



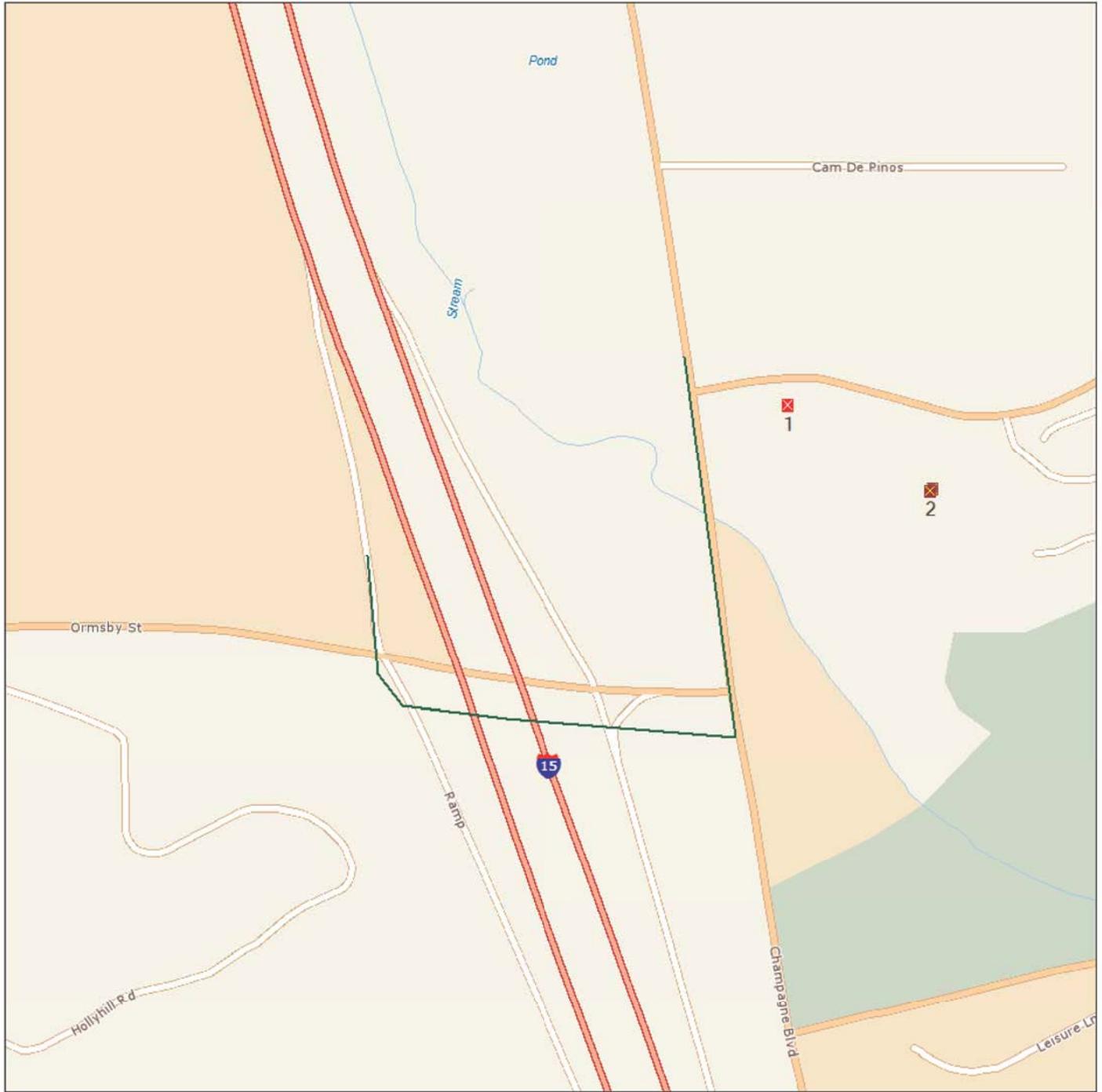
Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases



GOPHER CANYON RD, ESCONDIDO, CA 92026



Source: Tele Atlas

- Linear Search Line
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius
- Oil Gas Wells



Site Location Map

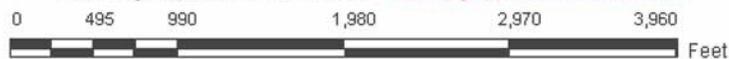
Topo : 0.75 Mile Radius from Line

GOPHER CANYON RD, ESCONDIDO, CA 92026



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.



Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO.

APPENDIX E
USER PROVIDED INFORMATION



**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

Project Number / Name: ACR-71497.2a / Roadway Expansion Property –Gopher Canyon Road

Project Address: Circle R Dr. to Gopher Canyon Rd at Old Hwy 395, Escondido, Ca. 92026

Per the ASTM E1527 05 Standard, the *user* (i.e., the entity that orders the Phase I ESA) is required to provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

No

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*:

(a.) Do you know the past uses of the *property*?

