seniors, with 62 of these to be affordable senior units;
- No residential development in the Burro Flats area;
- Comply with all requirements of the City's Hillside Performance Standards (including no ridgeline development);
- Provide a minimum of 20 one-acre or larger estate lots;
- Provide standards for use in the Specific Plan, Planned Development Permit and Tentative Map to avoid construction-related impacts such as dust, noise, and hours of construction;
- Future construction to comply with pending new setback standards and architectural Design Guidelines;
- The Specific Plan will include an 18-hole Golf Course;
- Provide as much recreational vehicle access/parking as possible;
- Provide adequate screening of any new water tank;
- Address the water pressure problem in the adjoining residential area;
- Provide a potential future road access from Sequoia Avenue to the Brandeis-Bardin property;
- Minimize traffic on Talbert Avenue through the potential use of an emergency access gate and a Sequoia Avenue address for the Golf Course clubhouse; and
- Show a detail design for the emergency access at the end of Watson Avenue.

In 1998, GreenPark Runkle Ranch, now GreenPark Runkle Canyon LLC, purchased 540 acres of property within the northeastern portion of the Specific Plan Area. In 2000, they entered into a contract for the remaining 1,052 acres of the Specific Plan Area, less the Runkle Canyon Dam and Reservoir.

The application for a Specific Plan was submitted to the City in 2001. In early 2002, the Specific Plan, accompanied by the Tentative Tract Map, was submitted for review by City staff. After the incorporation of revisions in response to direction received from City staff and the City Council, as well as neighborhood input, the Specific Plan, including Implementation Guidelines, and the Tentative Tract Map were resubmitted to the City in January 2003. Figure 5.1-1, Jurisdictional Timeline, provides a graphic overview of the historical progression of the development proposals for the Specific Plan Area.

5.2 SPECIFIC PLAN AREA DEVELOPMENT

The Runkle Canyon Specific Plan refines and implements the goals and objectives of the City's General Plan. The Specific Plan establishes the policy and regulatory framework for the future development of the Specific Plan Area consistent with the General Plan, Municipal Code, Hillside Performance Standards, Tree Preservation Ordinance, and other City criteria.

The Specific Plan balances the preservation of over ninety-one percent (91%) of the Specific Plan Area as open space uses with the creation of residential neighborhoods for families and seniors that are accessible to existing employment opportunities and community services. The Land Use Plan provides for integration with the existing adjacent residential development, circulation systems, and infrastructure along the northern boundary while affording additional public recreational opportunities for the residents of Simi Valley.

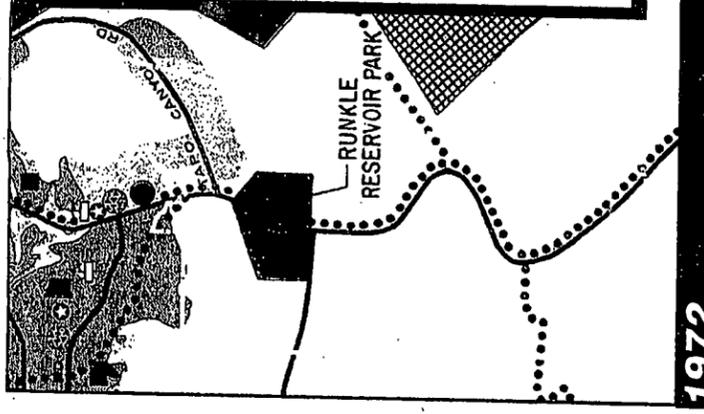


Unincorporated Ventura County

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- Open Space area.

