



Photograph 5 – View of the water supply well located north of the onsite residence.



Photograph 6 – View of the water well pump and storage tanks.



Photograph 7 – View of a water storage container located near the onsite residence.



Photograph 8 – View of the stream which enters the northwest portion of the property and the organic fill located near the streambed.



Photograph 9 – View of the run off channel entering the eastern portion of the subject property.



Photograph 10 – View looking west through the western portion of the subject property.



Photograph 11 – View to the east along the northern subject property line.



Photograph 12 – View looking northeast through the eastern orchard property.



Photograph 13 – View south from the northwest property corner.



Photograph 14 – View south along the eastern property line at the orchards.



Photograph 15 – View south through the central portion of the subject property.



Photograph 16 – View west through eastern orchard property.



Photograph 17 – View south east through the eastern portion of the subject property.



Photograph 18 – View south west through the central portion of the subject property.

**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

23 February 2011

Brian Brennan
EEI - Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008
RE: Shirey Road

Enclosed are the results of analyses for samples received by the laboratory on 02/16/11 14:26. 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: Shirey Road Project Number: ACR-71235.2 Project Manager: Brian Brennan	Reported: 02/23/11 17:06
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ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T110174-01	Soil	02/16/11 10:11	02/16/11 14:26
ACR-2	T110174-02	Soil	02/16/11 10:15	02/16/11 14:26
ACR-3	T110174-03	Soil	02/16/11 10:25	02/16/11 14:26
ACR-4	T110174-04	Soil	02/16/11 10:33	02/16/11 14:26

SunStar Laboratories, Inc.

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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: Shirey Road Project Number: ACR-71235.2 Project Manager: Brian Brennan	Reported: 02/23/11 17:06
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**ACR-1
T110174-01 (Soil)**

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

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	

Surrogate: Tetrachloro-meta-xylene 117% 35-140 " " " "

SunStar Laboratories, Inc.

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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: Shirey Road Project Number: ACR-71235.2 Project Manager: Brian Brennan	Reported: 02/23/11 17:06
--	---	-----------------------------

ACR-2
T110174-02 (Soil)

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

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		129 %	35-140		"	"	"	"	

SunStar Laboratories, Inc.

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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: Shirey Road Project Number: ACR-71235.2 Project Manager: Brian Brennan	Reported: 02/23/11 17:06
--	---	-----------------------------

ACR-3
T110174-03 (Soil)

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

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		120 %	35-140		"	"	"	"	

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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: Shirey Road Project Number: ACR-71235.2 Project Manager: Brian Brennan	Reported: 02/23/11 17:06
--	---	-----------------------------

ACR-4
T110174-04 (Soil)

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

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		132 %		35-140	"	"	"	"	

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Daniel Chavez, Project Manager



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

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--	---	-----------------------------

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
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Batch 1022105 - EPA 3051

Blank (1022105-BLK1)

Prepared: 02/21/11 Analyzed: 02/23/11

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

LCS (1022105-BS1)

Prepared: 02/21/11 Analyzed: 02/23/11

Arsenic	82.3	5.0	mg/kg	100		82.3	75-125			
Lead	84.4	3.0	"	100		84.4	75-125			

LCS Dup (1022105-BSD1)

Prepared: 02/21/11 Analyzed: 02/23/11

Arsenic	83.9	5.0	mg/kg	100		83.9	75-125	1.97	20	
Lead	85.2	3.0	"	100		85.2	75-125	0.896	20	

SunStar Laboratories, Inc.

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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: Shirey Road
 Project Number: ACR-71235.2
 Project Manager: Brian Brennan

Reported:
 02/23/11 17:06

Organochlorine Pesticides by EPA Method 8081A - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 1021720 - EPA 3550 ECD/GCMS

Blank (1021720-BLK1)

Prepared: 02/17/11 Analyzed: 02/23/11

alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4'-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4'-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4'-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							

Surrogate: Tetrachloro-meta-xylene 121 " 100 121 35-140

LCS (1021720-BS1)

Prepared: 02/17/11 Analyzed: 02/23/11

gamma-BHC (Lindane)	172	5.0	ug/kg	200	86.1	40-120
Heptachlor	220	5.0	"	200	110	40-120
Aldrin	193	5.0	"	200	96.3	40-120
Dieldrin	207	5.0	"	200	103	40-120
Endrin	197	5.0	"	200	98.4	40-120
4,4'-DDT	158	5.0	"	200	79.2	33-147

Surrogate: Tetrachloro-meta-xylene 70.6 " 100 70.6 35-140

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Daniel Chavez, Project Manager



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

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

Project: Shirey Road
 Project Number: ACR-71235.2
 Project Manager: Brian Brennan

Reported:
 02/23/11 17:06

Organochlorine Pesticides by EPA Method 8081A - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 1021720 - EPA 3550 ECD/GCMS

Matrix Spike (1021720-MS1)

Source: T110181-15

Prepared: 02/17/11

Analyzed: 02/23/11

gamma-BHC (Lindane)	194	5.0	ug/kg	200	ND	96.9	30-120			
Heptachlor	245	5.0	"	200	ND	122	30-120			QM-07
Aldrin	220	5.0	"	200	ND	110	30-120			
Dieldrin	214	5.0	"	200	ND	107	30-120			
Endrin	212	5.0	"	200	ND	106	30-120			
4,4'-DDT	178	5.0	"	200	6.93	85.3	30-120			
Surrogate: Tetrachloro-meta-xylene	101		"	100		101	35-140			

Matrix Spike Dup (1021720-MSD1)

Source: T110181-15

Prepared: 02/17/11

Analyzed: 02/23/11

gamma-BHC (Lindane)	142	5.0	ug/kg	200	ND	70.9	30-120	31.1	30	QM-07
Heptachlor	164	5.0	"	200	ND	82.2	30-120	39.4	30	QM-07
Aldrin	145	5.0	"	200	ND	72.7	30-120	41.0	30	QM-07
Dieldrin	157	5.0	"	200	ND	78.6	30-120	30.4	30	QM-07
Endrin	152	5.0	"	200	ND	76.0	30-120	32.9	30	QM-07
4,4'-DDT	147	5.0	"	200	6.93	70.1	30-120	19.5	30	
Surrogate: Tetrachloro-meta-xylene	101		"	100		101	35-140			

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

EEI - Carlsbad

Project: Shirey Road

2195 Faraday Ave., Ste K

Project Number: ACR-71235.2

Carlsbad CA, 92008

Project Manager: Brian Brennan

Reported:

02/23/11 17:06

Notes and Definitions

- QM-07 The spike recovery and or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
- 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



EEI

Geotechnical & Environmental Solutions

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
And
LIMITED AGRICULTURAL
CHEMICAL SURVEY**

**Accretive Investments, Inc.
“Sun Flower Farms Investors” Property
102.76-Acre Agricultural Property
APNs 129-011-15, 129-300-09, 129-300-10
Southwest of Rodriguez Road and Jay Jay Way
Escondido, California 92026**

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

**March 25, 2011
(March 26, 2012 revisions)**

EEI Project Number ACR-70663.1

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL
CHEMICAL SURVEY**

Prepared for:

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

Site location:

“Sun Flower Farms Investors” Property
102.76-Acre Agricultural Property
APNs 129-011-15, 129-300-09, 129-300-10
Southwest of Rodriguez Road and Jay Jay Way
Escondido, California 92026

Prepared and Edited by:



Brian R. Brennan, REA-II
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-70663.1

TABLE OF CONTENTS

GENERAL SITE INFORMATION	i
EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Scope of Services.....	1
1.3 Reliance	1
2.0 PHYSIOGRAPHIC SETTING	2
2.1 Site Description	2
2.2 Topography.....	3
2.3 Regional and Local Geology	3
2.4 Regional and Local Hydrogeology	4
2.5 Hydrologic Flood Plain Information	4
3.0 SITE BACKGROUND	4
3.1 Site Ownership	4
3.2 Site History	4
3.2.1 Aerial Photograph and Historical Map Review	5
TABLE 1 - Summary of Historical Use Review.....	5
3.2.2 City/County Directories	7
TABLE 2 Summary of City Directory Search	7
3.2.3 Sanborn Fire Insurance Maps	8
3.2.4 County of San Diego Land Use Environmental Group.....	8
3.3 Regulatory Database Search	9
3.3.1 Federal Databases	9
3.3.2 State and Regional Sources	9
3.4 Regulatory Agency Review	10
3.4.1 Deer Springs Fire Protection District.....	10
3.4.2 County of San Diego Department of Environmental Health.....	10
3.4.3 State Water Resources Control Board	11
3.4.4 Department of Toxic Substances Control	11
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files	11
3.5 Interview with Current Property Owner	11
3.5.1 Past or Present Uses Indicating Environmental Concern	12
3.5.2 Environmental Liens or Governmental Notification	12
3.5.3 Presence of Hazardous Substances or Environmental Violations	12
3.5.4 Previous Assessments	12
3.5.5 Legal Proceedings.....	12
3.6 User Provided Information	12
3.6.1 Environmental Liens or Activity and Use Limitations.....	12
3.6.2 Specialized Knowledge	12
3.6.3 Valuation Reduction for Environmental Issues	13
3.6.4 Presence or Likely Presence of Contamination.....	13
3.6.5 Other.....	13
3.7 Previous Assessments	13

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 13
 3.8.1 Asbestos Containing Materials 13
 3.8.2 Lead-Based Paint 14
 3.8.3 Radon 14
 3.8.4 Polychlorinated Biphenyls 14

4.0 SITE RECONNAISSANCE **15**
 4.1 Purpose 15
 4.2 Subject Site 15
 TABLE 3 – Summary of Site Reconnaissance 17
 4.3 Adjacent Properties 18

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **18**
 5.1 Purpose and Objective 18
 5.2 Field Investigation 18
 5.3 Laboratory Analytical Program 19
 TABLE 4 - Soil Sample Results 19
 5.4 Discussion of Testing Results 25

6.0 FINDINGS AND OPINIONS **26**

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES **26**
 7.1 Historical Data Gaps 26
 7.2 Regulatory Data Gaps 27
 7.3 Onsite Data Gaps 27
 7.4 Deviations from ASTM Practices 27

8.0 CONCLUSIONS 27

9.0 REFERENCES **29**

FIGURES:

- Figure 1 – Site Location Map
- Figure 2 – Aerial Site Map
- Figure 3 – Soil Boring Location Map

APPENDICES:

- Appendix A – Résumé of Environmental Professional
- Appendix B – San Diego County Assessor’s Parcel Maps/FIRM
- Appendix C – County of San Diego Records
- Appendix D – Historical Aerial Photographs/Topographic Maps/City Directory Report
- Appendix E – Environmental Records Search
- Appendix F – User Provided Information
- Appendix G – Photographic Log
- Appendix H – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SITE INFORMATION

Project Information: “Sun Flower Farms Investors” Property

EEl Project Number: ACR-70663.1

Site Information:

102.76-Acre Agricultural Property
APNs 129-011-15, 129-300-09, 129-300-10
Southwest of Rodriguez Road and Jay Jay Way
Escondido, California 92026

Site Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and
Mr. Joe Rodriguez, Property Lessee (760-594-2974)

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: bbrennan@eeditiger.com

Inspection Date: March 15, 2011 / **Report Date:** March 25, 2011 (March 26, 2012 revisions)

Client Information:

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

Site Assessor:

Brian R. Brennan, REA-II – 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**).



Brian R. Brennan, REA-II – Senior Project Manager

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.



Brian R. Brennan, REA-II – Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located southwest of Rodriguez Road and Jay Jay Way, in 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).

The irregularly shaped subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres). Addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels (129-300-09 and 129-300-10).

Overall the subject property is utilized for agricultural purposes. The majority of the site is comprised of flower, fruit, and vegetable growing fields. Residential structures, maintenance buildings, and agricultural-related structures are located in the central portion of the site immediately north and south of Rodriguez Road. An unnamed creek is situated along the southern portion of the site. A review of the County of San Diego Land Use and Environmental Group website data indicated that the subject property is currently zoned as A70 – Limited Agriculture and S92 – General Rural.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped from at least 1942 to 1947. In 1947, the southern portion of the site (south of Rodriguez Road) appeared to be cleared in preparation for agricultural use. By 1963, five (5) structures were noted along the south-central and southwest portions of the site. In 1976, the northern portion of the subject property appeared to be utilized for agricultural purposes. In 1980, two (2) structures were noted immediately north of Rodriguez Road. From 1980, the subject property continued to be utilized for agricultural purposes.

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 March 15, 2011, EEI personnel conducted a reconnaissance of the property to physically observe the site 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. Evidence of *recognized environmental conditions*, consisting of stained soil/concrete; improper storage of hazardous materials/waste; and pesticide storage/usage was noted on the subject property during our site reconnaissance efforts.

Based on historical agricultural use, EEI performed limited agricultural chemical soil sampling within the growing fields at the subject property. Sampling activities were conducted on March 15 and 16, 2011. A total of 103 discrete samples (ACR-1 through ACR-103), collected at 6-inches below ground surface and 26 composite samples (Composite #1 through Composite #26) (prepared by a California-State certified laboratory) were analyzed for agricultural chemicals of concern. Based on laboratory analytical results, concentrations of lead and select organochlorine pesticides were detected in site soils. The chemicals of concern detected were compared to the California Human Health Screening Levels (CHHSLs) for a residential land use scenario. All reported values of organochlorine pesticides DDE, DDD, DDT and Methoxychlor were less than the CHHSL

residential screening level of 1,600 microgram per kilogram ($\mu\text{g}/\text{kg}$), 2,300 $\mu\text{g}/\text{kg}$, 1,600 $\mu\text{g}/\text{kg}$, and 340,000 $\mu\text{g}/\text{kg}$, respectively. The concentration of lead reported in sample ACR-7 (380 milligrams per kilogram, mg/kg) and ACR-95 (200 mg/kg), exceed the CHHSL residential screening level of 150 mg/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 agricultural property located southwest of the intersection of Rodriguez Road and Jay Jay Way, in Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Concentrations of lead reported in two (2) soil samples collected from the subject property were reported above CHHSLs residential land use values. Based on the proposed future residential development of the site, EEI recommends additional investigation at these two (2) locations to further evaluate the extent of the lead contamination.
- Initial agricultural chemical soil sampling performed at the subject property was limited to the growing fields of the site, and did not include pesticide storage and/or usage areas. Therefore, EEI recommends evaluating soils in these areas for the presence of agricultural chemicals, prior to any future proposed site improvement.
- Petroleum hydrocarbon stained soils and surfaces were observed at various locations throughout the subject property, which included: beneath the containers located adjacent to the tractor staged north of Rodriguez Road; stained surfaces located within and along the exterior of the maintenance building located south of Rodriguez Road; and beneath discarded containers adjacent to the two (2) tractor trailers located along south-central portion of the site. EEI recommends additional investigation efforts be performed in these areas, prior to any future proposed site improvements.
- Numerous drums/containers of new and used motor oil; hydraulic fluid; diesel fuel; and pesticides were observed throughout the subject property. The contents of the drums/containers should be properly characterized and disposed of prior to any future site improvements.