No

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

COUNTY OF SD DEVELOPMENT APPLICATION

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

SURVEY FOR ENVIRONMENTAL PLANNING

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

SEE MAP

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

SEE SCOPING LETTER

(e) identification of all parties who will rely on the Phase I *report*,

COUNTY OF SAN DIEGO & ACCRETIVE INVESTMENTS

(f) identification of the site contact and how the contact can be reached,

N/A

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

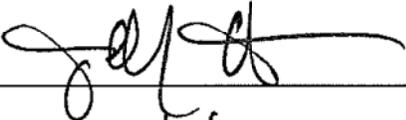
N/A

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

Preparer:

Name/Company: Jon Ruland, ACCRETIVE INVESTMENTS

Address: 12275 EL CAMINO REAL, SD CA

Signature: 

Date: 8/1/12

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – Easterly view of Gopher Canyon Road off ramp to southbound I-15.



Photograph 2 – North view of Gopher Canyon Road off ramp to north bound I-15.



Photograph 3 – Northerly view of intersection of Gopher Canyon Road (left photo) and Old Highway 395. Photo taken from adjacent Car Pool parking lot.



Photograph 4 – Southerly view along Old Highway 395 toward intersection with Gopher Canyon Road (right background).



Photograph 5 – Northwesterly view of the intersection of Circle R Drive (right foreground) and Old Highway 395. Note water utilities on both edges of roadways.



Photograph 6 – South view along northeast side of Old Highway 395 south of Circle R Drive. Note orange signage in left photo delineating buried fiber optic cable.



Photograph 7 – south view along central section of Old Highway 395 at culvert under-crossing, delineated by guard railing.



Photograph 8 – Southwesterly view of water utilities in drainage (easement?) area along west side of Old Highway 395, north of culvert under-crossing.

APPENDIX G
LIMITED AGRICULTURAL CHEMICAL SAMPLING
LABORATORY REPORT AND CHAIN OF CUSTODY



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

12 July 2012

Brian Brennan
EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008
RE: Accretine Inv., Inc.

Enclosed are the results of analyses for samples received by the laboratory on 07/05/12 11:07. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad CA, 92008

Project: Accretine Inv., Inc.
Project Number: ACR-71497.2A
Project Manager: Brian Brennan

Reported:
07/12/12 13:59

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121157-01	Soil	07/03/12 12:15	07/05/12 11:07
HA-2	T121157-02	Soil	07/03/12 12:30	07/05/12 11:07
HA-3	T121157-03	Soil	07/03/12 12:40	07/05/12 11:07
HA-4	T121157-04	Soil	07/03/12 12:50	07/05/12 11:07
HA-5	T121157-05	Soil	07/03/12 12:55	07/05/12 11:07
HA-6	T121157-06	Soil	07/03/12 13:05	07/05/12 11:07
HA-7	T121157-07	Soil	07/03/12 13:25	07/05/12 11:07
HA-8	T121157-08	Soil	07/03/12 13:30	07/05/12 11:07
HA-9	T121157-09	Soil	07/03/12 13:40	07/05/12 11:07
HA-10	T121157-10	Soil	07/03/12 13:50	07/05/12 11:07
HA-11	T121157-11	Soil	07/03/12 14:15	07/05/12 11:07
HA-12	T121157-12	Soil	07/03/12 14:25	07/05/12 11:07
HA-13	T121157-13	Soil	07/03/12 14:35	07/05/12 11:07
HA-14	T121157-14	Soil	07/03/12 14:40	07/05/12 11:07

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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 949.297.5027 Fax

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-1
T121157-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	35	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-2
T121157-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-3
T121157-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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HA-4
T121157-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-5
T121157-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	150	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-6
T121157-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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 949.297.5027 Fax

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-7
T121157-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-8
T121157-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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**HA-9
 T121157-09 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	83	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-10
T121157-10 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	39	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-11
T121157-11 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	15	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
---	---	-----------------------------

HA-12
T121157-12 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	130	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-13
T121157-13 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	10	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
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HA-14
T121157-14 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	22	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	
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Daniel Chavez, Project Manager



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 949.297.5027 Fax

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Accretine Inv., Inc. Project Number: ACR-71497.2A Project Manager: Brian Brennan	Reported: 07/12/12 13:59
---	---	-----------------------------

Metals by EPA 6010B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2070513 - EPA 3051										
Blank (2070513-BLK1)										
				Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	ND	3.0	mg/kg							
LCS (2070513-BS1)										
				Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	105	3.0	mg/kg	100		105	75-125			
Matrix Spike (2070513-MS1)										
				Source: T121157-01 Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	147	3.0	mg/kg	100	35.5	111	75-125			
Matrix Spike Dup (2070513-MSD1)										
				Source: T121157-01 Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	123	3.0	mg/kg	100	35.5	87.8	75-125	17.4	20	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad

2195 Faraday Ave., Ste K

Carlsbad CA, 92008

Project: Accretine Inv., Inc.