1964

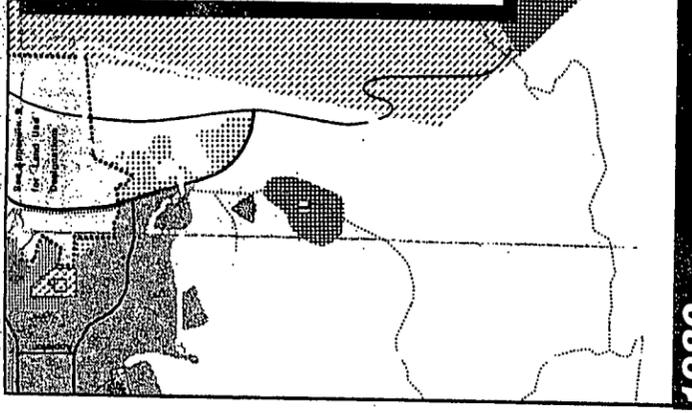


1st General Plan City of Simi Valley

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1972

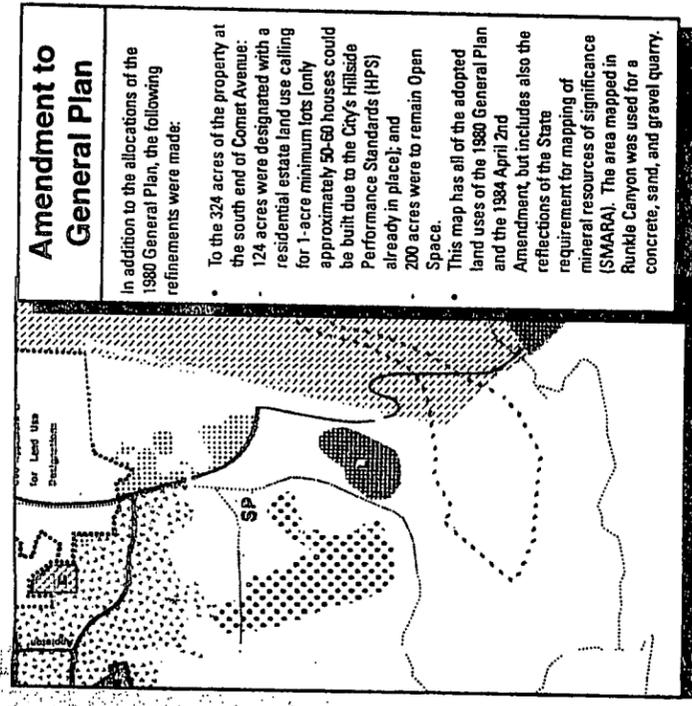


Revised General Plan

When the City revised the General Plan in 1980, it allowed for the following in the Runkle Canyon area:

- Small amount of medium density housing south of Watson Avenue;
- Low density housing east of Sequoia Avenue (about 1/2 mile south of Fitzgerald Road);
- Special purpose park (Runkle Canyon Reservoir);
- Light industrial designation where SP Milling Company was located; and
- Open Space.

1980

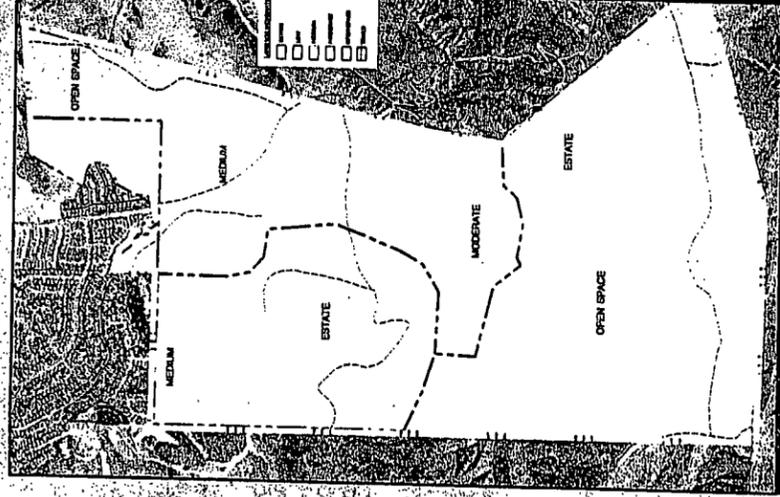


Amendment to General Plan

In addition to the allocations of the 1980 General Plan, the following refinements were made:

- To the 324 acres of the property at the south end of Comet Avenue: 124 acres were designated with a residential estate land use calling for 1-acre minimum lots (only approximately 50-60 houses could be built due to the City's Hillside Performance Standards (HPS) already in place); and
 - 200 acres were to remain Open Space.
- This map has all of the adopted land uses of the 1980 General Plan and the 1984 April 2nd Amendment, but includes also the reflections of the State requirement for mapping of mineral resources of significance (SMARA). The area mapped in Runkle Canyon was used for a concrete, sand, and gravel quarry.

1984

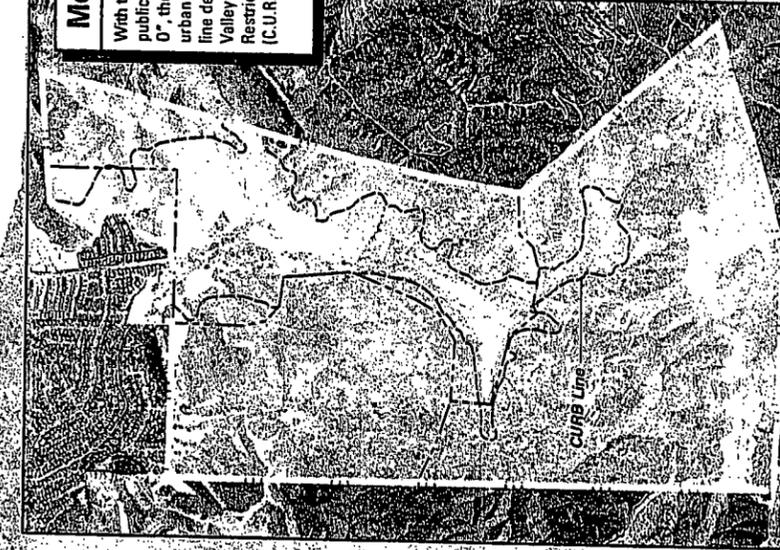


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 - For purposes of traffic modeling only, the Specific Plan Area was assumed to consist of approximately 700 dwelling units, with 250 of those for seniors;
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 - Residential development south of Fitzgerald Road shall only occur with the provision of a secondary access through the property to the west to connect to Watson Avenue;
 - Provide for potential future access to the Brandeis-Bardin property from Sequoia Avenue in the vicinity of Runkle Canyon Dam;
 - Development in Runkle Canyon shall include the construction of an 18-hole golf course.
- Priority for the location shall be given to the portion of the Runkle Canyon channel south of Talbert and north of the Runkle Canyon Reservoir.