In addition to the above bulleted items, EEI has the following comments.

- There is a potential for Asbestos Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.
- A water supply well and multiple septic systems are located on the subject property. Unless planned for future use, these features should be properly abandoned following State and County Health Department guidelines.
- Numerous new and used vehicles and farming equipment (tractors, trailers, spraying equipment, motors, etc.) were observed throughout the site. These items should be removed from the subject property prior to any future site improvements.
- Based on the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located southwest of Rodriguez Road and Jay Jay Way, in 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 site.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject site usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic site 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 site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- 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 site, but rather is intended to provide a preliminary indication of onsite impacts from previous site 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 Site Description

The irregularly shaped subject property consists of privately owned land located southwest of the intersection of Rodriguez Road and Jay Jay Way, in Escondido, California (**Figure 2**). The subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres) (**Appendix B**). According to the County of San Diego, the addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels 129-300-09 and -10.

The northern portion of the subject property is bound by agricultural land to the north; Rodriguez Road and the southern portion of the subject property to the south; residential development to the east; and agricultural land to the west. The northern portion of the site has two wood-framed structures used for agricultural production, a travel trailer, and farming equipment all staged immediately north of Rodriguez Road. The remainder of the site is comprised of growing fields for various fruits and vegetables. A water well and related equipment was observed along the northwest portion of the subject property (additional details are provided in the following sections).

The southern portion of the subject property is bound by Rodriguez Road to the north and the northern portion of the subject property and agricultural land beyond; a creek, residential development and agricultural land to the south; and segments of Rodriguez Road and agricultural land to the east and west. The majority of the southern portion of the subject property is comprised of fruit and vegetable growing fields. Four (4) residential structures, a maintenance building, a produce storage/staging building, and various farming equipment are located immediately south of Rodriguez Road along the north central portion of the site. A former building site (i.e., remnants of concrete pads) was observed along the southwest corner of the subject property. Numerous greenhouses are located along the southern portion of the subject property.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped from at least 1942 to 1947. In 1947, the southern portion of the site (south of Rodriguez Road) appeared to be cleared in preparation for agricultural use. By 1963, five (5) structures were noted along the south-central and southwest portions of the south. In 1976, the northern portion of the subject property appeared to be utilized for agricultural purposes. In 1980, two (2) structures were noted immediately north of Rodriguez Road.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, photograph inspected 1975) and Pala, 7.5-Minute Quadrangle (USGS, 1997). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief. The approximate site elevation ranges from approximately 900 feet above mean sea level (amsl) (central portion) to approximately 800 feet amsl (northern and southern portions). Surface drainage from the site is multi-directional; from the central portion of the site (Rodriguez Road being the dividing point); flow is predominately to the south and north. While lower elevations along the northern and southern property boundary allow for flow to the west. An unidentified creek is located along the southern property boundary.

2.3 Regional and Local Geology

The subject site 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 site is underlain by Mesozoic aged (Cretaceous-age) granitic rocks (USGS, 2000). Specifically, the site 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 site and in the vicinity of the site have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Bonsall Sandy Loam (BID2); Cieneba Coarse Sandy Loam (CIE2); Cieneba Rocky Coarse Sandy Loam (CmE2); Cieneba-Fallbrook (CnG2); Fallbrook (FaE2); and steep gullied land (StG) (USDA, 2011). Soils in these series are reportedly well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 9 to 30 percent.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the site is located within the groundwater designation of the Bonsall Hydrologic 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 contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to a potential water supply well located on the northwest portion of the subject property. According to Ms. Sandy Johnson, Senior Office Assistant with the County, on April 4, 2008, a well permit application (Permit No. LWEL19650) was approved by the County of San Diego Department of Environmental Health for the installation of an 8-inch diameter steel well at the subject property identified as APN 129-011-15, located on Rodriguez Road, Escondido, 92026. The well depth was listed as 600 feet and the proposed use was for agricultural. The well was completed on May 31, 2008. **Appendix C** contains copies of the well permit.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for more information pertaining to the County listed well and/or any other well(s) on or adjacent to the subject property. According to the website no information was listed for the subject property well. Two (2) water supply wells, one located to the northeast (well 10S02W29E001S) and the other to the east (well 10S02W29M001S), are located in close proximity to the subject property. According to the website, the wells were last measured in 1967, and indicated that the depth-to-groundwater in the wells were recorded at 36 feet below ground surface (bgs) and 58 feet bgs, respectively.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, the property is identified by map number 06073C0525F and is situated within Zone X, which is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X A copy of the map is included in **Appendix B**.

3.0 SITE BACKGROUND

3.1 Site Ownership

According to the County of San Diego Assessor the current owner of the subject parcels is identified as Geigert Ranch, LLC, with a mailing address of 3533 Corte Esperanza, Carlsbad, California 92009.

3.2 Site History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject site. 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 1942, 1947, 1949, 1950, 1953, 1963, 1968, 1976, 1980, 1982, 1988, 1990-91, 1997, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was obtained from Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**). It should be noted that topographical map coverage for the years 1982, 1988 and 1997 was limited to the eastern half of the subject property.

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix D**. Based on the data reviewed, the subject property was undeveloped from at least 1942 to 1947. In 1947, the southern portion of the site (south of Rodriguez Road) appeared to be cleared in preparation for agricultural use. By 1963, five (5) structures were noted along the south-central and southwest portions of the south. In 1976, the northern portion of the subject property appeared to be utilized for agricultural purposes. In 1980, two (2) structures were noted immediately north of Rodriguez Road. The subject property continues to be utilized for agricultural purposes.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	Subject property appeared to be undeveloped. West Lilac Road was present to the north and east of the subject property. Rodriguez Road was not present. The surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:750	The southern portion (south of Rodriguez Road) of the subject property appeared to be cleared in preparation for agricultural use; no structures were noted. The northern portion of the site (north of Rodriguez Road) remained undisturbed land. West Lilac Road was present to the north and east. Rodriguez Road was present, which bisected the central portion of the site. A drainage covered with natural vegetation was noted along the southern portion of the subject property. The surrounding area appeared to be undeveloped land.
1949	Topographic Map 1:24,000	Subject property appeared to be undeveloped. Rodriguez Road was present. No other pertinent changes were noted since the 1942 topographic map.
1950	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1950 topographic map.
1953	Aerial Photograph 1:750	No apparent changes were noted to the subject property since the 1947 photograph. Additional unimproved roads/trails appeared in the surrounding area.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1963	Aerial Photograph 1:750	The southern portion (south of Rodriguez Road) of the subject property appeared to be utilized for agricultural purposes. Numerous roads/trails bisected the site. Three (3) structures were noted along the central portion of the subject property (south of Rodriguez Road). Two (2) additional structures were noted along the southwest corner of the subject property. The northern portion of the subject property (north of Rodriguez Road) remained undisturbed property. Increased agricultural use and unimproved roads were noted in the surrounding area.
1968	Topographic Map 1: 24,000	Five (5) structures were noted on the southern portion of the subject property. Rodriguez Road was present, along with an unimproved road that bisected the southern portion of the site from north to south. A water well was noted offsite and to the northeast of the subject property.
1976	Aerial Photograph 1:750	The entire subject property appeared to be utilized for agricultural purposes. A single structure was noted on the subject property, immediately north of Rodriguez Road. Various unimproved roads/trails were noted through out the site, which appeared to be associated with the agricultural use. Additional structures were noted along the central portion (south of Rodriguez Road) and southwest corner of the subject property. The surrounding area was predominately agricultural use and/or orchards.
1980	Aerial Photograph 1:750	No apparent changes were noted to the subject property since the 1976 photograph.
1982	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map, except for the presence of a structure on the northern parcel.
1988	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1982 topographic map.
1990- 1991	Aerial Photograph 1:750	Subject property remained developed as agricultural use. All previously identified structures were visible, except for the southwest corner of the site. Only one (1) structure was noted along the southwest corner of the site, and what appeared to be three (3) former building pads. No other pertinent changes ere noted.
1997	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1988 topographic map.
2002	Aerial Photograph 1:750	No apparent changes were noted to the subject property or adjacent and surrounding property since the 1990-1991 photographs, except no structures were noted along the southwest corner of the site.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of agricultural land, bisected by numerous unimproved roads. Numerous structures were noted along the central portion of the subject property (south of Rodriguez Road). A drainage was noted along the southern portion of the subject property. Rodriguez Road was present and remained unimproved. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (31030 and 31130 Rodriguez Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed as residential from 1992 to 2007. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target addresses (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix D**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2 Summary of County Directory Search 31030 and 31130 Rodriguez Road, Escondido, California 92026		
North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2010		
30818 Rodriguez Road Blair Ronald D	31030 Rodriguez Road Rodriguez Joe; Rodriguez William 31130 Rodriguez Road Address not listed	31092 Rodriguez Road Wilson Beverly
2005		
30818 Rodriguez Road Blair Ronald D	31030 Rodriguez Road Rodriguez Joe; Rodriguez William 31130 Rodriguez Road Address not listed	31092 Rodriguez Road No Response
2000		
30818 Rodriguez Road No Response	31030 Rodriguez Road Apartments 31130 Rodriguez Road Address not listed	31092 Rodriguez Road No Response
1995		
30818 Rodriguez Road Phillips Ronald E	31030 Rodriguez Road Apartments 31130 Rodriguez Road Address not listed	31092 Rodriguez Road Hailey Penny
1990		
30818 Rodriguez Road Phillips Ronald E	31030 Rodriguez Road Apartments 31130 Rodriguez Road Address not listed	Rodriguez Road Highest listing this street is 31030

TABLE 2 Summary of County Directory Search 31030 and 31130 Rodriguez Road, Escondido, California 92026		
North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
1985		
Rodriguez Road Only listing this street is 31030	31030 Rodriguez Road Rodriguez Raymond 31130 Rodriguez Road Address not listed	Rodriguez Road Only listing this street is 31030
<i>End of search due to A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings</i>		

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, 2011). 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 Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), records were on file for all three subject property parcels APNs: 129-011-15, 129-300-09 and 129-300-10. The following bulleted items summarize the information reviewed. **Appendix C** contains excerpts of the information reviewed.

- Proposed master planned community, identified as project "I-15/395 Master Planned Community MPA 10-025". Information reviewed identified various parcels being considered for the master planned community by Accretive Investments, Inc.; meeting minutes for discussions between the County of San Diego and Accretive representatives; proposed general plan amendments; and County of San Diego review and comment notes.
- General Hazardous Materials Permit (Permit No. HK07 199266) for agricultural use at 31030 Rodriguez Road (APN 129-011-15). The permit was a requirement for general farming and establishments that produce agricultural products. A hazardous material business plan, and site inspections conducted at the site from 1995 to 2008 were also listed. Based on the information reviewed, no violations were noted.
- Installation of a water well for 31030 Rodriguez Road (APN 129-011-15). The applicant was listed as John Geigert of Geigert Ranch, LLC. The drilling company was listed as AAA Drilling of Ramona, California. Well installation was approved by the County on May 13, 2008. The last record input into the system indicated "Well log received is the current activity. This activity is available for work as of 04-May-2008 and should be completed by 03-Jul-2008." No well logs or additional information was available. Additional well information is included in Section 2.4.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, 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 E**, 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 IC/EC – 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.

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property.

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

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-quarter mile of the subject property.

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

State Permits – One listing was reported; the subject property identified as: **Rodriguez Ranch** (31030 Rodriguez Road). No additional details were provided. State permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. The subject property does not have a dual listing or reported release; therefore, the listing is not considered to be an environmental concern at this time.

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

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 reports, and/or inspection reports for the subject property located at 31030 and 31130 Rodriguez Road (APNs: 129-011-15, 129-300-09 and 129-300-10). According to Ms. Liz Lozano, Administrative Assistant/Board Clerk, 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

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property addresses: 31030 and 31130 Rodriguez Road and APNs: 129-011-15, 129-300-09 and 129-300-10. According to Ms. Joyce Ellman, Office Support Specialist, permits for 31030 Rodriguez Road (APN 129-011-15) were available. The following bulleted items summarize the information reviewed. Copies of the files obtained from the County are included in **Appendix C**.

- Establishment Information: Permit No. 199266; Rodriguez Ranch; 31030 Rodriguez Road; Owner – Joe Rodriguez.
- Inventory Detail Information: CAS # - 68334-30-S – Diesel
- Information reviewed included a permit for Hazardous Materials Business Activities; and Hazardous Materials Business Plan Certification and Statement.
- No other pertinent information was listed

EEI also contacted the DEH Land and Water Quality Division for records pertaining to the subject property. According to Ms. Sandy Johnson, Senior Office Assistant, files pertaining to a water well (discussed in Section 2.4) and septic system were on file for 31030 Rodriguez Road. The following bulleted items summarize the septic system information. Copies of the files obtained from the County are included in **Appendix C**.

- Application and permit for septic tank dated October 16, 1984. The permit was submitted by Mr. Joe Rodriguez for the property located at 31030 Rodriguez Road (APN 129-011-15).
- The septic system is located along the southern parcel boundary and extends north from the existing structures.
- Existing septic system is comprised of a 1,000 gallon capacity tank and 280 feet of leach line. The permit was for an upgrade to the existing system, which included the addition of 100 feet of leach line (380 feet total), to accommodate the addition of a three (3) bedroom mobile home.
- No other pertinent information was listed

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

One nearby property identified as Residential House (10115 Lilac Road), reported a heating oil release in September 1997, which reportedly impacted the soil only. The case was closed by the on May 29, 1998. No other information was provided.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), 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 site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within T10S, R2W Section 30).

3.5 Interview with Current Property Owner

EEI interviewed the property lessee and former property owner, Mr. Joe Rodriguez. Information provided by Mr. Rodriguez is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Rodriguez stated that the current and past uses of the subject property is and has been as agricultural use, which included flowers, fruits, and vegetables.

3.5.2 Environmental Liens or Governmental Notification

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

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Rodriguez stated that historically pesticides and herbicides were applied to the agricultural portions of the property. Mr. Rodriguez also stated that diesel fuel is stored onsite in 55-gallon containers, which is used to fuel farming related equipment. When asked, Mr. Rodriguez stated that no above or below ground fuel storage tanks have been used at the subject property. Mr. Rodriguez was not aware of any past or present environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Mr. Rodriguez stated that he is not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mr. Rodriguez stated that he is not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

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 stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the 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 underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner representative, Mr. Rodriguez, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 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. Based on the age of the onsite structures (circa-1975), it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 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.

Based on the age of the onsite structures (circa-1975), there is a potential that lead-based paint exists in the building. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends LBP testing of building materials prior to improvements.

3.8.3 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 at 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.