Project Number: ACR-71497.2A

Project Manager: Brian Brennan

Reported:

07/12/12 13:59

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
 25712 Commerce Centre Dr
 Lake Forest, CA 92630
 949-297-5020

Chain of Custody Record

Client: EEI
 Address: 44150 D, CA 92688
 Phone: 441-31-3447 Fax: 441-31-3448
 Project Manager: Brian Gersman Jim Lester

Date: 7/03/2012 Page: 1 of 1
 Project Name: Accretive Env. Inc.
 Collector: Ed Lump Client Project #: ACR-714972A
 Batch #: TR21157 EDF #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers	
HA-1	7/03/2012	12:05	Soil	Glass										01	Organic Pb (DHS) Total Pb	1	
HA-2	"	12:30	"	"										02			
HA-3	"	12:40	"	"										03			
HA-4	"	12:50	"	"										04			
HA-5	"	12:55	"	"										05			
HA-6	"	1:05	"	"										06			
HA-7	"	1:05	"	"										07			
HA-8	"	1:30	"	"										08			
HA-9	"	1:40	"	"										09			
HA-10	"	1:50	"	"										10			
HA-11	"	2:15	"	"										11			
HA-12	"	2:25	"	"										12			
HA-13	"	2:35	"	"										13			
HA-14	7/03/2012	2:40	Soil	Glass										14			

Relinquished by: (signature) _____ Date / Time 7/3/2012 0805
 Received by: (signature) _____ Date / Time 7/5/12 1107
 Relinquished by: (signature) _____ Date / Time _____
 Received by: (signature) _____ Date / Time _____

Total # of containers: 14
 Chain of Custody seals Y/N/NA: N
 Seals intact? Y/N/NA: N/A
 Received good condition/cold: Y

Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____ Turn around time: _____

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121157

Client Name: EEL: CARLSBAD

Project: ACCRETIVE INV INV

Received by: DAN

Date/Time Received: 7/5/12 11:07

Delivered by: Client SunStar Courier GSO FedEx Other _____

Total number of coolers received 0 Temp criteria = 6°C > 0°C (no frozen containers)

Temperature: cooler #1 1.8 °C +/- the CF (-0.2°C) = 1.6 °C corrected temperature

cooler #2 _____ °C +/- the CF (-0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (-0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling. Yes No* N/A

Custody Seals Intact on Cooler/Sample Yes No* N/A

Sample Containers Intact Yes No*

Sample labels match COC ID's Yes No*

Total number of containers received match COC Yes No*

Proper containers received for analyses requested on COC Yes No*

Proper preservative indicated on COC/containers for analyses requested Yes No* N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. Yes No*

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date RC 7/5/12

Comments:



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
and
LIMITED SOIL INVESTIGATION**

**Accretive Investments, Inc.
Lilac Hills Ranch Development
Roadway Expansion Property
Portions of West Lilac Road, located West and East of Interstate 15,
and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026**

**County Project Number: SP 3800 12-001; Lilac Hills Ranch
Environmental Log Number: 3910 12-02-003**

August 23, 2012

EEI Project Number ACR-71497.2b

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Subject property location:

Lilac Hills Ranch Development
Roadway Expansion Property
Portions of West Lilac Road, located West and East of Interstate 15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026
EEI Project Number ACR-71497.2b

Prepared and Edited by:



Polly Ivers
Project Scientist

Reviewed by:



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EEI Project No. ACR-71497.2b

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- Appendix B – Roadway Expansion Figures/FIRM
- Appendix C – Aerial Photographs/Topographic Maps
- Appendix D – Environmental Records Search
- Appendix E – User Provided Information
- Appendix F – Photographic Log
- Appendix G – Limited Soil Investigation Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Roadway Expansion Property

EEl Project Number: ACR-71497.2b

Subject Property Information:

Lilac Hills Ranch Development
Portions of West Lilac Road, located West and East of Interstate 15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

Consultant Information:

EEl
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: pivvers@ceitiger.com

Inspection Date: July 3, 2012 / **Report Date:** August 23, 2012

Client Information:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Site Assessor:

Ed Lump – Senior Project Manager

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).

Polly Ivers – Project Scientist

AAI Certification:

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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. (“Client”), EEI conducted a Phase I Environmental Site Assessment (ESA) for the proposed roadway expansion property including: portions of West Lilac Road, located west and east of Interstate 15 (I-15), and the intersection of West Lilac Road and Old Highway 395 situated west of I-15, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject project consists of an approximately 2,700 linear foot section of West Lilac Road, including approximately 700 feet west of Interstate 15 (I-15) and 2,000 feet east of I-15. The subject property also includes proposed improvements to the intersection of West Lilac Road and Old Highway 395 situated west of I-15.