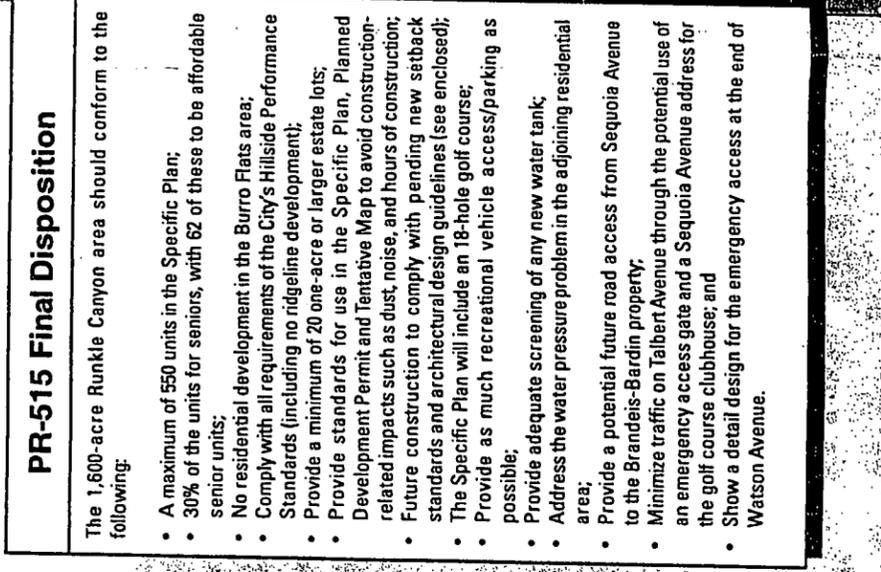
1988



Measure O

With the approval of public initiative "Measure O", the City adopted an urban growth boundary line denominated the Simi Valley City Urban Restriction Boundary (C.U.R.B.) line.

1998

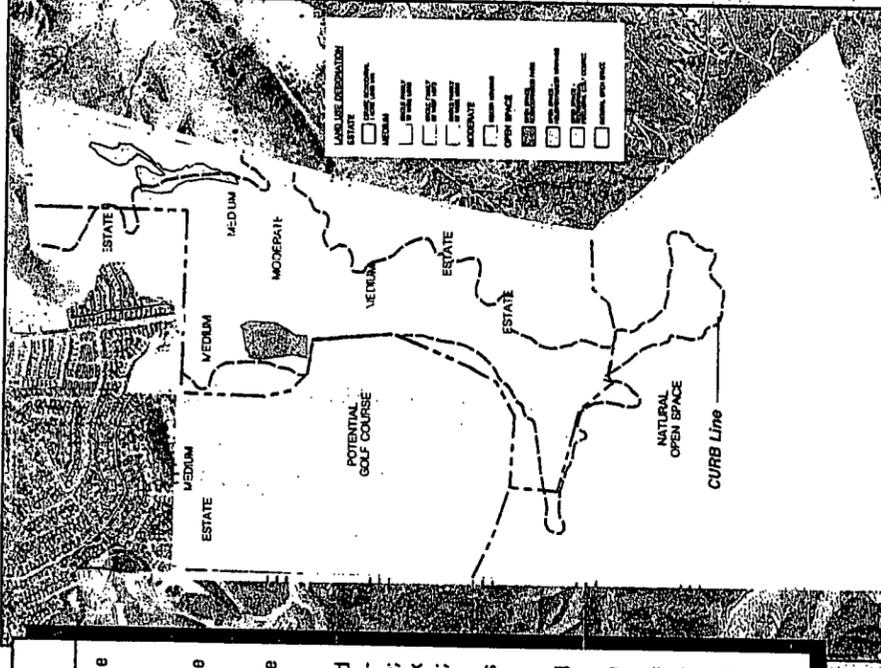


PR-515 Final Disposition

The 1,600-acre Runkle Canyon area should conform to the following:

- A maximum of 550 units in the Specific Plan;
- 30% of the units for seniors, with 62 of these to be affordable senior units;
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- Comply with all requirements of the City's Hillside Performance Standards (including no ridge-line development);
- Provide a minimum of 20 one-acre or larger estate lots;
- Provide standards for use in the Specific Plan, Planned Development Permit and Tentative Map to avoid construction-related impacts such as dust, noise, and hours of construction;
- Future construction to comply with pending new setback standards and architectural design guidelines (see enclosed);
- The Specific Plan will include an 18-hole golf course;
- Provide as much recreational vehicle access/parking as possible;
- Provide adequate screening of any new water tank;
- Address the water pressure problem in the adjoining residential area;
- Provide a potential future road access from Sequoia Avenue to the Brandeis-Bardin property;
- Minimize traffic on Talbert Avenue through the potential use of an emergency access gate and a Sequoia Avenue address for the golf course clubhouse; and
- Show a detail design for the emergency access at the end of Watson Avenue.

2000



2003

Figure 5.1-1

RUNKLE CANYON JURISDICTIONAL TIMELINE

January 2003
Not To Scale

Realization of the Runkle Canyon Specific Plan will mark the "next chapter" in the Runkle Ranch story. From Chumash habitation to Spanish Rancho, from Simi Land and Water subdivision to the Runkle Family, the area known today as Runkle Canyon has provided natural resources and shelter to many people of the Simi Valley. The Runkle Canyon Specific Plan respects the heritage of these lands by preserving over ninety-one percent (91%) of the Specific Plan Area as open space uses. The remainder of the site is designed as an extension and integration of the existing residential streets and neighborhoods at the site's northern edge. The Specific Plan will provide a quality living environment for seniors and families with approximately 461 dwelling units situated within several residential neighborhoods of varied lot sizes and price ranges to afford opportunities for a broad spectrum of current and new Simi Valley residents.

Appleton, Bill. Personal interview in November 2002 and loan of historical photographs.

Havens, Patricia. 1991. Tape transcription: Runkle Family (Ralph, May, and Jim Runkle). Date of taping: 10/14/74.

Movie Making Locations Plus. Burro Flats Selected Filmography
<http://www.employees.oxy.edu/jerry>>. Accessed on March 4, 2003.

Michael Brandman Associates. January 2003. *Archaeological Investigations at CA-VEN-82, 683, and 1017, Located within the Runkle Canyon Specific Plan Area.*

Michael Brandman Associates. December 2002. *Archaeological Resources Project Summary, Runkle Canyon Specific Plan Area.*

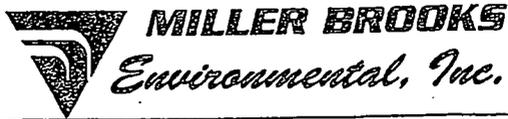
Runkle, Dewey. Personal interview on November 19, 2002 at Simi Valley Historical Society and Museum.

Simi Valley Historical Society and Museum. 1997. *Simi Valley: A Journey through Time.*

Ventura County Assessor's Office

Ventura County Resource Management

APPENDIX C



April 18, 2003

Mr. John Riffel
Service Planner
Southern California Edison
3589 Foothill Drive
Thousand Oaks, California 91361

SUBJECT: REMOVAL OF POWER TRANSFORMERS AT GREENPARK RUNKLE CANYON LLC'S RUNKLE CANYON PROPERTY IN VENTURA COUNTY, CALIFORNIA

Dear Mr. Riffel:

As the representative of GreenPark Runkle Canyon LLC ("GreenPark"), Miller Brooks Environmental, Inc. ("Miller Brooks") is submitting this letter to document Southern California Edison's ("SCE") removal and disposal of thirteen, pole-mounted, SCE owned transformers from properties (generally referred to as Runkle Canyon) either owned or controlled by GreenPark in Ventura County. The properties in question are located south of the City of Simi Valley at the termination of Sequoia Avenue (Figure 1).

In a recent phone conversation with Miller Brooks, you have stated that the transformers were removed in the middle of 2002. While neither GreenPark nor its representatives, Miller Brooks, observed the actual removal, Miller Brooks personnel have confirmed that the transformers are no longer present on the subject properties. GreenPark and Miller Brooks rely on the assumption that the removal and ultimate disposal of the transformers by SCE was in conformance with all applicable rules and regulations governing the handling and disposal of such material.

Your signature on this letter will serve to formalize the above referenced verbal communication, while also confirming the understandings outlined above. Thank you for your assistance and consideration in this matter. If you have any questions, please contact me at (714) 960-4088.

Sincerely,
MILLER BROOKS ENVIRONMENTAL, INC.

A handwritten signature in cursive script that reads 'Elizabeth A. Robbins'.

Elizabeth A. Robbins
Senior Geologist

The above statements are correct. Signed:

A handwritten signature in cursive script that reads 'John Riffel'.

John Riffel
Service Planner

APPENDIX D

NON-HAZARDOUS WASTE DATA FORM

SITE: _____ EPA ID. NO. _____

NAME GREEN PARK RUNKLE CANYON RUNKLE RANCH PROFILE _____

ADDRESS 3030 OLD RANCH PARKWAY SEQUOIA AVE (SOUTH END)

CITY, STATE, ZIP SEAL BEACH, CA 90740 SIMI VALLEY, CA PHONE NO. _____

CONTAINERS: No. 2 VOLUME 110 gallons WEIGHT _____

TYPE: TANK TRUCK DUMP TRUCK DRUMS CARTONS OTHER _____

WASTE DESCRIPTION NON-HAZARDOUS WATER GENERATING PROCESS DECON RINSE and/or PURGED GROUNDWATER

1. <u>WATER</u> _____ <u>99-100%</u>	5. _____
2. <u>TPH</u> _____ <u>< 1.0%</u>	6. _____
3. <u>VOC's</u> _____ <u>< 0.1%</u>	7. <u>BEST # 60502.02</u>
4. _____	8. _____

PROPERTIES: SOLID LIQUID SLUDGE SLURRY OTHER _____

HANDLING INSTRUCTIONS: WEAR ALL APPROPRIATE PROTECTIVE CLOTHING

THE GENERATOR CERTIFIES THAT THE WASTE AS DESCRIBED IS 100% NON-HAZARDOUS.

Jennifer Canfield Jennifer Canfield 3/14/03
 TYPED OR PRINTED FULL NAME & SIGNATURE DATE

NAME Nieto and Sons EPA ID. NO. _____

ADDRESS 1281 Brea Canyon Road

CITY, STATE, ZIP Brea, CA 92821 SERVICE ORDER NO. _____

PHONE NO. (714) 990-6855 3/14/03

TRUCK UNIT, LD. NO. 618536 3-25-03

Richard Colo Richard Colo 3/14/03
 TYPED OR PRINTED FULL NAME & SIGNATURE DATE

NAME DeMENNO KERDOON EPA ID. NO. _____

ADDRESS 2000 N. ALAMEDA STREET

CITY, STATE, ZIP CONTON, CA 90222

PHONE NO. 310-537-7100

DISPOSAL METHOD: LANDFILL OTHER Recycle

[Signature] [Signature] 3-25-03
 TYPED OR PRINTED FULL NAME & SIGNATURE DATE

GEN	OLD/NEW	L	A	TONS
TRANS		S	B	
CO		RT/CO	HWDF	NONE

DISCREPANCY

Manifest

**TPS Technologies Soil Recycling
Non-Hazardous Soils**

Manifest

Date of Shipment: 3/14/03
 Responsible for Payment: BEST
 Transporter Truck #: 508-783
 Facility #: 07
 Given by TPS: 20002 JLD
 Load #: 01

Generator's Name and Billing Address:
GREEN PARK RUNKLE CANYON, LLC
3030 OLD RANCH PARKWAY, SUITE 450
SEAL BEACH, CA 90740

Generator's Phone #: _____
 Person to Contact: _____
 FAX#: _____

Generator's US EPA ID No.: _____
 Customer Account Number with TPS: _____

Consultant's Name and Billing Address: _____

Consultant's Phone #: _____
 Person to Contact: _____
 FAX#: _____

Customer Account Number with TPS: _____

Generation Site (Transport from): (name & address)
RUNKLE RANCH
SEQUOIA AVE (SOUTHEND)
COVINA, CA

Site Phone #: _____
 Person to Contact: _____
 FAX#: _____

BTEX Levels: _____
 TPH Levels: _____
 AVG. Levels: _____

Designated Facility (Transport to): (name & address)
TPS TECHNOLOGIES, INC.
12328 HIBISCUS AVENUE
ADELANTO, CA 92301

Facility Phone #: **800-862-8001**
 Person to Contact: _____
 FAX#: **760-246-8004**

Facility Permit Numbers: _____

Transporter Name and Mailing Address:
BELSHIRE ENVIRONMENTAL
25422 TRABUCO ROAD #105-269
LAKE FOREST, CA 92630
 BE# 59256.03

Transporter's Phone #: **949-450-1010**
 Person to Contact: **Larry Mothart**
 FAX#: **949-450-1177**

Transporter's US EPA ID No.: **CAD983584681**
 Transporter's DOT No.: **450647**
 Customer Account Number with TPS: **1000193**

Description of Soil	Molsture Content	Contaminated by:	Approx. Qty:	Description of Delivery	Gross Weight	Tare Weight	Net Weight
Sand <input type="checkbox"/> Organic <input type="checkbox"/> Clay <input type="checkbox"/> Other <input type="checkbox"/>	0 - 10% <input type="checkbox"/> 10 - 20% <input type="checkbox"/> 20% - over <input type="checkbox"/>	Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Other <input type="checkbox"/>	3 yards	Soil	48200	42640	5560
Sand <input type="checkbox"/> Organic <input type="checkbox"/> Clay <input type="checkbox"/> Other <input type="checkbox"/>	0 - 10% <input type="checkbox"/> 10 - 20% <input type="checkbox"/> 20% - over <input type="checkbox"/>	Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Other <input type="checkbox"/>					2.78

List any exception to items listed above: **90759**

Generator's and/or consultant's certification: I/We certify that the soil referenced herein is taken entirely from those soils described in the Soil Data Sheet completed and certified by me/us for the Generation Site shown above and nothing has been added or done to such soil that would alter it in any way.

Print or Type Name: **Tennifer Canfield** Generator Consultant Signature and date: **Tennifer Canfield** Month Day Year: **3/14/03**

Transporter's certification: I/We acknowledge receipt of the soil described above and certify that such soil is being delivered in exactly the same condition as when received. I/We further certify that this soil is being directly transported from the Generation Site to the Designated Facility without off-loading, adding to, subtracting from or in any way delaying delivery to such site.

Print or Type Name: **Michael (R1879ML)** Signature and date: **Michael** Month Day Year: **3/14/03**

Discrepancies: _____

Recycling Facility certifies the receipt of the soil covered by this manifest except as noted above:

Print or Type Name: _____ Signature and date: _____ **3-14-3**

Generator and/or Consultant

Transporter

Recycling Facility

APPENDIX E



County of Ventura
WELL PERMIT APPLICATION
 800 South Victoria Avenue, Ventura CA 93009

Permit No. 5357

NAME OF WELL OWNER <u>Green Oak Lunkle Canyon LLC</u>	OWNER MAILING ADDRESS (STREET, CITY, ZIP) <u>3030 Old Ranch Parkway Suite 45 Sal Beach CA 90740</u>	LICENSE NUMBER <u>485165</u>
OWNER TELEPHONE NUMBER <u>(805) 446 4100</u>	NAME OF WELL DRILLER <u>Gregg Drilling & Testing</u>	

I hereby agree to comply with all regulations pertaining to well construction, repair, modification and destruction. Within 30 days of completion of work, I will furnish the Ventura County Public Works Agency, Water Resources and Engineering Department, Water Resources Division with a complete and accurate log of the well. Any modification of this permit requires approval by the Director. Call (805) 854-2907 or 654-2904. *When signed by the Director of Public Works, this application is a permit.*

Applicant's Signature Elizabeth L. Fobias Date 02/18/03
 Owner Driller Consultant (List Firm and Phone Number) Muller Brooks Env. (714) 960-4888
 Estimated Dates of Work Start 2/18/03 Completion 2/13/03 FAX: (714) 960-2462

TYPE OF WORK (Check)	USE (Check)	EQUIPMENT (Check)	WELL DEPTH	PROPOSED CASING
Water Supply Well <input type="checkbox"/>	Public <input type="checkbox"/> Domestic <input type="checkbox"/>	Air Rotary <input type="checkbox"/>	<u>24</u> FEET	Steel <input type="checkbox"/>
Repair or Modification <input type="checkbox"/>	Agricultural <input type="checkbox"/>	Mud Rotary <input type="checkbox"/>	DIAMETER	PVC <input checked="" type="checkbox"/>
Destruction <input checked="" type="checkbox"/>	LIFT Invest/Clean-up <input type="checkbox"/>	Hollow Stem <input checked="" type="checkbox"/>	WELL BORE	Other _____
Monitoring (No. <u>1-2</u>) <input type="checkbox"/>	Site Assess/Leak Deted <input type="checkbox"/>	Cable Tool <input type="checkbox"/>	<u>41/30</u> INCHES	Diameter _____
Borehole (No. _____) <input type="checkbox"/>	Other <u>Unknown</u> <input checked="" type="checkbox"/>	Other _____ <input type="checkbox"/>		Well or Gege _____

PROPOSED SEALING ZONE(s)	SEALING MATERIAL (Check)	PERFORATIONS OR SCREEN
From <u>TD</u> to <u>5'</u> Ft with <u>Cement Grout or</u>	Neat Cement <input type="checkbox"/> Bentonite Chips <input checked="" type="checkbox"/>	From <u>Unknown</u> Ft
From _____ to _____ Ft with <u>Bentonite Chips</u>	Cement Grout <input type="checkbox"/> Concrete <input type="checkbox"/>	From _____ to _____ Ft
From <u>5'</u> to <u>0</u> Ft with <u>Bentonite Chips</u>	(10 Sack/Yd ³ Mix) (6 Sack/Yd ³ Mix)	From _____ to _____ Ft

FOR OFFICE USE

Permit Start Date 02/25/03 \$ 320.00 Fee Paid On 02/25/03 Receipt No. 5329
 Expiration Date 08/25/03 Date Sealed _____ Inspector's Signature _____
 Disposition of Application: Approved with conditions below Denied Other _____
 Agency: GMA UNCD City _____
 Permit conditioned and checked by Barbara Chinn Date 02/25/03

CONDITIONS FOR MONITORING WELL DESTRUCTION:

- The monitoring well (s) shall be redrilled to original total depth. Redrilling shall include removal of existing casing, seal, and gravel envelope.
- Bentonite Chips hydrated in place or Cement Grout sealing material shall be applied from total depth of the borehole to within 5 ft. of finish grade by means of a grout pipe placed within 2 ft. of the base of the sealing zone.
- The borehole interval from 5 ft. below finish grade up to ground surface shall be backfilled with Bentonite, inert imported fill or clean native materials.
- Registered Inspector shall be present during placement of all sealing material.
- All work shall be performed by a well contractor licensed by the State of California and registered with the County.
- A completed Registered Inspectors Sealing Report shall be submitted to this department within 30 days of sealing for each monitoring well and test borehole destroyed pursuant to this permit.
Mail to: County of Ventura - Public Works Agency, Water Resources and Engineering Department, 800 South Victoria Avenue Ventura, CA 93009-1600.

Public Works Director [Signature]

Date 2-26-03

Permit 5357 SWN 02N18W23K

RECEIPT NO. 5329

**PUBLIC WORKS AGENCY
WATER RESOURCES AND DEVELOPMENT DEPARTMENT
WATER RESOURCES DIVISION**

RECEIVED FROM: Miller Brooks Environmental DATE 25-Feb-03
ADDRESS: 2124 Main Street, Ste 200
CITY Huntington Beach, CA 92648-6450

FLOOD CONTROL REVENUE 1700-PFA-6300-8771-P029

<u>\$320.00</u>	P6029551	WATER WELL PERMIT NUMBER <u>5357</u>
		LOCATION: <u>Runkle Canyon</u>
		OWNER: <u>Green Park Runkle Canyon, LLC</u>
<u>\$0.00</u>	P6029552	RE-USE PERMITS
<u>\$0.00</u>	P6029575	HYDROGEOLOGY REPORT
<u>\$0.00</u>	P6029574	TECHNICAL INFO. REPORT
<u>\$0.00</u>	P6029574	GEOHYDROLOGY--VENTURA RIVER REPORT
<u>\$0.00</u>	P6029576	QUADRENNIAL REPORT (FY85-FY90)
<u>\$0.00</u>	P6029576	QUADRENNIAL REPORT (FY91)
<u>\$0.00</u>	P6029599	PHOTO COPYING
<u>\$0.00</u>	P6029553	WATER WELL PUMP TEST FEES
<u>\$0.00</u>	P6029599	OTHER MANUAL/REPORTS/ SALES

FOX CANYON GMA REVENUE 7305-GMA-6650-9772-P029

<u>\$0.00</u>	P6020901	GMA PUMPING CHARGES
<u>\$0.00</u>	P6020902	WELL DESTRUCTION FUND
<u>\$0.00</u>	P6020903	GMA SURCHARGES
<u>\$0.00</u>	P6020901	GMA WELL MAP
<u>\$0.00</u>	P6020901	OTHER SALES

\$0.00 5340-7176 CA. SALES TAX

\$320.00 **TOTAL RECEIPT**

NOTES

Permit for destruction of two monitoring wells.

CASH: _____ CHECK NO: 33504 RECEIVED BY: Barbara Chinn

ID # 0

WATER WELL SEALING RECORD

PERMIT # 5357

START DATE 3/13/03
EXPIRATION DATE 8/25/03

NEW WELL DESTRUCTION OTHER

TYPE OF SEALING MATERIAL USED bentonite chips

WELL #	DELIVERED TO SITE Cu. Yd.	LEFT OVER Cu. Yd.	USED FOR SEALING Cu. Yd.	BOREHOLE Dia. (NEW WELLS)	WELL CASING Dia.	DEPTH OF SEAL	
						FROM	TO
MW-1	<input type="checkbox"/> <u> </u> <input type="checkbox"/> MIX ON SITE		bentonite chips - 17 bags	12"	4"	0	25
MW-2	<input type="checkbox"/> <u> </u> <input type="checkbox"/> MIX ON SITE		bentonite chips - 17 bags	12"	4"	0	25
	<input type="checkbox"/> <u> </u> <input type="checkbox"/> MIX ON SITE						

METHOD OF SEAL PLACEMENT: GROUT PIPE DROP OTHER
NUMBER OF GROUT PIPE SECTIONS _____ LENGTH OF EACH SECTION _____ FT.

(DESTRUCTION ONLY)
CONFIRMATION THAT CASING WAS RIPPED OR PERFORATED AS REQUIRED BY PERMIT.
Casing was perforated/screened from 15 feet to 25 feet bgs.

REMARKS: Casing well boxes and all sealing materials were overdrilled and removed using a hollow-stem auger drilling rig. Materials were disposed of in a roll-off bin. Boreholes were back-filled using hydrated bentonite chips.

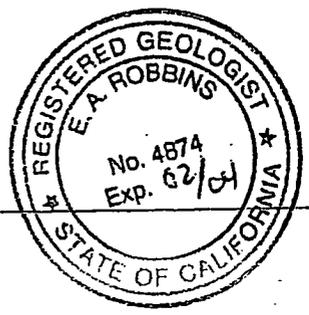
DESCRIBE ANY VARIANCE IN SEALING METHOD OR MATERIAL FROM PERMIT CONDITIONS, OR ANY OTHER FACTOR WHICH, IN YOUR ESTIMATION, MIGHT HAVE CAUSED THE SEALING OPERATION TO BE LESS THAN SATISFACTORY.

IN MY OPINION, THE WELL SEALING OPERATION WAS:

- SATISFACTORY.
- UNSATISFACTORY FOR REASONS DESCRIBED ABOVE.

OPTION:

- ATTACHED PHOTO OF SITE AND IMMEDIATE VICINITY.
- ATTACHED CEMENT TRUCK REPORT.
- OTHER.



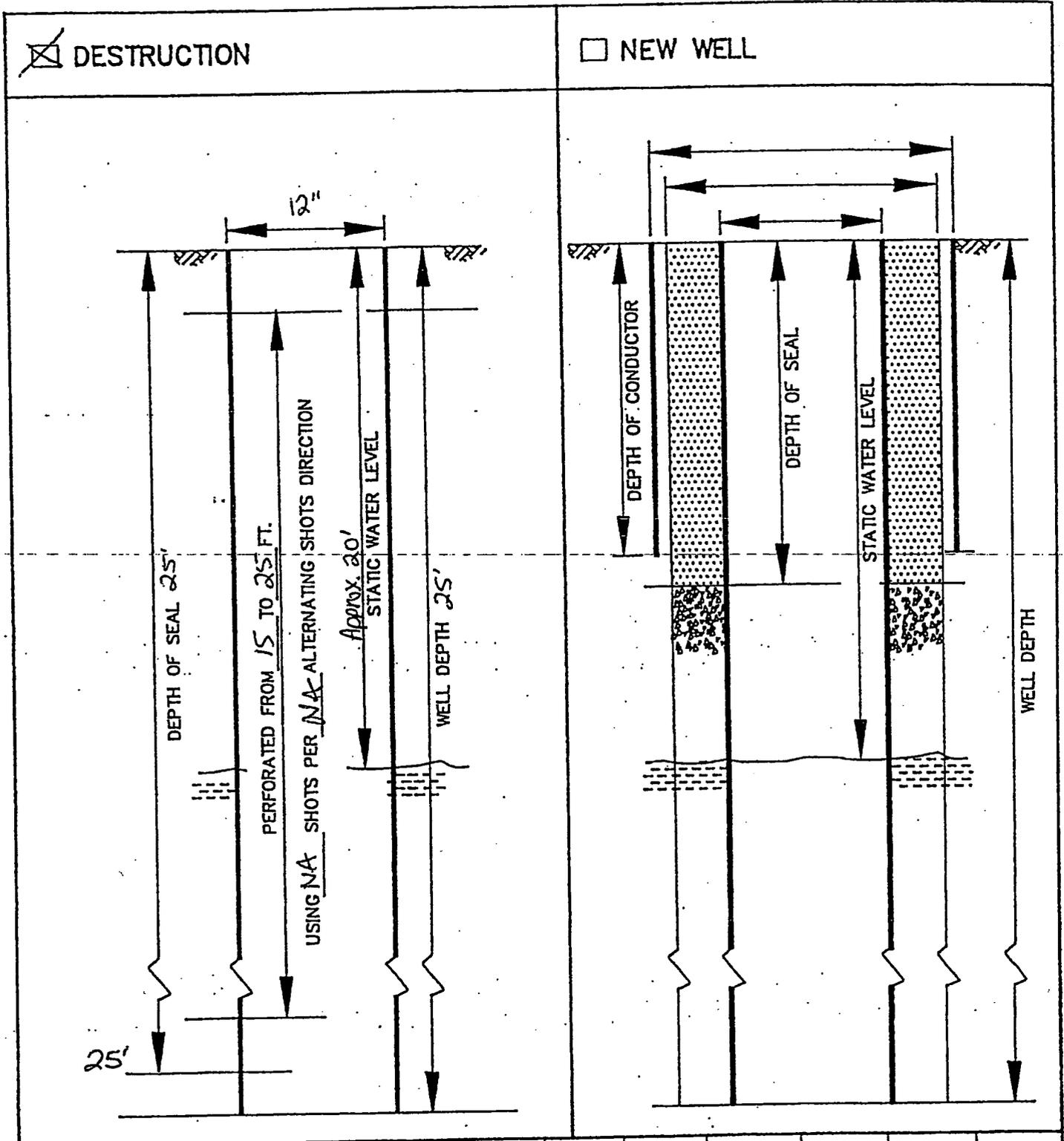
DATE SEALED 3/13/03

E.A. Robbins

INSPECTOR

3/19/03

DATE



QUANTITIES OF	WATER	CEMENT	BENTONITE	SAND	GRAVEL	CLAY
<input type="checkbox"/> NEAT CEMENT (CEMENT SLURRY): CEMENT + WATER				—	—	—
<input type="checkbox"/> CEMENT GROUT: CEMENT + WATER + SAND					—	—
<input type="checkbox"/> CONCRETE: CEMENT + WATER + SAND + GRAVEL						—
<input checked="" type="checkbox"/> CLAY PELLETS: SOMETIMES USED AS A SEAL BETWEEN GRAVEL SURROUNDING PERFORATIONS AND CONCRETE SEAL IN SHALLOW (MONITORING) WELLS			34 bags total			