3.8.4 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). Based on the age of the onsite structures (circa-1975), there is a potential that electrical equipment located on the subject property may be PCB-containing.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site 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, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Site

On March 15, 2011, EEI personnel mobilized to the subject property and conducted a walking and driving inspection around the perimeter of the subject property, and then traversed the subject property. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The irregularly shaped subject property consists of privately owned land located southwest of the intersection of Rodriguez Road and Jay Jay Way, in Escondido, California (**Figure 2**). The subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres). According to the County of San Diego, the addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels 129-300-09 and -10. Numerous unimproved roads/trails bisect the subject property, which are used to access the growing fields.

The northern portion of the subject property (north of Rodriguez Road) is comprised of growing fields for fruits and vegetables. This portion of the site is comprised of sloping terrain from south to north. Immediately north of Rodriguez Road are: two wood-framed structures that are used to store hand tools, stage flowers/fruits/vegetables; a cooler room; and a small maintenance area; a travel trailer used for temporary housing; and miscellaneous farming equipment. Two portable outhouses were also observed in this area, along with an approximately 250-gallon propane tank. A large tractor was staged to the east of the structures. Small quantities of used motor oil and transmission fluid (stored in 5-gallon capacity containers) were observed adjacent to the tractor. Minor staining was observed beneath the containers.

The remainder of the northern portion of the site is comprised of steep terrain occupied by growing fields. A dirt road, located along the eastern border provides access to the growing fields. Numerous trails bisect the fields, which are used by the workers to maintain crops. An expansive irrigation system, consisting of above and below ground piping is used to service the growing fields. A water well system; comprised of an 8-inch diameter steel well; 250-gallon pressurized tank; and 1,000-gallon capacity plastic water holding tank, was observed along the northwest portion of the site. Two (2) wooden storage sheds were also observed along the northern property boundary. One shed was used to store hand tools, while the other was used to store small quantities of pesticides and herbicides. Trailer mounted sprayers and/or fertilizer containers, connected to the water supply system were also noted throughout the northern growing fields.

The southern portion of the subject property (south of Rodriguez Road) is comprised of growing fields for fruits and vegetables. It should be noted that the west and southwest portion of the southern parcels appeared to be feral. In general, the southern portion of the site is comprised of gently sloping terrain from north to south. Numerous dirt roads bisect the fields, which provide access for farming equipment and workers. An expansive irrigation system, consisting of above and below ground piping is used to service the growing fields.

Two (2) sets of large green houses were observed along the southern portion of the site. A trailer mounted sprayer or fertilizer container was observed within the eastern greenhouse. Adjacent to the greenhouses was a portable outhouse; a metal container used to store plastic sheeting; a wooden shed used to store hand tools and various fertilizer products; and debris piles (wood and plastic). Adjacent to the western greenhouses were five (5) plastic 55-gallon drums (contents unknown) and a stone storage building with a wooden roof (possibly a former outhouse or irrigation shed). Southwest of the greenhouses was an area used to stage tractor trailers (presumably for fruit and vegetable transport), discarded wood and debris piles, metal fencing, and miscellaneous irrigation parts were also observed in this area.

Two wind mills; one electric powered and the other fuel powered (inactive) are situated in the south-central portion of the site. Two (2) tractor trailers, containing discarded farming equipment and two (2) 55-gallon storage drums were also observed along the south-central portion of the site. Immediately adjacent to the trailers were five (5) 5-gallon containers of what appeared to be motor oil and/or transmission fluid; minor staining was noted beneath the containers. Numerous shade canopies, plastic piping and sheeting used to service and/or cover the growing areas were observed throughout the southern portion of the site. Discarded tires were also noted throughout the subject property. Several outhouses were observed throughout the growing fields of the southern property margins.

EEI observed a former building site (i.e., remnants of concrete pads), which are situated along the southwest corner of the subject property. The area has since been overgrown by native vegetation and doesn't appear to have been farmed in some time.

Five (5) residential structures, a maintenance building, a produce storage/staging building, transport vehicles (filled with miscellaneous household items), and various farming equipment (old and new) are located along the north-central portion of the site (immediately south of Rodriguez Road). The maintenance shed located in this area contained various quantities of new and used motor oil; hydraulic fluid; 55-gallon storage drums of diesel fuel; a pesticide storage area; farming equipment; vehicles; and miscellaneous household items. In general, stained surfaces (soil and concrete) and improper storage of hazardous materials/wastes were observed along the exterior and within the maintenance building. Large amounts of miscellaneous household items, debris, tires, and farming equipment were also observed along the exterior of the maintenance building. A single 250-gallon, steel above ground storage tank was observed immediately south of the maintenance building. The tank appeared to be empty and out of commission.

Overhead power lines were observed along Rodriguez Road, which continued south along the central portion of the subject property. Pole-mounted transformers were observed at various locations. No evidence of spillage or leaking was noted beneath the pole-mounted transformers, which generally appeared to be in good operating condition.

According to the subject property lessee, Mr. Joe Rodriguez, a large diameter water supply line bisects the central portion of the property along Rodriguez Road. EEI observed various manhole/access points to the water line during our site reconnaissance. A pump house associated with the water line is located offsite, and immediately southeast of the intersection of Jay Jay Way and Rodriguez Road. At the extreme southern portion of the property, a small stream and/or drainage is present that flows from east to west. Running water was observed during our reconnaissance.

Based on our site observations, general housekeeping in the developed areas of the subject property would be considered fair to poor condition. EEI observed improper storage of new and used motor oil containers; transmission/hydraulic fluid containers; diesel fuel containers; and pesticides stored in a maintenance building and wooden storage shed. Stained soils/surfaces were observed near a tractor staged north of Rodriguez Road; and around the maintenance building and tractor trailers south of Rodriguez Road. Large quantities of trash and debris; discarded household items; farming equipment and vehicles; building materials associated with farming operations; and farming equipment were observed throughout the subject property.

TABLE 3
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Fair to poor. Large quantities of trash and debris; discarded household items; vehicles; and building materials were observed.
Surface Spills	Yes	Surface spills were observed at various locations throughout the subject property.
Stained Surfaces	Yes	Stained surfaces were observed at various locations throughout the subject property.
Fill Materials	No	No concerns noted.
Pits/Ponds/Lagoons	No	No concerns noted.
Surface Impoundments	No	No concerns noted.
ASTs/USTs	No	A 250-gallon steel AST was located immediately south of the maintenance building on the south side of Rodriguez Road.
Distressed Vegetation	No	No concerns noted.
Wetlands	No	A creek, with flowing water, was observed along the southern portion of the subject property.
Electrical Substations	No	No concerns noted.
Areas of Dumping	No	No concerns noted.
Transformers	No	Pole-mounted transformers were observed on the subject property.
Waste/Scrap Storage	No	Various quantities of waste/scrap storage associated with farming activities were observed.
Chemical Use/Storage	Yes	Various quantities of used and new motor oil; hydraulic fluid; diesel fuel; and pesticides were observed on the subject property. In some instances, these materials did not appear to be properly containerized and/or stored.

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 vacant/undeveloped land or agricultural properties (orchards or additional fruit and vegetable farms). Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

5.1 Purpose and Objective

The subject property has been utilized for agricultural purposes. It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites 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 agriculture specifically address disturbed (i.e., graded) residential sites. Therefore, EEI has modified the application of the document to the specific site, while maintaining the general conformance with the document's suggested sampling frequencies, methodology, and analytical parameters.

Based on the size of the property, and EEI's experience at similar sites, a total of 103 discrete soil samples, or approximately one per acre, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.2 Field Investigation

On March 16 and 17, 2011, EEI personnel mobilized to the project site to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of 103 discrete locations (identified as ACR-1 through ACR-103, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately six-inches below ground surface (bgs), using a shovel. 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 subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.3 Laboratory Analytical Testing

All 103 discrete soil samples (ACR-1 through ACR-103) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of 26 composite samples (identified as Composite #1 through Composite #26) from the discrete samples at a ratio of 4:1. All 26 composite samples (Composite #1 through Composite #26) were analyzed for 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”).
- Concentrations of lead were detected in sample ACR-7 and ACR-95 at 380 milligrams per kilogram (mg/kg) and 200 mg/kg. No other samples detected lead above the laboratory reporting limit (i.e., “non-detect”).
- DDE was detected in all composite samples, except for Composite #22 through Composite #26. Concentrations of DDE ranged from 5.3 micrograms per kilogram (µg/kg) (Composite #20) to 380 µg/kg (Composite #3).
- DDD was detected in samples Composite #1 through Composite #7, Composite #10, Composite #11, and Composite #14 through Composite #16. Concentrations of DDD ranged from 5 µg/kg (Composite #5) to 42 µg/kg (Composite #10). No other composite samples detected DDD above the laboratory reporting limit (i.e., “non-detect”).
- DDT was detected in samples Composite #1 through Composite #3, Composite #6, Composite #7, and Composite #10. Concentrations of DDT ranged from 9.5 µg/kg (Composite #1) to 130 µg/kg (Composite #10). No other composite samples detected DDT above the laboratory reporting limit (i.e., “non-detect”).
- Methoxychlor was reported at 15 µg/kg in sample Composite #10. No other composite samples detected Methoxychlor above the laboratory reporting limit (i.e., “non-detect”).

The attached **Table 4** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix H**.

TABLE 4 Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg			Reported in µg/kg			
ACR-1	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-3	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	3/15/2011	<5	380	NA	NA	NA	NA	NA
ACR-8	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-16	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-25	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-26	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-27	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-28	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-29	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-30	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-31	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-32	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-33	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-34	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-35	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-36	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-37	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-38	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-39	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-40	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-41	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-42	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-43	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-44	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-45	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-46	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-47	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-48	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-49	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-50	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-51	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-52	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-53	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-54	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-55	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-56	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-57	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-58	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-59	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-60	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-61	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-62	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-63	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-64	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-65	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-66	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-67	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-68	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-69	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-70	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-71	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-72	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-73	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-74	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-75	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-76	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-77	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-78	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-79	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-80	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-81	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-82	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-83	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-84	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-85	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-86	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-87	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-88	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-89	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-90	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-91	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-92	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-93	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-94	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-95	6	3/16/2011	<5	200	NA	NA	NA	NA	NA
ACR-96	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-97	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-98	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-99	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-100	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-101	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-102	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-103	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	3/15/2011	NA	NA	<5	97	5.7	9.5	<5-200
Composite #2	6	3/15/2011	NA	NA	<5	100	11	13	<5-200
Composite #3	6	3/15/2011	NA	NA	<5	380	18	39	<5-200
Composite #4	6	3/15/2011	NA	NA	<5	86	5.7	<5	<5-200
Composite #5	6	3/15/2011	NA	NA	<5	71	5	<5	<5-200
Composite #6	6	3/15/2011	NA	NA	<5	220	8	15	<5-200
Composite #7	6	3/15/2011	NA	NA	<5	170	14	9.8	<5-200
Composite #8	6	3/15/2011	NA	NA	<5	16	<5	<5	<5-200
Composite #9	6	3/15/2011	NA	NA	<5	43	<5	<5	<5-200
Composite #10	6	3/15/2011	NA	NA	<5	110	42	130	Methoxychlor - 15; all others <5- 200
Composite #11	6	3/15/2011	NA	NA	<5	140	6.2	<5	<5-200
Composite #12	6	3/15/2011	NA	NA	<5	82	<5	<5	<5-200
Composite #13	6	3/15/2011	NA	NA	<5	100	<5	<5	<5-200
Composite #14	6	3/15/2011	NA	NA	<5	160	6.9	<5	<5-200
Composite #15	6	3/15/2011	NA	NA	<5	51	8.6	<5	<5-200

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
Composite #16	6	3/16/2011	NA	NA	<5	94	8.3	<5	<5-200
Composite #17	6	3/16/2011	NA	NA	<5	11	<5	<5	<5-200
Composite #18	6	3/16/2011	NA	NA	<5	48	<5	<5	<5-200
Composite #19	6	3/16/2011	NA	NA	<5	12	<5	<5	<5-200
Composite #20	6	3/16/2011	NA	NA	<5	5.3	<5	<5	<5-200
Composite #21	6	3/16/2011	NA	NA	<5	22	<5	<5	<5-200
Composite #22	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #23	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #24	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #25	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #26	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			0.07	150	35	1,600	2,300	1,600	Methoxychlor – 340,000

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.4 Discussion of Testing Results

Concentrations of lead were detected in discrete samples ACR-7 and ACR-95 and select organochlorine pesticides (DDE, DDD, DDT and Methoxychlor) were detected in samples Composite #1 through Composite #26 during this investigation. EEI compared the reported 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. Based on DTSC guidelines (2008), the concentration of chemicals of concern detected in a composite sample can be used directly in the risk assessment without adjusting the toxicity screening numbers, such as the CHHSLs. The following bulleted items summarize the reported values:

- All reported values of DDE, DDD, DDT and Methoxychlor were less than the CHHSL residential screening level of 1,600 µg/kg, 2,300 µg/kg, 1,600 µg/kg, and 340,000 µg/kg, respectively.

- The concentration of lead reported in sample ACR-7 (380 mg/kg) and ACR-95 (200 mg/kg) exceed the CHHSL residential screening level of 150 mg/kg.

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 PHASE I FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

The subject property has been utilized for agricultural purposes. Based on the future planned site use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate site soils for agricultural chemicals. Note: our sampling was focused on the growing fields of the site, where it is assumed that agricultural chemicals were uniformly applied. Agricultural sampling was not conducted in areas observed to have chemical storage/spillage/usage.

Based on the results of our agricultural chemical survey (see section 5.0 – Results of Limited Agricultural Survey), low levels of chemicals of concern were detected in site soils. The concentrations were less than applicable residential screening levels, except for lead. Concentrations of lead were reported in two (2) samples above residential screening values; therefore, further investigation appears to be warranted at these two locations.

EEI observed improper storage of hazardous materials/wastes on the subject property. Additionally, stained soils and surfaces were also observed on the subject property. Therefore, additional environmental investigation appears to be warranted at these locations.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – No de minimis conditions were noted during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

It should be noted that topographical map coverage for the years 1982, 1988 and 1997 was limited to the eastern half of the subject property. Based on other database information researched, it is the opinion of the environmental professional that this data gap does not impact the findings stated within this report.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 Onsite Data Gaps

No onsite data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the agricultural property located southwest of the intersection of Rodriguez Road and Jay Jay Way, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Concentrations of lead reported in two (2) soil samples collected from the subject property were reported above CHHSLs residential land use values. Based on the proposed future residential development of the site, EEI recommends additional investigation at these two (2) locations to further evaluate the extent of the lead contamination.
- Initial agricultural chemical soil sampling performed at the subject property was limited to the growing fields of the site, and did not include pesticide storage and/or usage areas. Therefore, EEI recommends evaluating soils in these areas for the presence of agricultural chemicals, prior to any future proposed site improvement.
- Petroleum hydrocarbon stained soils and surfaces were observed at various locations throughout the subject property, which included: beneath the containers located adjacent to the tractor staged north of Rodriguez Road; stained surfaces located within and along the exterior of the maintenance building located south of Rodriguez Road; and beneath discarded containers adjacent to the two (2) tractor trailers located along south-central portion of the site. EEI recommends additional investigation efforts be performed in these areas, prior to any future proposed site improvements.
- Numerous drums/containers of new and used motor oil; hydraulic fluid; diesel fuel; and pesticides were observed throughout the subject property. The contents of the drums/containers should be properly characterized and disposed of prior to any future site improvements.