The subject property can be accessed from the intersection of I-15 and West Lilac Road. Except for the concrete bridge crossing over I-15, pavement on West Lilac Road consisted of asphaltic concrete. Existing roadway improvements were observed to include asphalt curbs west of I-15 and predominantly unpaved shoulders east of I-15. Additionally, a concrete paved drainage swale was observed near the shoulder along the south side of West Lilac Road, from the east side of the I-15 easement east to near the driveway to 8561 West Lilac Road. The drainage swale drained in a westerly direction into the descending slope area near the southeastern side of the I-15 easement.

In general, the subject property is surrounded by rural residential and undeveloped land west of the I-15 corridor easement. Rural residential and agricultural development (i.e., irrigated groves) was observed east of the I-15 easement. Fencing limited access to the grove sites along West Lilac Road.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395, West Lilac Road and Standel Lane were present in the site vicinity since at least 1947. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On July 3, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns was noted on the subject property during our site reconnaissance.

Based on the future planned widening and improvements to the roadways, off ramps and intersections, and historical agricultural use of the adjacent property, additional investigation efforts were performed by EEI to further evaluate the subject property soils for aerially-deposited lead from historical automotive fuel combustion, and the presence of restricted agricultural chemicals. Sampling activities were conducted on July 3 and July 5, 2012. A total of four (4) discrete locations (identified as HA-1 through HA-4) were chosen to provide representative coverage at the intersection of Old Highway 395 and West Lilac Road. Four (4) soil samples were collected along the shoulders of West Lilac Road, west of I-15 (identified as HA-5 through HA-8). The aforementioned areas represent land adjacent to West Lilac Road where properties do not appear to have been developed for agricultural purposes. A total of twenty (20) discrete locations (identified as HA-9 through HA-28) were chosen to provide representative coverage along the shoulders of West Lilac Road, east of I-15. The aforementioned area represents land adjacent to West Lilac Road where properties appear to have been or are currently developed for agricultural purposes. All 28 samples were collected at 6-inches below ground surface.

All eight (8) discrete soil samples (HA-1 through HA-8) were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. The remaining twenty (20) soil samples were also analyzed for Lead by U.S. EPA Test Method 6010B. Additionally, the laboratory tested four (4) composite samples utilizing the twenty (20) samples (5:1 ratio) which were analyzed for Arsenic by U.S. EPA Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A.

The results of our agricultural chemical survey revealed that no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”) in the soil samples collected from the subject property. Concentrations of total lead were detected above the laboratory detection limit in samples HA-1 through HA-4, HA-7, HA-9, HA-12 through HA, 14, HA-16, and HA-25 through HA-27. Concentrations of lead ranged from 7.1 milligrams per kilogram (mg/kg) (HA-25) to 160 mg/kg (HA-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., “non-detect”).

DDE (organochlorine pesticide) was detected in composite samples #1 through #4 at 6.7 micrograms per kilogram ($\mu\text{g}/\text{kg}$), 13 $\mu\text{g}/\text{kg}$, 8.9 $\mu\text{g}/\text{kg}$, and 46 $\mu\text{g}/\text{kg}$, respectively. DDD (organochlorine pesticides) was detected in Composite Sample #4 at 11 $\mu\text{g}/\text{kg}$. No other samples analyzed detected DDE, DDD, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., “non-detect”).

EEI compared the reported lead, DDE and DDD values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

Concentrations of lead in soil sample (HA-2) collected from the subject property were slightly above the applicable residential screening value of 150 mg/kg. Although the concentrations of lead in one sample are above the CHHSLs for residential land uses, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance. The detected DDE concentrations of at 6.7 $\mu\text{g}/\text{kg}$, 13 $\mu\text{g}/\text{kg}$, 8.9 $\mu\text{g}/\text{kg}$, and 46 $\mu\text{g}/\text{kg}$, is less than the CHHSL residential screening level of 1,600 $\mu\text{g}/\text{kg}$. The detected DDD concentrations of 11 $\mu\text{g}/\text{kg}$ are less than the CHHSL residential screening level of 2,300 $\mu\text{g}/\text{kg}$.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property including portions of West Lilac Road, located west and east of Interstate 15, and the intersection of West Lilac Road and Old Highway 395, situated west of I-15, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on the results of our limited soil investigation, no concentrations of arsenic were detected above the laboratory reporting limit (i.e., non-detect). Low levels of DDE and DDD were detected in site soils. The concentrations were less than applicable residential screening levels, and no further investigation regarding these constituents appears to be warranted. Concentrations of lead in soil sample (HA-2) collected from the subject property were slightly above the applicable residential screening value of 150 mg/kg; however, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance; therefore, further investigation does not appear to be warranted at this time. According to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) and Limited Soil Investigation was to assess the possible presence of *recognized environmental conditions* for the proposed roadway expansion property including portions of West Lilac Road, located west and east of Interstate 15 (I-15), and the intersection of West Lilac Road and Old Highway 395 situated west of I-15, Escondido, California (**Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are 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 would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A subject property reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Accretive Investments, Inc. (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and Client. Any use or reliance upon this assessment by a party other than the Client, therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of on-site impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the County of San Diego, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject project consists of an approximately 2,700 linear foot section of West Lilac Road, including approximately 700 feet west of Interstate 15 (I-15) and 2,000 feet east of I-15. The subject property also includes proposed improvements to the intersection of West Lilac Road and Old Highway 395 situated west of I-15.

The subject property can be accessed from the intersection of I-15 and West Lilac Road. Except for the concrete bridge crossing over I-15, pavement on West Lilac Road consisted of asphaltic concrete. Existing roadway improvements were observed to include asphalt curbs west of I-15 and predominantly unpaved shoulders east of I-15. Additionally, a concrete paved drainage swale was observed near the shoulder along the south side of West Lilac Road, from the east side of the I-15 easement east to near the driveway to 8561 West Lilac Road. The drainage swale drained in a westerly direction into the descending slope area near the southeastern side of the I-15 easement.

In general, the subject property is surrounded by rural residential and undeveloped land west of the I-15 corridor easement. Rural residential and agricultural development (i.e., irrigated groves) was observed east of the I-15 easement. Fencing limited access to the grove sites along West Lilac Road.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395, West Lilac Road and Standel Lane were present in the site vicinity since at least 1947. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject property is located on moderately sloping terrain consisting of varying topographic relief. The subject property elevation ranges from approximately 786 feet above mean sea level (amsl) at its lowest point at the intersection of West Lilac Road and I-15, to approximately 915 feet bgs near the intersection of West Lilac Road and Standel Lane. Based on topographic relief, surface water drainage in the site vicinity appears to be predominately to the west and northwest.

2.3 Regional and Local Geology

The subject property and vicinity lies within the Peninsular Ranges Geomorphic Province of California (CGS, 2002). The Peninsular Ranges Geomorphic Province extends from the Transverse Ranges Geomorphic Province and the Los Angeles Basin, south to Baja California. This province varies in width from about 30- to 100-miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. The Transverse Ranges Geomorphic Province bounds the Peninsular Ranges on the north.

Major fault zones and subordinate fault zones found in the Peninsular Ranges Province typically trend in a northwest-southeast direction. The closest major faults to the subject property are the Julian segment of the Elsinore Fault zone; the Rose Canyon Fault zone; and the Coronado Bank Fault zone (including the San Diego Trough Fault). Other major faults in the region include the San Jacinto Fault zone and the San Andreas Fault zone. The San Andreas Fault zone is considered the most active fault zone and borders the northeasterly margin of the province.

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (Cretaceous) granitic rocks (Tan, 2000). Specifically, the property is underlain by Tonalite of Couser Canyon, described as a Hornblende-biotite tonalite; coarse grained and massive. This Tonalite contain some granodiorite and is characterized by an abundance of pegmatite dikes.

Soils beneath the project site and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as sandy loams of the Fallbrook (FaE2) soil series (USDA, 2012). The Fallbrook series consists of deep, well drained soils that formed in material weathered from granitic rocks. Fallbrook soils are on rolling hills and have slopes of 5 to 75 percent. These soils are well drained; medium to very rapid runoff; and moderately slow permeability.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the subject property is located within the groundwater designation of the Bonsall Subarea (HSA – 903.12), which is a part of the lower San Luis Hydrologic Area (HA – 903.10) and located within the San Luis Rey Hydrologic Unit (HU – 903.00). Groundwater beneath the San Luis HA has been identified as having existing beneficial uses for municipal, agricultural, and industrial supply processes.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, there no water supply wells located in the immediate site vicinity.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to the information reviewed on FIRM 06073C0495G Panel 495 of 2375 (revised May 2012), the subject property is situated within Zone X. Zone X is designated as being areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. A copy of the FIRM is included in **Appendix B**.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

Given that the subject property consists of vacant land associated with a proposed existing roadway expansion project, the property owner information was not readily available.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include information from aerial photographs, USGS maps and the County of San Diego. The information sources reviewed is summarized in the following sections.

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1947, 1948, 1951, 1953, 1964, 1968, 1974, 1975, 1980, 1994, 2002, and 2012 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth® and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, Old Highway 395, West Lilac Road and Standel Lane were present in the site vicinity since at least 1947. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:685	West Lilac Road was present. Standel Lane appeared as a narrow unimproved road. The surrounding area appeared with a mix of sparse agricultural and rural residential development.
1947	Aerial Photograph 1:685	Old Highway 395 was present and intersected with West Lilac Road. Surrounding area appeared with a mix of agriculture and rural development.
1948/1951	Topographic Map 1:24,000	Old Highway 395 and West Lilac Road were present as the major roadways in the site vicinity. Sparse rural residential development was noted adjacent to the major roads and in the surrounding area.
1953	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1964	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1968/1975	Topographic Map 1: 24,000	No apparent changes were noted on the subject property or adjacent property. Increased development of roads and structures appeared in the surrounding area.
1974	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1980	Aerial Photograph 1:685	I-15 appeared to the east of Old Highway 395. West Lilac Road remained in its current configuration.
1994	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased development in the surrounding area.
2002	Aerial Photograph 1:685	No apparent changes were noted in the site vicinity.
August 2010	Aerial Photograph Google Earth®	The subject property and adjacent and surrounding property appeared in its current configuration. A mix of agricultural land and rural residential development appeared in the site vicinity.
2012	Topographic Map 1:24,000	I-15 now ran parallel and on the east side of Old Highway 395 in its current configuration. Standel Lane was present intersection with West Lilac Road. Developed roads appeared in the surrounding area.

3.2.2 City/County Directory

Due to the absence of structural development on the subject property, and therefore, the lack of directory information, as well as the agricultural and rural land uses of the surrounding area, this information source was not researched as it was not deemed to be sufficiently useful.

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2012). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Department of Planning and Land Use

Due to the absence of structural development on the subject property, and therefore, the lack of any associated address or building permit records, this information source was not researched as it was not deemed to be sufficiently useful.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D**, along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within one mile of the subject property.

NPL Delisted – No listings were reported within one-half mile of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within one-half mile of the subject property.

CERCLIS (NFRAP) Archive – No listings were reported within one-half mile of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within one mile of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within one-half mile of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within one-quarter mile of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within one-eighth mile of the subject property.

Federal Brownfield – No listings were reported within one-quarter mile of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property. One non-geocoded listing was reported. Upon further review, EEI determined this site to be located further than one mile from the subject property; therefore, the site is not considered an environmental concern.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

Tribal Lands – One listing was reported within one mile of the subject property: **Bureau of Indian Affairs Contact I**. One non-geocoded site was listed as **Bureau of Indian Affairs Contact 1** (location unknown). Tribal lands listings are generally not locations or releases, but placeholders used to contact the local Bureau of Indian Affairs representative for information on tribal lands in the area.

State/Tribal Sites – No listings were reported within one mile of the subject property.

State Spills 90 – No listings were reported within one-eighth mile of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – One listing was reported within one-half mile of the subject property. **Green Co Farms** (32163 Old Highway 395, 0.27 miles south), was listed as a proposed green waste composting facility. Based on this information, this site is not considered an environmental concern.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within one-half mile of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within one-quarter mile of the subject property.

State/Tribal IC/EC – No listings were reported within one-quarter mile of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within one-half mile of the subject property.

State/Tribal Brownfields – No listings were reported within one-half mile of the subject property.

State Permits – No listings were reported within one-quarter mile of the subject property.

State Other – No listings were reported within one-quarter mile of the subject property.

Oil and Gas Wells – No listings were reported within one-quarter mile of the subject property.

Federal IC/EC – Six listings were reported within one-quarter mile of the subject property.

Dry Cleaners – No listings were reported within one-quarter mile of the subject property.

Hazardous Waste Manifest – No listings were reported within one-quarter mile of the subject property

The subject property was not identified on any of the above-referenced databases researched.

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident, and/or inspection reports for the subject property. According to staff, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

Due to the absence of development on the subject property, and therefore, the lack of an associated address, as well as the agricultural and rural residential land uses of the surrounding area, this information source was not researched as it was not deemed to be sufficiently useful.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board (SWRCB). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2012), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 03W, Sections 13 and 24).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, an unidentified pipeline parallels Old Highway 395 in the immediate site vicinity. No other information regarding the type of pipeline was provided. No other pipelines were noted in the site vicinity.

3.5 Interview with Current Property Owner

Based on the nature of the subject property consisting of vacant land associated with a proposed existing roadway expansion project, directive from the Client, and the fact that property owner information was not readily available, the property owner was not interviewed. Based on the information gathered from other readily available historical resources, including historic topographic maps, historic aerial photographs, and internet research, EEI does not consider the absence of this interview to effect the validity of this Phase I ESA.

3.6 User Provided Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted), in this case, Mr. Jon Rilling, with Accretive Investments, Inc., completed the questionnaire. The User Specific Information provided by Mr. Rilling is documented below. A copy of the user specific questions (per ASTM E1527-05) with Mr. Rilling’s associated responses is included in **Appendix F**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling did not indicate that he had any other specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that there is no valuation reduction for environmental issues related to the subject property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to a County of San Diego Development application requirement. Mr. Rilling noted that the type of transaction is a survey for environmental planning.

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) Asbestos-Containing Material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, “thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials” applied before 1980 are considered presumed Asbestos-Containing Materials (PACM). Other building materials such as “floor or ceiling tiles, siding, roofing, transite panels” (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. The subject property consists of vacant land associated with a proposed expansion of existing improved roadways. Based on this information, the presence of asbestos-containing materials is not considered likely.

3.7.2 Lead-Based Paint

Lead-Based Paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of Lead-Based Paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

The subject property consists of vacant land associated with a proposed expansion of existing improved roadways. Based on this information, the presence of lead-based paint is not considered likely.

3.7.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the County of San Diego as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

3.7.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB's) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCB's persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act, which banned the manufacture and distribution of PCB's. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCB's, where PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The US Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCB's containing 50 ppm or more.

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

Overhead power lines were observed predominantly along the northerly side of West Lilac Road west of I-15, and along both sides of the roadway east of I-15. Pole mounted transformers were observed at a few locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On July 3, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject site and adjoining properties for conditions indicating a potential recognized environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject project consists of an approximately 2,700 linear foot section of West Lilac Road, including approximately 700 feet west of Interstate 15 (I-15) and 2,000 feet east of I-15. The project also included proposed improvements to the intersection of West Lilac Road and Old Highway 395 situated west of I-15. Except for the concrete bridge crossing over I-15, pavement on West Lilac Road consisted of asphaltic concrete. Existing roadway improvements were observed to include asphalt curbs west of I-15 and predominantly unpaved shoulders east of I-15. Additionally, a concrete paved drainage swale was observed near the shoulder along the south side of West Lilac Road, from the east side of the I-15 easement east to near the driveway to 8561 West Lilac Road. The drainage swale drained in a westerly direction into the descending slope area near the southeastern side of the I-15 easement. Overall, small, very minor weathered surface soil discoloration was detected at a few locations along the shoulders of West Lilac Road. Based upon our experience, this staining does not represent a recognized environmental concern.

With the exception of a citrus grove located near the northwestern corner of West Lilac Road and Old Highway 395, property along West Lilac Road west of I-15 was observed to consist of rural residential properties and undeveloped land. Typical natural brush mantled the surface along both sides of West Lilac Road west of I-15. Generally, land north of West Lilac Road and west of I-15 was at a higher elevation than the roadway, and land south of the roadway was at a lower elevation. Parcels along West Lilac Road east of the I-15 easement were noted to consist predominantly of rural residential and agricultural development (i.e., irrigated groves). Properties east of I-15 were noted to be both above and below the elevation of West Lilac Road. A culvert under-crossing and private HDPE drain outlets from adjacent groves were observed on the north side of West Lilac Road east of Stadel Lane. Chain link fencing bounded the grove properties along West Lilac Road east of I-15, and along sections of the south side of West Lilac Road west of I-15.

Utilities observed within the linear project area consisted of buried water lines (and associated hydrants, backflow preventors, blow off valves, valve clusters in the pavements and laterals), buried AT&T and Bell lines, above-ground power poles with transformers, buried SDG&E vaults, buried USA lines, and buried storm

drain lines. In addition, surface markers delineating a buried fiber optic cable was observed at the southwestern corner of West Lilac Road and Old highway 395. An air-conditioned AT&T equipment shed was also noted near the proposed improvements to the northwest corner of West Lilac Road and Old Highway 395. Overhead power lines were observed along the northerly side of West Lilac Road west of I-15, and along the both side of the roadway east of I-15. Pole mounted transformers were observed at a few locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Minor localized wind-blow trash was noted along the edges of West Lilac Road, including small clusters of empty beer bottles and a piece of an old tire. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

TABLE 2		
Summary of Subject Property Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	Minor wind-blown trash/debris observed onsite.
Surface Spills	No	None observed.
Stained Surfaces	No	A few small, very minor and weathered areas of petroleum staining were observed along the unpaved shoulders.
Fill Materials	No	Minor road and highway fills.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed. An SDG&E vault was noted near the southwestern edge of West Lilac road and I-15.
Areas of Dumping	No	Significant piles of trash and debris were not observed on the subject property.
Transformers	No	Pole-mounted transformers appearing to be in good condition were detectable within the subject property limits.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural residential and undeveloped land west of the I-15 corridor easement. Rural residential and agricultural development (i.e., irrigated groves) was observed east of the I-15 easement. Fencing limited access to the grove sites along West Lilac Road. Generally, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched and reported herein. The grove sites may be considered as an environmental concern at this time only due to the usage of pesticides/herbicides that may have created soil residues from runoff impacting the proposed project. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED SOIL INVESTIGATION

Portions of the subject property east of I-15 are immediately adjacent to areas that have been and continues to be utilized for agricultural purposes (i.e., citrus and avocado orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned widening and improvements to the roadways, off ramps and intersections, and historical agricultural use of the adjacent property, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate the subject property soils for aerially-deposited lead from historical automotive fuel combustion, and the presence of restricted agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties*", combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices.

The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the linear length of the subject property, and EEI's experience at similar projects, a total of twenty eight (28) discrete soil samples, were collected at near-surface (0 to 6-inches below grade) locations along the subject roadway. All soil samples will be submitted for laboratory analytical testing. The following sections discuss our investigation activities.

5.1 Field Investigation

On July 3, 2012, EEI personnel mobilized to the subject property west of I-15 to conduct soil sampling activities with a stainless steel hand auger. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of four (4) discrete locations (identified as HA-1 through HA-4, **Figure 3**) were chosen to provide representative coverage at the intersection of Old Highway

395 and West Lilac Road. Four (4) soil samples were collected along the shoulders of West Lilac Road, west of I-15 (identified as HA-5 through HA-8, **Figure 3**). The aforementioned areas represent land adjacent to West Lilac Road where properties do not appear to have been developed for agricultural purposes.

On July 5, 2012, EEI personnel mobilized to the subject property east of I-15 to conduct soil sampling activities with a stainless steel hand auger. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of eighteen (18) discrete locations (identified as HA-9 through HA-28, **Figure 3**) were chosen to provide representative coverage along the shoulders of West Lilac Road, east of I-15. The aforementioned area represents land adjacent to West Lilac Road where properties appear to have been or are currently developed for agricultural purposes.

Individual samples were collected at a composite depth of approximately zero to six-inches below ground surface (bgs), using a hand auger. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and transported to EEI's office in Carlsbad and stored in a refrigerator, where they were subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All eight (8) discrete soil samples collected on July 3 (HA-1 through HA-8) were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. The remaining twenty (20) soil samples (collected on July 5, 2012) were also analyzed for Lead by U.S. EPA Test Method 6010B. Additionally, the laboratory tested four (4) composite samples utilizing the twenty (20) samples (5:1 ratio) which were analyzed for Arsenic by U.S. EPA Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., “non-detect”) in any of the samples analyzed.
- Concentrations of total lead were detected above the laboratory detection limit in samples HA-1 through HA-4, HA-7, HA-9, HA-12 through HA, 14, HA-16, and HA-25 through HA-27. Concentrations of lead ranged from 7.1 milligrams per kilogram (mg/kg) (HA-25) to 160 mg/kg (HA-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., “non-detect”).
- DDE (organochlorine pesticides) was detected in Composite Samples #1 through #4 at 6.7 micrograms per kilogram ($\mu\text{g}/\text{kg}$), 13 $\mu\text{g}/\text{kg}$, 8.9 $\mu\text{g}/\text{kg}$, and 46 $\mu\text{g}/\text{kg}$, respectively. DDD (organochlorine pesticides) was detected in Composite Sample #4 at 11 $\mu\text{g}/\text{kg}$. No other samples analyzed detected DDE, DDD, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., “non-detect”).

The attached **Table 3 and Table 4** summarize laboratory analytical results. Complete laboratory reports and COC documentation are provided in Appendix G.

TABLE 3
Soil Sample Results

Sample ID	Sample Depth (inches bgs)	Date Sampled	Total Lead-EPA 6010B (mg/Kg)
HA-1	0-6	7-3-2012	17
HA-2	0-6	7-3-2012	160
HA-3	0-6	7-3-2012	19
HA-4	0-6	7-3-2012	23
HA-5	0-6	7-3-2012	ND
HA-6	0-6	7-3-2012	ND
HA-7	0-6	7-3-2012	8.9
HA-8	0-6	7-3-2012	ND
HA-9	0-6	7-5-2012	13
HA-10	0-6	7-5-2012	ND
HA-11	0-6	7-5-2012	ND
HA-12	0-6	7-5-2012	9.7
HA-13	0-6	7-5-2012	7.5
HA-14	0-6	7-5-2012	9.5
HA-15	0-6	7-5-2012	ND
HA-16	0-6	7-5-2012	35
HA-17	0-6	7-5-2012	ND
HA-18	0-6	7-5-2012	ND
HA-19	0-6	7-5-2012	ND
HA-20	0-6	7-5-2012	ND
HA-21	0-6	7-5-2012	ND
HA-22	0-6	7-5-2012	ND
HA-23	0-6	7-5-2012	ND
HA-24	0-6	7-5-2012	41
HA-25	0-6	7-5-2012	7.1
HA-26	0-6	7-5-2012	14
HA-27	0-6	7-5-2012	8.8
HA-28	0-6	7-5-2012	ND
Laboratory Reporting Limit		3	
Residential CHHSLs		150	
bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; ND= Non-Detect; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.			