In addition to the above bulleted items, EEI has the following comments.

- There is a potential for Asbestos Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.

- A water supply well and multiple septic systems are located on the subject property. Unless planned for future use, these features should be properly abandoned following State and County Health Department guidelines.
- Numerous new and used vehicles and farming equipment (tractors, trailers, spraying equipment, motors, etc.) were observed throughout the site. These items should be removed from the subject property prior to any future site improvements.
- Based on the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed March 2011.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (<http://maps.conservation.ca.gov/doms/index.html>), accessed March 2011.

California Environmental Protection Agency (CalEPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties."

California Geological Survey (CGS), 2002, "California Geomorphic Provinces, Note 36."

County of San Diego Land Use and Environmental Group (LUEG), KIVA, Website (<http://landinfo.sdcountry.ca.gov/permit/index.cfm>), accessed March 2011.

Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed March 2011.

Department of Toxic Substances Control (DTSC), 2008, "Interim Guidance for Sampling Agricultural Properties (Third Revision)."

Federal Emergency Management Act (FEMA), Flood Insurance Rate Map (FIRM), Website <http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1> accessed March 2011.

Los Angeles County Public Library (LAPL), Sanborn Maps 1867-1970, Website <http://databases.lapl.org/#s>, accessed March 2011.

San Diego Regional Water Quality Control Board (SDRWQCB), 1994, "Water Quality Control Plan for the San Diego Basin (9)," dated September 8.

State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed March 2011.

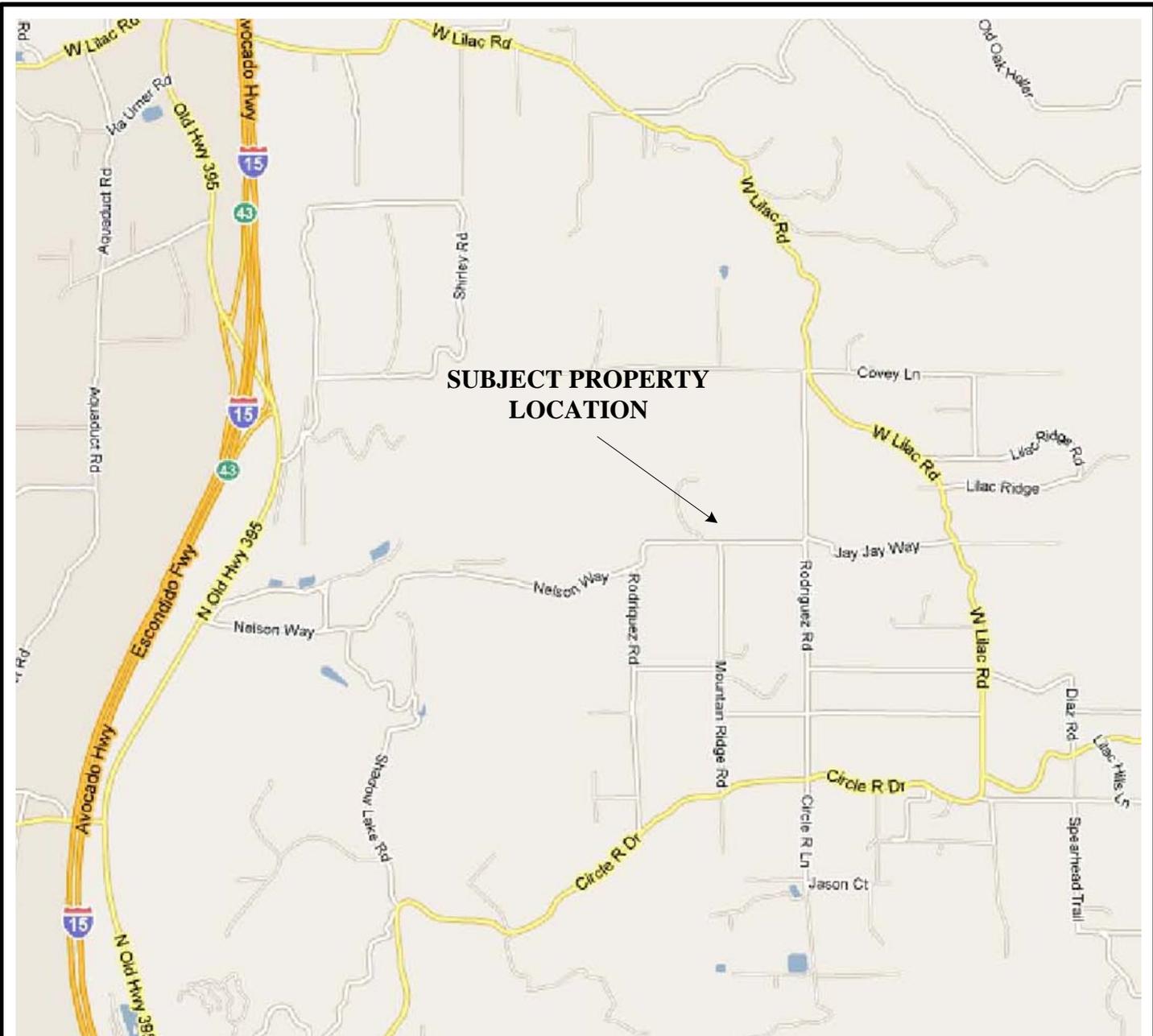
United Nations Environmental Programme, 1999, Guidelines for the Identification of PCBs and Materials Containing PCBs.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey, accessed March 2011.

United States Geological Survey (USGS), 1968, photograph inspected 1975, Bonsall, 7.5-Minute Quadrangle.

United States Geological Survey (USGS), 1997, Pala, 7.5-Minute Quadrangle.

FIGURES



Map Source: Google Maps®, Accessed, March 2011



Scale: 1" = 2,500'

0 1,470 FT 2,500 FT 5,000 FT

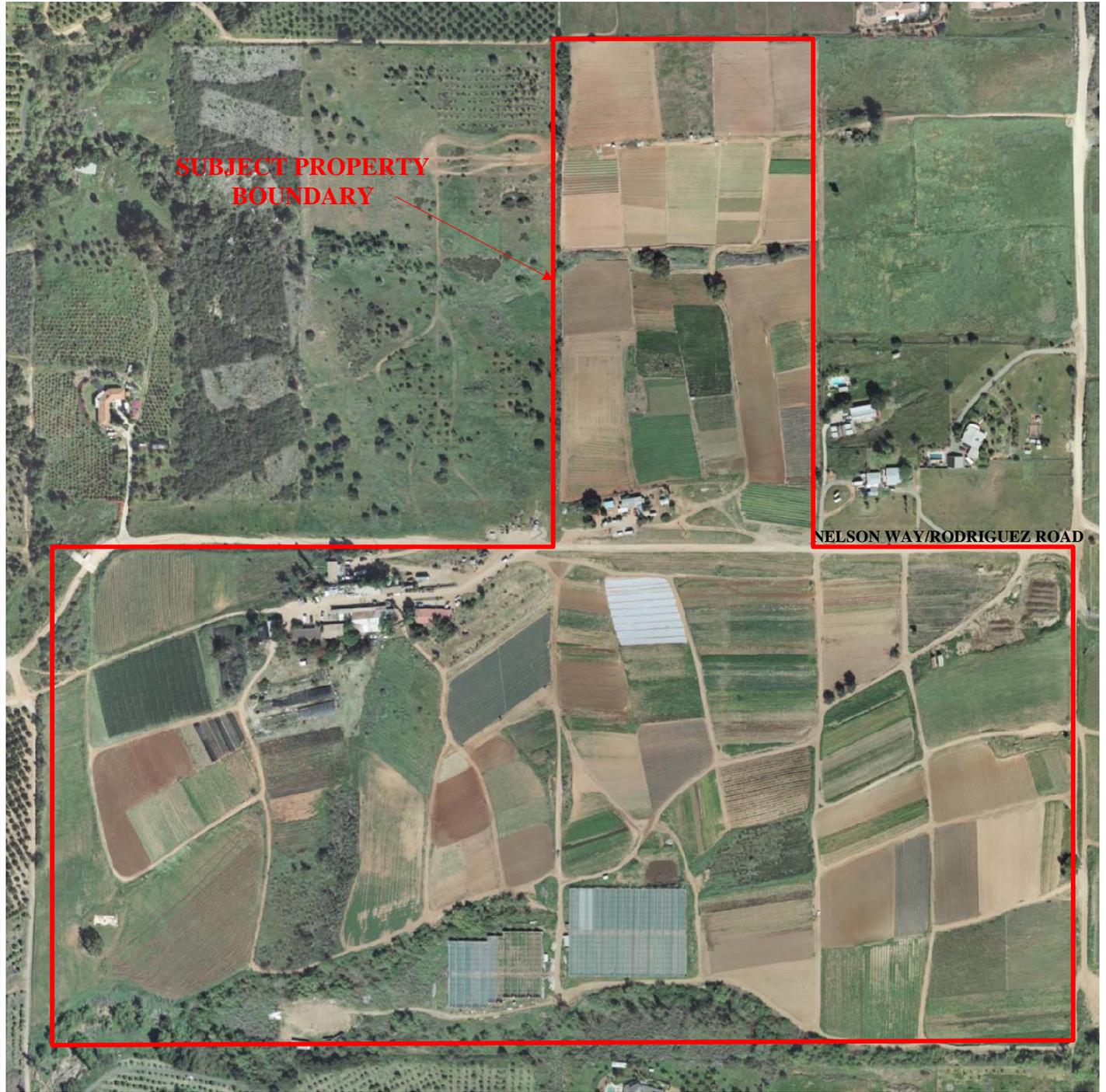


Note All Locations Are Approximate

SITE LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 "Sun Flower Farms Investors" Property (102.76-Acres)
 APNs: 129-011-15; 129-300-09; And 129-300-10
 Escondido, California 92026
 EEI Project No. ACR-70663
 Created March 2011



FIGURE 1



Map Source: Accretive Investments, Inc., March 2012



Scale: 1" = 400'



Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.

"Sun Flower Farms Investors" Property (102.76-Acres)

APNs: 129-011-15; 129-300-09; And 129-300-10

Escondido, California 92026

EEI Project No. ACR-70663

Revised March 2012



FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

○ Soil Boring Location



Scale: 1" = 400'



Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
 "Sun Flower Farms Investors" Property (102.76-Acres)
 APNs: 129-011-15; 129-300-09; And 129-300-10
 Escondido, California 92026
 EEI Project No. ACR-70663
 Revised March 2012



FIGURE 3

**APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL**



Brian R. Brennan, REA II

Senior Project Manager

As a Senior Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I and II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal site investigation and mitigation projects. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects

Keystone Development, Moreno Valley, CA – Conducted Phase I and II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and II ESA on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

Education

Masters of Science, Environmental Engineering, National University, 2008

Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

Professional Registration

California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations

American Society of Civil Engineers (ASCE)

National Groundwater Association (NGWA)

Association of Environmental Professionals (AEP)

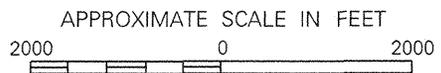
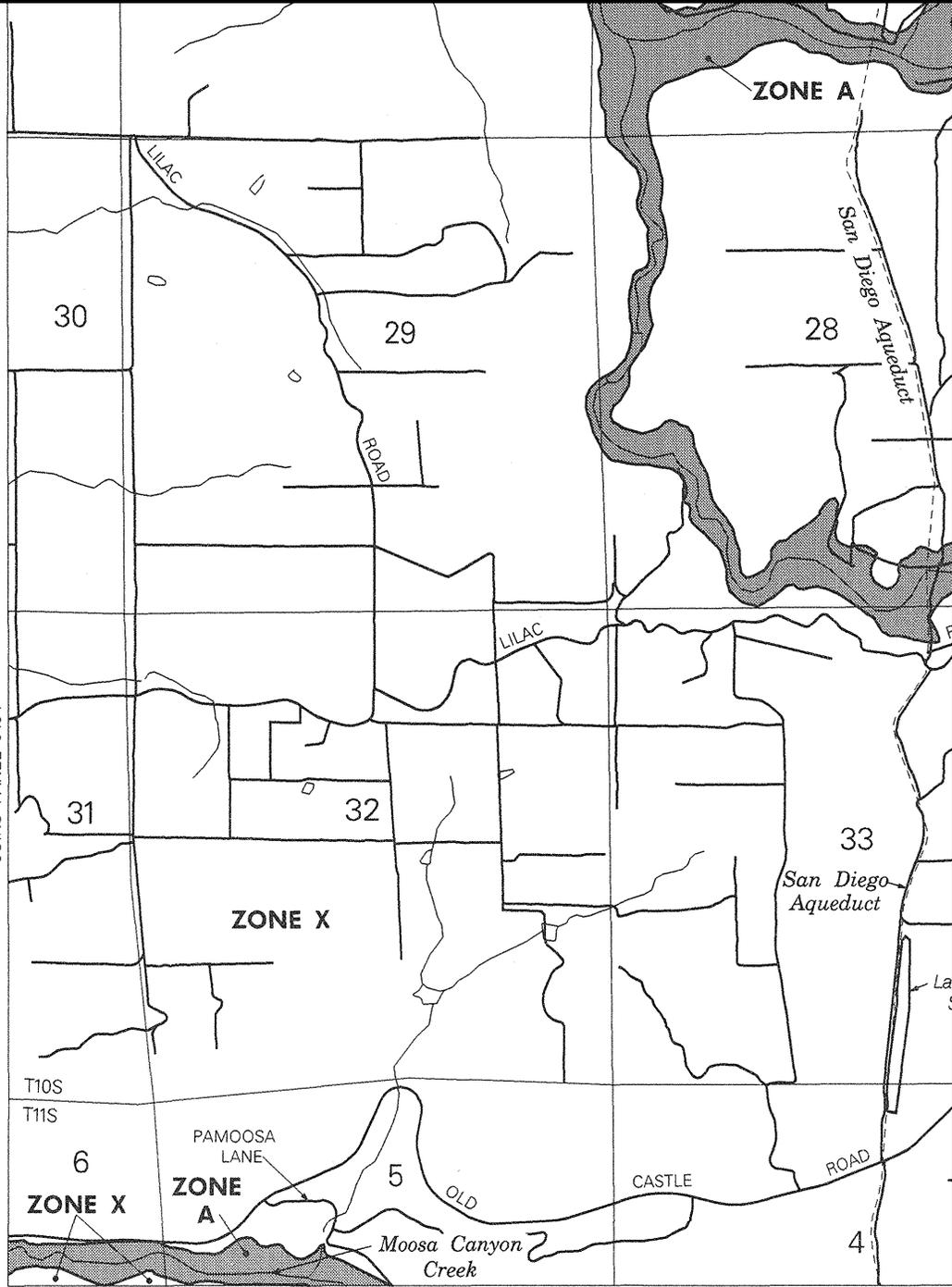
San Diego Environmental Professionals (SDEP)

Certifications

40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)

AHERA Asbestos Building Inspector

**APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP/FIRM**



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

**SAN DIEGO COUNTY,
CALIFORNIA AND
INCORPORATED AREAS**

PANEL 525 OF 2375
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO COUNTY, UNINCORPORATED AREAS	060284	0525	F

**MAP NUMBER
06073C0525 F**

**EFFECTIVE DATE:
JUNE 19, 1997**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

33°15'00"
117°07'30"

JOINS PANEL 0494

**APPENDIX C
COUNTY OF SAN DIEGO FILES**


[Help](#) [Home](#)
[Look Up](#)
[Permits](#)
[Geo Areas](#)
[Summary](#)

Permits on Selected Parcel

APN:	129-011-15-00	Alt. APN:	-1069-C2
Address:	NO ADDRESS	Type:	

Permit	Description	Address	Issued	Status
3801 09-007	PLAN AMENDMENT AUTHORIZATION	NO ADDRESS	02-Nov-2009	DONE
3993 09-014	INITIAL CONSULTATIONS	NO ADDRESS	12-Jun-2009	DONE
3992 10-025	PRE-APPLICATION MEETING (NO PERMIT)	31030 RODRIGUEZ RD	22-Dec-2010	OPEN
HK07 199266	GENERAL HAZARDOUS MATERIALS PERMIT	31030 RODRIGUEZ RD	17-Feb-1994	EXEM
LWEL 19650	WATER WELL	31030 RODRIGUEZ RD	24-Apr-2008	EXPR

[County of San Diego](#) | [Land Use and Environment Group](#)



**COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION**

DEH USE ONLY
PERMIT # **LWEL19650**
WELL COMPUTER #
FEE: _____
WATER DIST: _____

1. Property Owner: John Geigert Phone: 760.415.7276
No Address Rodriguez Rd. Valley Center 92026
Mailing Address City Zip

2. Well Location - Assessors Parcel Number 129-011-15
Rodriguez Rd Valley Center 92026
Site Address City Zip

3. Well Contractor - Well Driller Mark Thorson Company Name: AAA Drilling
19348 Via Cuesta Ramona 92065
Mailing Address City Zip

Phone#: 760-587-9339 C-57#: 724602 Cash Deposit Bond Posted

4. Use: Private Public Industrial Cathodic Other Ag.

5. Type of Work: New Reconstruction Destruction Time Extension: 1st 2nd

6. Type of Equipment: Air Rotary

7. Depth of Well: Proposed: 600' Existing: 0

8. Proposed:

Type: <u>Steel</u>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Filter/Filler Material	Perforations
Depth: <u>20</u>	Depth: _____ ft.	From: _____ To: _____	From: _____ To: _____
Diameter <u>8</u> in.	Diameter _____ in.	Type: _____	From: _____ To: _____
Wall/Gauge: <u>1.88</u>	Wall/Gauge: _____	Wall/Gauge: _____	From: _____ To: _____

9. Annular Seal: Depth: 20 ft. Sealing Material: Cement
Borehole diameter: 12 in. Conductor diameter: 8 in. Annular Thickness 2 in.

10. Date of Work: Start: 4.24.08 Complete: 5.31.08

On sites served by public water, contact the local water agency for meter protection requirements.
I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well. I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: [Signature] Date: 4.24.08

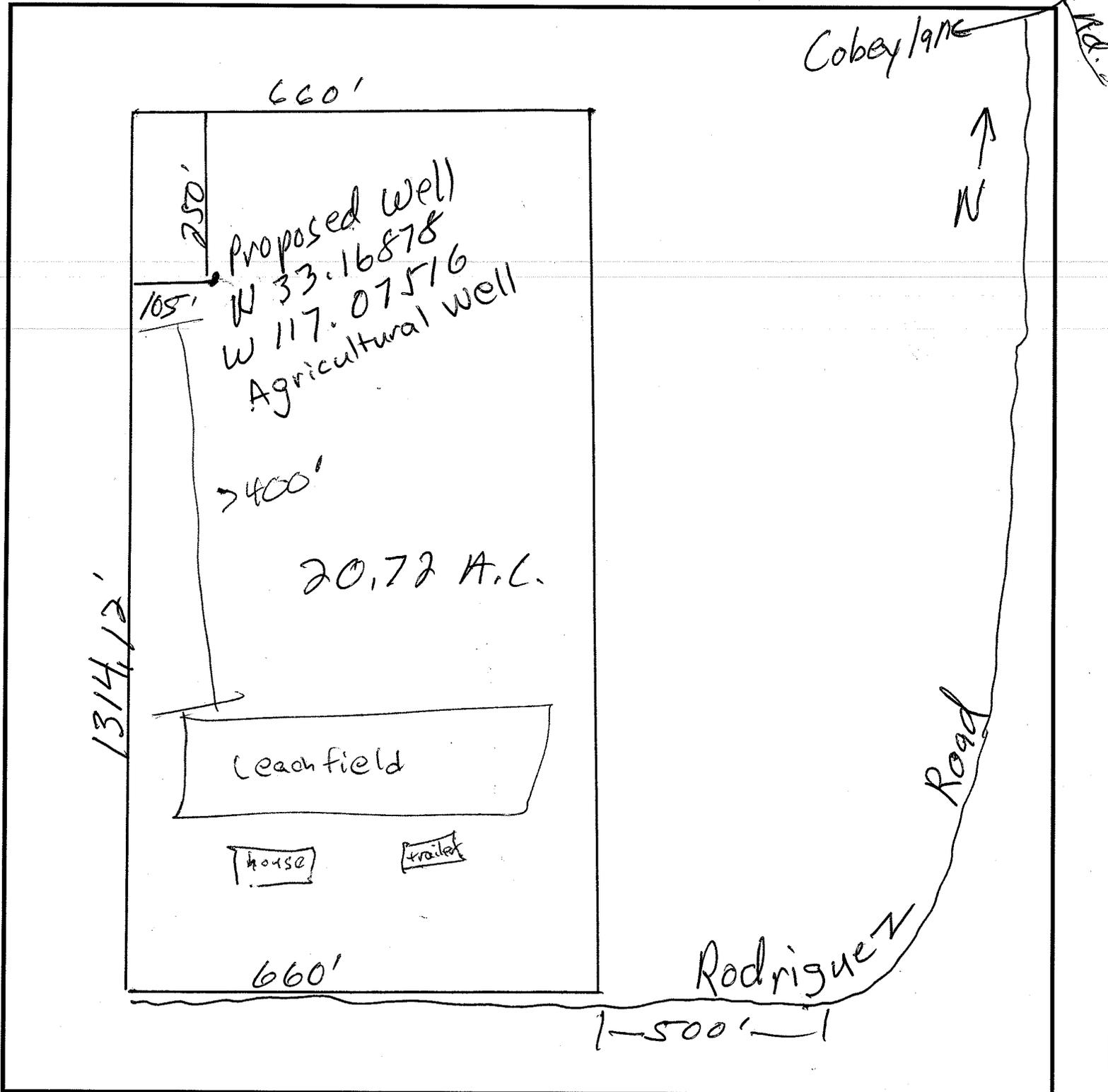
DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

Approved Denied Special Conditions: Grading and clearing associated with access to, or the construction, maintenance or destruction of water wells, may require additional permits from the County of San Diego and/or other agencies.

Specialist: [Signature] Date: 4-24-08

LOCATION

Indicate below the vicinity and exact location of well with respect to the following items: Property lines, water bodies or water courses, drainage pattern, easements, roads, existing wells, sewers and private sewage disposal systems and other potential contamination sources, including dimensions.





NEWDOC

**DEH APN FILE TARGET SHEET
ARCHIVE RECORD
Pre-KIVA & Existing APN Records**

Document Name: LARC_

(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 129-011-15

Number of Pages: 12

Document Prepared by: CH

Document Preparation Date: 11/20/09

Office Source:

El Cajon

Ruffin

San Marcos

9606

APPLICATION AND PERMIT FOR SEPTIC TANK T 62014

EXPIRES ONE YEAR FROM APPLICATION DATE

PERMIT ISSUED BY: JK

DATE

9-17-84

NUMBER

~~8-1000~~

NAME OF OWNER

OWNER'S MAILING ADDRESS

PHONE

RODRIGUEZ, JOE

Rte 2, Box 418, Escondido, CA

ADDRESS OR LOCATION OF JOB

971-7784 2256398 997 0062014 A

80.00 CHECK

31030 Rodriguez Rd., Valley Center

C.T. 191.02

ASSESSOR'S PARCEL NUMBER

SEPTIC TANK CONTRACTOR

PHONE

~~129-010-45~~

SFD

129-011-15

3 Bedroom W/H

SPACE BELOW FOR DEPARTMENTAL USE ONLY 80.00

PERMANENT TEMPORARY

LAYOUT APPROVAL:

PERCOLATION TEST _____

SEEPAGE PIT (DEPTH) _____

SUBDIVISION _____

SEPTIC TANK existing 1000 gal

CRIMMINS

C/C B/A P/M _____

TILE LINE 280' added to 100' existing for total of 380'

SANITARIAN 9-12-84

FIELD APPROVAL _____

REMARKS _____

DATE

REPAIR

REMARKS _____

WATER SOURCE: VCMWD

TYPE OF STRUCTURE: COMMERCIAL RESIDENTIAL ~~XXXXXXXX~~ BR

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	REINSPECTION NUMBER	DATE REINSPECTED	SANITARIAN'S APPROVAL
10/16/84	10/16/84	Pending "As Built"		EXD 170		

DHSISAN LU-1 (2/82)

SANITARIAN

SAN DIEGO CO. DEPARTMENT OF HEALTH SERVICES
1700 PACIFIC HWY., SAN DIEGO, CALIF. 92101

I hereby certify that I am the owner of the property for which I am applying for a permit to construct a subsurface sewage disposal system. I do not intend to sell or offer for sale this property within one year after completion of construction. I therefore request an exemption from the requirement that I have a proper contractor's license for such construction.

I hereby certify that I am a contractor licensed in the State of California, to perform the specific tasks for which I am presently applying. My license is in full force and effect, and will remain so to the best of my knowledge throughout the duration of this project. My contractor's license is, as follows:

1. In the name of _____
2. State License No. _____
3. Classification: _____
(Class A or C42 required per Business & Professional Code, Chapter 9, Sec. 7056, and Calif. Administrative Code, Chapter 8 T - 16, Sec. 754.4)

I am informed and understand that any false information could result in a penalty of not more than \$500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed: _____

Date _____

Sep 17, 1984



COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES

1700 Pacific Highway, San Diego, CA 92101
JAMES A. FORDE, Director

BOARD OF SUPERVISORS
TOM HAMILTON
FIRST DISTRICT
PAUL W. FORDEM
SECOND DISTRICT
ROGER HEDGECOCK
THIRD DISTRICT
JIM BATES
FOURTH DISTRICT
PAUL ECKERT
FIFTH DISTRICT

OFFICIAL NOTICE

(For 3 Bedroom - Mobile Home CSFD)

SITE: 31030 Rodriguez Rd, Uctra

OWNER: Joe Rodriguez

PERMITTEE: - Fred Kiene -

You are hereby notified that an inspection of your

Septic system

was made on 10/16/84 (Date)

by D. Ciminis

Installation Approved Permit #

Reinspection Permit # T62014

129-011-15

Please Correct the Following Items:

1000 gal. Septic Tank (Existing)
280' leach line installed

(100' existing) total

380' leach line + 100% Reg.

3 Bedroom Mobile Home (Un. S. ad)

~~#1~~ OK To Backfill

#2 Provide "As Built"

San Diego County code requires the payment of a fee before a reinspection can be made. For additional information, please

call 236-2243 or call: D. Ciminis (Sanitarian)

741-4203 (Phone)

8-5⁰⁶ (Hours)

David M. Ciminis (Sanitarian)

APPLICATION AND PERMIT FOR SEPTIC TANK T. 62013

PERMIT ISSUED BY: JK

DATE

9-17-84

NUMBER

~~XXXXXXXXXX~~

EXPIRES ONE YEAR FROM APPLICATION DATE

NAME OF OWNER

RODRIGUEZ, JOE

OWNER'S MAILING ADDRESS

RTE 2, Box 418, Escondido, CA 92026

PHONE

ADDRESS OR LOCATION OF JOB

31030 Rodriguez Rd., Valley Center

911784 2256391 991 0062013 A

80.00 CHECK

C.T.

191.02

ASSESSOR'S PARCEL NUMBER

~~129-010-45~~

2 Bedroom w/H

SEPTIC TANK CONTRACTOR

PHONE

-FEH-

SPACE BELOW FOR DEPARTMENTAL USE ONLY

XXXXX 80.00

PERMANENT

TEMPORARY

LAYOUT APPROVAL:

PERCOLATION TEST _____

SUBDIVISION _____

SEEPAGE PIT (DEPTH) _____

1000 gal

SEPTIC TANK _____

CRIMMINS

C/S B/A P/M _____

TILE LINE _____

320' + 100% reserve

SANITARIAN

FIELD APPROVAL _____

9-12-84
DATE

REMARKS _____

REPAIR

REMARKS

FEH

WATER SOURCE: _____

VCMWD

TYPE OF STRUCTURE: COMMERCIAL RESIDENTIAL BR

DATE REQUESTED

10-16

DATE INSPECTED

10/16/84

APPROVED

Pending
"As Built"

DISAPPROVED

REINSPECTION NUMBER

EXPIRED

DATE REINSPECTED

SANITARIAN'S APPROVAL

DHSISAN LU-1 (2/82)

2 Bedroom ct

SAN DIEGO CO. DEPARTMENT OF HEALTH SERVICES
1700 PACIFIC HWY., SAN DIEGO, CALIF. 92101

SANITARIAN

I hereby certify that I am the owner of the property for which I am applying for a permit to construct a subsurface sewage disposal system. I do not intend to sell or offer for sale this property within one year after completion of construction. I therefore request an exemption from the requirement that I have a proper contractor's license for such construction.

I hereby certify that I am a contractor licensed in the State of California, to perform the specific tasks for which I am presently applying. My license is in full force and effect, and will remain so to the best of my knowledge throughout the duration of this project. My contractor's license is, as follows:

1. In the name of _____
2. State License No. _____
3. Classification: _____
(Class A or C42 required per Business & Professional Code, Chapter 9, Sec. 7056, and Calif. Administrative Code, Chapter 8 T - 16, Sec. 754.4)

I am informed and understand that any false information could result in a penalty of not more than \$500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed: _____

Date: _____

John Rodriguez

Sep 17 1984



COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES

1700 Pacific Highway, San Diego, CA 92101

JAMES A. FORDE, Director

BOARD OF SUPERVISORS
 TOM HAMILTON
 FIRST DISTRICT
 PAUL W. FORDEM
 SECOND DISTRICT
 ROGER HEDGE COCK
 THIRD DISTRICT
 JIM BATES
 FOURTH DISTRICT
 PAUL ECKERZ
 FIFTH DISTRICT

OFFICIAL NOTICE

(2 Bedrm - Farm Emp. House)
 SITE: 31030 Rodriguez Rd, UCTR

OWNER: Joe Rodriguez

PERMITTEE: - Fred Kieve

You are hereby notified that an inspection of your

Septic System

was made on 10/16/84 (Date)

by D. Criminias

Installation Approved Permit # T62013

Reinspection Permit #

Please Correct the Following Items:

1000 galls. Septic Tank

320' Leach line + 100% Reg.

① OK to Back Sill

② Provide Accurate "As Built"

③ Call 741-4203 to come

for Bedroom Count - when Trailer on site.

San Diego County code requires the payment of a fee before a reinspection can be made. For additional information, please call 236-2243 or call: D. Criminias (Sanitarian)

741-4203

(Phone)

9-9⁰⁰

(Hours)

David M. Criminias (Sanitarian)

129-011-15

JOE M. RODRIGUEZ OR CHRISTINA

BY: KIENE CONSTRUCTION CO.

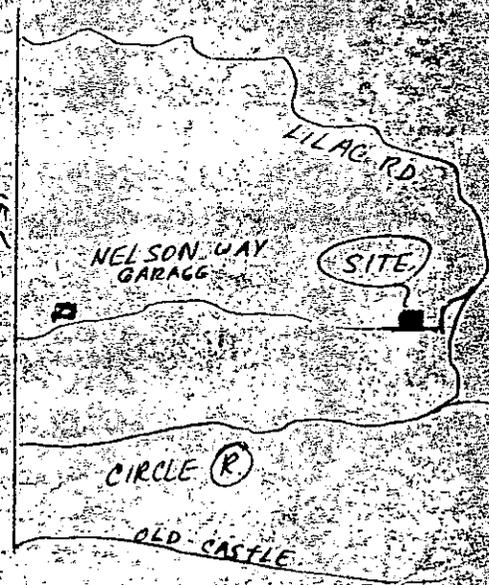
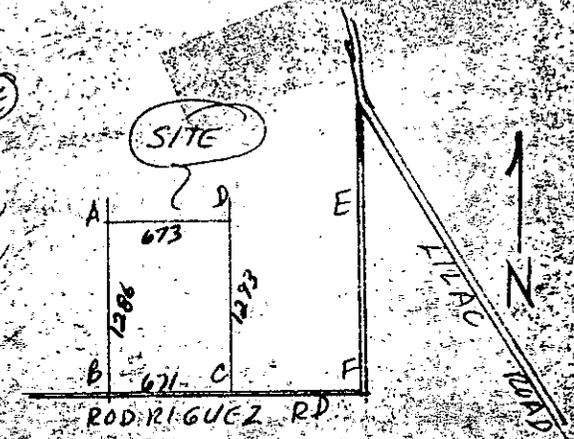
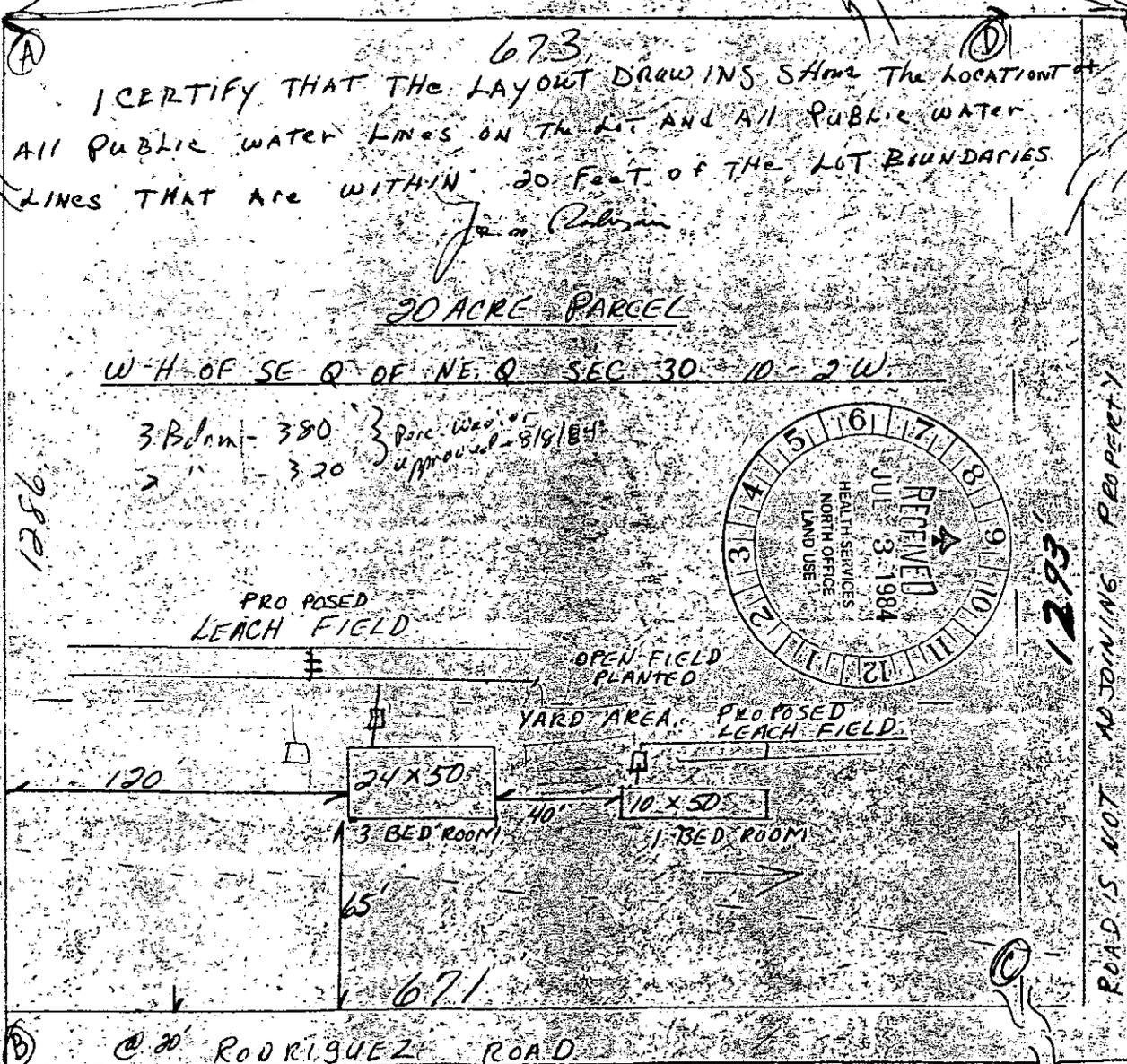
662110

RT 2 BOX 418
ESCONDIDO, CA. 92026
PARCEL # 129 010 45 00
TAX RATE AREA 94055

26265 MONROE ST.
MURRIETA CA: 92362
714 677-6749

APPROX. 1200'

129-011-15



VICINITY MAP

RODRIGUEZ ROAD

1" = 60'

RODRIGUEZ

DHS CONTROL NO. L62110
 SITE: 31030 Rodriguez Rd, Uly Ctr
 APN: 129-00-45 C.T. 19102
 LEGAL: _____
 OWNER: Joe Rodriguez
 MAIL ADD.: 31030 Rodriguez Rd, U. Ctr
 PHONE: _____
 SEPTIC TANK GALLONS: 1000 gal Septic Tank
 LINE 320' PIT N/A HORIZ/VERTICAL
 TRENCH DEPTH 36" CAP DEPTH N/A
 WITH 100% RESERVE TO SERVE A:
2 Bedroom Hse
 APPROVED WATER SUPPLY U.C.M.W.D.
 LAB NO. N/A
 APPROVED: David M. Ciminin
 Sanitarian
 DATE: 9/12/84
 ADDITIONAL REQUIREMENTS:

NOTE!
 2 permits needed
 one for new
 system, one to
 increase &
 verify existing
 system

This is for a new permit
 for farm employees dwelling.
 Prior to issuance of septic
 tank permit Review house
 plans for number of bedrooms.
 Leach lines to be installed on
 contour - 36" to 40" trench depth.

9-17-84
 USED ~~TRAILER~~ TRAILER COACH -
 NO PLANS - BEDROOM CHECK
 NEEDED ON SITE.
 OK TO ISSUE PERMIT -

J. Costin, P.S.
 9-17-84

DHS CONTROL NO. L62110
 SITE: 31030 Rodriguez Rd, U.
 APN: 129-00-45 C.T. 19102
 LEGAL: _____
 OWNER: Joe Rodriguez
 MAIL ADD.: 31030 Rodriguez Rd
 PHONE: _____
 SEPTIC TANK GALLONS: Existing 1000 gal
100' installed to be permitted
 LINE 200' PIT N/A HORIZ/VERTICAL
200' to be installed
 TRENCH DEPTH 3' CAP DEPTH N/A
 WITH 100% RESERVE TO SERVE A:
3 Bedroom Hse
 APPROVED WATER SUPPLY U.C.M.W.D.
 LAB NO. N/A
 APPROVED: David M. Ciminin
 Sanitarian
 DATE: 9/12/84
 ADDITIONAL REQUIREMENTS:

This is for a repair
 permit to extend &
 certify installed system.
 1000 gal tank, 100' L. line
 previously installed w/o permit.
 Leach lines to be
 installed on contour

"This approval will be VOID unless the Structures, Drive-
 way, and Grading are located as shown and the Leach
 Lines or Seepage Pit(s) are located exactly as shown on
 this plan. ANY proposed change shall be approved by the
 Dept. of Health Services prior to beginning construction,
 and may require additional soil testing. There shall be a
 5:1 setback required from all utility trenches to the tile
 lines. The setback shall be measured from the top of the
 utility trench to the closest edge of the tile line."

NOTE: A SEPTIC TANK PERMIT MUST BE
 OBTAINED WITHIN 30 DAYS OR THIS
 APPROVAL WILL BE SUBJECT TO FIELD
 RECHECK AND A NEW FEE.



129-011-15

COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES

1700 Pacific Highway, San Diego, CA 92101

JAMES A. FORDE, Director

BOARD OF SUPERVISORS

TOM HAMILTON
FIRST DISTRICT

PAUL W. FORDEM
SECOND DISTRICT

ROGER HEDGECOCK
THIRD DISTRICT

JIM DATES
FOURTH DISTRICT

PAUL ECKERT
FIFTH DISTRICT

DIVISION OF SANITATION

NAME: _____

Date: 8/8/84

H.D.No. _____

Dear Sir:

The San Diego County Department of Health Services has received your request for a waiver of 100% of the percolation tests on Assessor's Parcel No. 129-010-451

The purpose of this request is for: a tentative map, parcel map, certificate of compliance, or boundary adjustment. (Circle one) Layout

Your request has been reviewed by the department and is:
APPROVED (✓); DISAPPROVED ().

Reason for approval or disapproval is listed below:

1. Soil Percolation Tests and Soil Types:

Percs in name of Engel land corp. by Dennis L. Zeugin RCE 27412 on July 20, 1981 - done on adjacent property showed D.G. to 15' 15-20% slope.

3. Water Table According to perc below 15'

4. Lot Size 20 ac.

5. Letter Content By owner - Joe Rodriguez

6. Other 21 min perc. 380' Sor 3 Bdrm Hse
320' Sor 2 Bdrm

David W. Crumley
Signature of Sanitarian

Date

John Coston
Sr. Sanitarian or Supv. Date

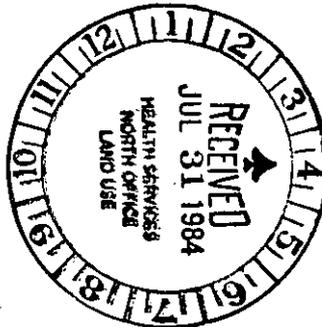
129-011-15

JOE RODRIGUEZ
RT. 2 BOX 418
Escondido, Ca. 92025

July 31, 1984

I Joe Rodriguez owner of the property assessor number parcel 129-010-45-00 would like to request a waiver of the percolation test to my property. The property to the west of my property 129-010-52 owner by Mr. Engel of Engel Land Corp. had a percolation test done on his property on July 20 1981 by the engineer Dennis L Zeugin R.C.E. 27412 which as approved on Aug. 5 1981.

Joe Rodriguez



RECEIVED
JAN 21 1984
U.S. DEPARTMENT OF JUSTICE

U.S. DEPARTMENT OF JUSTICE

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535
[Faint, mostly illegible typed text follows]



DECISION OF THE DIRECTOR OF PLANNING AND LAND USE
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123

129-011-15

Application Number AD84-030
Name of Applicant Joe M. Rodriguez
Location of Property 31030 Rodriguez Road
Use Regulation A-70(2)
Community/General Plan Designation Valley Center

DECISION

Your application for an administrative permit described as Farm Employee Housing (mobilehomes)
has been approved in substantial accord with the approved plot plan and with the provisions of The Zoning Ordinance, Sections 6156(u) and 6940 subject to the following condition(s): 1) This permit is limited to approval for two mobilehomes.
2) Obtain installation permits for each mobilehome including one already on the premises and pay required fees and penalties if any.
3) Occupancy of mobilehomes shall conform to the Zoning Ordinance, Section 6156(u) and the definition of Farm Employee.

REASONS

This 20 acre parcel is planted in commercial crops located in an area devoted to commercial agriculture. There should be no adverse impact on public facilities or other private development.

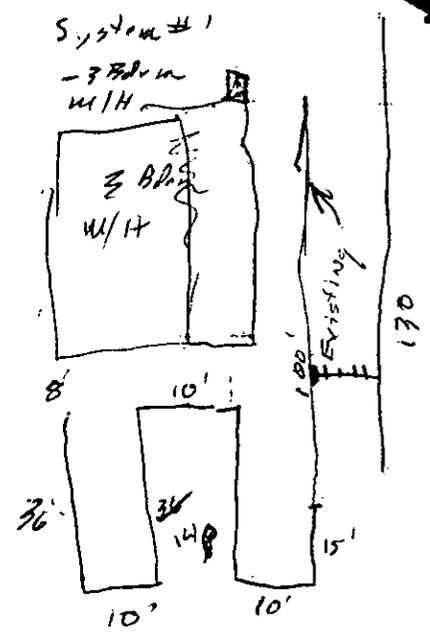
This Administrative Permit expires August 1, 1984
unless construction and/or use in reliance on it has started, or unless an extension has been granted previously by the Director of Planning and Land Use.
Lawful installation in one mobilehome will test this permit for both mobilehomes.

The foregoing decision was approved by the Director of Planning and Land Use on May 10, 1984
A copy of this decision is on file in the office of the Director of Planning and Land Use and a copy was mailed to the applicant at the address shown on the application.

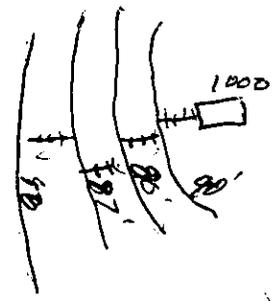
Dated: May 10, 1984

WALTER C LADWIG, DIRECTOR

By: William H. Footh
Robert E. Asher, Zoning Administrator



System #2
 - 2 Bedroom w/H
 F = 14



76
 126
 14
 130
 130
 2

CHA

BLK PRIOR APN

011 51852

-010-
VAR

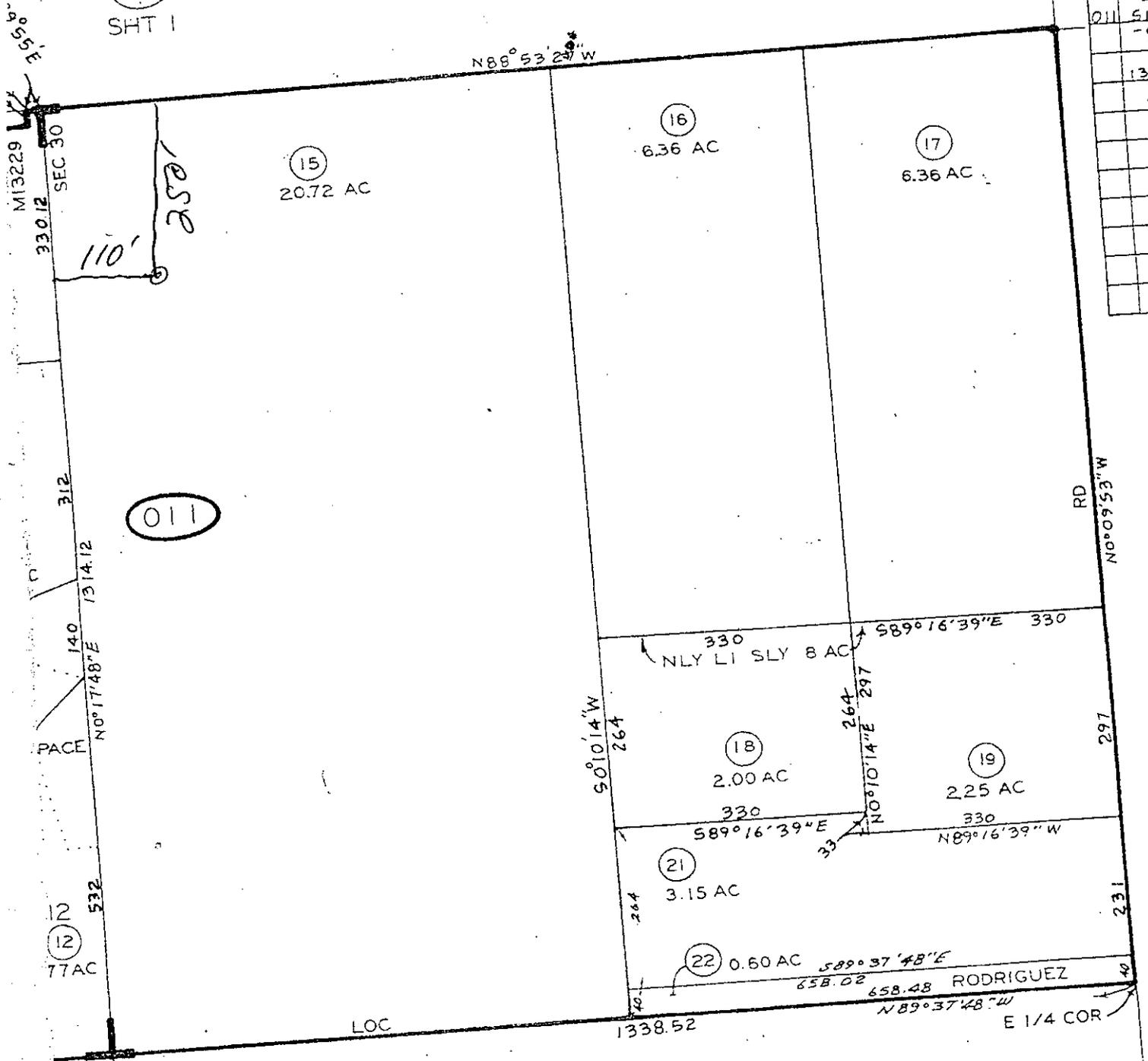
13 E 15

20

4 APN #
129-011-15



SHT 1



RD N0°09'53\"W



3

MAP 13229 - CO OF SD TCT NO 5021
SEC 30 - T10S - R2W - NE 1/4 - POR
ROS 6998, 7844, 9512



OFFICE USE ONLY

Request # 3-42

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 1-800-253-9933 FAX (619) 338-2377
<http://www.sdcdeh.org>

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND THE HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Brian R. Brennan **E-Mail:** bbrennan@eeitiger.com

Phone: (760) 473-5695 **FAX:** (760) 431-3748

Company Name: Eei

Mailing Address: 2195 Faraday Avenue, Suite K, Carlsbad, CA 92008
(You may attach a business card/overprint with business card if preferred)

Additional information on public records may be accessed from the DEH website, www.sdcdeh.org. Fax your completed form to the Public Records Program at (619) 338-2377 or attach completed form and e-mail to deh.publicrecords@sdcounty.ca.gov. The following information is required so that our files may be accurately searched. **Separate forms are needed for each address or parcel number.**

31130 Rodriguez Road, Escondido, CA 92026

or

129-300-10

Exact Address (Street, City and Zip Code)

Assessor's Parcel Number

Optional information (establishment permit number, business name, etc.):

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:

- Contaminated Property Investigation(s) (SAM Cases) SAM Closure Letter/Report
- Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST) Other: _____ (specify)

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every property completed request will be processed in the order it is received. Some files are on line as indicated below. Photocopies of file items may be requested. **A fee of \$20 per page is charged to cover cost of copies.**

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: / /

Files copied for: _____ of _____ Date: / /

Request cancelled by: _____ Date: / /

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

SAM files for the permit number(s) below are available. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review SAM records in the DEH main office.

_____ # _____ # _____ # _____ # _____

HMD/UST files for the permit number(s) below are available for review at: http://sdcounty.ca.gov/deh/doing_business/hmd_search.html

_____ # _____ # _____ # _____ # _____

Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

_____ # _____ # _____ # _____ # _____

No SAM/HMD/UST records were found for the address/APN you requested.

Signature - DEH Representative

3, 10, 11

Date



OFFICE USE ONLY
Request # 3-43

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 1-800-253-9933 FAX (619) 338-2377
<http://www.sdcdeh.org>

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND THE HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: <u>Brian R. Brennan</u>	E-Mail: <u>bbrennan@eeitiger.com</u>
Phone: (<u>760</u>) <u>473-5695</u>	FAX: (<u>760</u>) <u>431-3748</u>
Company Name: <u>Eei</u>	
Mailing Address: <u>2195 Faraday Avenue, Suite K, Carlsbad, CA 92008</u> (You may attach a business card/overprint with business card if preferred)	

Additional information on public records may be accessed from the DEH website, www.sdcdeh.org. Fax your completed form to the Public Records Program at (619) 338-2377 or attach completed form and e-mail to deh.publicrecords@sdcountry.ca.gov. The following information is required so that our files may be accurately searched. Separate forms are needed for each address or parcel number.

_____ or _____ 129-300-09

Exact Address (Street, City and Zip Code) Assessor's Parcel Number

Optional information (establishment permit number, business name, etc.):

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:

<input checked="" type="checkbox"/> Contaminated Property Investigation(s) (SAM Cases)	<input checked="" type="checkbox"/> SAM Closure Letter/Report
<input checked="" type="checkbox"/> Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)	<input type="checkbox"/> Other: _____ (specify)

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. Some files are on line as indicated below. Photocopies of file items may be requested. **A fee of \$20 per page is charged to cover cost of copies.**

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: ____/____/____

Files copied for: _____ of _____ Date: ____/____/____

Request cancelled by: _____ Date: ____/____/____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

SAM files for the permit number(s) below are available. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review SAM records in the DEH main office.

_____ # _____ # _____ # _____ # _____

HMD/UST files for the permit number(s) below are available for review at: http://sdcounty.ca.gov/deh/doing_business/hmd_search.html

_____ # _____ # _____ # _____ # _____

Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

_____ # _____ # _____ # _____ # _____

No SAM/HMD/UST records were found for the address/APN you requested.

Signature - DEH Representative

3, 10, 11

Date

5

—FOR OFFICE USE ONLY—

ESTAB NUMBER 499266	CENSUS TR/INC CODE	BUS CODE K58	UNITS	ANNUAL FEE 000000	EXPIR DATE(M-DAY) 0930				
2	21	28	31	35	41				
SIC-1	SIC-2	FIRE	WATER	SEWER	ZONING	MAP ON FILE	STATUS	ASSESSOR'S	PARCEL NO.
45	49	53	55	57	59	61	62	64	

—PLEASE COMPLETE THE FOLLOWING SECTION—

ESTABLISHMENT OWNER NAME: Joe Rodriguez (AREA) 104 OWNER PHONE: 619-7490439

ESTABLISHMENT ADDRESS: STREET NUMBER 31030 DIRECTION STREET NAME Rodriguez Rd BLDG/SUITE

114 CITY Escondido 125 STATE CA 127 ZIP CODE 92081 (AREA) 104 BUSINESS PHONE 619-7490439

151 SECOND NAME OR NAME OF MANAGEMENT COMPANY:

187 MAILING ADDRESS (IF DIFFERENT FROM ESTABLISHMENT ADDRESS): STREET NUMBER DIRECTION STREET NAME BLDG/SUITE

217 CITY 228 STATE 230 ZIP CODE (AREA) 104 BUSINESS PHONE

254 ESTABLISHMENT NAME: Rodriguez Farm GAS STATION YES = 1 OTHER = 2

284 REASON FOR APPLICATION: 1 - NEW 2 - RE-OPEN 3 - OWNER CHANGE NUMBER OF EMPLOYEES: 10 IF OTHER, LIST TYPE OF BUSINESS: Farm

315 NAME OF PREVIOUS OWNER: DATE BUS ASSUMED:

316 CONTACT PERSON: Joe Rodriguez

***** ALL APPLICANTS PLEASE COMPLETE APPROPRIATE SUPPLEMENTARY FORMS *****

I DECLARE UNDER PENALTY OF PERJURY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE STATEMENTS MADE HEREIN ARE CORRECT AND TRUE. I HEREBY CONSENT TO ALL NECESSARY INSPECTIONS MADE PURSUANT TO LAW AND INCIDENTAL TO THE ISSUANCE OF THIS PERMIT AND THE OPERATION OF THIS BUSINESS.

SIGNATURE X [Signature] DATE July 22, 1988





SAN DIEGO COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH - CUPA
HAZARDOUS MATERIALS DIVISION
 P.O. BOX 129261, SAN DIEGO, CA 92112-9261
 (619) 338-2222 FAX (619) 338-2377
 1-800-253-9933

BUSINESS ACTIVITIES

Page of

I. FACILITY IDENTIFICATION

FACILITY ID #	3	7	0	0	0	1	9	9	2	6	6	EPA ID # (Hazardous Waste Only)	2
---------------	---	---	---	---	---	---	---	---	---	---	---	---------------------------------	---

BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	3
<i>Rodriguez Ranch</i>	FILE

II. ACTIVITIES DECLARATION

**NOTE: If you check YES to any part of this list,
 please submit the Business Owner/Operator Identification page (OES Form 2730).**

Does your facility...				If Yes, please complete these pages of the UPCF....
A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	4	HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs) <ul style="list-style-type: none"> ▪ Own or operate underground storage tanks? ▪ Intend to upgrade existing or install new USTs? 	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	5	UST FACILITY (Formerly SWRCB Form A)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	6	UST TANK (one page per tank) (Formerly Form B)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	7	UST FACILITY UST TANK (one per tank) UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one page per tank) (Formerly Form C) UST TANK (closure portion -one page per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: —any tank capacity is greater than 660 gallons, or —the total capacity for the facility is greater than 1,320 gallons?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	8	NO FORM REQUIRED TO CUPAS
D. HAZARDOUS WASTE <ul style="list-style-type: none"> ▪ Generate hazardous waste? ▪ Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? ▪ Treat hazardous waste on site? 	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	9	EPA ID NUMBER - provide at the top of this page
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	10	RECYCLABLE MATERIALS REPORT (one per recycle)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	11	ONSITE HAZARDOUS WASTE TREATMENT - FACILITY (Formerly DTSC Forms 1772)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	12	ONSITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit) (Formerly DTSC Forms 1772 A, B, C, D and L)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	13	CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	14	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196)
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)

E. LOCAL REQUIREMENTS 15

<ul style="list-style-type: none"> ▪ MEDICAL WASTE Generate <200 lbs/month of Medical/Biohazardous Waste? Generate ≥200 lbs/month of Medical/Biohazardous Waste? Generate ≥200 lbs/month of Medical/Biohazardous Waste and treat any amount of medical waste ▪ Handle Toxic gases with threshold limit concentration (TLV) # 10 ppm in any quantity? 	<ul style="list-style-type: none"> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	--

5459 → CR # 99266 ✓



SAN DIEGO COUNTY
DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
HAZARDOUS MATERIALS PROGRAM
5555 OVERLAND AVENUE SUITE 3101, SAN DIEGO, CA 92123
(858) 694-3122 FAX ((858) 495-5012

PERMIT #: 199266
REVIEWED BY:
E. SLATER
Specialist's Name

DATE: 8/14/07

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION STATEMENT

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides after submission of a complete Hazardous Materials Business Plan (HMBP), a business handling hazardous materials must annually submit 1. hazardous materials inventory, 2. list of emergency contacts, and 3. site plan,.

The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the Hazardous Materials Division and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must certify the HMBP is current and maintained on site. See back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID#	3	7	0	0	0	199266
BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As)	RODRIGUEZ RANCH					
BUSINESS SITE ADDRESS	31030 RODRIGUEZ RD					
CITY	ESCONDIDO			104	CA	ZIP CODE 92026-5313

II. CERTIFICATION STATEMENT

Check only one of the following boxes:

- INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.
- ANNUAL CERTIFICATION: This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.
- CERTIFICATION OF CHANGES/REVISIONS: This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.

AS AN AUTHORIZED REPRESENTATIVE, I CERTIFY UNDER THE PENALTY OF LAW, THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED AND BELIEVE THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
<i>JRC</i>	5-8-07
NAME OF SIGNER (print)	TITLE OF SIGNER
IRMA R CLARK	OFFICE

OFFICE USE	INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE	HMBP ACCEPTED: 8/14/2007 BY: E. Slater
		<input type="checkbox"/> Letter A -HMBP accepted as submitted <input type="checkbox"/> Letter B -HMBP accepted with revisions <input type="checkbox"/> Emergency Response Plan <input type="checkbox"/> Employee Training <input type="checkbox"/> Site Map
	HIRT SITE <input type="checkbox"/>	REMARKS:
	FIRE DIST. _____	



SAN DIEGO COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH-CUPA
HAZARDOUS MATERIALS DIVISION
 P.O. BOX 129261, SAN DIEGO, CA 92112-9261
 1-800-253-9933 (619) 338-2222 FAX (619) 338-2377

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides for the following:
 The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, in lieu of a complete Hazardous Materials Business Plan (HMBP), only after the initial submittal of a complete HMBP. The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the HMD and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must also annually certify that the HMBP is current and maintained on site. See Back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID#	3	7	0	0	0	1	9	9	2	6	6	
BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As)	Rodriguez Ranch											
BUSINESS SITE ADDRESS	31030 Rodriguez Rd											
CITY	104	CA	ZIP CODE	92006								105

II. CERTIFICATION STATEMENT

CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES: This is an annual renewal to certify that the list of carcinogens and/or reproductive toxins last provided is a current list as specified in the San Diego County Code of Regulatory Ordinances Section 68.1113.

Check only one of the following boxes:

INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.

ANNUAL CERTIFICATION WITHOUT CHANGES: This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored.

CERTIFICATION OF CHANGES/REVISIONS: This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification. This submittal satisfies annual certification requirements specified in H&SC Section 25505(d)&(e)(2).

As an Authorized Representative, I certify under the penalty of law, that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete. By checking any of the boxes above I also certify that : a)The information contained in the hazardous materials inventory most recently submitted to the CUPA or Administrative Agency is complete, accurate, and up to date; b) There has been no change in the quantity of hazardous materials reported in the most recently submitted inventory; and c) All hazardous materials subject to inventory requirements are listed on the most recently submitted inventory.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
<i>Joe Rodriguez</i>	10-29-08
NAME OF SIGNER (print)	TITLE OF SIGNER
Joe Rodriguez	Partner

OFFICE ACCEPTANCE	INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE	<input type="checkbox"/> Site Map _____/_____/_____ <input type="checkbox"/> *Emergency Contacts _____/_____/_____ <input type="checkbox"/> *Chemical Inventory _____/_____/_____ *Note: Indicate the date that the inventory and/or ER contact information in the KIVA database was reviewed and changes were submitted for processing. If the inventory and ER contact information are exactly the same as it is recorded in KIVA, no changes need to be submitted.
		Hazardous Materials Business Plan acceptance date will be changed to the acceptance date on new site map. A letter will be mailed to business after processing of site map updates.
	HIRT SITE <input type="checkbox"/> ** FIRE DIST. _____	Specialist's Signature: (only required for new plans or for changes to site maps, chemical inventory and/or emergency contacts) REMARKS: _____

** If HIRT box is checked, follow HIRT policy to indicate on the inventory forms which hazardous materials make this a HIRT site.



ATTENTION: HAZARDOUS MATERIALS HANDLER

Chapter 6.95 of the California Health & Safety Code (H&SC) establishes minimum standards for Hazardous Materials Business Plans (HMBP). Each business shall prepare a HMBP if that business uses, handles, or stores a hazardous material/waste in quantities greater than or equal to the following:

- 55 gallons of a liquid.
- 500 pounds of a solid substance.
- 200 cubic feet of compressed gas.
- A toxic compressed gas (TLV \leq 10 ppm) in any amount.
- Extremely hazardous substances in quantities equal to or greater than the Threshold Planning Quantities.

A complete HMBP consists of the following elements as established in H&SC Section 25504:

- Hazardous Materials Inventory
- Site Plan.
- List of Emergency Contacts
- Emergency Response Plan
- Employee Training Plan

The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency and with the concurrence of all the local fire jurisdictions, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, in lieu of a complete HMBP, only after the initial submittal of a complete HMBP.

The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored and must also annually certify that the HMBP is current and maintained on site.

Substantial changes as listed below must be submitted to the HMD within 30 days of the change along with a certification that the HMBP is current and maintained on site:

- **A 100% or greater increase or decrease in the quantity of any hazardous material on the inventory**
- **Addition or deletion of a hazardous material to the inventory**
- **Changes in the storage, location, or use of hazardous materials**
- **Any change in business name, ownership, or address**
- **Any change in Emergency Coordinator/Contact information**

Instructions for Completing the Hazardous Materials Business Plan Certification

Note: The numbering of the instructions follows the data element numbers that are on statewide reporting forms. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C.

1. FACILITY ID NUMBER - Enter the 6 character Permit Number from your Permit. If you do not have a Permit, leave this blank.
3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Facility Name" or "DBA" – Doing Business As.
103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed.
104. CITY - Enter the city or unincorporated area in which business site is located.
105. ZIP CODE - Enter the zip code of business site. The extra 4-digit zip may also be added.

CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES - Any business which is required to submit a HMBP and handles a material which is a carcinogen or reproductive toxin, is required to submit a list of each such material handled during the previous year to the Director of the Department of Environmental Health. The list must include all carcinogens and reproductive toxins handled in quantities less than 55 gallons or 500 pounds. The list of such materials handled shall be renewed each year. Check this box to certify that the information previously submitted is still correct and no changes, additions or deletions are necessary. See http://www.sdcounty.ca.gov/deh/hmd/forms_hmd.html and review HM-9243 (Disclosure of Hazardous Materials Information Bulletin) to find out if you are required to submit this list.

INITIAL CERTIFICATION: Check this box if you are submitting a new HMBP.

ANNUAL CERTIFICATION WITHOUT CHANGES: Check this box if you are submitting an annual certification on an existing plan.

CERTIFICATION OF CHANGES/REVISIONS: Check this box if you are submitting changes to the hazardous materials inventory, list of emergency contacts, or the site plan. All pages should include the new submittal date. For multi-page site maps, include all pages with new submittal date.



SAN DIEGO COUNTY
DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
HAZARDOUS MATERIALS PROGRAM
 5555 OVERLAND AVENUE, SUITE 3101, SAN DIEGO, CA 92123-1256
 (858) 694-8980 FAX (858) 694-3845

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides for the following:
 The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, in lieu of a complete Hazardous Materials Business Plan (HMBP), only after the initial submittal of a complete HMBP. The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the HMD and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must also annually certify that the HMBP is current and maintained on site. See Back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID#	37000199266
BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As)	Rodriguez Ranch
BUSINESS SITE ADDRESS	31030 Rodriguez Rd
CITY	Escondido
STATE	CA
ZIP CODE	92024

II. CERTIFICATION STATEMENT

CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES: This is an annual renewal to certify that the list of carcinogens and/or reproductive toxins last provided is a current list as specified in the San Diego County Code of Regulatory Ordinances Section 68.1113.

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INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.

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CERTIFICATION OF CHANGES/REVISIONS: This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification. This submittal satisfies annual certification requirements specified in H&SC Section 25505(d)&(e)(2).

As an Authorized Representative, I certify under the penalty of law, that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete. By checking any of the boxes above I also certify that: a) The information contained in the hazardous materials inventory most recently submitted to the CUPA or Administrative Agency is complete, accurate, and up to date; b) There has been no change in the quantity of hazardous materials reported in the most recently submitted inventory; and c) All hazardous materials subject to inventory requirements are listed on the most recently submitted inventory.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
<i>Joe Rodriguez Jr</i>	12-26-05
NAME OF SIGNER (print)	TITLE OF SIGNER
Joe Rodriguez Jr	Partner

INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE	<input type="checkbox"/> Site Map _____ <input type="checkbox"/> *Emergency Contacts _____ <input type="checkbox"/> *Chemical Inventory _____	*Note: Indicate the date that the inventory and/or ER contact information in the KIVA database was reviewed and changes were submitted for processing. If the inventory and ER contact information are exactly the same as it is recorded in KIVA, no changes need to be submitted.
	Hazardous Materials Business Plan acceptance date will be changed to the acceptance date on new site map. A letter will be mailed to business after processing of site map updates.	
	HIRT SITE <input type="checkbox"/> ** FIRE DIST. _____	Specialist's Signature: (only required for new plans or for changes to site maps, chemical inventory and/or emergency contacts) REMARKS: _____

** If HIRT box is checked, follow HIRT policy to indicate on the inventory forms which hazardous materials make this a HIRT site.



ATTENTION: HAZARDOUS MATERIALS HANDLER

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- Site Plan
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- **Any change in Emergency Coordinator/Contact information**

Instructions for Completing the Hazardous Materials Business Plan Certification

Note: The numbering of the instructions follows the data element numbers that are on statewide reporting forms. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C.

1. FACILITY ID NUMBER - Enter the 6 character Permit Number from your Permit. If you do not have a Permit, leave this blank.
3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Facility Name" or "DBA" – Doing Business As.
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104. CITY - Enter the city or unincorporated area in which business site is located.
105. ZIP CODE - Enter the zip code of business site. The extra 4-digit zip may also be added.

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INITIAL CERTIFICATION: Check this box if you are submitting a new HMBP.

ANNUAL CERTIFICATION WITHOUT CHANGES: Check this box if you are submitting an annual certification on an existing plan.

CERTIFICATION OF CHANGES/REVISIONS: Check this box if you are submitting changes to the hazardous materials inventory, list of emergency contacts, or the site plan. All pages should include the new submittal date. For multi-page site maps, include all pages with new submittal date.



County of San Diego

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199266

RODRIGUEZ RANCH

Establishment
Information:

31030 - RODRIGUEZ RD
ESCONDIDO 92026 -

Phone: 760-749-0439
[Census Tract](#): 191.0

Inspection
Information:

8/9/2005 by LLEONDIS
[Reinspection](#):
[Contact](#): JOE RODRIGUEZ, JR.
[Notice Issued](#):
[EPA ID#](#):
[HIRT Site](#):
[BP Acceptance Date](#):

Owner
Information:

JOE RODRIGUEZ

[Waste Info](#) | [Inventory Info](#) | [Environmental Assessment Info](#) | [Tank Info](#)

[County Departments](#)

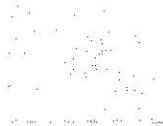
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County of San Diego

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table {FONT: 8pt Verdana, sans-serif;}

Inventory Detail Information

[New Search](#)

199266

RODRIGUEZ RANCH

I62

CAS#: 68334-30-5

MSDS:

Chemical:

DIESEL

Storage:

One Time Amount:

Yearly Amount:

Haz Categories:

FIRE

CHRONIC

[Waste Info](#) | [Inventory Info](#) | [Environmental Assessment Info](#) | [Tank Info](#)

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5959 → CR # 199266 ✓



SAN DIEGO COUNTY
DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
HAZARDOUS MATERIALS PROGRAM
5555 OVERLAND AVENUE SUITE 3101, SAN DIEGO, CA 92123
(858) 694-3122 FAX ((858) 495-5012

PERMIT #: 199266

REVIEWED BY:

E. SLATER

Specialist's Name

DATE: 8/14/07

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION STATEMENT

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides after submission of a complete Hazardous Materials Business Plan (HMBP), a business handling hazardous materials must annually submit 1. hazardous materials inventory, 2. list of emergency contacts, and 3. site plan.

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I. IDENTIFICATION

FACILITY ID# 3 7 0 0 0 199266

BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As) RODRIGUEZ RANCH

BUSINESS SITE ADDRESS 31030 RODRIGUEZ RD

CITY ESCONDIDO CA ZIP CODE 92026-5313

II. CERTIFICATION STATEMENT

Check only one of the following boxes:

INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.

ANNUAL CERTIFICATION: This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.

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AS AN AUTHORIZED REPRESENTATIVE, I CERTIFY UNDER THE PENALTY OF LAW, THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED AND BELIEVE THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE: JRC

DATE: 5-8-07

NAME OF SIGNER (print): IRMA R CLARK

TITLE OF SIGNER: OFFIC

INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE

HMBP ACCEPTED: 8/14/2007 BY: E. Slater

- Letter A -HMBP accepted as submitted
- Letter B -HMBP accepted with revisions
- Emergency Response Plan
- Employee Training
- Site Map

HIRT SITE FIRE DIST. _____

REMARKS:

OFFICE USE



SAN DIEGO COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH - CUPA
HAZARDOUS MATERIALS DIVISION
 P.O. BOX 129261, SAN DIEGO, CA 92112-9261
 (619) 338-2222 FAX (619) 338-2377
 1-800-253-9933

BUSINESS ACTIVITIES

Page of

I. FACILITY IDENTIFICATION

FACILITY ID#	3	7	0	0	0	1	9	9	2	6	6	EPA ID # (Hazardous Waste Only)	2
--------------	---	---	---	---	---	---	---	---	---	---	---	---------------------------------	---

BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) **FILE**
Rodriguez Ranch

II. ACTIVITIES DECLARATION

**NOTE: If you check YES to any part of this list,
 please submit the Business Owner/Operator Identification page (OES Form 2730).**

Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	4 HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs) <ul style="list-style-type: none"> Own or operate underground storage tanks? Intend to upgrade existing or install new USTs? <ul style="list-style-type: none"> Need to report closing a UST? 	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 6 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 7	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B) UST FACILITY UST TANK (one per tank) UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one page per tank) (Formerly Form C) UST TANK (closure portion - one page per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: —any tank capacity is greater than 660 gallons, or —the total capacity for the facility is greater than 1,320 gallons?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	8 NO FORM REQUIRED TO CUPAs
D. HAZARDOUS WASTE <ul style="list-style-type: none"> Generate hazardous waste? Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? Treat hazardous waste on site? <ul style="list-style-type: none"> Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? Consolidate hazardous waste generated at a remote site? Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite? 	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 9 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 10 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 11 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 12 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14	EPA ID NUMBER - provide at the top of this page RECYCLABLE MATERIALS REPORT (one per recycler) ONSITE HAZARDOUS WASTE TREATMENT - FACILITY (Formerly DTSC Forms 1772) ONSITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit) (Formerly DTSC Forms 1772 A, B, C, D and L) CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232) REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196) HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)
E. LOCAL REQUIREMENTS <ul style="list-style-type: none"> MEDICAL WASTE 		
Generate <200 lbs/month of Medical/Biohazardous Waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Generate ≥200 lbs/month of Medical/Biohazardous Waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Generate ≥200 lbs/month of Medical/Biohazardous Waste and treat any amount of medical waste	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Handle Toxic gases with threshold limit concentration (TLV) # 10 ppm in any quantity?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

**APPENDIX D
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY
REPORT**



Environmental FirstSearch

Historical Aerial Photo

2002

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (NAPP-3C_12474-180)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1990-1991

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AMI-SD-90-91_12581)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1980

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AMI-SD-80_10235)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1976

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AMI-SD-76_8432)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1963

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (CAS-ED_2-155)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1953

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AXN-1953_3m-132)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1947

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (GS-CP_9-107)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft