

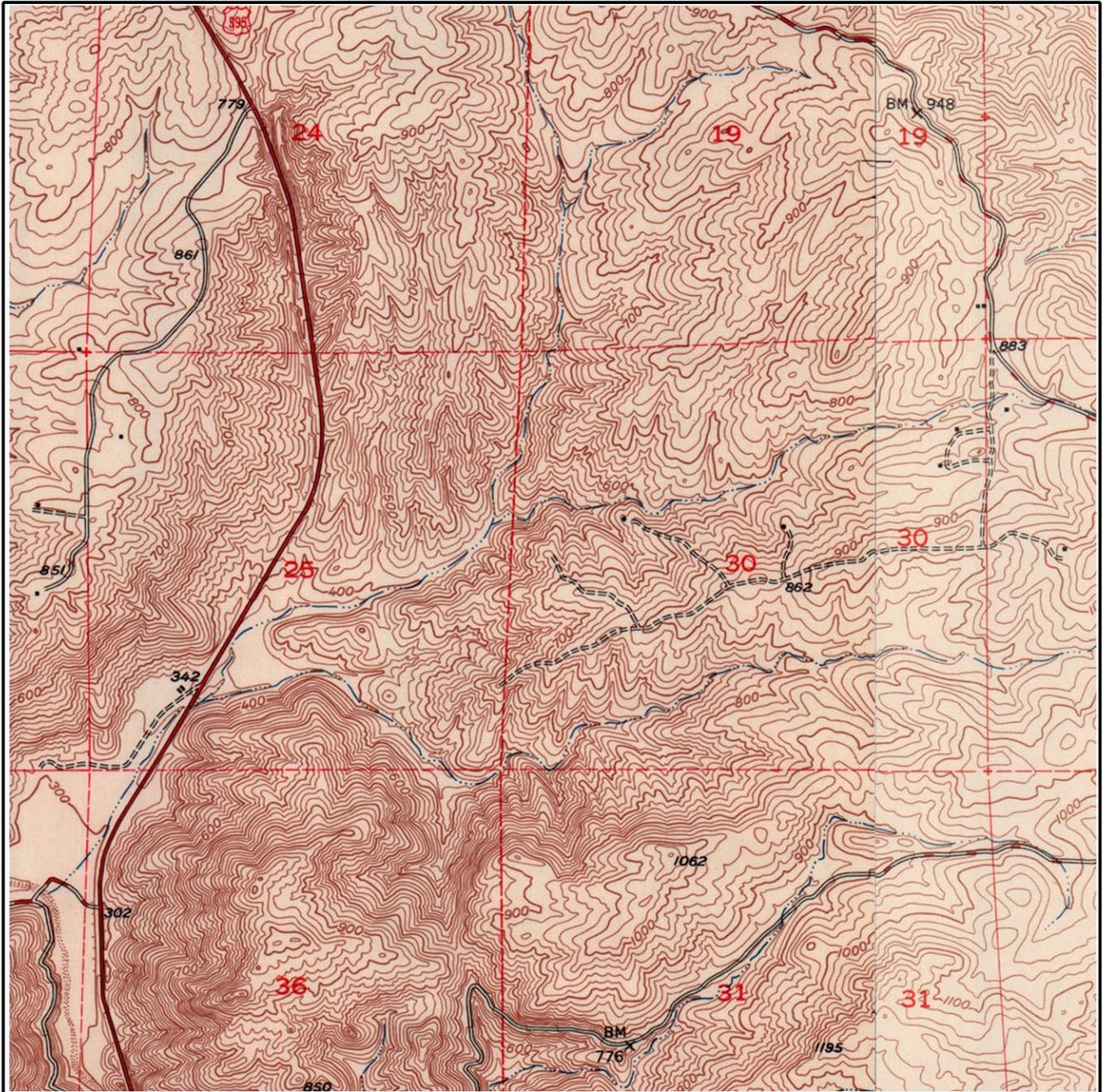


Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

E Quad Name: Pala, CA
Year: 1950



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	

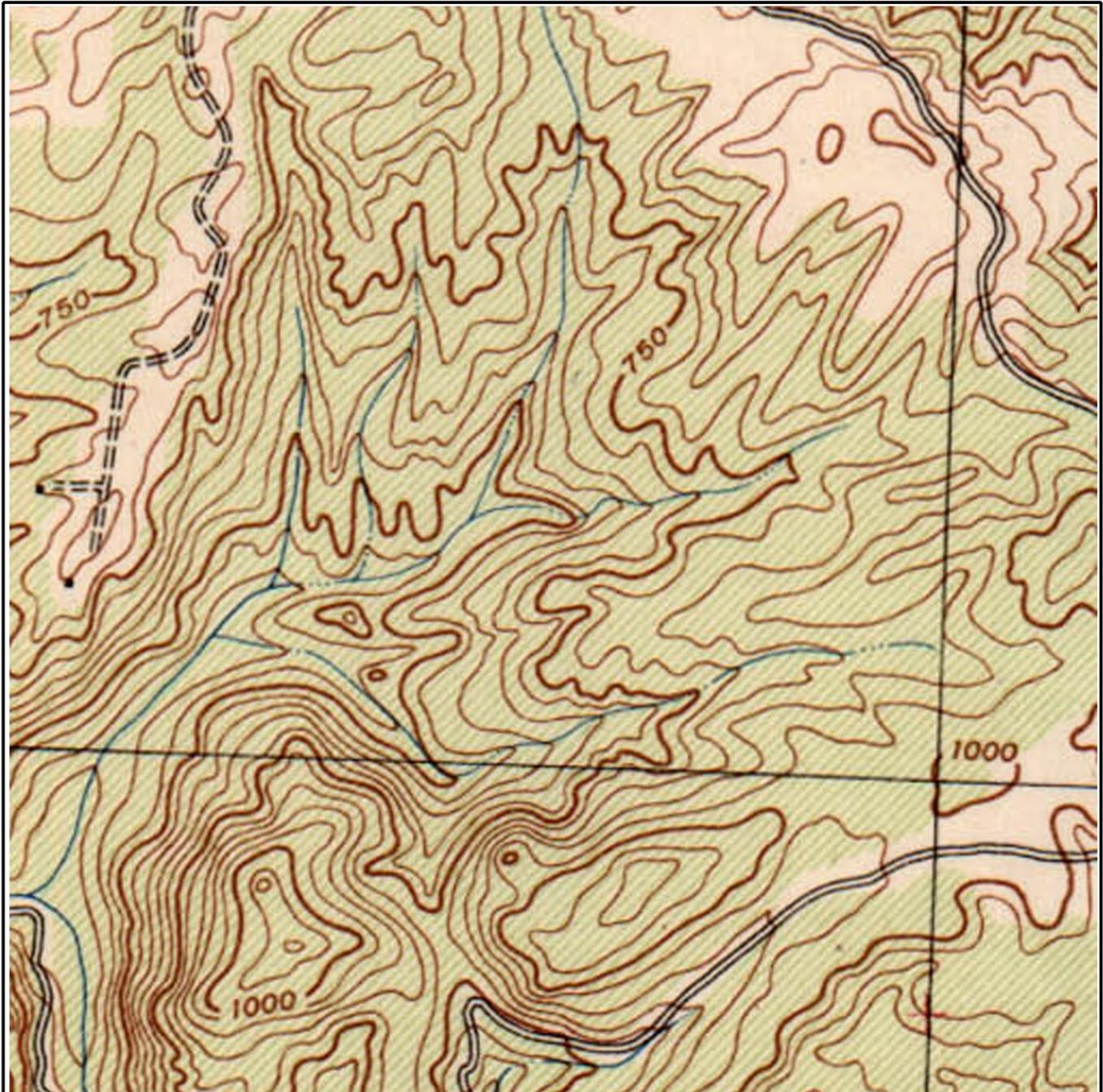


Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA
Year: 1942 Original Map Scale: 1:62,500

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721



Building	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	Railroad	—+—+—+—+—+—+—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ● ● ● ● ● ●
Depression	⊖	Primary Highway	—
Quarry or Open Pit Mine	⊗	Trail	- - - - -



Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR71387.1c

TIS Log No: 67483

Subject Property:

9306 Covey Lane

Valley Center, CA 92026 (*Escondido*)

December 5, 2011

DISCLAIMER

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
<i>No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.</i>		

Track Info Services City Directory Report

2008 Haines: North San Diego County p. 239		
Covey Lane First listing this street 9542	9306 Covey Lane Address not listed	9542 Covey Lane Griffis Florence A; Sannipoli Fred
2005 Haines: North San Diego County p. 246		
Covey Lane First listing this street 9618	9306 Covey Lane Address not listed	9618 Covey Lane Doucette Leonard
2000 Haines: North San Diego County p. 226		
Covey Lane First listing this street 9550	9306 Covey Lane Address not listed	9550 Covey Lane No Response
1995 Haines: North San Diego County p. 171		
Covey Lane First listing this street 9550	9306 Covey Lane Address not listed	9550 Covey Lane Schaefer Jim
1990 Haines: North San Diego County p. 144		
Covey Lane First listing this street 9618	9306 Covey Lane Address not listed	9618 Covey Lane Doucette Leonard
1985 Haines: North San Diego County p. 112		
Covey Lane First listing this street is 9689	9306 Covey Lane Address not listed	9750 Covey Lane Stratton Earl R
1980 Haines: North San Diego County p. 134		
Covey Lane First listing this street is 10010	9306 Covey Lane Address not listed	10010 Covey Lane Ybarra Vincent
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		

Track Info Services City Directory Report

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.
- Entries in *italics* are research notes.

**APPENDIX D
COUNTY OF SAN DIEGO RECORDS**



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) 129-010-73, 129-010-74
129-010-75, 129-010-76

Number of Pages: 12

Document Prepared by: CH

Document Preparation Date: 11/20/09

Office Source: El Cajon Ruffin San Marcos

9596

MEMORANDUM

TO: Neil Wynn

Record of Survey
8394

DATE: 6-12-90

FROM: Brian Gordon

Nelson Wy Esc.

Bob Werth

RE: B60589

Please address the following:

\$ 50.00 reviewed
required for each
payed

Parcel A APN 129-010-19 (por), 44 (por)

- ① Provide 50' setback to drainage swale west of proposed leachfield.
- ② Provide 50' from edge of east swale.
- ③ Plot holes in correct locations on layout.
- ④ Address the shallow refusal encountered in the deep boring.

Parcel B APN 129-010-19 (por), 44 (por)

- ① Provide addition testing in the area where the 60 min/in rate was encountered. The test hole is being used to represent a large portion of the leachfield.
- ② Due to the irregular terrain and rocky conditions it will be necessary to brush and stake the proposed leachfields.
- ③ Stake the 50' setback lines to east and west swales. The setback must be taken from the edge if a bank loads down into the swale.
- ④ The deep boring was measured at 6 1/2'. Please address shallow boring.
- ⑤ Show all leachlines on 25% or less slopes or provide a terrace design.

- ⑥ Due to the rock observed it will be necessary to provide backhoe slices to 8' to verify soil depth. Call after clearing and staking to set-up a meeting time to dig slices.

Parcel C APN 129-010-19, 44 (portions)

- ① Show graded area near test hole # 3 along with setback to cutbank (5:1)
- ② Provide 5:1 setback to rock below reserve leachlines
- ③ Show 50' setback line to east swale (flowline)
- ④ Show all leachlines on 25% or less slopes or provide terrace design.

over

SAN COPY Werth, Bob

⑤ Stake east property line.

Parcel D APN 129-010-19, 20, 44 (portions)

- ① show 5:1 setback to road cut.
- ② show 5:1 setback to pad cut below leachfield.
- ③ Due to the limited area available stake all leachlines on 25% or less slopes and on contours.

Parcel E

existing SFD OK

AS-built on file
8910 Nelson way

Parcel F 129-010-20-21-22

- ① Show all leachlines on 25% ^{talk to Tom Lambert} or less slopes ~~or provide~~ a terrace design.
- ② It will be necessary to indicate the % slope at all areas of the leachfield.

Parcel G

129-010-22

- ① Show all leachlines on 25% or less slopes.
- ② Property lines on boundary adjustment plat do not match layout, please address.
- ③ Due to the limited area on acceptable slopes please stake all leachlines.

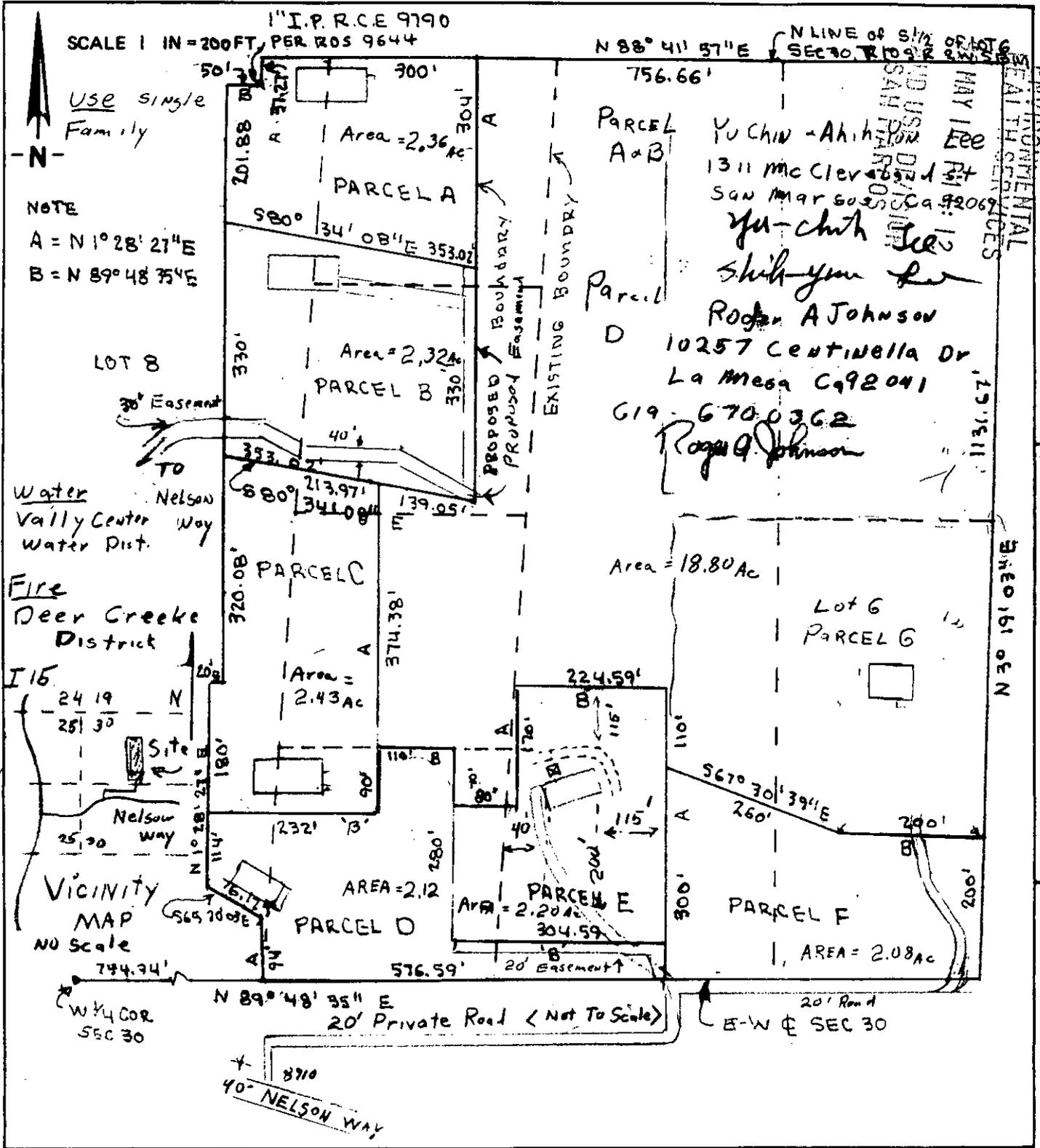
All parcels

- ① All staking must be done on contour and on 25% slopes. All stakes must be labeled.
- ② A \$50.00 reviewed fee will be required (per lot)
- ③ Provide correct APN #'s ~~129-010-19, 20, 44~~

Call 471-0730 if you have any questions.

B60589

SAN DIEGO COUNTY
DEPARTMENT OF PLANNING AND LAND USE
PLAT



HEALTH DEPARTMENT CERTIFICATION

FOR DEPARTMENTAL USE ONLY

OWNER Robert Werth Parcel C, D, E, F, G ADDRESS 8910 Nelson Way

PHONE NO. 749 7537 CITY Escondido ZIP 92026

THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT R. Werth SIGNATURE

APPLICANT RL Werth MAP PREPARED BY WILLIAM C. SOBIE

ADDRESS Same ADDRESS 434 N. GOWER ST.

CITY _____ ZIP _____ CITY Los Angeles ZIP 90004

PHONE NO. 749 7537 PHONE NO. 213-462-1111 OR L.S. NO. 9790

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
 Issue permit Yes No
 Final parcel map required: Yes No
 Sanitarian: _____
 Date: _____

VAL D. WYNN ENGINEERING, INC.
 28714 VALLEY CENTER ROAD - SUITE F
 P.O. Box 960
 VALLEY CENTER, CALIFORNIA 92082
 (619) 749-8722

Date April 10, 1990 B60589
 1311 McClelland Street
 San Marcos, CA. 92069

OWNER'S NAME Yu-Chih & Shih-Yun Lee ADDRESS _____

CONTRACTOR _____ ADDRESS _____

Legal Location APN 129-010-19(por), 44(por) Lot _____ Block _____

Test Location Nelson Way, Escondido
 (NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:
 1. Lot Location (locate by street) 4. Lot Grade 7. Test Holes 10. All calculations on 8 1/2 X 11" Sheet
 2. Existing and Proposed Structures 5. Wells 8. Sub-Surface Disposal System
 3. Surfaced Areas 6. Utility Water Lines 9. Cuts and Fill

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	3 ft.	4 hrs.		15 min/in	16 min/in
	2.	2	3 ft.	4 hrs.		15 min/in	
	3.	3	3 ft.	4 hrs.		12 min/in	
	4.	4	3 ft.	4 hrs.		20 min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)
 Surface: Topsoil
 1 ft. below surface: Topsoil
 2 ft. below surface: D.G.
 3 ft. below surface: D.G.
 8 to 10 ft. below surface: D.G.
 Source of water: Valley Center MWD Depth of water table: 9 foot
 Proposed structure: No. 1/pcl Type Residential
 No. of bedrooms: 3, and/or maximum capacity: _____



ENVIRONMENTAL HEALTH SERVICES
 SAN MARCOS
 90 MAY 14 PM 4:12
 USE DIVISION

RECOMMENDATIONS:
 Size tank 1000 gal.
 Drainage tile 360 ft.
 Trench width 1.5 ft.
 Trench depth 3.0 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.
Val D. Wynn
 Val D. Wynn, RCE 22552
 REGISTERED ENGINEER (REG. NO.)
 P.O. Box 960, Valley Center, CA 92082
 Address Phone Date
 749-8722 4/10/90

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.



My registration expires 12/31/93

VAL D. WYNN ENGINEERING, INC.
 28714 VALLEY CENTER ROAD · SUITE F
 P.O. Box 960
 VALLEY CENTER, CALIFORNIA 92082
 (619) 749-8722

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.



My registration expires 12/31/93

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input type="checkbox"/> No
Final parcel map required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian:	_____
Date:	_____

OWNER'S NAME Yu-Chih & Shih-Yun Lee ADDRESS 1311 McClelland St. San Marcos, CA 92069

CONTRACTOR _____ ADDRESS _____

Legal Location APN 129-010-19(por)44(por) Lot _____ Block _____

Test Location Nelson Way Escondido
 (NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- | | | | |
|-------------------------------------|------------------------|--------------------------------|-------------------------------------------|
| 1. Lot Location (locate by street) | 4. Lot Grade | 7. Test Holes | 10. All calculations on 8 1/2 X 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells | 8. Sub-Surface Disposal System | |
| 3. Surfaced Areas | 6. Utility Water Lines | 9. Cuts and Fill | |

Lot B		SUB-SURFACE DRAINAGE				
PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	5	3 ft.	4 hrs.		21 min/in
	2.	6	3 ft.	4 hrs.	60 min/in	
	3.	7	3 ft.	4 hrs.	18 min/in	
	4.	8	3 ft.	4 hrs.	5 min/in	
					8 min/in	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8 1/2 X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
 .1 ft. below surface: Topsoil
 2 ft. below surface: D.G.
 3 ft. below surface: D.G.
 8 to 10 ft. below surface: D.G.

Source of water Valley Center MWD Depth of water table Deeper than 8 ft.

Proposed structure: No. 1/pcl Type Residential

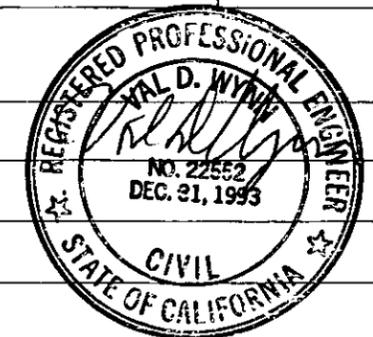
No. of bedrooms: 3, and/or maximum capacity: _____

RECOMMENDATIONS:

Size tank 1000 gal.
 Drainage tile 380 ft.
 Trench width 1.5 ft.
 Trench depth 3.0 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

Val D. Wynn
 Val D. Wynn RCE 22552
 REGISTERED ENGINEER (REG. NO.)
 P.O. Box 960, Valley Center, CA 92082
 Address 749-8722 Phone 4/10/90 Date

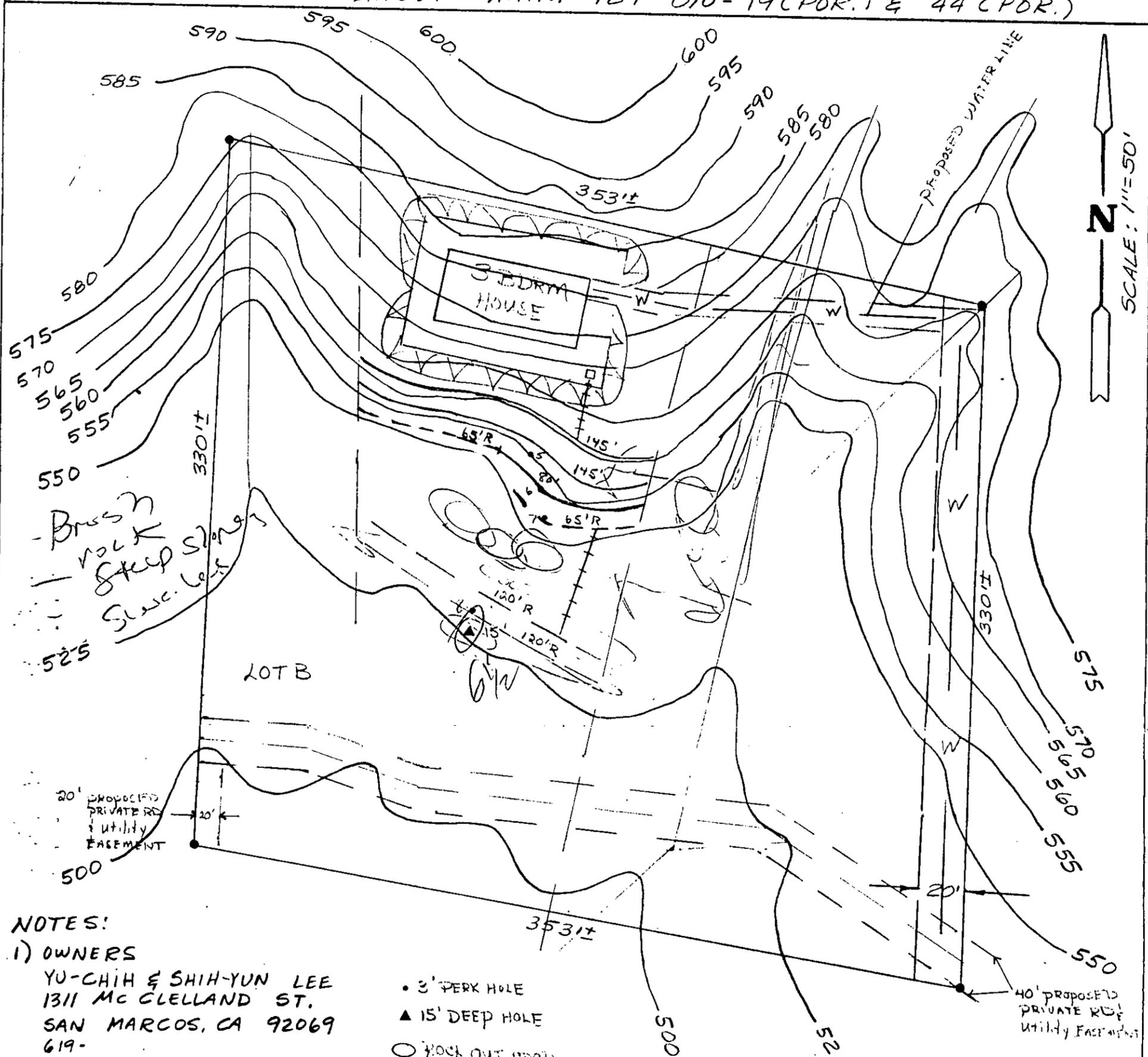


ENVIRONMENTAL HEALTH SERVICES
 SAN MARCOS
 APR 14 PM 4:12

VAL D. WYNN ENGINEERING, INC.
 28714 Valley Center Road Suite F
 P.O. Box 960
 VALLEY CENTER, CALIFORNIA 92082
 (619) 749-8722

JOB 88-304 WERTH
 SHEET NO. LOT B OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE 1"=50'

SEPTIC SYSTEM LAYOUT- A.P.N. 129-010-19(POR.) & 44(POR.)

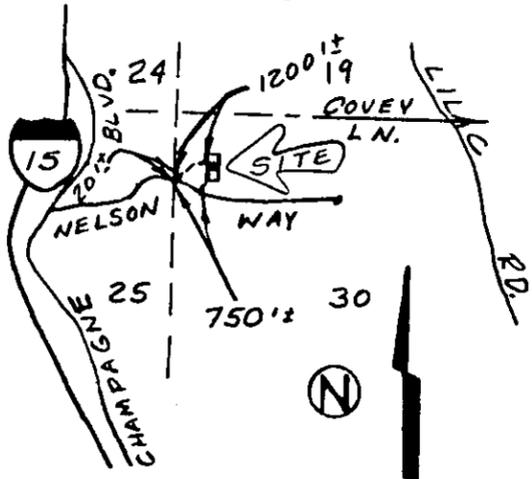


NOTES:

- 1) OWNERS
 YU-CHIH & SHIH-YUN LEE
 1311 MC CLELLAND ST.
 SAN MARCOS, CA 92069
 619-
- 2) 370 TILE LINE REQ.
 FOR 3 - BDRM. HOUSE

- 3' PERK HOLE
- ▲ 15' DEEP HOLE
- ROCK OUT DROP
- 1000 GAL. SEPTIC TANK

VICINITY MAP
 NO SCALE T.B. BK-F2



NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
 1600 PACIFIC HWY, SAN DIEGO, CA 92101
 PHONE: 236-2243

VAL D. WYNN ENGINEERING, INC.
 28714 VALLEY CENTER ROAD - SUITE F
 P.O. BOX 960
 VALLEY CENTER, CALIFORNIA 92082
 (619) 749-8722

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.



My registration expires 12/31/93

**SEPTIC TANK INSTALLATION REPORT
 SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
 PERCOLATION TEST**

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input type="checkbox"/> No
Final parcel map required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian:	
Date:	

Date April 10, 1990 B60589

OWNER'S NAME Bob Werth ADDRESS 8910 Nelson Way Escondido, CA 92026

CONTRACTOR _____ ADDRESS _____

Legal Location APN 129-010-19, 44 (por) Lot _____ Block _____

Test Location Nelson Way Escondido
 (NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- | | | | |
|-------------------------------------|------------------------|--------------------------------|-------------------------------------------|
| 1. Lot Location (locate by street) | 4. Lot Grade | 7. Test Holes | 10. All calculations on 8 1/2 X 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells | 8. Sub-Surface Disposal System | |
| 3. Surfaced Areas | 6. Utility Water Lines | 9. Cuts and Fill | |

Lot C		SUB-SURFACE DRAINAGE				
PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 ft.	4 hrs.		6 min/in	9 min/in
	2.	3 ft.	4 hrs.		11 min/in	
	3.	3 ft.	4 hrs.		8 min/in	
	4.	3 ft.	4 hrs.		9 min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
 1 ft. below surface: Topsoil
 2 ft. below surface: D.G.
 3 ft. below surface: D.G.
 8 to 10 ft. below surface: D.G.

Source of water Valley Center MWD Depth of water table Deeper than 12 feet

Proposed structure: No. 1/pcl Type residential

No. of bedrooms: 3 and/or maximum capacity: _____

RECOMMENDATIONS:

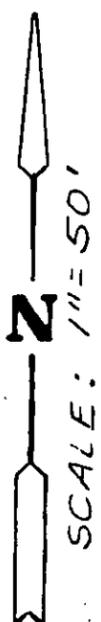
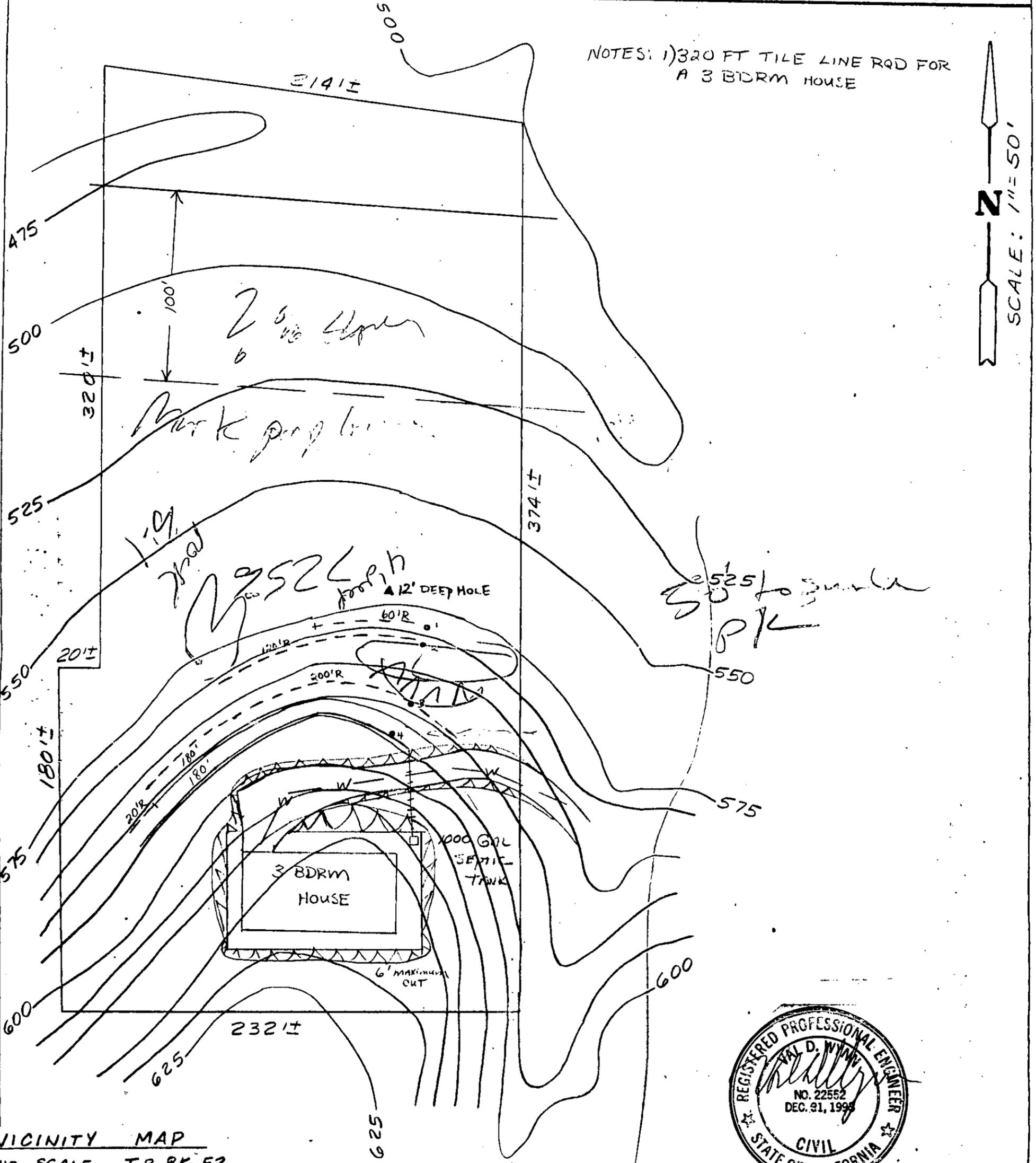
Size tank 1000 gal.
 Drainage tile 320 ft.
 Trench width 1.5 ft.
 Trench depth 3.0 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

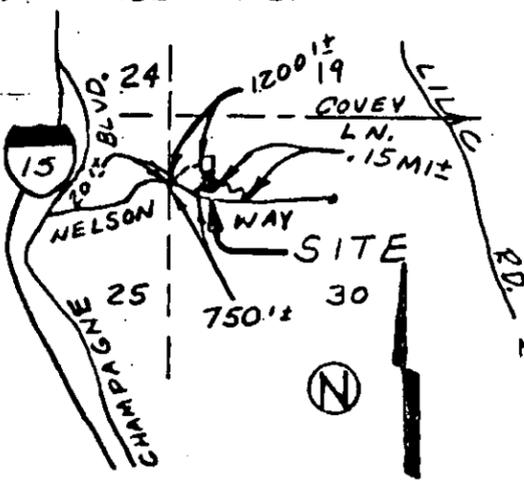
Val D. Wynn RCE 22552
 REGISTERED ENGINEER (REG. NO.)
 P.O. Box 960, Valley Center, CA 92082
 Address Phone Date
 749-8722 4/10/90



SEPTIC SYSTEM LAYOUT - A.P.N. 129-010-19,44 (PORTIONS)



VICINITY MAP
 NO SCALE T.B. BK-F2



I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITH 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____
 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
 1600 PACIFIC HWY, SAN DIEGO, CA 92101
 PHONE: 236-2243

NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

VAL D. WYNN ENGINEERING, INC.
 28714 VALLEY CENTER ROAD - SUITE F
 P.O. Box 960
 VALLEY CENTER, CALIFORNIA 92082
 (619) 749-8722

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
 Issue permit Yes No
 Final parcel map required: Yes No
 Sanitarian: _____
 Date: _____

PC1 D

Date April 10, 1990 B60589

OWNER'S NAME Roger A. Johnson ADDRESS 10257 Centinella Drive
La Mesa, CA - 92041

CONTRACTOR _____ ADDRESS _____

Legal Location APN 129-010-19,20,44(por) Lot _____ Block _____

Test Location Nelson Way, Escondido
 (NUMBER, STREET AND TOWN)

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.



My registration expires 12/31/93

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- 1. Lot Location (locate by street)
- 2. Existing and Proposed Structures
- 3. Surfaced Areas
- 4. Lot Grade
- 5. Wells
- 6. Utility Water Lines
- 7. Test Holes
- 8. Sub-Surface Disposal System
- 9. Cuts and Fill
- 10. All calculations on 8 1/2 x 11" Sheet

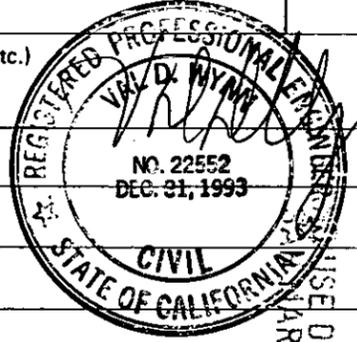
		SUB-SURFACE DRAINAGE				
PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 ft.	4 hrs.		11 min/in	17 min/in
	2.	3 ft.	4 hrs.		40 min/in	
	3.	3 ft.	4 hrs.		9 min/in	
	4.	3 ft.	4 hrs.		9 min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
 1 ft. below surface: Topsoil
 2 ft. below surface: D.G.
 3 ft. below surface: D.G.
 8 to 10 ft. below surface: D.G.
 Source of water: Valley Center MWD Depth of water table: Deeper than 75'
 Proposed structure: No. _____ Type _____
 No. of bedrooms: _____ and/or maximum capacity: _____



ENVIRONMENTAL HEALTH SERVICES
 90 MAY 14 PM 4:25
 MARCOS

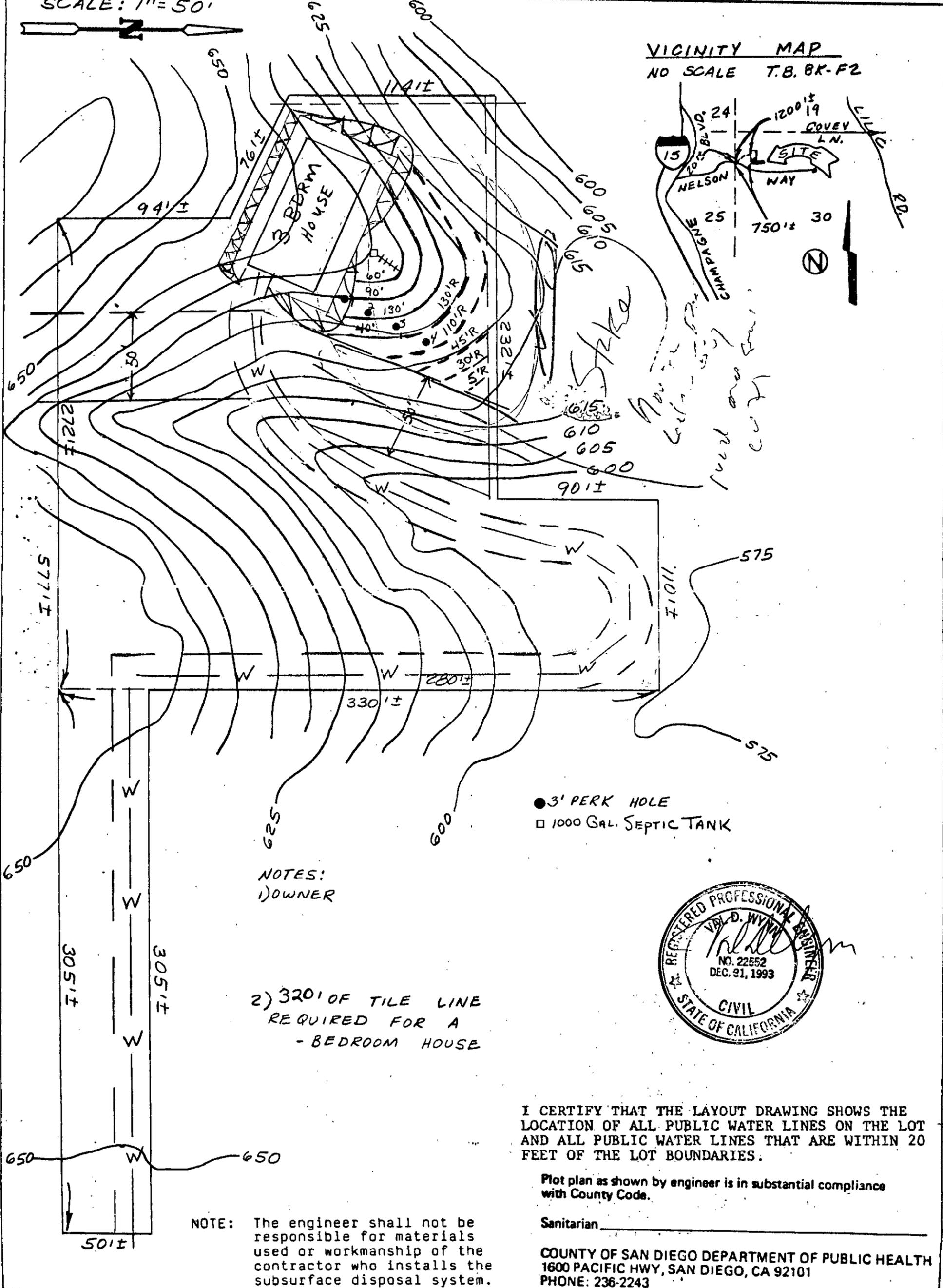
RECOMMENDATIONS:

Size tank _____ gal.
 Drainage tile _____ ft.
 Trench width _____ ft.
 Trench depth _____ ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Val D. Wynn, RCE 22552
 REGISTERED ENGINEER (REG. NO.)
 P.O. Box 960, Valley Center, CA 92082
 Address Phone Date
 749-8722 4/10/90

SEPTIC SYSTEM LAYOUT - A.P.N. 129-010-19,20,44 (PORTIONS)
 SCALE: 1"=50'



NOTES:
 1) OWNER

2) 320' OF TILE LINE
 REQUIRED FOR A
 - BEDROOM HOUSE

NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

● 3' PERK HOLE
 □ 1000 GAL. SEPTIC TANK



I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____
 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
 1600 PACIFIC HWY, SAN DIEGO, CA 92101
 PHONE: 236-2243

**APPENDIX E
ENVIRONMENTAL RECORDS SEARCH**

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

ESCONDIDO CA 92026

Job Number: ACR71387.1c

PREPARED FOR:

EEL, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-28-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site:

ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-13-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	10-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	10-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	09-28-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	10-05-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	1	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	0	-	-	-	1	1
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	3	3

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 11-28-11
Requestor Name: BRIAN BRENNAN
Standard: ASTM-05

Search Type: AREA
 0.18 sq mile(s)
Job Number: ACR71387.1c
Filtered Report

Target Site:
 ESCONDIDO CA 92026

Demographics

Sites: 3	Non-Geocoded: 3	Population: NA
Radon: 0.4 PCI/L		
Fire Insurance Map Coverage:	No	

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.138721	-117:8:19	Easting: 487081.862
Latitude:	33.278641	33:16:43	Northing: 3681994.304
Elevation:	608		Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	No	
					Aerial Photographs	Yes	11-28-11
					Historical Topos	Yes	11-28-11
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	11-28-11

*Environmental FirstSearch
Target Site Summary Report*

Target Property:

ESCONDIDO CA 92026

JOB:

ACR71387.1c

TOTAL: 3

GEOCODED: 0

NON GEOCODED: 3

SELECTED: 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
---------------	----------------	----------------------------	----------------	-----------------	-----------------	-----------------

No sites found for target address

***Environmental FirstSearch
Sites Summary Report***

Target Property:

ESCONDIDO CA 92026

JOB:

ACR71387.1c

TOTAL: 3

GEOCODED: 0

NON GEOCODED: 3

SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	PERMITS	CRASON RANCH HE17121388/INACTIVE	NELSON WAY ESCONDIDO CA 92026	NON GC	N/A	2
	UST	CRASON RANCH HE17H21388/NOT REPORTED	NELSON WAY ESCONDIDO CA 92026	NON GC	N/A	3
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	5

Environmental FirstSearch
Site Detail Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

No sites were found!

***Environmental FirstSearch
Site Detail Report***

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

PERMITS

SEARCH ID: 1	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME: CRASON RANCH		REV: 03/29/07	
ADDRESS: NELSON WAY		ID1: HE17121388	
ESCONDIDO CA 92026		ID2:	
SAN DIEGO		STATUS: INACTIVE	
CONTACT:		PHONE:	
SOURCE: SAN DIEGO CO DEH			

DETAILS NOT AVAILABLE

**Environmental FirstSearch
Site Detail Report**

Target Property:

ESCONDIDO CA 92026

JOB: ACR71387.1c

UST

SEARCH ID:	2	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	CRASON RANCH	REV:	05/24/11	ID1:	HE17H21388
ADDRESS:	NELSON WAY ESCONDIDO CA 92026 SAN DIEGO	ID2:	NOT REPORTED	STATUS:	NOT REPORTED
CONTACT:	ROBERT R & MARGUERITE M CRANE	PHONE:	213-301-9009		
SOURCE:	SAN DIEGO CO				

TANK IDs

Permit Number: H21388
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION

Capacity: 550
Contents: REGULAR UNLEADED

Tank System Type: SINGLE WALL
Primary Tank Material: BARE STEEL
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: OVRFILL UNKNOWN
Spill Buckets:

TANK TESTING & MONITORING INFORMATION

Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO

PIPING INFORMATION

Pipe Construction:
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: VISUAL MONITORING: DAILY (MINIMUM) LOG OF INSPECTIONS

REGULATORY INFORMATION

Regulatory Status Date:
Regulatory Status Code Description: EXEMPT

TANK IDs

Permit Number: H21388
Tank Number: T002
Tank ID Number: 2

TANK CHARACTERISTICS INFORMATION

Capacity: 550
Contents: DIESEL

Tank System Type: SINGLE WALL
Primary Tank Material: BARE STEEL
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: OVRFILL UNKNOWN
Spill Buckets:

TANK TESTING & MONITORING INFORMATION

Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO

PIPING INFORMATION

Pipe Construction:
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: VISUAL MONITORING: DAILY (MINIMUM) LOG OF INSPECTIONS

REGULATORY INFORMATION

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

UST

SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
2	NON GC		
NAME:	CRASON RANCH	REV:	05/24/11
ADDRESS:	NELSON WAY	ID1:	HE17H21388
	ESCONDIDO CA 92026	ID2:	
	SAN DIEGO	STATUS:	NOT REPORTED
CONTACT:	ROBERT R & MARGUERITE M CRANE	PHONE:	213-301-9009
SOURCE:	SAN DIEGO CO		

Regulatory Status Date:
Regulatory Status Code Description: EXEMPT

**Environmental FirstSearch
Site Detail Report**

Target Property:

ESCONDIDO CA 92026

JOB:

ACR71387.1c

TRIBALLAND

SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
3	NON GC		
NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV:	01/15/08
ADDRESS:	UNKNOWN	ID1:	BIA-92026
	CA 92026	ID2:	
	SAN DIEGO	STATUS:	
CONTACT:		PHONE:	
SOURCE:	BIA		

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. **LGN - Large Quantity Generators** **SGN - Small Quantity Generators** **VGN – Conditionally Exempt Generator.** Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST –** Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR –** database of generators that are regulated under the MA DEP. **VQN-MA =** generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. **SQN-MA =** generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. **LQG-MA =** generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. **CLEANUPS IN MY COMMUNITY (subset)** - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program. Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS- A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST- Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS- A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA sites that have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY- Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416

San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* County of Alameda Department of Environmental Health

* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

* County of Kern Environmental Health Department

* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

* Environmental Health Services

LAKE COUNTY CUPA:

* Division of Environmental Health

LASSEN COUNTY CUPA:

* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

* County of Los Angeles Environmental Programs Division

* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

* Environmental Health Department

MARIN COUNTY CUPA:

* County of Marin Office of Waste Management

* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

* Health Department

MENDOCINO COUNTY CUPA:

* Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- * County Fire Dept Protective Services Division
- SANTA CLARA COUNTY CUPAS:
 - * County of Santa Clara Hazardous Materials Compliance Division
 - * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
 - * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
- SANTA CRUZ COUNTY CUPA:
 - * Environmental Health Department
- SHASTA COUNTY CUPA:
 - * Environmental Health Department
- SIERRA COUNTY CUPA:
 - * Health Department
- SISKIYOU COUNTY CUPA:
 - * Environmental Health Department
- SONOMA COUNTY CUPAS:
 - * County of Sonoma Department Of Environmental Health
 - * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
- STANISLAUS COUNTY CUPA:
 - * Department of Environmental Resources Haz. Mat. Division
- SUTTER COUNTY CUPA:
 - * Department of Agriculture
- TEHAMA COUNTY CUPA:
 - * Department of Environmental Health
- TRINITY COUNTY CUPA:
 - * Department of Health
- TULARE COUNTY CUPA:
 - * Environmental Health Department
- TUOLUMNE COUNTY CUPA:
 - * Environmental Health
- VENTURA COUNTY CUPAS:
 - * County of Ventura Environmental Health Division
 - * Cities of Oxnard, Ventura
- YOLO COUNTY CUPA:
 - * Environmental Health Department
- YUBA COUNTY CUPA:
 - * Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.21 NE		
Lilac Pl	0.13 NE		
Lilac Walk	0.12 NE		
Nelson Way	0.01 SW		
Putnam Rd	0.2 NE		
Ritson Rd	0.17 SW		
Rocking Horse Rd	0.19 NW		
Shirey Rd	0.00--		
Shirley Ln	0.00--		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

**11-28-11
ACR71387.1c**

ESCONDIDO CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

Copyright Policy & Disclaimer

Certain Sanborn® Fire Insurance Maps are copyrighted material and may not be reproduced without the expressed permission of the Sanborn Map Company. FirstSearch Technology Corporation warrants that it will employ its best efforts to maintain and deliver its information in an efficient and timely manner. Customer acknowledges that it understands that FirstSearch Technology Corporation obtains the above information from sources FirstSearch Technology Corporation considers reliable. However, **THE WARRANTIES EXPRESSED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES**, either expressed or implied, including without limitation any implied warranty of merchantability or fitness or suitability for a particular purpose (whether or not FirstSearch Technology Corporation may know, have reason to know, or have been advised of such purpose), whether arising by law or by reason of industry custom or usage. **ALL SUCH OTHER WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED.**



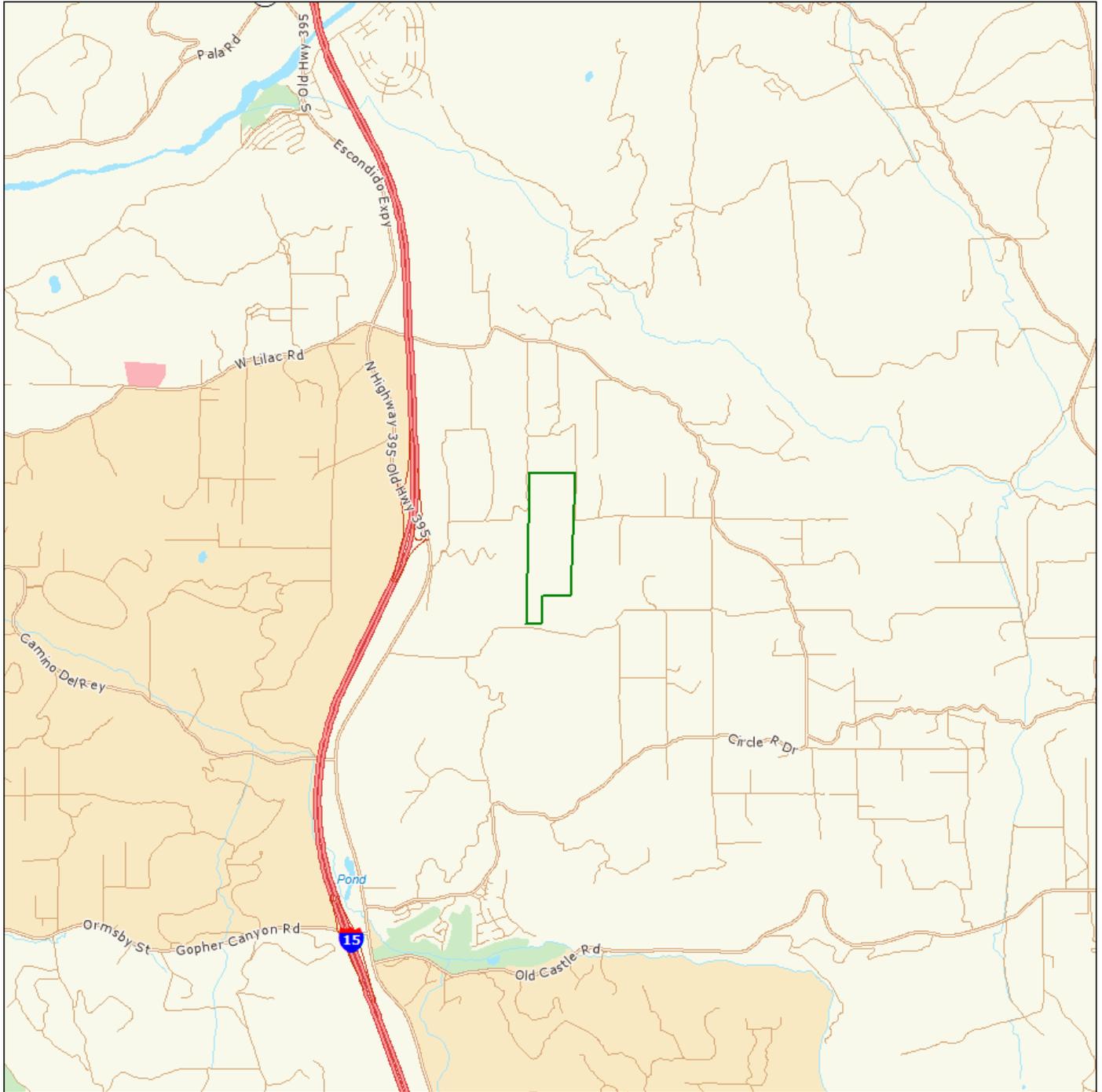
Environmental FirstSearch

1 Mile Radius from Area

Single Map:

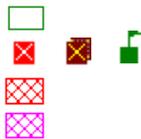


, ESCONDIDO CA 92026



Source: Tele Atlas

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





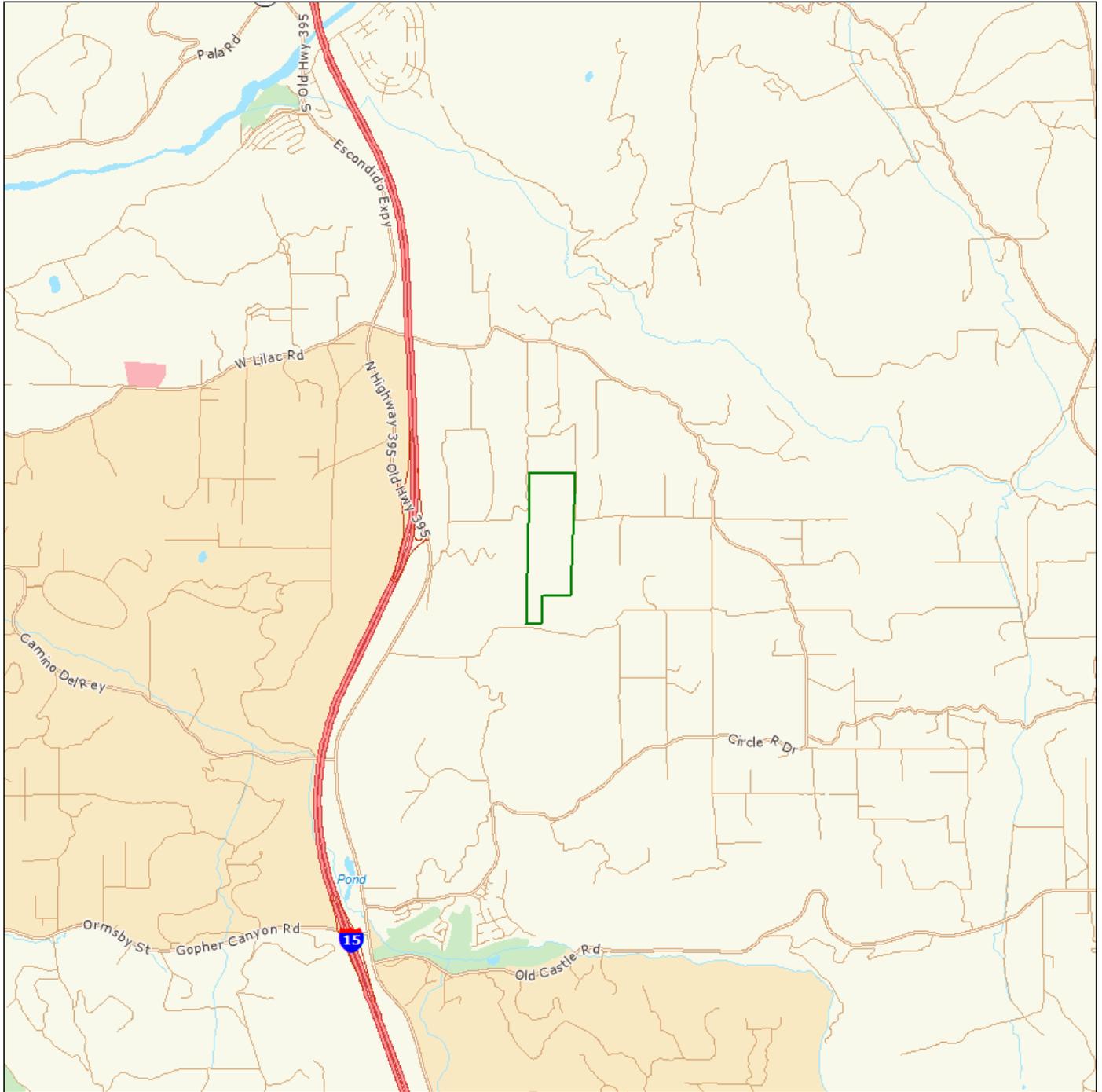
Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCACOR, STATE

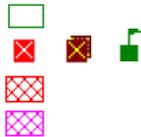


, ESCONDIDO CA 92026



Source: Tele Atlas

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



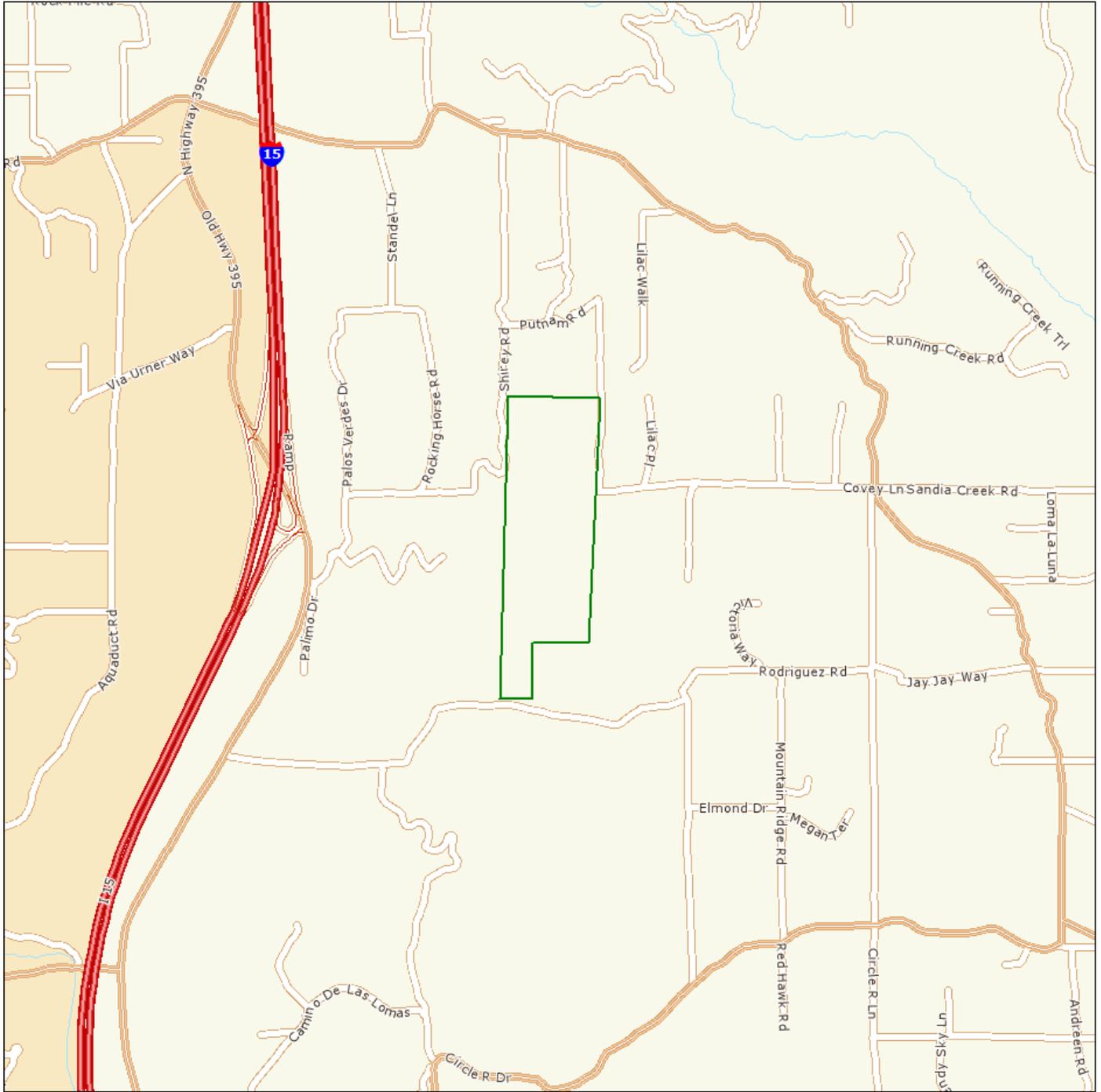


Environmental FirstSearch

.5 Mile Radius from Area
ASTM-05: Multiple Databases

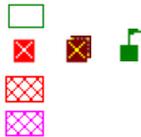


, ESCONDIDO CA 92026



Source: Tele Atlas

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





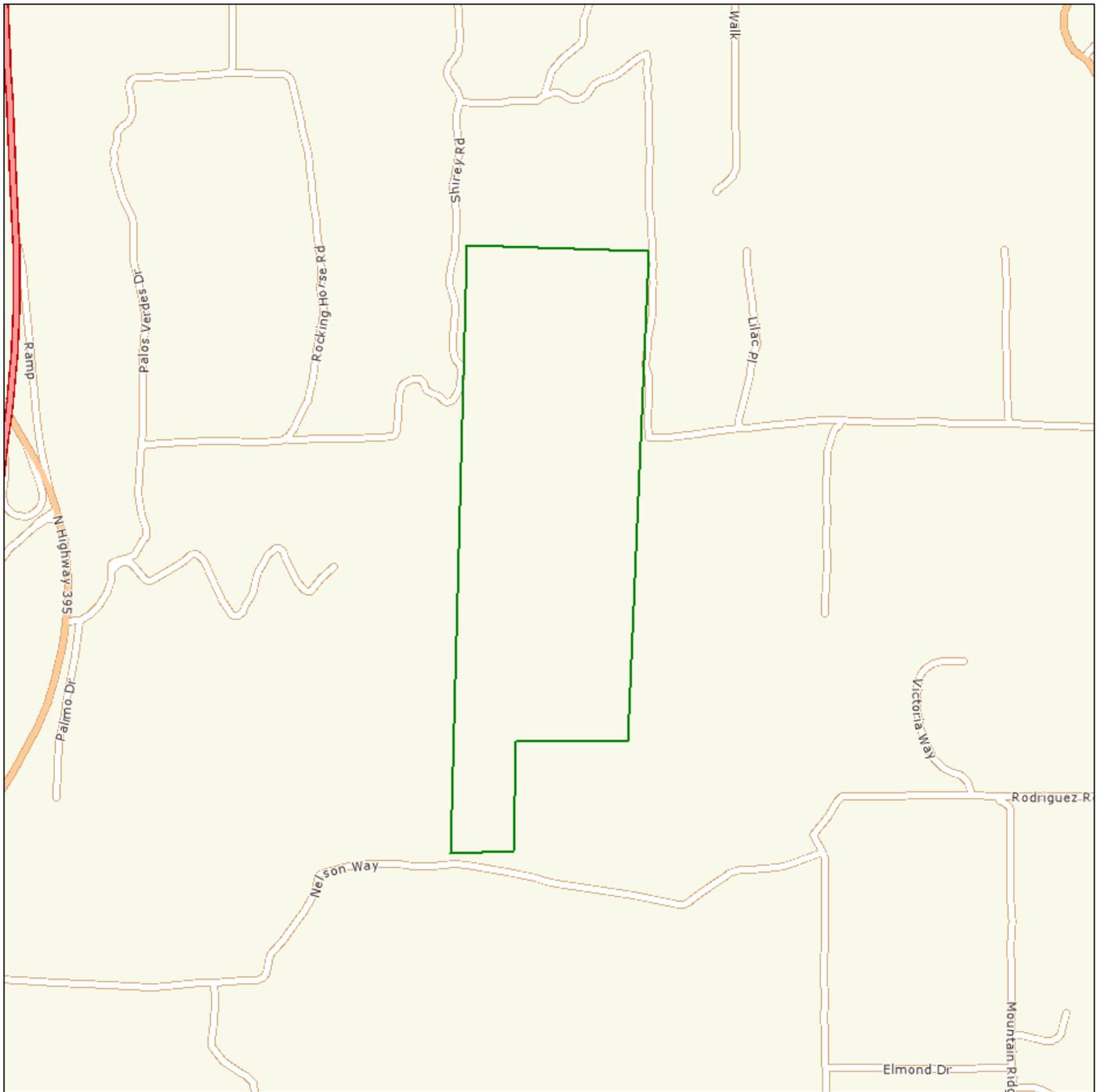
Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

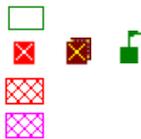


, ESCONDIDO CA 92026



Source: Tele Atlas

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





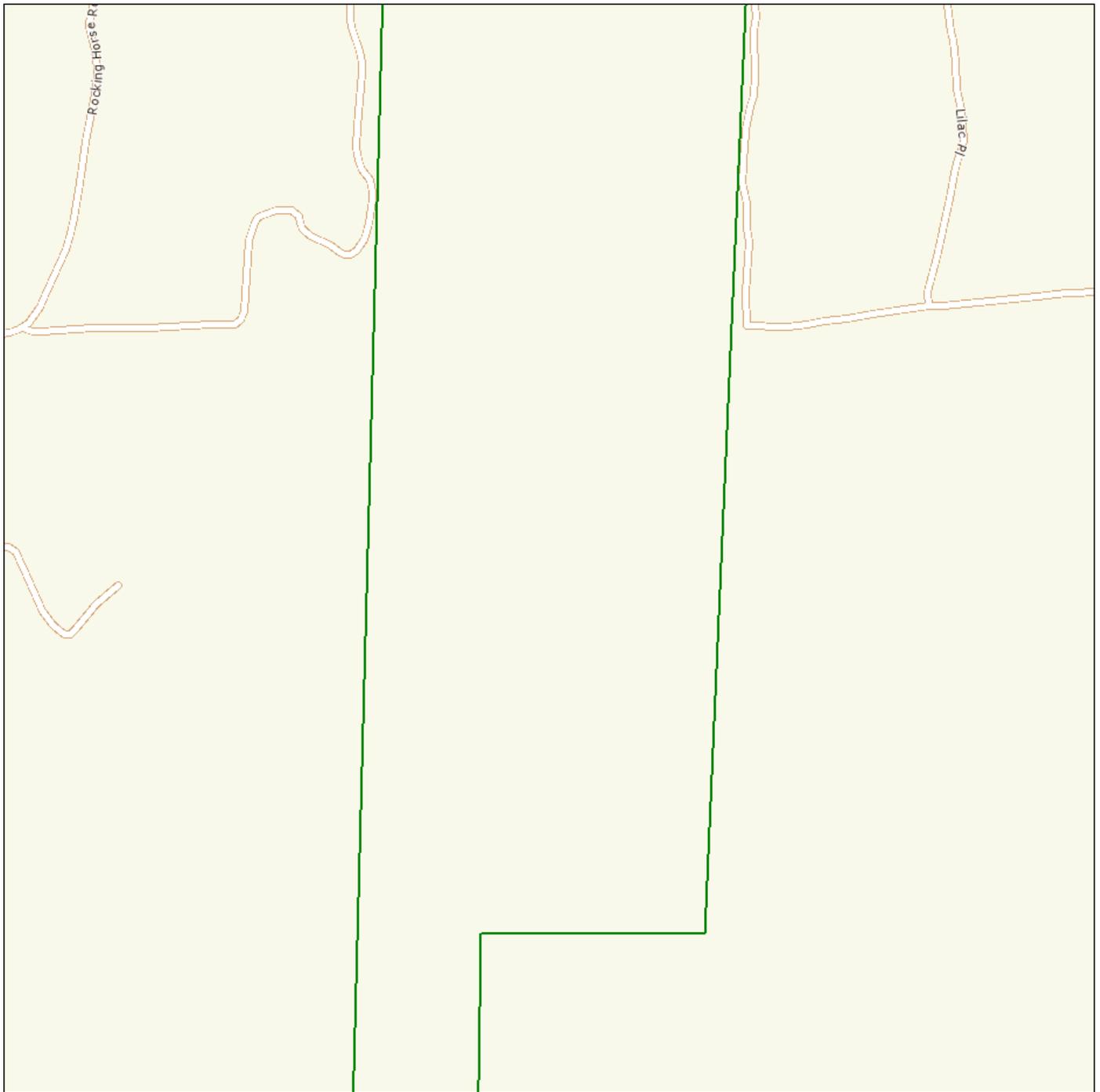
Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases



, ESCONDIDO CA 92026



Source: Tele Atlas

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

**APPENDIX F
USER PROVIDED INFORMATION**



**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

Project Number / Name: ACR-71387.1c / Lilac Creek Estates, LP

Subject Property: APNs 128-290-51, 129-010-62, and 129-010-73 through -76

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

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

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

NO

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

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

NO

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

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

YES - FARMING

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

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

YES

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

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

YES - FARMING

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

No

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

No

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

No

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

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

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

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

COUNTY OF SD DPLU

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

PERMIT APPLICATION

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

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

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

ACCRETIVE ENTITIES & COUNTY OF SAN DIEGO

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

JOHN BILLING 858-546-0700

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

NO

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

YES - PROVIDED

Preparer:

Name/Company:

JOHN BILLING / ACCRETIVE

Address:

12275 E Camino Real, SD

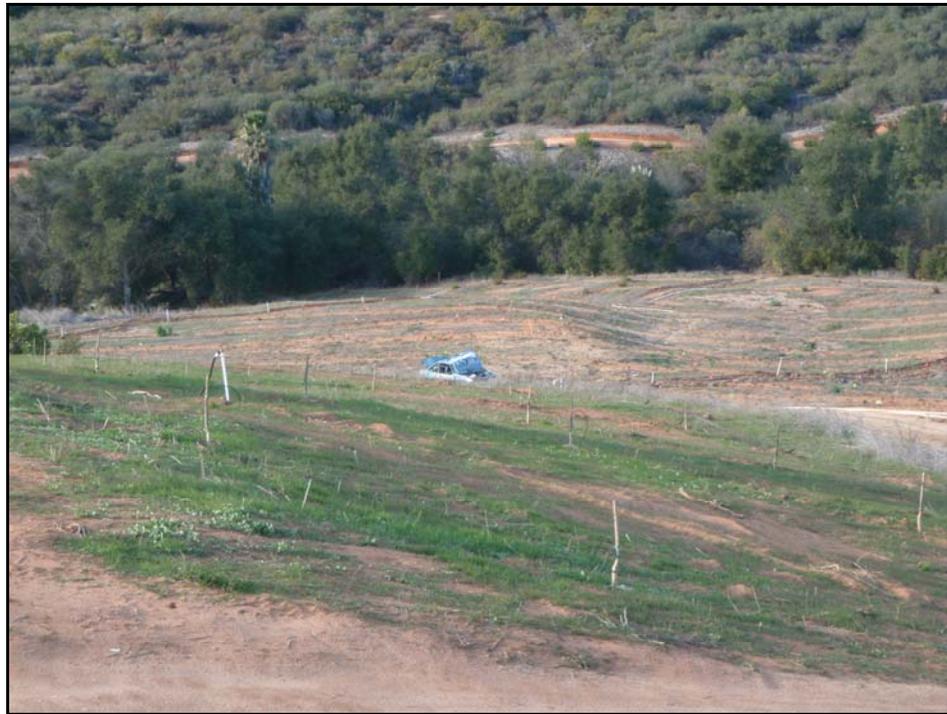
Date:

1/18/12

**APPENDIX G
PHOTOGRAPHIC LOG**



Photograph 1 – View of the subject property, looking north. View is from the southern portion of the property.



Photograph 2 – View of the central portion of subject property looking west. View is from the east edge of the property near Covey Lane. An abandoned vehicle is in view.



Photograph 3 – View of the southern portion of the subject property, looking south. View is from the road traversing the property.



Photograph 4 – View of trash and debris located along the eastern property margin. Debris in the area includes steel buckets, empty propane tanks, empty motor oil containers, pipe, tires, cables, appliances, electronics, and other miscellaneous household and construction debris.



Photograph 5 – View of the empty propane tank and 5-gallon bucket in an area of debris located along the eastern property margin.



Photograph 6 – View of empty motor oil containers in an area of debris located along the eastern property margin.



Photograph 7 – View of refrigerator and wood debris located along the eastern property margin.



Photograph 8 – View of abandoned vehicle in the south-central portion of the subject property.



Photograph 9 – View of abandoned vehicle in central portion of the subject property.



Photograph 10 – View of concrete and pipe debris in the central portion of the subject property.



August 23, 2012

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

Subject: Results of Additional Limited Soil Investigation

Shirey Falls, LP; Alligator Pears, LP; and Lilac Creek Estates, LP Parcels
“Lilac Hills Ranch” Development
Escondido, California 92026
EEI Project No. ACR-71387.2

Dear Mr. Rilling:

This report documents additional limited soil sampling activities performed at the subject property (**Figure 1**). This work was completed on July 20, 2012.

BACKGROUND

The purpose of our additional sampling was to address the County of San Diego Department of Land Use and Planning’s (County) comments regarding the lack of arsenic and lead testing by AEI during past investigations of the subject property parcels known as Shirey Falls, LP (**Figure 2**); Alligator Pears, LP (**Figure 3**); and Lilac Creek Estates, LP (**Figure 4**). The comments addressed by this report are identified as “Hazards, Item 14, No. 56, 67, and 72” in the County scoping letter, dated June 14, 2012. The objective of our sampling was intended to be limited in nature and to provide additional screening level data to satisfy the County’s comments.

Based on EEI’s sampling conducted to date, in general arsenic and lead concentrations detected in site soils appear to be within acceptable background levels or less than residential land use screening values. Select areas with concentrations of arsenic and lead above residential land use screening levels will be addressed separate from this investigation and prior to future site redevelopment.

EEI uses a standard scope of sampling for historical agricultural use areas that relies on Department of Toxic Substance Control’s (DTSC) August 2008 “*Interim Guidance For Sampling Agricultural Properties*”, guidance in the absence of local government standards. The sampling conducted during this investigation was limited to arsenic and lead testing and for screening purposes only. However, the sampling generally conforms to DTSC guidance.

SOIL SAMPLING

On July 20, 2012, EEI mobilized to the subject property to conduct soil sampling activities. Prior to accessing the site, EEI contacted Accretive Investments, Inc. A total of 24 soil samples (identified as HA-1 through HA-24) were collected from depths of approximately 0- to 6-inches below ground surface (bgs) (**Figure 2 through 4**). Sampling activities were focused in areas of past and present agricultural use, and at the request of the County, a former concrete building pad (**Figure 4, Lilac Creek Estates, LP property**).

Soil samples were collected from each location using a hand auger. Samples were extracted from the auger using a gloved hand, and placed in laboratory supplied four ounce glass jars. After sample collection, the jar was sealed with a Teflon lined plastic cap. The samples were stored in a cooler chilled with artificial ice, and delivered via courier under Chain-of-Custody (COC) documentation to SunStar Laboratories, Inc. in Lake Forest, California.

LABORATORY ANALYSIS PROGRAM

All 24 discrete soil samples (HA-1 through HA-24) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (USEPA) Test Method 6010B. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic was detected above the laboratory reporting limit (i.e., “non-detect”) in any of the samples analyzed during this investigation.
- Lead was detected at 28 milligrams per kilogram (mg/kg) and 72 mg/kg in samples HA-17 and HA-21 (**Figure 4, Lilac Creek Estates, LP**), respectively. No other samples analyzed during this investigation reported lead above the laboratory reporting limit (i.e., “non-detect”).

The attached **Table 1** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix A**.

TABLE 1				
Soil Sample Results				
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B	
			Arsenic	Lead
			Reported in mg/kg	
HA-1	0-6	7/20/2012	<5	<3
HA-2	0-6	7/20/2012	<5	<3
HA-3	0-6	7/20/2012	<5	<3
HA-4	0-6	7/20/2012	<5	<3
HA-5	0-6	7/20/2012	<5	<3

TABLE 1 Soil Sample Results				
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B	
			Arsenic	Lead
			Reported in mg/kg	
HA-6	0-6	7/20/2012	<5	<3
HA-7	0-6	7/20/2012	<5	<3
HA-8	0-6	7/20/2012	<5	<3
HA-9	0-6	7/20/2012	<5	<3
HA-10	0-6	7/20/2012	<5	<3
HA-11	0-6	7/20/2012	<5	<3
HA-12	0-6	7/20/2012	<5	<3
HA-13	0-6	7/20/2012	<5	<3
HA-14	0-6	7/20/2012	<5	<3
HA-15	0-6	7/20/2012	<5	<3
HA-16	0-6	7/20/2012	<5	<3
HA-17	0-6	7/20/2012	<5	28
HA-18	0-6	7/20/2012	<5	<3
HA-19	0-6	7/20/2012	<5	<3
HA-20	0-6	7/20/2012	<5	<3
HA-21	0-6	7/20/2012	<5	72
HA-22	0-6	7/20/2012	<5	<3
HA-23	0-6	7/20/2012	<5	<3
HA-24	0-6	7/20/2012	<5	<3
Laboratory Reporting Limit			5	3
Residential CHHSLs			0.07	150
bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram.				

FINDINGS

The results of our additional limited soil investigation revealed no concentrations of arsenic was detected above the laboratory reporting limit (i.e., “non-detect”) in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in sample HA-17 and HA-21 at 28 mg/kg and 72 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., “non-detect”).

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

- The detected lead concentrations of 28 mg/kg and 72 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg.

CONCLUSIONS AND RECOMMENDATIONS

EEI provides the following conclusions and recommendations, which are based solely upon the information provided herein:

- Based on laboratory analytical results from our limited soil investigation activities, low levels of lead were detected in site soils. All detectable concentrations of lead were less than the CHHSL residential screening level of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.

LIMITATIONS

Findings provided herein have been derived in accordance with current standards of practice, and no warranty is expressed or implied. Standards of practice are subject to change with time. This report has been prepared for the sole use of Accretive Investments, Inc. (Client), within a reasonable time from its authorization. Site conditions, land use (both on-site and off-site), or other factors may change as a result of manmade influences, and additional work may be required with the passage of time.

This evaluation should not be relied upon by other parties without the express written consent of EEI and the Client; therefore, any use or reliance upon this environmental evaluation by a party other than the Client 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. The Client has the responsibility to see that all parties to the project, including the designer, contractor, subcontractor, and building official, etc. are aware of this report in its complete form. This report contains information which may be used in the preparation of contract specifications; however, the report is not designed as a specification document, and may not contain sufficient information for use without additional assessment. EEI assumes no responsibility or liability for work or testing performed by others. In addition, this report may be subject to review by the controlling authorities.

If you have any questions or comments, please contact EEI at (760) 431-3747.

Respectfully Submitted,

EEI

Prepared and Edited by:



Brian R. Brennan, M.Sc.
Project Manager

Reviewed by:



Bernard A. Sentianin, CPG, RG
Principal Geologist

Enclosures:

Figure 1- Site Location Map

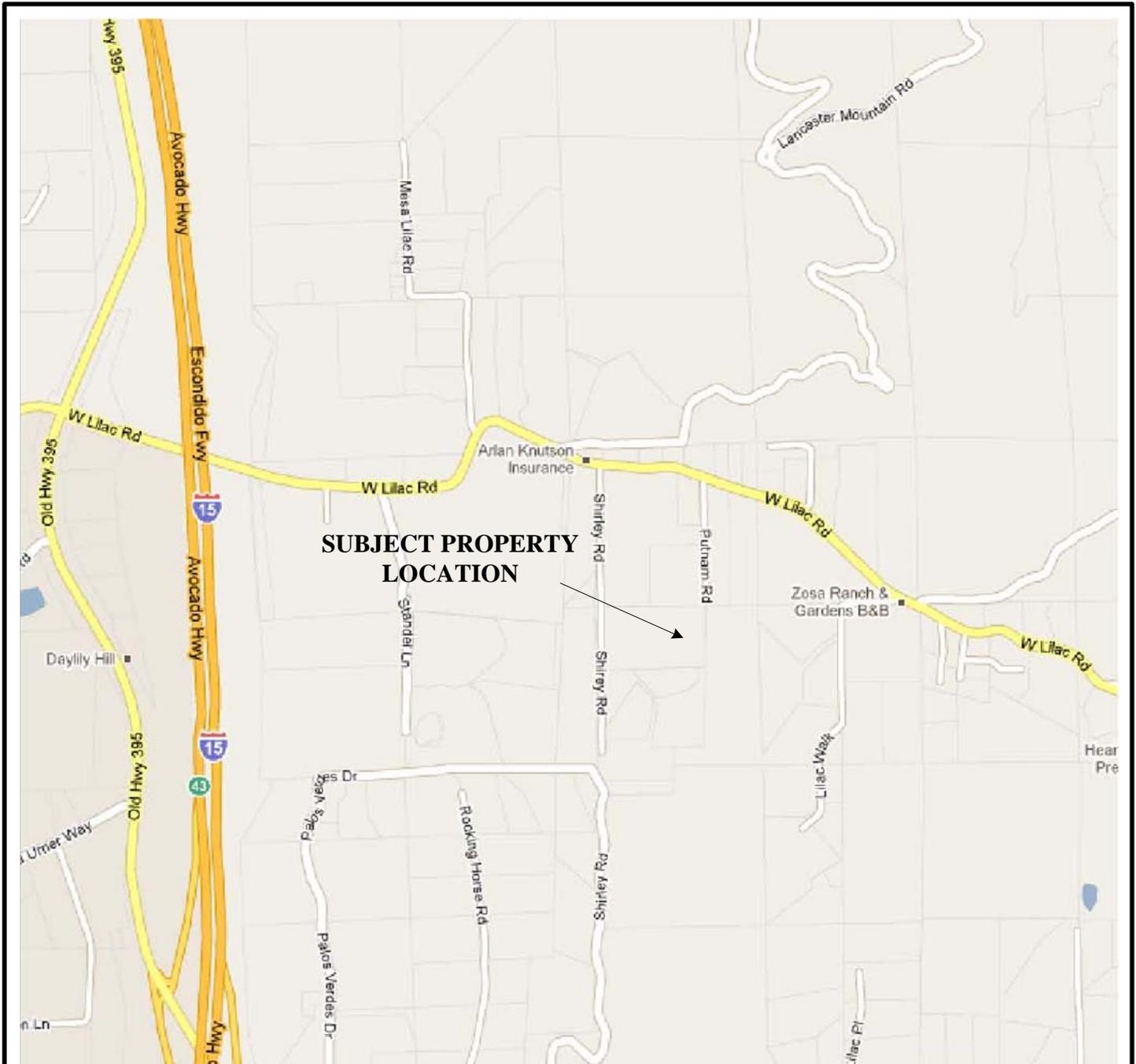
Figure 2 – Boring Location Map – Shirey Falls, LP

Figure 3 – Boring Location Map – Alligator Pears, LP

Figure 4 – Boring Location Map – Lilac Creek Estates, LP

Laboratory Analytical Reports and Chain-of-Custody Documentation

FIGURES



Map Source: Google Maps®, Accessed, July 2011

LEGEND



Scale: 1" = 1,250'



Note All Locations Are Approximate

SITE LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 LILAC HILLS RANCH
 Additional Limited Soil Investigation
 "Shirey Falls, LP; Alligator Pears, LP; and
 Lilac Creek Estates, LP"
 Escondido, California 92026
 EEI Project No. ACR-71387.2
 Revised August 2012



FIGURE 1



Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND

HA-1
○

Soil boring location



Scale: 1" = 580'

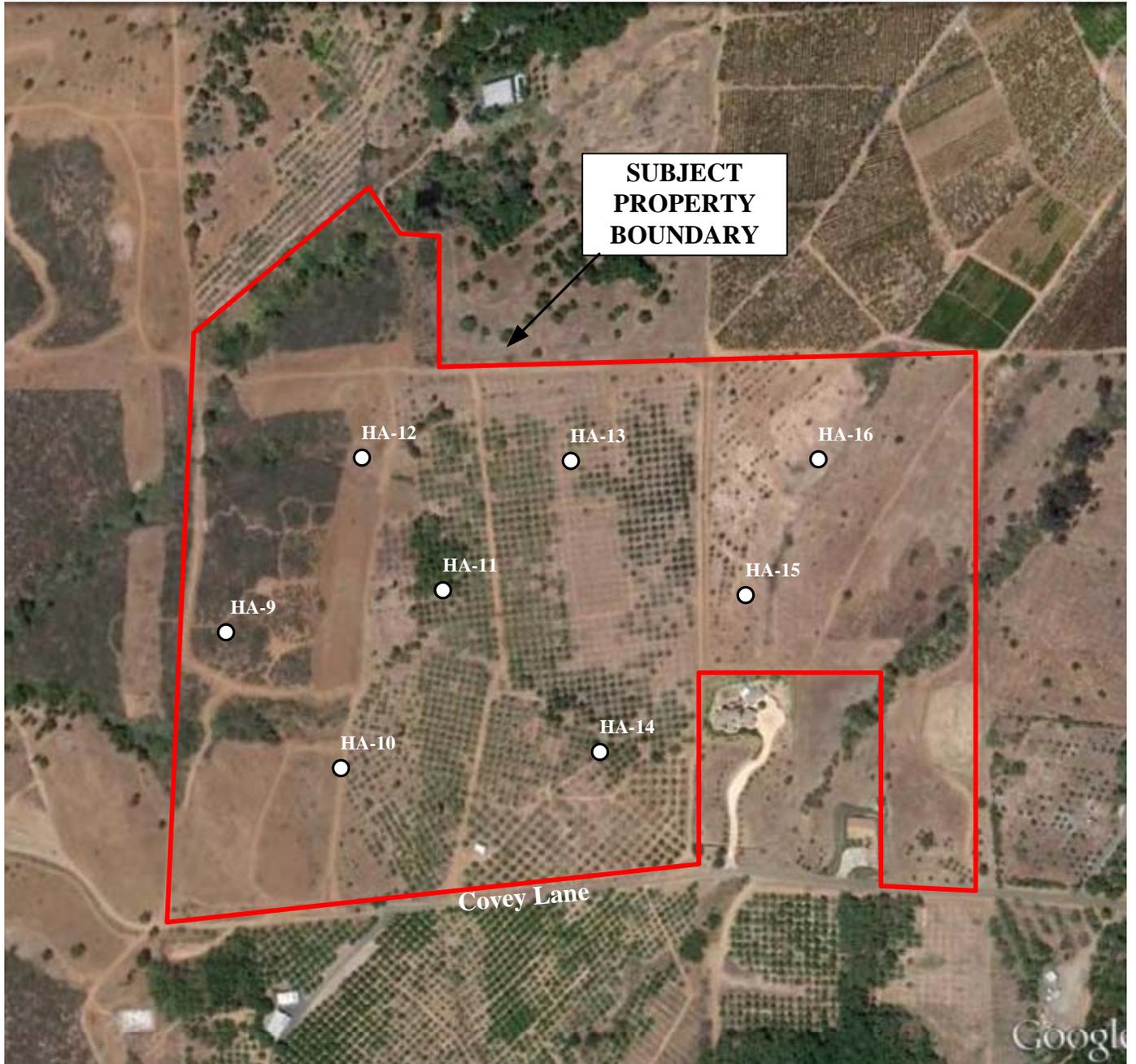


Note All Locations Are Approximate

BORING LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 LILAC HILLS RANCH
 Additional Limited Soil Investigation
 "Shirey Falls, LP"
 Escondido, California 92026
 EEI Project No. ACR-71387.2
 Revised August 2012



FIGURE 2



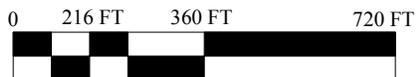
Map Source: Google Earth®, Image Date: August 23, 2010

HA-9
 ○ Soil boring location

LEGEND



Scale: 1" = 360'

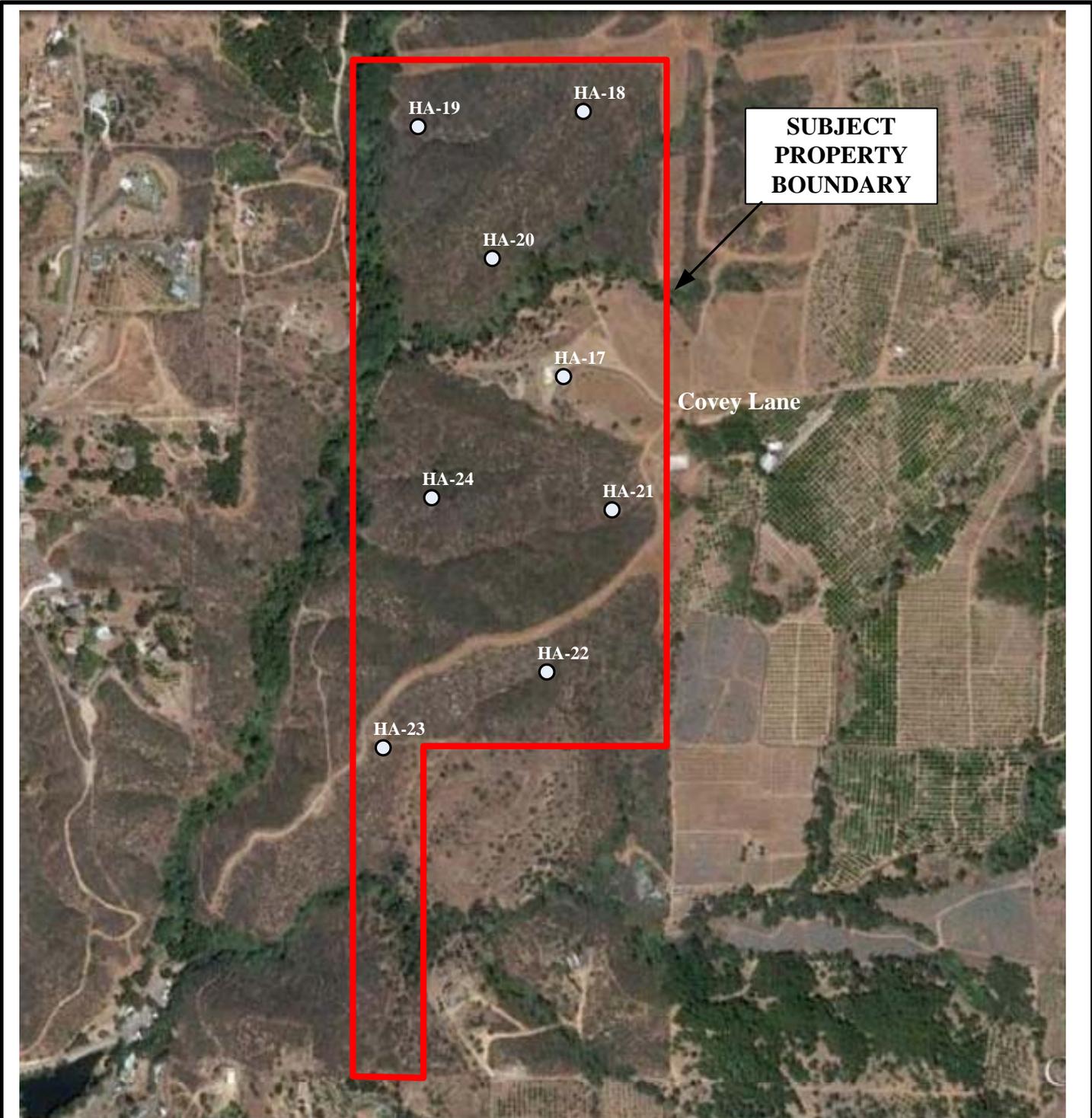


Note All Locations Are Approximate

BORING LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 LILAC HILLS RANCH
 Additional Limited Soil Investigation
 "Alligator Pears, LP"
 Escondido, California 92026
 EEI Project No. ACR-71387.2
 Revised August 2012



FIGURE 3



Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND

HA-17 Soil boring location



Scale: 1" = 630'



Note All Locations Are Approximate

BORING LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 LILAC HILLS RANCH
 Additional Limited Soil Investigation
 "Lilac Creek Estates, LP"
 Escondido, California 92026
 EEI Project No. ACR-71387.2
 Revised August 2012



FIGURE 4

**APPENDIX A
LABORATORY ANALYTICAL REPORTS AND
CHAIN-OF-CUSTODY DOCUMENTATION**



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

30 July 2012

Brian Brennan
EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008
RE: Lilac Hills Ranch

Enclosed are the results of analyses for samples received by the laboratory on 07/23/12 10:32. 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: Lilac Hills Ranch
 Project Number: ACR-71387.2
 Project Manager: Brian Brennan

Reported:
 07/30/12 16:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121257-01	Soil	07/20/12 09:35	07/23/12 10:32
HA-2	T121257-02	Soil	07/20/12 09:45	07/23/12 10:32
HA-3	T121257-03	Soil	07/20/12 09:55	07/23/12 10:32
HA-4	T121257-04	Soil	07/20/12 10:10	07/23/12 10:32
HA-5	T121257-05	Soil	07/20/12 10:25	07/23/12 10:32
HA-6	T121257-06	Soil	07/20/12 10:35	07/23/12 10:32
HA-7	T121257-07	Soil	07/20/12 10:50	07/23/12 10:32
HA-8	T121257-08	Soil	07/20/12 11:00	07/23/12 10:32
HA-9	T121257-09	Soil	07/20/12 11:20	07/23/12 10:32
HA-10	T121257-10	Soil	07/20/12 11:30	07/23/12 10:32
HA-11	T121257-11	Soil	07/20/12 11:45	07/23/12 10:32
HA-12	T121257-12	Soil	07/20/12 11:55	07/23/12 10:32
HA-13	T121257-13	Soil	07/20/12 12:05	07/23/12 10:32
HA-14	T121257-14	Soil	07/20/12 12:20	07/23/12 10:32
HA-15	T121257-15	Soil	07/20/12 12:45	07/23/12 10:32
HA-16	T121257-16	Soil	07/20/12 13:00	07/23/12 10:32
HA-17	T121257-17	Soil	07/20/12 13:35	07/23/12 10:32
HA-18	T121257-18	Soil	07/20/12 13:55	07/23/12 10:32
HA-19	T121257-19	Soil	07/20/12 14:10	07/23/12 10:32
HA-20	T121257-20	Soil	07/20/12 14:35	07/23/12 10:32
HA-21	T121257-21	Soil	07/20/12 14:50	07/23/12 10:32
HA-22	T121257-22	Soil	07/20/12 15:00	07/23/12 10:32
HA-23	T121257-23	Soil	07/20/12 15:10	07/23/12 10:32
HA-24	T121257-24	Soil	07/20/12 15:25	07/23/12 10:32

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

**HA-1
 T121257-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-2
T121257-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-3
T121257-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-4
T121257-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-5
T121257-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-6
T121257-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-7
T121257-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-8
T121257-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-9
T121257-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-10
T121257-10 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-11
T121257-11 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-12
T121257-12 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-13
T121257-13 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-14
T121257-14 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-15
T121257-15 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-16
T121257-16 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-17
T121257-17 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	28	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-18
T121257-18 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-19
T121257-19 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-20
T121257-20 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-21
T121257-21 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	72	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-22
T121257-22 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-23
T121257-23 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

HA-24
T121257-24 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	-----------------------------

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

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

Batch 2072326 - EPA 3051

Blank (2072326-BLK1) Prepared: 07/23/12 Analyzed: 07/25/12

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

LCS (2072326-BS1) Prepared: 07/23/12 Analyzed: 07/25/12

Arsenic	91.0	5.0	mg/kg	100		91.0	75-125			
Lead	95.2	3.0	"	100		95.2	75-125			

Matrix Spike (2072326-MS1) Source: T121257-01 Prepared: 07/23/12 Analyzed: 07/25/12

Arsenic	83.5	5.0	mg/kg	100	0.464	83.1	75-125			
Lead	90.7	3.0	"	100	ND	90.7	75-125			

Matrix Spike Dup (2072326-MSD1) Source: T121257-01 Prepared: 07/23/12 Analyzed: 07/25/12

Arsenic	81.5	5.0	mg/kg	100	0.464	81.0	75-125	2.47	20	
Lead	86.4	3.0	"	100	ND	86.4	75-125	4.90	20	

Batch 2072412 - EPA 3051

Blank (2072412-BLK1) Prepared: 07/24/12 Analyzed: 07/25/12

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

LCS (2072412-BS1) Prepared: 07/24/12 Analyzed: 07/25/12

Arsenic	96.9	5.0	mg/kg	100		96.9	75-125			
Lead	101	3.0	"	100		101	75-125			

Matrix Spike (2072412-MS1) Source: T121261-02 Prepared: 07/24/12 Analyzed: 07/25/12

Arsenic	65.5	5.0	mg/kg	100	0.519	65.0	75-125			QM-05
Lead	91.7	3.0	"	100	ND	91.7	75-125			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
-------------------------------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------

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

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

Batch 2072412 - EPA 3051

Matrix Spike Dup (2072412-MSD1)	Source: T121261-02			Prepared: 07/24/12	Analyzed: 07/25/12					
Arsenic	58.2	5.0	mg/kg	100	0.519	57.7	75-125	11.7	20	QM-05
Lead	90.2	3.0	"	100	ND	90.2	75-125	1.74	20	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

EEI -- Carlsbad

Project: Lilac Hills Ranch

2195 Faraday Ave., Ste K

Project Number: ACR-71387.2

Carlsbad CA, 92008

Project Manager: Brian Brennan

Reported:

07/30/12 16:13

Notes and Definitions

QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to possible matrix interference. The LCS was within acceptance criteria. The data is acceptable as no negative impact on data is expected.

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.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

Chain of Custody Record

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

Client: ESI
 Address: Canby Blvd, CA
 Phone: 714 931-3747 Fax: 714 931-3748
 Project Manager: Brian Brinnan

Date: 7-20-2012 Page: 1 of 2
 Project Name: 51st Hills Ranch
 Collector: Ed Long Client Project #: ACR-11387.2
 Batch #: T121257 EDF #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers		
HA-1	7-20-2012	09:35	Soil	Glass									01		1		
HA-2		09:45											02				
HA-3		09:55											03				
HA-4		10:10											04				
HA-5		10:25											05				
HA-6		10:35											06				
HA-7		10:50											07				
HA-8		11:00											08				
HA-9		11:20											09				
HA-10		11:30											10				
HA-11		11:45											11				
HA-12		11:55											12				
HA-13		12:05											13				
HA-14		12:20											14				
HA-15		12:30											15				
Relinquished by: (signature) <u>[Signature]</u>			Received by: (signature) <u>[Signature]</u>			Date / Time			Date / Time			Total # of containers			Notes		
Relinquished by: (signature) <u>[Signature]</u>			Received by: (signature) <u>[Signature]</u>			Date / Time			Date / Time			Chain of Custody seals Y/N/A			Seals intact? Y/N/A		
Relinquished by: (signature) <u>[Signature]</u>			Received by: (signature) <u>[Signature]</u>			Date / Time			Date / Time			Received good condition/cold			Y		

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

Turn around time: _____

COC 112357

Chain of Custody Record

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

Client: ECR
 Address: Garibaldi, VA
 Phone: 703-373-3200 Fax: _____
 Project Manager: Garian Sosunian

Date: 7-20-2012 Page: 2 of 2
 Project Name: Glac Hills Park
 Collector: Ed Lump Client Project #: ACR-21389.2
 Batch #: T121253 EDF #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Total Lead/Arsenic (6010)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-16	7/20/2012	1:00 PM	Soil	GLASS											16		1
HA-17		1:35													17		1
HA-18		1:55													18		1
HA-19		2:10													19		1
HA-20		2:35													20		1
HA-21		2:50													21		1
HA-22		3:00													22		1
HA-23		3:10													23		1
HA-24	7/20/2012	3:25	Soil	GLASS											24		1
Total # of containers																	

Relinquished by: (signature) _____ Date / Time _____
 Relinquished by: (signature) [Signature] Date / Time 7/20/2012 5:00 PM
 Relinquished by: (signature) _____ Date / Time _____
 Received by: (signature) _____ Date / Time _____
 Received by: (signature) [Signature] Date / Time 7/23/12 10:32

Chain of Custody seals Y/N/NA
 Received good condition/cold
 Turn around time: _____
 Return to client _____ Pickup _____

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121257

Client Name: EEL - Carlsbad

Project: Lilac Hills Ranch

Received by: DM

Date/Time Received: 7/23/12 1032

Delivered by: Client SunStar Courier GSO FedEx Other _____

Total number of coolers received 1 Temp criteria = 6°C > 0°C (no frozen containers)

Temperature: cooler #1 1.2 °C +/- the CF (-0.2°C) = 1.0 °C corrected temperature

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

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

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

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

Sample Containers Intact Yes No*

Sample labels match COC ID's Yes No*

Total number of containers received match COC Yes No*

Proper containers received for analyses requested on COC Yes No*

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

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

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date DM 7/23/12

Comments:



EEI

Geotechnical & Environmental Solutions

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

**Accretive Investments, Inc.
“Zosa Ranch” Property
35.13-Acre Property
APNs: 128-280-37, 128-440-05, -22 and -23
9435 West Lilac Walk
Escondido, California 92026**

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

**April 19, 2011
(March 26, 2012 revisions)**

EEI Project Number ACR-71268

**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:

“Zosa Ranch” Property
35.13-Acre Property
APNs: 128-280-37, 128-440-05, -22, and -23
9435 West Lilac Walk
Escondido, California 92026
EEI Project Number ACR-71268

Prepared and Edited by:



Brian R. Brennan, REA-II
Senior Project Manager

Reviewed by:



Bernard A. Sentianin,

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

EEI Project No. ACR-71268

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	2
2.3 Regional and Local Geology.....	3
2.4 Regional and Local Hydrogeology	3
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	4
TABLE 1 - Summary of Historical Use Review	5
3.2.2 City/County Directories	6
TABLE 2 Summary of City Directory Search	7
3.2.3 Sanborn Fire Insurance Maps.....	7
3.2.4 County of San Diego Land Use Environmental Group.....	7
3.3 Regulatory Database Search.....	8
3.3.1 Federal Databases.....	8
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.....	10
3.4.4 Department of Toxic Substances Control	10
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files	10
3.5 Interview with Current Property Owner.....	10
3.5.1 Past or Present Uses Indicating Environmental Concern	11
3.5.2 Environmental Liens or Governmental Notification	11
3.5.3 Presence of Hazardous Substances or Environmental Violations	11
3.5.4 Previous Assessments.....	11
3.5.5 Legal Proceedings	11
3.6 User Provided Information	11
3.6.1 Environmental Liens or Activity and Use Limitations.....	11
3.6.2 Specialized Knowledge	11
3.6.3 Valuation Reduction for Environmental Issues.....	12
3.6.4 Presence or Likely Presence of Contamination.....	12
3.6.5 Other.....	12
3.7 Previous Assessments.....	12

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues12
 3.8.1 Asbestos Containing Materials.....12
 3.8.2 Lead-Based Paint.....13
 3.8.3 Radon13
 3.8.4 Polychlorinated Biphenyls13

4.0 SITE RECONNAISSANCE.....14
 4.1 Purpose.....14
 4.2 Subject Site.....14
 TABLE 3 – Summary of Site Reconnaissance.....16
 4.3 Adjacent Properties16

5.0 PHASE I ESA FINDINGS AND OPINIONS.....16

6.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES.....17
 6.1 Historical Data Gaps17
 6.2 Regulatory Data Gaps17
 6.3 On-site Data Gaps17
 6.4 Deviations from ASTM Practices17

7.0 LIMITED AGRICULTURAL CHEMICAL SURVEY18
 7.1 Sampling Objective18
 7.2 Field Investigation.....18
 7.3 Laboratory Analytical Program.....18
 TABLE 4- Soil Sample Results.....19

8.0 LIMITED AGRICULTURAL CHEMICAL SURVEY FINDINGS AND OPINIONS22

9.0 PHASE I ESA AND LIMITED AGRICULTURAL CHEMICAL SURVEY CONCLUSIONS..23

10.0 REFERENCES24

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 Map
- Appendix C – County of San Diego Records
- Appendix D – Historical Aerial Photographs/Topographic Maps/City Directory
- 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: 35.13-Acre Property

EEl Project Number: ACR-71268

Site Information:

“Zosa Ranch” Property
35.13-Acre Property
APNs: 128-280-37, 128-440-05, -22, and -23
9435 West Lilac Walk
Escondido, California 92026

Site Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and Mrs. Nena Zosa, Property Owner (562-572-2481)

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@eetiger.com

Inspection Date: April 7, 2011 / **Report Date:** April 19, 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 at 9435 West Lilac Walk, 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 irregular-shaped subject property consists of privately owned land generally located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California. The subject property encompasses a total of 35.13-acres on four (4) parcels identified as Assessor’s Parcel Number (APN) 128-280-37, 128-440-05, -22, and -23. The main address associated with the subject property is 9435 West Lilac Walk (APN 128-440-23); however, includes: 9307 West Lilac Walk (APN 128-280-37); and 9381 West Lilac Walk (APN 128-440-05). According to County of San Diego records, no address has been assigned to APN 128-440-23.

Overall the subject property is comprised of gently sloping terrain, the majority of which is covered by orchards. Access to the subject property is obtained from the eastern portion of the site, via West Lilac Walk. The subject property is bound by West Lilac Road and rural residential development to the north; rural residential development and agricultural land to the south; an unnamed private drive and rural residential development to the east; and agricultural development to the west.

The subject property is occupied by “Zosa Ranch”, a bed and breakfast establishment that operates during the summer months. The subject property also includes agricultural land comprised of orchards that contain guava, avocado, and almond trees. The site is developed with four (4) mobile homes located along the north and south central portions of the site, along with a greenhouse, and various small storage sheds used for hand tools, orchard equipment, and produce related-items. The mobile homes are temporary housing for the agricultural and ranch workers. A metal framed horse barn (unoccupied) is located along the northwest corner of the site. Three (3) wooden framed and stucco constructed guest homes are located along the southwestern portion of the site, which are a part of the “Zosa Ranch” bed and breakfast operation. The main ranch house, located along the central portion of the site, is wooden framed and stucco construction. Also included in the central portion of the site are a tennis court and swimming pool, and asphalt covered parking lot. A wood framed maintenance shed and produce storage area is located immediately east of the main ranch house. West Lilac Walk bisects the central and southern portion of the site.

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 half of the property appeared to be cleared in preparation for agricultural use. In 1963, three (3) structures were noted in the southern half of the property along with orchards. In 1974, additional orchards were noted along the northern and western portions of the site. In 1990-1991, an additional four (4) structures were noted on the northwest and southwest portion of the site. Since 1990-1991, the subject property appeared to be utilized primarily for agricultural use (i.e., orchards).

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 April 7, 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. Small quantities of fuel and oil were observed within the maintenance shed located along the eastern portion of the site. Minor surface staining was observed beneath and in the vicinity of the fuel containers located in the maintenance shed along the eastern portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate site soils. Sampling activities were conducted on April 7, 2011. A total of 36 discrete soil samples (ACR-1 through ACR-36), collected at 6-inches below ground surface and six (6) composite samples (Composite #1 through Composite #6) (prepared by a California-State certified laboratory) were analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

No concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect"). Lead was detected in 15 samples at concentrations ranging from 3 mg/kg (ACR-9) to 78 mg/kg (ACR-10). No other samples reported lead above the laboratory reporting limit (i.e., "non-detect"). All detectable concentrations of lead were less than the CHHSL residential screening level of 150 mg/kg. Therefore, further investigation does not appear to be warranted at this time.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9435 West Lilac Walk, 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:

- Based on laboratory analytical results from agricultural chemical survey activities, concentrations of lead were detected in site soils. All detectable concentrations of lead were less than the CHHSL residential screening level of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.
- Small quantities of fuel and oil were observed on the subject property. These materials should be properly disposed of prior to any future site improvements. Minor surface staining was observed beneath and in the vicinity of the fuel containers located in the maintenance shed along the eastern portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time.

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 such site structures will likely be required.
- 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 9435 West Lilac Walk, 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 descriptions 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 irregular-shaped subject property consists of privately owned land generally located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California (**Figure 2**). The subject property encompasses a total of 35.13-acres on four (4) parcels identified as Assessor’s Parcel Number (APN) 128-280-37, 128-440-05, -22, and -23 (**Appendix B**). The main address associated with the subject property is 9435 West Lilac Walk (APN 128-440-23); however, includes: 9307 West Lilac Walk (APN 128-280-37); and 9381 West Lilac Walk (APN 128-440-05). According to County of San Diego records, no address has been assigned to APN 128-440-23.

Overall the subject property is comprised of gently sloping terrain, the majority of which is covered by orchards. Access to the subject property is obtained from the eastern portion of the site, via West Lilac Walk. The subject property is bound by West Lilac Road and rural residential development to the north; rural residential development and agricultural land to the south; an unnamed private drive and rural residential development to the east; and agricultural development to the west.

The subject property is occupied by “Zosa Ranch”, a bed and breakfast establishment that operates during the summer months. The subject property also includes agricultural land comprised of orchards that contain guava, avocado, and almond trees. The site is developed with four (4) mobile homes located along the north and south central portions of the site, along with a greenhouse, and various small storage sheds used for hand tools, orchard equipment, and produce related-items. The mobile homes are temporary housing for the agricultural and ranch workers. A metal framed horse barn (unoccupied) is located along the northwest corner of the site. Three (3) wooden framed and stucco constructed guest homes are located along the southwestern portion of the site, which are a part of the “Zosa Ranch” bed and breakfast operation. The main ranch house, located along the central portion of the site, is wooden framed and stucco construction. Also included in the central portion of the site are a tennis court and swimming pool, and asphalt covered parking lot. A wood framed maintenance shed and produce storage area is located immediately east of the main ranch house. West Lilac Walk bisects the central and southern portion of the site.

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 half of the property appeared to be cleared in preparation for agricultural use. In 1963, three (3) structures were noted in the southern half of the property along with orchards. In 1974, additional orchards were noted along the northern and western portions of the site. In 1990-1991, an additional four (4) structures were noted on the northwest and southwest portion of the site. Since 1990-1991, the subject property appeared to be utilized primarily for agricultural use (i.e., orchards).

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief. The approximate site elevation ranges from approximately 800 feet above mean sea level (amsl) (southwestern portion) to approximately 900 feet amsl (northeast portion).

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 Fallbrook sandy loam series (FaC2/FaE2/FaE3), Cieneba coarse sandy loam series (CIG2), Placentia sandy loam (PeC), and the Steep Gullied Land series (StG) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 2 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 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 two (2) water supply wells located along the west-central and southwest portions of the subject property. The following bulleted items summarize the information reviewed. **Appendix C** contains copies of the County provided information.

- August 2, 2004 – Well Permit No. LWEL 16130 – 9307 West Lilac Road. The well is located along the southwest corner of APN 128-280-37 (west-central portion of the overall site). The permit was for the installation of an 8-inch diameter steel well extending to a depth of 1,000 feet below ground surface (bgs). The intended use of the well was for agricultural. The permit was listed as “Expired”.
- May 11, 1994 – Well Permit No. LWEL 384 – 9435 Lilac Walk. The well is located along the southern portion of APN 128-440-22. The permit was for the installation of a 7-inch diameter steel well extending to a depth of approximately 1,000 feet bgs. The intended use of the well was for agricultural. The permit was listed as “Open”.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for more information. According to the website, no water wells exist on the subject property or in the immediate vicinity.

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, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2011) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SITE BACKGROUND

3.1 Site Ownership

According to the County of San Diego Assessor the current owner of the subject parcel 128-280-37 and 128-440-22 is identified as Timothy and Zita Mar Revocable Trust, 4426 Clubhouse Drive, El Macero, California 95618. The owner of parcels 128-440-05 and -23 is identified as ZNN Limited Partnership, 850 Ocean Boulevard, #901, Long Beach, California 90802.

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, 1948, 1951, 1953, 1963, 1968, 1974, 1975, 1980, 1990-91, 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**).

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 half of the property appeared to be cleared in preparation for agricultural use. In 1963, three (3) structures were noted in the southern half of the property along with orchards. In 1974, additional orchards were noted along the northern and western portions of the site. In 1990-1991, an additional four (4) structures were noted on the northwest and southwest portion of the site. Since 1990-1991, the subject property appeared to be utilized primarily for agricultural use (i.e., orchards).

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. The surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:375	The north portion of the subject property appeared to be undeveloped and comprised of native vegetation. An unimproved dirt road bisected the north-central portion of the site. The southern portion of the subject property appeared to be cleared in preparation for agricultural land use. A drainage was visible that started in the southern portion of the site and that was oriented southwesterly. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1948	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1942 topographic map.
1951	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1948 topographic map.
1953	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1947 aerial photograph.
1963	Aerial Photograph 1:375	The southeast portion of the subject property appeared to be developed with three (3) structures and orchards. The southwest portion of the subject property remained undeveloped; however, two unimproved dirt roads bisected the subject property from north to south and east to west. The northern portion of the subject property remained undeveloped. Increased agricultural development and unimproved dirt roads were noted in the surrounding area.
1968	Topographic Map 1: 24,000	The subject property was shaded green, which indicated agricultural use. A single structure was present along the east-central portion of the site. An unimproved road system was visible along the east and southern portions of the site. The surrounding area was comprised of agricultural land with various unimproved roads.
1974	Aerial Photograph 1:375	The central portion of the site appeared to be developed with orchards and unimproved access roads. The northwest corner of the subject property remained undeveloped. The three (3) structures noted in the 1963 photograph were present. West Lilac Road appeared to be improved. Increased agricultural development was noted in the surrounding area.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph, except for additional orchards were visible along the west-central portion of the site.
1990-1991	Aerial Photograph 1:375	The northwest portion of the subject property appeared to be cleared of vegetation, and what appeared to be a single structure was visible. The north central portion of the site appeared to be developed with orchards and a single structure. The southwest portion of the site remained developed with orchards; two (2) additional structures or building pads were visible along the west-central and southwest portions of the site. The eastern portion of the site appeared to be cleared of vegetation and contained 2-3 structures (photo quality was too poor to determine the exact number of structures). The surrounding area remained developed with rural residences and agricultural land.
2002	Aerial Photograph 1:375	The northwest portion of the subject property remained cleared and/or portions utilized for agricultural. Additional structures were noted in the central portion of the site. The southern half of the subject property appeared to be comprised of orchards and various structures.
March 2012	Aerial Photograph <u>Accretive Investments, Inc.</u>	The subject property appeared as its current configuration, which consisted of a mix of orchards and agricultural land use. A total of nine (9) structures are situated throughout the subject property. A drainage bisected the southwestern portion of the site. West Lilac Walk provides access to the subject property from the eastern property boundary and bisects the southern property boundary. West Lilac Road is visible to the north of the subject property. The surrounding area is comprised of mixed rural residential and agricultural land. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (9435 West Lilac Walk) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed in 1995, 2000, and 2005. 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 9435 West Lilac Walk, Escondido, California 92026		
North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2010		
Lilac Walk First listing this street is 9467	9435 Lilac Walk Address not listed	9467 Lilac Walk Sheffer Barry
2005		
Lilac Walk First listing this street is 9435	9435 Lilac Walk Zosa Noli	9467 Lilac Walk Sheffer Barry
2000		
Lilac Walk First listing this street is 9435	9435 Lilac Walk Zosa Noli; Zosa Nina; Mar Zita	9467 Lilac Walk Sheffer Barry
1995		
Lilac Walk First listing this street is 9435	9435 Lilac Walk Zosa Noli; Zosa Nina	9467 Lilac Walk No Response
1990		
Lilac Walk First listing this street is 9467	9435 Lilac Walk Address not listed	9467 Lilac Walk Wolk Chas J
<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 four (4) subject property parcels APNs: 128-280-37; 128-440-05; 128-440-22; and 128-440-23. The following bulleted items summarize the information reviewed. **Appendix C** contains excerpts of the information reviewed.

- APN 128-280-37 (9307 West Lilac Road) – Permit information pertaining to a water well (additional well information is included in Section 2.4), building combination (e.g., additions or modifications), electrical, and septic tank systems were on file. The permits were issued between November 1988 and January 2005, and have the status of either done or expired.

- APN 128-440-05 (9381 West Lilac Road) – Permit information pertaining to building and plan check; minor use permit; environmental review; limited food preparation; electrical; a major use permit; and septic tank systems were on file. The permits were issued between April 1990 and February 2011, and have the status of either done, open, inactive, or expired.
- APN 128-440-22 (9435 Lilac Walk) – Permit information pertaining to a water well (additional well information is included in Section 2.4); a boundary adjustment with certificate of compliance; electrical; a major use permit; and septic tanks systems were on file. The permits were issued between May 1994 and February 2011, and have the status of either open, inactive, or done.
- APN 128-440-23 (No Address) – Permit information pertaining to a boundary adjustment with certificate of compliance; a minor use permit; a major use permit; and septic tanks systems were on file. The permits were issued between July 2009 and February 2011, and have the status of inactive.

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) – One site was listed as being located on the subject property. **Miller Fire Station, CDF** was identified as having a UST and being located on the subject property. However, the listing is located at 9127 West Lilac Road, approximately 550 feet to the northwest of the subject property. Operating permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listed site does not have a dual listing or documented release; therefore, is not considered an environmental concern at this time.

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 site was listed as being located on the subject property; **Miller Fire Station, CDF**. However, the listing is located at 9127 West Lilac Road, approximately 550 feet to the northwest of the subject property. State permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listed site does not have a dual listing or documented release; therefore, is not considered an environmental concern at this time.

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property. 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: 9307 West Lilac Walk (APN 128-280-37); 9381 West Lilac Walk (APN 128-440-05); 9435 West Lilac Walk (APN 128-440-22); and APN 128-440-23 (no address). According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

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.

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 19).

3.5 Interview with Current Property Owner

EEI interviewed the property owner, Mrs. Nena Zosa for past and present use and information pertaining to the subject property. Information provided by Mrs. Zosa is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Zosa stated that she and her husband have owned the property for approximately 20 years and utilized it for a bed and breakfast and orchard.

3.5.2 Environmental Liens or Governmental Notification

Mrs. Zosa stated that she was 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

Mrs. Zosa stated that she was not aware of any past or present environmental violations with respect to the property or any facility located on the property. Mrs. Zosa stated that small quantities of fuel and oil are stored onsite for orchard-related equipment.

3.5.4 Previous Assessments

Mrs. Zosa stated that she was not aware of any previous assessments conducted at the subject property, except for engineering activities related to water well installations; septic system installation; and building expansions conducted on the property.

3.5.5 Legal Proceedings

Mrs. Zosa stated that she was 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, Mrs. Nena Zosa, 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 aerial photograph data, the structures located along the southern and central portion of the site appeared to have been constructed circa-1975. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If site 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 (circa-1975) of the structures located along the southern central portion of the site, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent site reconnaissance. If site improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint 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 between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

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

3.8.4 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). Overhead power lines were observed along the central and southern portion of the site, along with pole-mounted transformers. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 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 April 7, 2011, EEI personnel mobilized to the subject property and conducted a walking inspection around the perimeter of the subject property, and then traversed the subject property from east to west and north to south. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

Overall the subject property is comprised of gently sloping terrain, the majority of which is covered by orchards that support a variety of fruit trees. Access to the subject property is obtained from the eastern portion, via West Lilac Walk. The subject property is bound by West Lilac Road and rural residential development to the north; rural residential development and agricultural land to the south, and West Lilac Walk; an unnamed private drive and rural residential development to the east; and agricultural development to the west.

The main feature on the subject property is the “Zosa Ranch”, a bed and breakfast establishment that operates during the summer months. During the bed and breakfast off-season, the subject property produces a variety of fruits, primary guava and avocado from the orchards situated throughout the site.

The site is developed with four (4) mobile homes located along the north and south central portions of the site, along with a greenhouse, and various small storage sheds used to store hand tools, orchard equipment, and produce related-items. The mobile homes observed on the subject property appeared to be used for temporary housing site and/or agricultural/ranch workers.

A metal framed horse barn (unoccupied) was observed along the northwest corner of the site. Three (3) wooden framed and stucco constructed guest homes were observed along the southwestern portion of the site, which appeared to be guest houses associated with the "Zosa Ranch" bed and breakfast operation. The main ranch house, located along the central portion of the site, is wooden framed and stucco construction. It contains a main-stay area; kitchen and laundry room; pool and deck; and a detached room utilized for weddings and parties. Also included in the central portion of the site are grass areas; gazebos; a tennis court and asphalt covered parking lot. A wood framed maintenance shed and produce storage area is located immediately east of the main ranch house. West Lilac Walk bisects the central and southern portion of the site.

Two water supply wells were observed along the west-central and southwest portion of the site. The wells appeared to be 7-8 inches in diameter and comprised of steel casing. According to the property owner, Mrs. Nena Zosa, the wells are active, extend beyond 1,000 feet below ground surface, and are utilized for the sites agricultural operations. Two "control" panels were observed in close proximity to each of the wells. The control panels provide power to the well pumping equipment and piping system. Numerous above and evidence of below ground piping was observed throughout the site, which appeared to be utilized for irrigation.

According to County of San Diego records and the property owner, Mrs. Nena Zosa, multiple septic tanks systems are installed throughout the subject property that services the onsite structures. EEI observed signs of such systems (i.e., vent piping, etc.) during our site walk efforts.

Small quantities of fuel, oil, and paint were observed within a maintenance shed located along the east-central portion of the site. Minor staining was noted beneath the fuel and oil containers; however, appeared to represent *de minimis* conditions that would not warrant further investigation. Small quantities of household cleaners were also observed within the main ranch house. Three (3), empty, 55-gallon storage drums were observed along the east-central portion of the site. The drums appeared to be used for agricultural purposes. No petroleum odor or staining was noted beneath or surrounding the drums. Overhead power lines were observed along the southeast and central portion of the site. Pole-mounted transformers were observed; however, appeared to be in good operating condition.

EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

TABLE 3 Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	Good condition.
Surface Spills	No	None observed.
Stained Surfaces	No	Minor staining was observed in the maintenance shed located along the eastern portion of the site; however, appeared to represent <i>de minimis</i> conditions.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Areas of Dumping	No	Various debris, associated with orchard operations; discarded household items; and building materials were observed by the mobile homes and maintenance areas.
Transformers	No	Pole-mounted transformers were observed on the power lines located along the central and southern portions of the site.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	Small quantities of fuel and oil were observed.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by 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 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 and continues to be utilized for agricultural purposes. It is likely that restricted agricultural chemicals were applied to site soils, which is a potential REC. 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 existing orchard/growing areas, where it is assumed that agricultural chemicals were uniformly applied.

Based on the results of our agricultural chemical survey (see section 8.0 – Results of Limited Agricultural Survey), no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., non-detect). Concentrations of lead was detected in site soils; however, at levels less than applicable residential screening values. Therefore, further investigation does not appear to be warranted at this time.

- Historical REC’s – No historical REC’s have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – The following *de minimis* conditions have been identified during the preparation of this ESA:
 - Small quantities of fuel and oil were observed on the subject property. These materials should be properly disposed of prior to any future site improvements. Minor surface staining was observed beneath and in the vicinity of the fuel containers located in the maintenance shed along the eastern portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time.

6.0 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.”

6.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

6.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

6.3 On-site Data Gaps

No on-site data gaps were identified during our research efforts.

6.4 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.

7.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

7.1 Sampling Objectives

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 agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties. The DTSC document does not 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 36 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.

7.2 Field Investigation

On April 7, 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 36 discrete locations (identified as ACR-1 through ACR-36, **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.

7.3 Laboratory Analytical Testing

All 36 discrete soil samples (ACR-1 through ACR-36) 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 six (6) composite samples (identified as Composite #1 through Composite #6) from the discrete samples at a ratio of 6:1. All six (6) composite samples (Composite #1 through Composite #6) 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 or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect).

- Lead was detected in samples ACR-6 through ACR-11, ACR-15, ACR-17, ACR-23, ACR-24, ACR-26 through ACR-29, and ACR-32. Concentrations of lead ranged from 3 milligrams per kilogram (mg/kg) (ACR-9) to 78 mg/kg (ACR-10). No other samples reported lead 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	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-3	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	4/7/2011	<5	3.8	NA	NA	NA	NA	NA
ACR-7	6	4/7/2011	<5	4.1	NA	NA	NA	NA	NA
ACR-8	6	4/7/2011	<5	3.6	NA	NA	NA	NA	NA
ACR-9	6	4/7/2011	<5	3	NA	NA	NA	NA	NA
ACR-10	6	4/7/2011	<5	78	NA	NA	NA	NA	NA
ACR-11	6	4/7/2011	<5	3.3	NA	NA	NA	NA	NA
ACR-12	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4 Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		Dieldrin	EPA 8081A			
			Arsenic	Lead		DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg			Reported in µg/kg			
ACR-13	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	4/7/2011	<5	3.9	NA	NA	NA	NA	NA
ACR-16	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	4/7/2011	<5	3.8	NA	NA	NA	NA	NA
ACR-18	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	4/7/2011	<5	3.2	NA	NA	NA	NA	NA
ACR-24	6	4/7/2011	<5	4.3	NA	NA	NA	NA	NA
ACR-25	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-26	6	4/7/2011	<5	3.7	NA	NA	NA	NA	NA
ACR-27	6	4/7/2011	<5	3.4	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-28	6	4/7/2011	<5	4.5	NA	NA	NA	NA	NA
ACR-29	6	4/7/2011	<5	5.2	NA	NA	NA	NA	NA
ACR-30	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-31	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-32	6	4/7/2011	<5	6.1	NA	NA	NA	NA	NA
ACR-33	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-34	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-35	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-36	6	4/7/2011	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	4/7/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #2	6	4/7/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #3	6	4/7/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #4	6	4/7/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #5	6	4/7/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #6	6	4/7/2011	NA	NA	<5	<5	<5	<5	<5 - 200

TABLE 4 Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		Dieldrin	EPA 8081A			
			Arsenic	Lead		DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg			Reported in µg/kg			
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			0.07	150	35	1,600	2,300	1,600	NA
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.									

8.0 LIMITED AGRICULTURAL CHEMICAL FINDINGS AND OPINIONS

No concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”). Lead was detected in 15 samples at concentrations ranging from 3 mg/kg (ACR-9) to 78 mg/kg (ACR-10). No other samples reported lead above the laboratory reporting limit (i.e., “non-detect”).

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

- Concentrations of lead ranging from 3 mg/kg (ACR-9) to 78 mg/kg (ACR-10) were reported in site soils; however, are less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentration appears to represent background levels inherent to site soils (Kearney Foundation Special Report, 1996).

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.

9.0 PHASE I ESA AND LIMITED AGRICULTURAL CHEMICAL SURVEY 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 subject property located at 9435 West Lilac Walk, 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:

- Based on laboratory analytical results from agricultural chemical survey activities, concentrations of lead were detected in site soils. All detectable concentrations of lead were less than the CHHSL residential screening level of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.
- Small quantities of fuel and oil were observed on the subject property. These materials should be properly disposed of prior to any future site improvements. Minor surface staining was observed beneath and in the vicinity of the fuel containers located in the maintenance shed along the eastern portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time.

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 such site structures will likely be required.
- 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.

10.0 REFERENCES

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

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

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

Kearny Foundation Special Report, “Background Concentrations of Trace and Major Elements in California Soils,” UC Riverside, 1996.

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

San Diego Geographic Information Source, (SanGIS), Website, (<http://files.sangis.org/interactive/viewer/viewer.asp>), accessed April 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 April 2011.

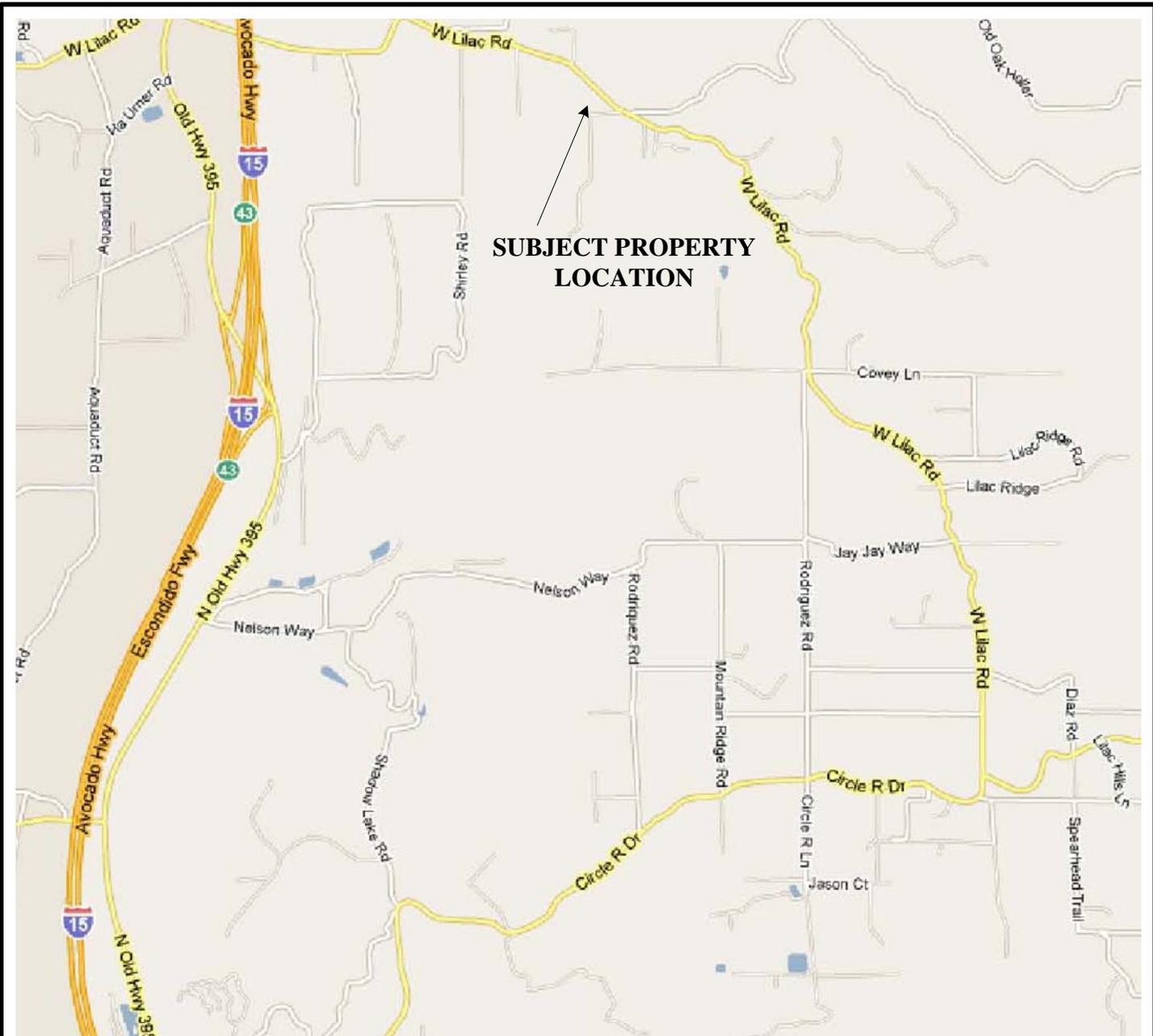
United Nations Environmental Programme, 1999, Guidelines for the Identification of PCBs and Materials Containing PCBs.

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

United States Fish and Wildlife Service (USFWS), National Wetland Inventory (NWI), Website, (<http://137.227.242.85/wetland/wetland.html>), accessed April 2011.

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

FIGURES



Map Source: Google Maps®, Accessed, April 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.
 "Zosa Ranch" (Mar) Property (35.13-acres)
 APNs 128-280-37; 128-440-05, -22 and -23
 9435 Lilac Walk, Escondido, California 92026
 EEI Project No. ACR-71268
 Created April 2011



FIGURE 1



Map Source: Accretive Investments, Inc., March 2012



Scale: 1" = 300'



Note: All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.

"Zosa Ranch" (Mar) Property (35.13-acres)

APNs 128-280-37; 128-440-05, -22 and -23

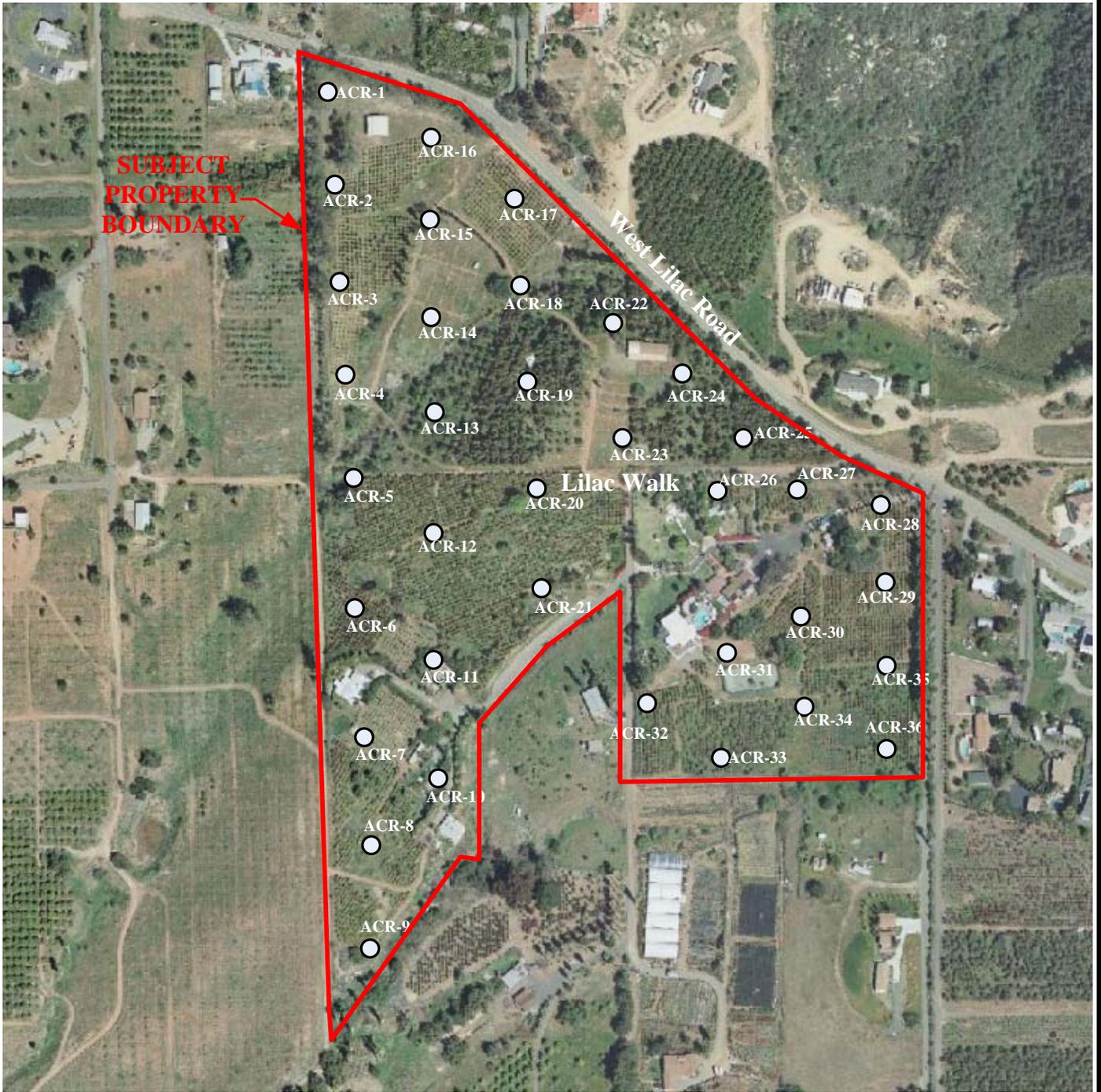
9435 Lilac Walk, Escondido, California 92026

EEI Project No. ACR-71268

Revised March 2012



FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

○ Soil Boring Location



Scale: 1" = 300'



Note: All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
 "Zosa Ranch" (Mar) Property (35.13-acres)
 APNs 128-280-37; 128-440-05, -22 and -23
 9435 Lilac Walk, Escondido, California 92026
 EEI Project No. ACR-71268
 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**

**APPENDIX C
COUNTY OF SAN DIEGO FILES**



[Help](#) [Home](#)

[Look Up](#)

[Permits](#)

[Geo Areas](#)

[Summary](#)

Permits on Selected Parcel

APN:	128-280-37-00	Alt. APN:	-1049-B7
Address:	9307 W LILAC RD	Type:	

Permit	Description	Address	Issued	Status
LWEL 16130	WATER WELL	9307 W LILAC RD	02-Aug-2004	EXPR
C 88063611	BUILD COMBINATION	9307 W LILAC RD	03-Nov-1988	DONE
1007 20041185	ELECTRICAL	9307 W LILAC RD	05-Oct-2004	DONE
1007 20050059	ELECTRICAL	9307 W LILAC RD	19-Jan-2005	DONE
C 8806361999	BUILD COMBINATION	9307 W LILAC RD	03-Nov-1988	EXPR

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


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

Permits on Selected Parcel

APN:	128-440-05-00	Alt. APN:	-1049-B7
Address:	9381 W LILAC RD	Type:	

Permit	Description	Address	Issued	Status
C 95004211	BUILD COMBINATION	9381 W LILAC RD	16-Feb-1995	DONE
A 9500148999	BUILD PLAN CHECK	9381 W LILAC RD	10-Feb-1995	DONE
3400 03-038	MINOR USE PERMIT	9381 W LILAC RD	15-Apr-2003	DONE
3910 0302021	ENVIRONMENTAL REVIEW (AEIS)	9381 W LILAC RD	15-Apr-2003	DONE
C 90026741	BUILD COMBINATION	9381 W LILAC RD	19-Apr-1990	DONE
C 90030501	BUILD COMBINATION	9381 W LILAC RD	25-May-1990	DONE
FA05 392948	LIMITED FOOD PREPARATION	9381 W LILAC RD	30-Jun-2002	OPEN
E 92002621	ELECTRICAL	9381 W LILAC RD	01-Apr-1992	DONE
C 90022491	BUILD COMBINATION	9381 W LILAC RD	10-Apr-1990	DONE
3300 93-005	MAJOR USE PERMIT	9381 W LILAC RD	02-Feb-2011	INAC
3300 93-006	MAJOR USE PERMIT	9381 W LILAC RD	02-Feb-2011	INAC
3300 03-028	MAJOR USE PERMIT	9381 W LILAC RD	30-May-2003	DONE
3300 91-041	MAJOR USE PERMIT	9381 W LILAC RD	02-Feb-2011	INAC
C 92048121	BUILD COMBINATION	9381 W LILAC RD	22-Dec-1992	DONE
C 90039351	BUILD COMBINATION	9381 W LILAC RD	12-Jun-1990	DONE
C 90037771	BUILD COMBINATION	9381 W LILAC RD	12-Jun-1990	EXPR
C 9003050999	BUILD COMBINATION	9381 W LILAC RD	25-May-1990	DONE
C 9002674999	BUILD COMBINATION	9381 W LILAC RD	19-Apr-1990	DONE
C 9002249999	BUILD COMBINATION	9381 W LILAC RD	10-Apr-1990	DONE
C 9003935999	BUILD COMBINATION	9381 W LILAC RD	12-Jun-1990	DONE
C 9204812999	BUILD COMBINATION	9381 W LILAC RD	22-Dec-1992	DONE
C 9003777999	BUILD COMBINATION	9381 W LILAC RD	12-Jun-1990	DONE

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


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

Permits on Selected Parcel

APN:	128-440-22-00	Alt. APN:	-1049-B7
Address:	9435 LILAC WK	Type:	

Permit	Description	Address	Issued	Status
LWEL 384	WATER WELL	9435 LILAC WALK	11-May-1994	OPEN
3710 94-0100	BOUNDARY ADJUSTMENT W/CERT OF COMPLIANCE	9435 LILAC WALK	28-Jul-2009	INAC
1007 20100245	ELECTRICAL	9435 LILAC WALK	22-Mar-2010	DONE
3400 94-013	MINOR USE PERMIT	9435 LILAC WK	30-Mar-2010	INAC
3300 93-005	MAJOR USE PERMIT	9435 LILAC WK	02-Feb-2011	INAC
3300 93-006	MAJOR USE PERMIT	9435 LILAC WK	02-Feb-2011	INAC
3300 91-041	MAJOR USE PERMIT	9435 LILAC WK	02-Feb-2011	INAC

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



[Help](#) [Home](#)

[Look Up](#)

[Permits](#)

[Geo Areas](#)

[Summary](#)

Permits on Selected Parcel

APN:	128-440-23-00	Alt. APN:	-1049-B7
Address:	NO ADDRESS	Type:	

Permit	Description	Address	Issued	Status
3710 94-0100	BOUNDARY ADJUSTMENT W/CERT OF COMPLIANCE	NO ADDRESS	28-Jul-2009	INAC
3400 94-013	MINOR USE PERMIT	NO ADDRESS	30-Mar-2010	INAC
3300 93-005	MAJOR USE PERMIT	NO ADDRESS	02-Feb-2011	INAC
3300 93-006	MAJOR USE PERMIT	NO ADDRESS	02-Feb-2011	INAC
3300 91-041	MAJOR USE PERMIT	NO ADDRESS	02-Feb-2011	INAC

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



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) 128-280-37

Number of Pages: 9

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: El Cajon Ruffin San Marcos

9308



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

DEH USE ONLY
 PERMIT # WLW 16130
 WELL COMPUTER #
 FEE: \$90.00
 WATER DIST: VE MWD

RECEIVED
 AUG - 2 2004

- Property Owner: Gigi MAR Phone: 530-902-2255
9381 W. Lilac Rd County of San Diego Escondido
Mailing Address Dept. of Environmental Health City Zip
- Well Location - Assessors Parcel Number 128-280-37
W. Lilac Rd Escondido 92036
Site Address City Zip
- Well Contractor - Well Driller Joe Fain Company Name: Fain Drilling
12029 Old Castle Rd Valley Center 92082
Mailing Address City Zip
 Phone#: 760-749-0701 C-57#: 328287 Cash Deposit Bond Posted
- Use: Private Public Industrial Cathodic Other AGRICULTURE
- Type of Work: New Reconstruction Destruction Time Extension: 1st 2nd
- Type of Equipment: Rotary (Aid)
- Depth of Well: Proposed: 1000 Existing: 0
- Proposed:

Casing	Conductor Casing	Filter/Filler Material	Perforations
Type: <u>STEEL</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Depth: <u>100±</u>	Depth: _____ ft.	From: _____ To: _____	From: <u>0</u> To: _____
Diameter <u>8"</u> in.	Diameter _____ in.	Type: _____	From: _____ To: _____
Wall/Gauge: <u>188</u>	Wall/Gauge: _____	Wall/Gauge: _____	From: _____ To: _____
- Annular Seal: Depth: 20± ft. Sealing Material: CEMENT
 Borehole diameter: 12 1/2 in. Conductor diameter: 8 in. Annular Thickness 2 in.
- Date of Work: Start: AUG. 2004 Complete: AUG. 2004

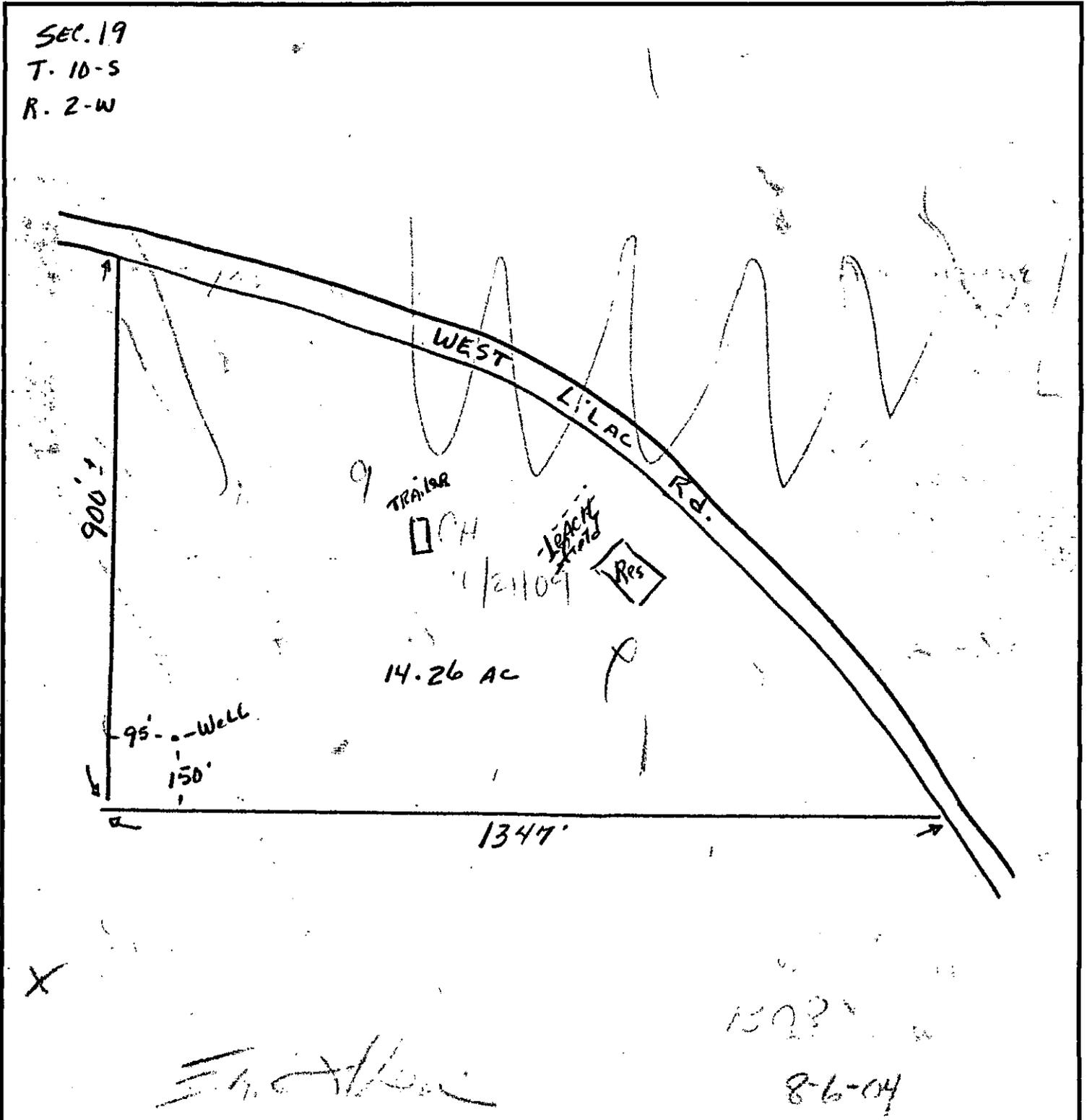
On sites served by public water, contact the local water agency for meter protection requirements.
 I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, 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: Joe R. Fain Date: AUG. 2 - 2004

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: Eric [Signature] Date: 8-6-04

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.



APPLICATION AND PERMIT FOR SEPTIC TANK
EXPIRES ONE YEAR FROM APPLICATION DATE

PERMIT ISSUED
BY: JK

DATE: 1-28-86

T 63172

NAME OF OWNER

BRILES, GARY

OWNER'S MAILING ADDRESS

P.O. Box 3058, Fallbrook

PHONE

ADDRESS OR LOCATION OF JOB

9307 W. Lilac, Valley Center

C.T. 191.02

ASSESSOR'S PARCEL NUMBER
128-280-37

SEPTIC TANK CONTRACTOR

1/27/86 2262462 997 0063172 A

PHONE

90.00 CHECK

SPACE BELOW FOR DEPARTMENTAL USE ONLY

90.00

PERMANENT

TEMPORARY

LAYOUT
APPROVAL:

PERCOLATION TEST Gary Briles

SEEPAGE PIT (DEPTH)

SEPTIC TANK

1000 gal

TILE LINE

430' - 4' trench, 2' rock under pipe

SUBDIVISION

C/C B/A P/M

PIERCE
SANITARIAN
DATE 1/28/86

FIELD APPROVAL

REMARKS

DATE

REPAIR REMARKS

WATER SOURCE

VCMWD

TYPE OF STRUCTURE: COMMERCIAL RESIDENTIAL 3 BR

DATE REQUESTED

DATE INSPECTED

APPROVED

DISAPPROVED

REINSPECTION NUMBER

DATE REINSPECTED

SANITARIAN'S APPROVAL

2-24-86

25 FEB 86

Dirck



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 would result in a penalty of not more than \$500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed

Jerry L. Smith

Date

1-28-84



COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES
1700 Pacific Highway, San Diego, CA 92101
JAMES A. FORDE, Director

EST. #: 128-280-37
PERMIT #: T63172



**APPROVAL
GRANTED**

OFFICIAL NOTICE

Septic System
INSPECTION



**APPROVAL
DENIED**

See corrections
and/or additions

OK TO Backfill system
installation

None -

SITE ADDRESS: 9307W Litch Ave

OWNERS NAME: Gary B. Niles

ADDRESS: PO Box 3858 FBK

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: DATE: 25 FEB 86

CONTRACTOR: _____ TEL. #: _____

REINSPECTION PERMIT REQUIRED: San Diego County Code requires that a reinspection fee of \$ _____ be paid before another inspection permit is issued.

SANITARIAN: [Signature] If there are any questions regarding this inspection, or to request a reinspection, contact:



SAN MARCOS OFFICE
334 Via Vera Cruz
San Marcos, 92069
(619) 741-4203



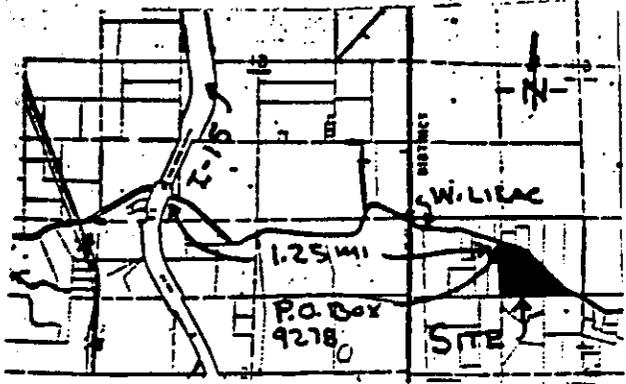
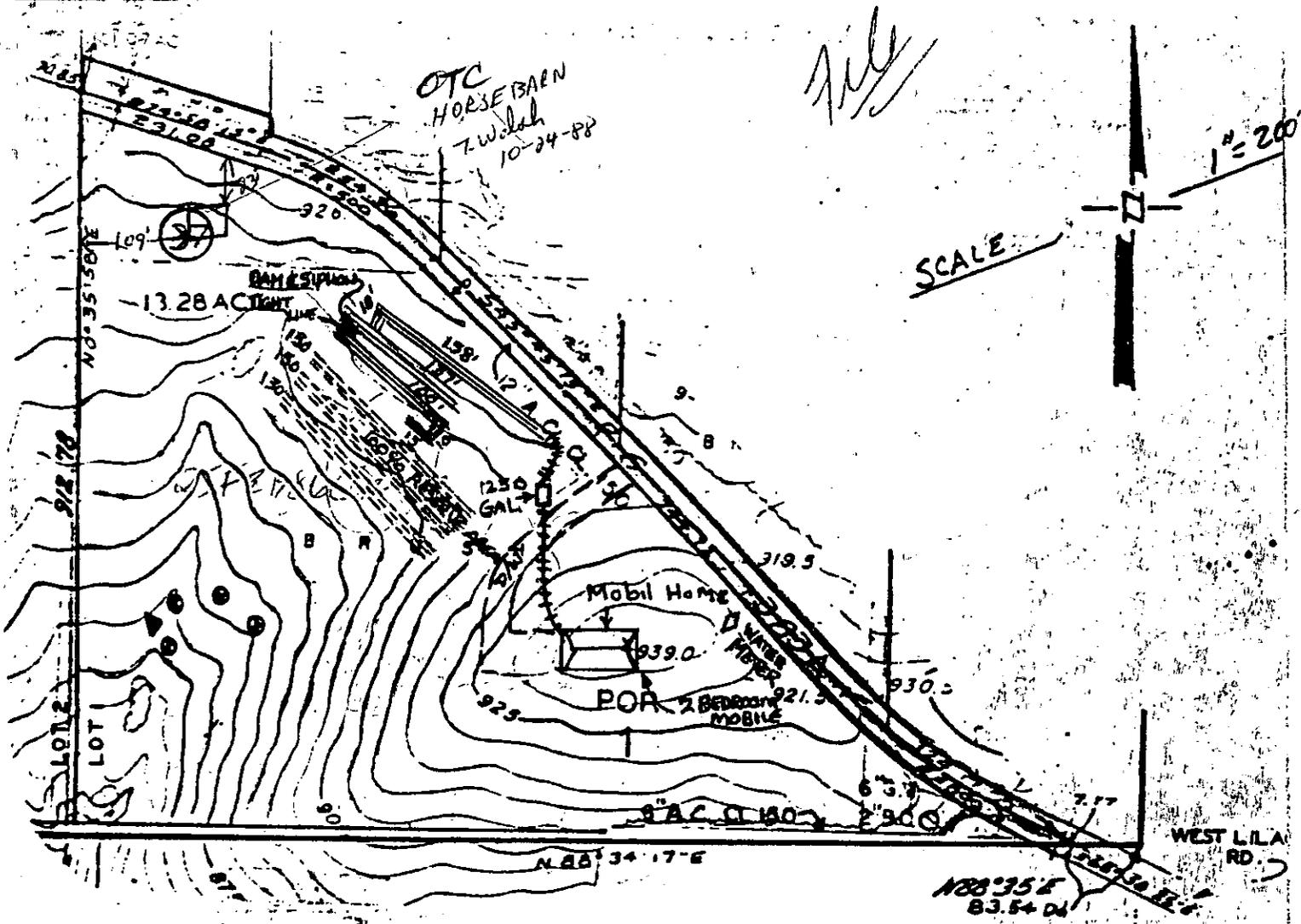
EAST CO. REGIONAL CTR.
250 E. Main St. Box 15
El Cajon, CA 92020
(619) 579-3699



RUFFIN RD. OFFICE
5201 Ruffin Rd.
San Diego, 92123
(619) 565-5173



(619) _____



- ⊙ INDICATES 5' PERC TEST HOLE
- ▲ INDICATES 15' DEEP TEST HOLE
- INDICATES EXISTING WELL
- ▬▬▬ INDICATES PRIMARY LEACH FIELD 430'
- ▬▬▬▬▬ INDICATES 100% RESERVE LEACH FIELD 430'
- ⊕ INDICATES SEPIC TANK
- INDICATES PROPOSED HOUSE & DRIVEWAY

VICINITY MAP
NO SCALE

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATERBODIES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES

Gary J. Briles

"AS BUILT"

OWNER GARY J. BRILES
 LOCATION: 9307 W. LILAC RD.
 CITY: VALLEY CENTER
 ARN: 128-280-37
 P.O. BOX 3058 FALLBROOK 92028
 MAIL ADDRESS
 PHONE 728-2795

SAN COPY

old 396 -> wheel
gate unloaded

ALLIATION REPORT

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

Final Date: 28 JANUARY 1986
Sanitary: [Signature]
Date: 28 JANUARY 1986

December 3, 1985

P.O. Box 3058

Fallbrook, CA 92028

OWNER'S NAME Gary Briles

CONTRACTOR

ADDRESS

Legal Location APN 128-280-37 13.28 AC

Lot Por. Lot Sec 19, T10S, R2W

Test Location None 9307 W. LILAC (1/4 E OF HWY 15)

V1361045

(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- 1. Lot Location (locate by street)
- 2. Existing and Proposed Structures
- 3. Surfaced Areas
- 4. Lot Grade
- 5. Wells
- 6. Utility Water Lines
- 7. Test Holes
- 8. Sub-Surface Disposal System
- 9. Cuts and Fill
- 10. All calculations on 8 1/2 x 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	60"	3 hrs.		13	32 min/in
	2.	"	"		24	
	3.	"	"		40	
	4.	"	"		48	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay, adobe, decomposed granite, etc.)

Surface: Brown silty topsoil "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 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. A 5:1 setback required from all utility trenches to the utility trench to the closest edge of the right-of-way line.

1 ft. below surface: Brown silty topsoil

2 ft. below surface: Brown silty topsoil

3 ft. below surface: Brown silty topsoil

8 to 10 ft. below surface: Light brown to greyish brown clay

Source of water: VC mwb Depth of water table: below 15 feet

Proposed structure: No. 1 Type single family

No. of bedrooms: 3 and/or maximum capacity:

RECOMMENDATIONS: * 2' Rock under 1200 drum line

Size tank _____ gal.

Drainage tile 430 ft.

Trench width 1.5 ft.

Trench depth 4.0 ft.

Seepage pit width _____ ft.

Seepage pit depth _____ ft.

REVIEW OF SEALED, APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

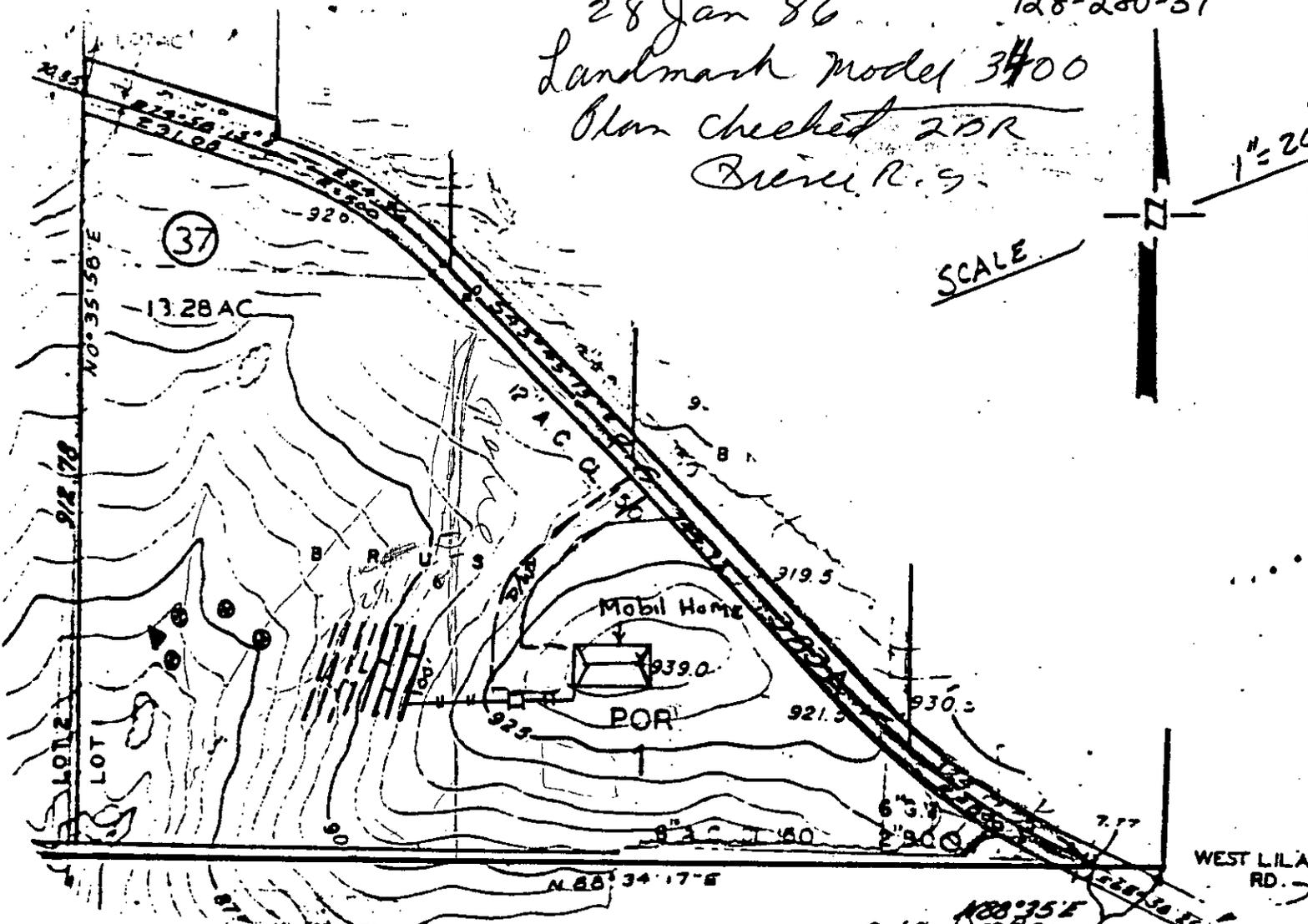
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

HARTLEY-IMGRUND INC
Richard W. Hartley
REGISTERED ENGINEER
P.O. Box 928
Valley Center, CA 92082

20934
749-1493
Phone

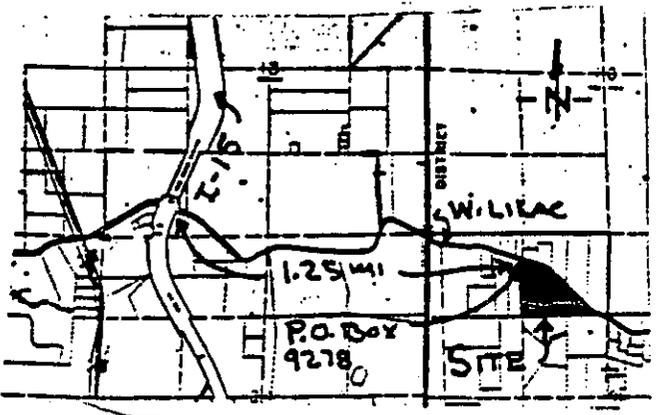
BRILES, GARY

28 Jan 86 128-280-37
 Landmark Model 3400
 Plan checked 20R
 Diver R.G.



REVIEW OF STAMPED APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

- ⊙ INDICATES 5' PERC TEST HOLE
- ▲ INDICATES 15' DEEP TEST HOLE
- INDICATES EXISTING WELL
- ▨ INDICATES PRIMARY LEACH FIELD 430'
- ▧ INDICATES 100% RESERVE LEACH FIELD 430'
- INDICATES SEPIC TANK
- INDICATES PROPOSED HOUSE & DRIVEWAY



VICINITY MAP
 NO SCALE

HARTLEY-IMGRUND INC
 BY *Richard W. Hartley* DATE 12/6/85
 RICHARD W. HARTLEY, PRES.
 RCE 20934

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
 1800 PACIFIC HWY, SAN DIEGO, CA 92101
 PHONE: 236-2243



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) 128-440-05

Number of Pages: 36

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: El Cajon Ruffin San Marcos

9442

619-741-4377

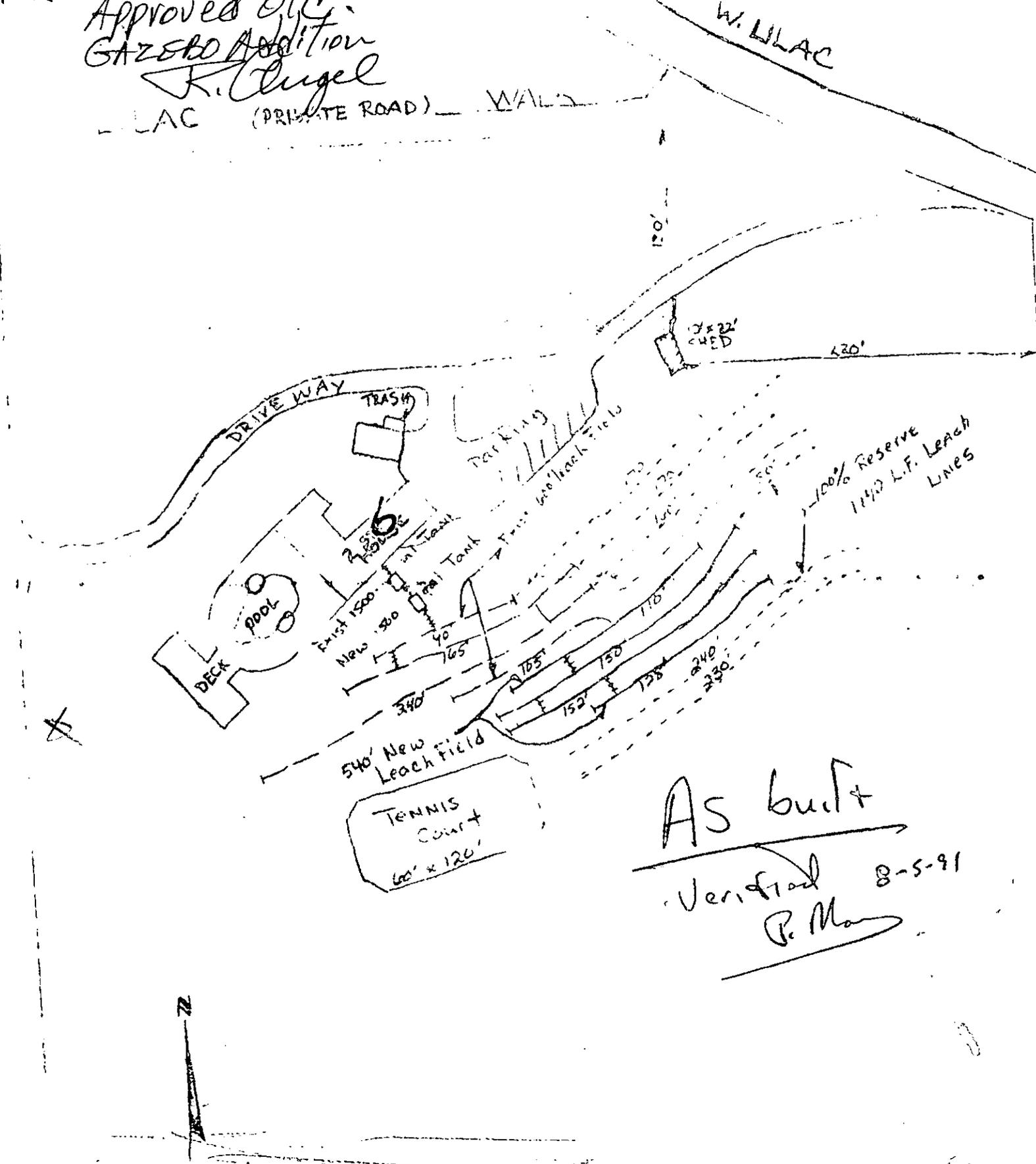
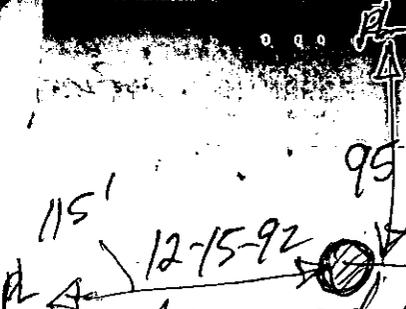
Dec 15, 92 10:00 No. 001 P. 01

OTC-3

NSNA
THE ZOSCA RANCH
9381 W Lilac Rd
Van Nuys, Calif., CA

APN 128-440-05

Approved OTC
Gazebos Addition
K. Cugel



AS built
Verified 8-5-91
P. Man

SCALE 1" = 20'

Submitted by: K.C.'s
Septic

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

OUR JOB NO. 92-4

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Final parcel map required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sanitarian	<i>[Signature]</i>
Date:	5-14-92

See
P93-005

Date *Resubmitted* May 4, 1992
8531 Wellsford Place, Ste. E
Santa Fe Springs, CA 90670

OWNER'S NAME Suma International ADDRESS Santa Fe Springs, CA 90670
 CONTRACTOR Not Yet Selected ADDRESS _____
 Legal Location APN 128-440-05
 Test Location 9381 West Lilac Road, Bonsal
 (NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)	4. Lot Grade	7. Test Holes	10. All calculations on 8 1/2 x 11" Sheet
2. Existing and Proposed Structures	5. Wells	8. Sub-Surface Disposal System	
3. Surfaced Areas	6. Utility Water Lines	9. Cuts and Fill	

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	SEE PERCOLATION DATA SHEET ATTACHED				19
	2.					
	3.					
	4.					

LEACHING SEEPAGE PITS -- Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

SEE BORING LOG ATTACHED

Prior to permit issuance, the following must be provided:

- Approval of use permit*
- Approval from CF&H for commercial kitchen, pool and bed & breakfast facility.*

ENVIRONMENTAL HEALTH SERVICES
 PERMITS DIVISION
 MAY - 4 PM 5:13
 SAN MARCOS

Source of water Valley Center Municipal Water District Depth of water table _____
 Proposed structure: No. 3 Type Custodian Residence & Commercial Kitchen
includes Laundry Room
 No. of bedrooms: _____, and/or maximum capacity: SEE ATTACHED CALCULATIONS

RECOMMENDATIONS:

Size tank (1) 2000
(1) 1000 gal.
 Drainage tile 1492 ft.
 Trench width 1.5 ft.
 Trench depth 3.5 * ft. *18" rock below pipe*
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

System for main house previously installed.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

[Signature] CE 26676 GE 928
 REGISTERED ENGINEER D. E. ZIMMERMAN (REG. NO.)
 423 N. Hale Ave., Escondido, CA 92029
 Address (619) 746-3553 Phone 4/24/92 Date

SUMA INTERNATIONAL
 (see Abstract)
 SAN

Zosa Ranch
May 4, 1992

Our Job No. 92-4
Page 2

PERCOLATION TEST DATA SHEET*

ZOSA RANCH

SOUTHWESTERN LEACH FIELD AREA

<u>Test Number</u>	<u>Depth of Test (Feet)</u>	<u>Percolation Rate (Min/Inch)</u>	<u>Average Rate (Min/Inch)</u>
A	3.5	28	
B	3.5	17	
C	3.5	27	
D	3.5	8	19
E	3.5	9	
F	3.5	21	
G	3.5	15	
H	3.5	10	
J	3.5	44	
K	3.5	15	

AREAS NOT UTILIZED FOR LEACH LINES
NOT INCLUDED IN AVERAGE RATE

<u>Test Number</u>	<u>Depth of Test (Feet)</u>	<u>Percolation Rate (Min/Inch)</u>
I	3.5	160

* All Tests Performed Per Health Department Procedure
Dated September 3, 1991.

WESTERN
SOIL AND FOUNDATION ENGINEERING, INC.

Zosa Ranch
May 4, 1992

Our Job No. 92-4
Page 3

ZOSA RANCH

INTRODUCTION

The proposed septic system is designed to dispose of the sewage for a one bedroom custodian residence and a future commercial kitchen as shown on the attached site plan. The commercial kitchen will serve a maximum of 30 people per day. The custodians residence will house two people. The commercial kitchen will employ three people.

SEWAGE FLOW

- I. Custodian Residence: 1 bedroom, 1 bathroom, 2 resident employees
- 2 people X 75 gallons X 2
(safety factor) = 300 gal./day
- II. Commercial Kitchen: 30 customers, 3 employees
- 30 customers X 7 gal. X 3 meals X 2
(safety factor) = 1260 gal./day
- 30 customers X 2.5 gal. X 3 meals X 2
(safety factor) = 450 gal./day
- 3 employees X 10.5 gal. X 2
(safety factor) = 63 gal./day
- III. Laundry Room:
- 5 loads X 50 gal./day X 2
(safety factor) = 500 gal./day
- IV. Total Sewage Flow with Surge Safety Factor =
2573 gal./day

Zosa Ranch
May 4, 1992

Our Job No. 92-4
Page 4

CAPACITY CALCULATIONS

I. Leach Field:

Average Percolation Rate = 19 min./inch

Application Rate = $5/19 = 1.15$ gal./ft /day

Leach Field Trench Width = 1.5 feet

Daily Sewage Flow - Application Rate - Trench Width =
Leach Field Length

$2573 \text{ gal./day} - 1.15 \text{ gal./ft.} \cdot 2/\text{day} - 1.5 \text{ ft.} = 1492 \text{ ft.}$

Leach Field shall be 1492 lineal feet + 100% reserve

II. Tank Size

The above sewage flows were derived with the surge safety factor calculated, the actual base flows would be as follows:

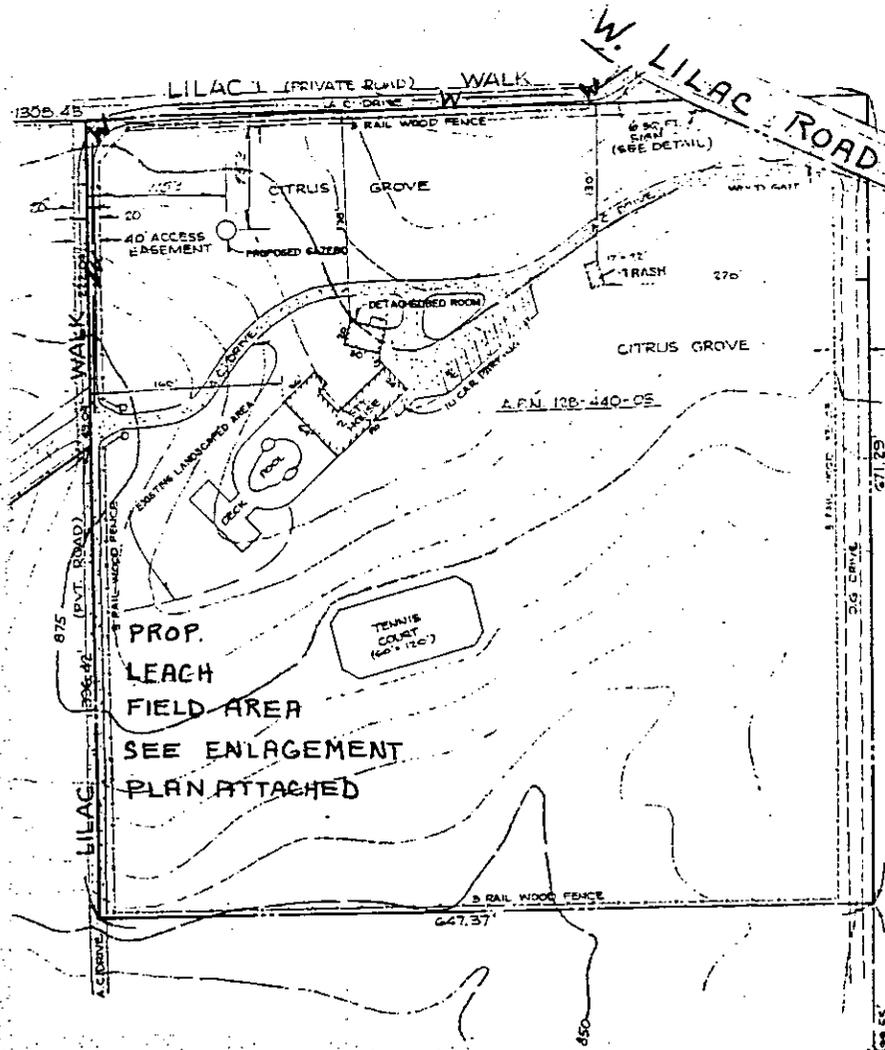
Custodian Residence:	150 gal./day
Commercial Kitchen:	886.5 gal./day
Laundry Room	250 gal./day

Due to the distance between the Custodian Residence and the proposed leach field, the Custodian Residence shall have a separate septic tank. Tank sizes are as follows:

Custodian Residence:	$150 \text{ gal.} \times 1.5 = 225 \text{ gal.}$ 1000 gal. minimum
Commercial Kitchen and Laundry Room	$1136.5 \times 1.5 = 1705 \text{ gal.}$ 2000 gal. minimum

OWNER: SUMA INTERNATIONAL
 8531 WELLSFORD PL. #E
 SANTA FE SPRINGS, CA. 90670
 128-440-05

K61732R



LEGEND FOR ENLARGEMENT PLAN

- A ● APPROXIMATE LOCATION OF PERCOLATION TEST
- B-1 ● APPROXIMATE LOCATION OF OBSERVATION BORING

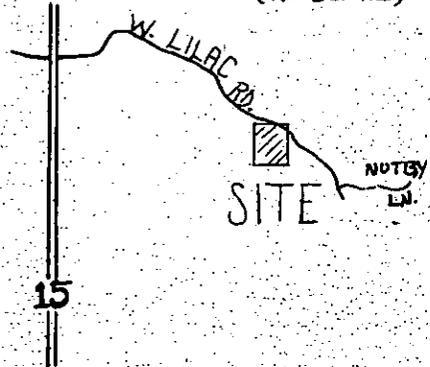
WATER SOURCE:
 VALLEY CENTER MUNICIPAL
 WATER DISTRICT

ENVIRONMENTAL
 HEALTH SERVICES
 92 MAY -4 PM 5:13
 SAN MARCOS
 LAND USE DIVISION

"I certify that the layout drawing shows the location of all public waterlines on the lot and all public waterlines that are within 20 feet of the lot boundaries."

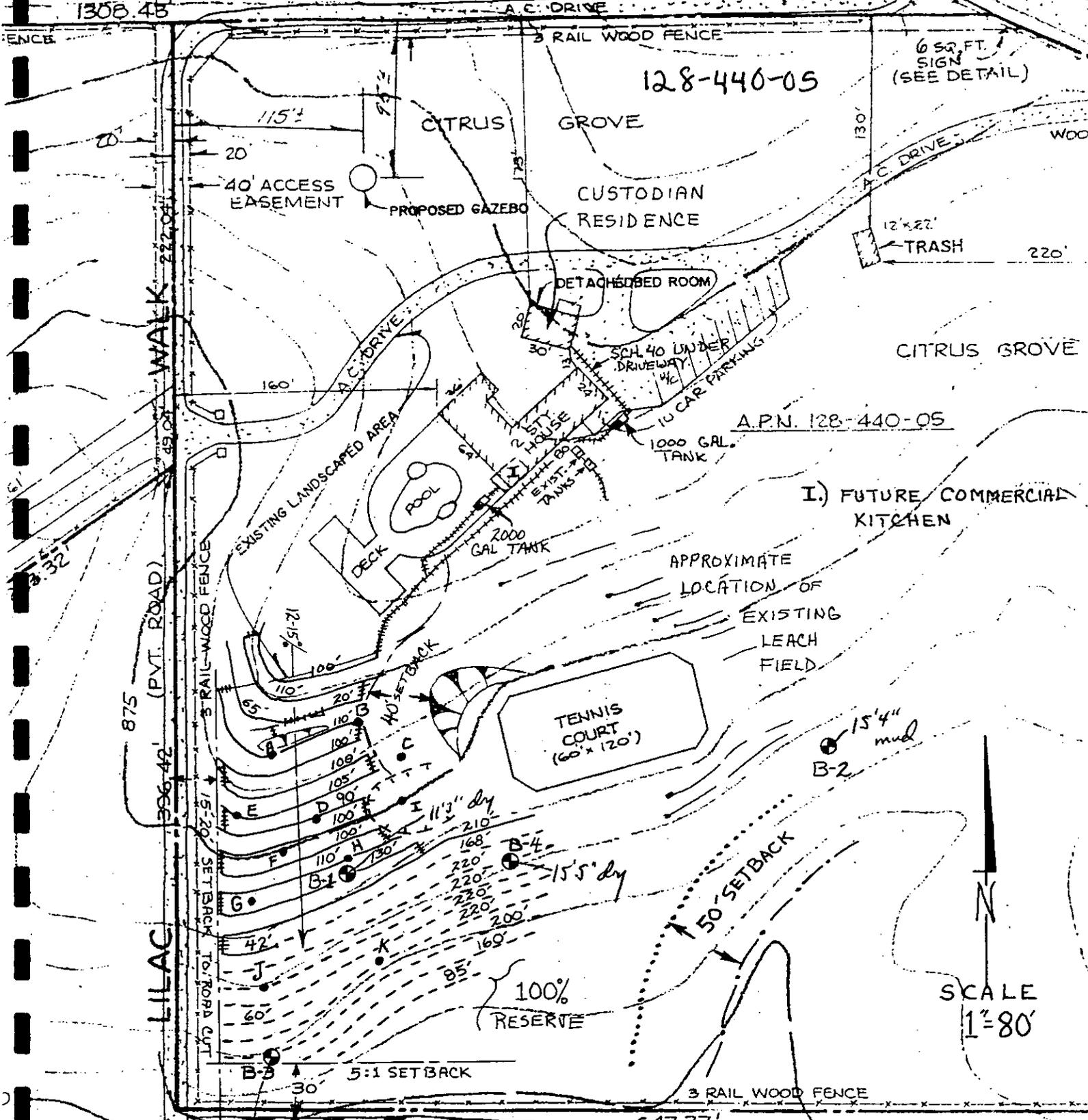
[Signature]
 Dennis E. Zimmerman

VICINITY MAP
 (NO SCALE)



ZOSA RANCH
 9381 WEST LILAC ROAD
 SITE PLAN

LILAC (PRIVATE ROAD) WALK



I.) FUTURE COMMERCIAL KITCHEN

APPROXIMATE LOCATION OF EXISTING LEACH FIELD

TENNIS COURT (60' x 120')

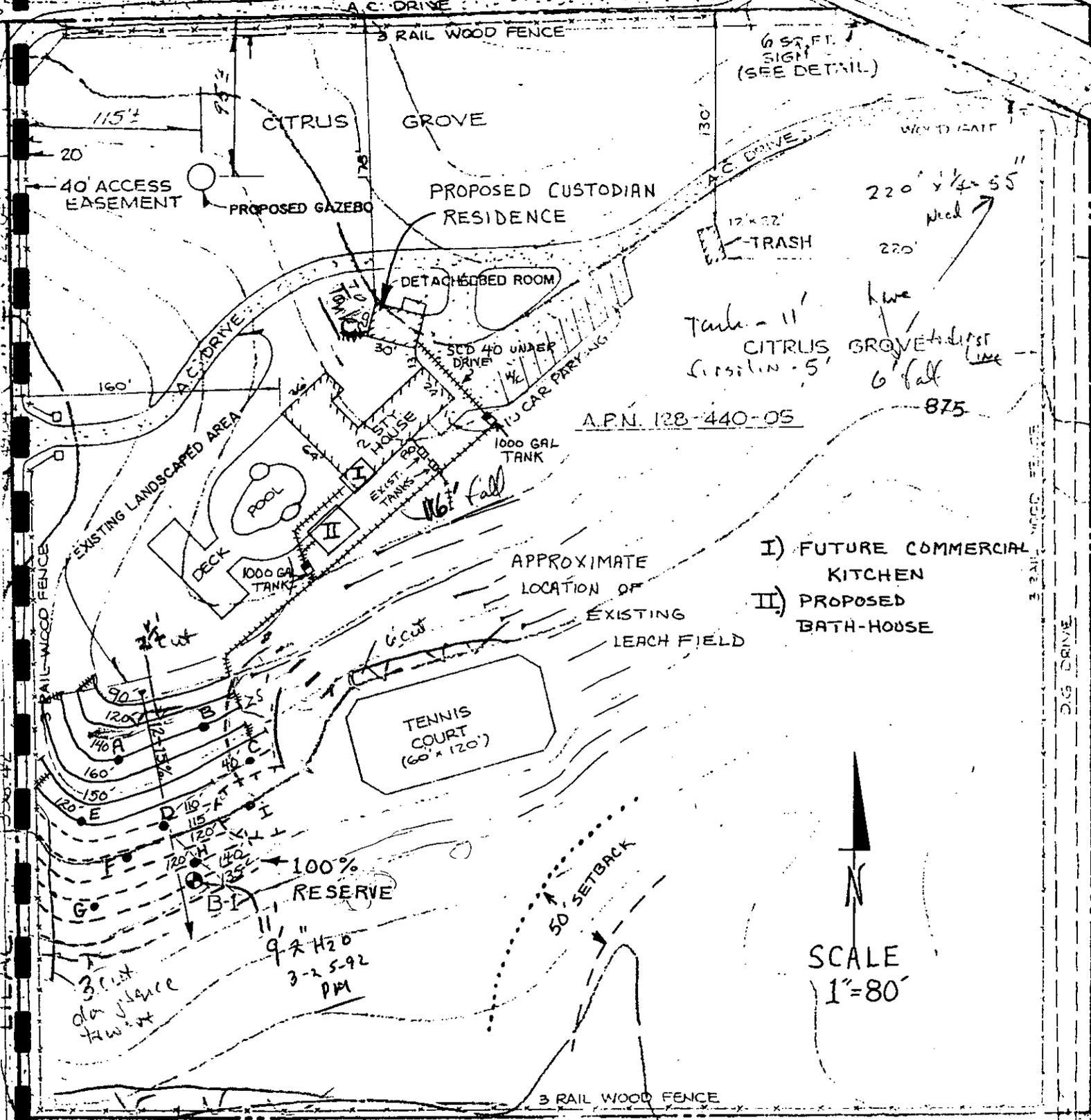
SCALE 1" = 80'

ZOSA RANCH ENLARGEMENT PLAN

5/12/92
gm/r

WESTERN SOIL AND FOUNDATION ENGINEERING INC.

JOB NO. 92-4



A.P.N. 128-440-05

- I) FUTURE COMMERCIAL KITCHEN
- II) PROPOSED BATH-HOUSE



SCALE 1"=80'

WESTERN

SOIL AND FOUNDATION ENGINEERING INC.

ZOSA RANCH ENLARGEMENT PLAN

JOB NO 92-4

DEPTH (FEET)	SAMPLE TYPE	SOIL CLASSIFICATION	BORING NUMBER	B-1	APPARENT MOISTURE	APPARENT CONSISTENCY	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	RELATIVE COMPACTION %
			ELEVATION	872±					
			SAMPLING METHOD	6 INCH AUGER					
			DESCRIPTION						
1		SC/ SM	Brownish-Red Slightly Clayey Silty Fine to Coarse Sand		Moist	Loose To Medium Dense			
2			grades to						
3			Reddish-Orange Silty Fine to Coarse Sand (Residuum)						
4		SM/ SW	Brownish-Yellow Slightly Silty Fine to Coarse Sand		Moist	Medium Dense			
5			grades less						
6			silty with depth						
7			(Decomposed Granitic Rock)						
8									
9		SW	Gray Fine to Very Coarse Sand		Moist	Dense			
10									
11									
12									
13									
14			(Decomposed Granitic Rock)						
15			BOTTOM OF BORING @ 18.3 FEET						
JOB NUMBER			ZOSA RANCH		DATE LOGGED		LOGGED BY		
92-4					2-4-92		V.G.		

DEPTH (FEET)	SAMPLE TYPE	SOIL CLASSIFICATION	BORING NUMBER	B-2	APPARENT MOISTURE	APPARENT CONSISTENCY	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	RELATIVE COMPACTION %
			ELEVATION	863±					
			SAMPLING METHOD	6 inch Auger					
			DESCRIPTION						
1		SM	Dark Brown Silty Fine Sand (Colluvium)		Very Moist	Loose			
2		SC/SM	Light Brown Slightly Clayey Fine to Medium Sand (Residuum)		Very Moist	Loose To Medium Dense			
3			grades to						
4		SM/SW	Yellow Slightly Silty Fine to Coarse Sand		Moist	Medium Dense To Dense			
5			grades to						
6			Grayish-Brown Fine to Coarse Sand						
7		SW	(Decomposed Granitic Rock)		Moist	Dense			
8									
9									
10									
11						becoming Very Dense			
12									
13									
14									
15			Bottom of Boring @ 15 Feet						
JOB NUMBER			ZOSA RANCH		DATE LOGGED		LOGGED BY		
92-4					4-10-92		V.G.		

DEPTH (FEET)	SAMPLE TYPE	SOIL CLASSIFICATION	BORING NUMBER	B-3	APPARENT MOISTURE	APPARENT CONSISTENCY	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	RELATIVE COMPACTION %
			ELEVATION 859±	SAMPLING 6 inch Auger METHOD					
1		SM	Reddish-Orange Silty Fine to Coarse Sand		Very Moist	Loose			
2		SM/SW	Orangish-Brown Slightly Silty Fine to Coarse Sand		Moist	Medium Dense			
3			grades to						
4		SW	Grayish-Brown Fine to Coarse Sand		Humid To Moist	Medium Dense To Dense			
5									
6									
7									
8			grades to						
9			Gray Fine to Coarse Sand						
10									
11		SW	(Decomposed Granitic Rock)		Humid To Moist	Dense			
12									
13									
14									
15			Bottom of Boring @ 15.5 Feet						
JOB NUMBER			ZOSA RANCH		DATE LOGGED		LOGGED BY		
92-4					4-10-92		V.G.		

DEPTH (FEET)	SAMPLE TYPE	SOIL CLASSIFICATION	BORING NUMBER B-4	APPARENT MOISTURE	APPARENT CONSISTENCY	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	RELATIVE COMPACTION %
			ELEVATION 866±					
			DESCRIPTION					
1		SM	Dark Brown Very Sandy Silt (Colluvium)	Very Moist	Loose			
2		SM	Dark Brown Silty Fine to Medium Sand (Colluvium)	Very Moist	Loose To Medium Dense			
3		SM/ SW	Yellowish-Brown Slightly Silty Fine to Coarse Sand	Moist	Medium Dense			
4								
5								
6								
7								
8			grades to					
9			Brownish-Gray Fine to Coarse Sand	Humid To Moist	Dense			
10								
11			(Decomposed Granitic Rock)					
12								
13								
14								
15			Bottom of Boring @ 15.0 Feet					
JOB NUMBER 92-4		ZOSA RANCH			DATE LOGGED 4-10-92		LOGGED BY V.G.	

PERMIT FOR SEPTIC TANK
EXPIRES ONE YEAR FROM DATE OF ISSUE

PK 1017

PERMIT ISSUED BY: ph

DATE: 5-31-91

T68507

NAME OF OWNER: ZOSA, NOLI & LEOVINA
OWNER'S MAILING ADDRESS: 4062 Humboldt Drive, Huntington Bch
PHONE: 92649

ADDRESS OR LOCATION OF JOB: 9381 W. Lilac Road, ~~Escondido~~ *Valley Center* C.T.

ASSESSOR'S PARCEL NUMBER: 128-440-05
SEPTIC TANK CONTRACTOR: K.C. Laird
PHONE: 749-4400

(also see Pending: Suma Int.) SPACE BELOW FOR DEPARTMENTAL USE ONLY FEE: \$150.

PERMANENT TEMPORARY

SEPTIC TANK 1000 gallons

LEACH LINE 540' /

SEEPAGE PIT

REMARKS See Notes on Repair Authorization

WATER SOURCE Existing

LAYOUT APPROVAL: PERCOLATION TEST
SUBDIVISION
Monnier C/C. B/A P/M
SANITARIAN 5-30-91
DATE FIELD APPROVAL
XX REPAIR REMARKS
OCCUPANCY: COMMERCIAL RESIDENTIAL Existing

LINE 02
ESCONDIDO
11-19-99
150.00
TOTAL
CHECK

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	PENDING	EXPIRED STATUS	FINAL APPROVAL
06-06	6-6-91					<i>P. Mans</i>



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 would result in a penalty of not more than \$500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed *A. C. [Signature]* Date 5-31-91



County of San Diego

J. WILLIAM COX, M.D., Ph.D.
DIRECTOR
(619) 236-2237

DEPARTMENT OF HEALTH SERVICES

EST. #: _____

STEVEN A. ESCOBOZA
ASSISTANT DIRECTOR
(619) 236-7833

1700 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA 92101-2417

PERMIT #: T68507

OFFICIAL NOTICE



APPROVAL
DENIED

See corrections
and/or additions

final
APPROVAL
GRANTED

Septic System
INSPECTION

Added to ^(existing) Septic System to serve a
9 bedroom SFD (4bed live in, 5bed-bed+breakfast)
Installed -

- New Pharris 1500 gallon concrete tank (in series with old tank)
- 540' leach line, 3' trench
- AS built received

OK to backfill

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: DATE: 6-6-91

CONTRACTOR: K.C. Laird TEL. #: _____

REINSPECTION PERMIT REQUIRED: San Diego County Code requires that a reinspection fee of \$ _____ be paid before another inspection permit is issued.

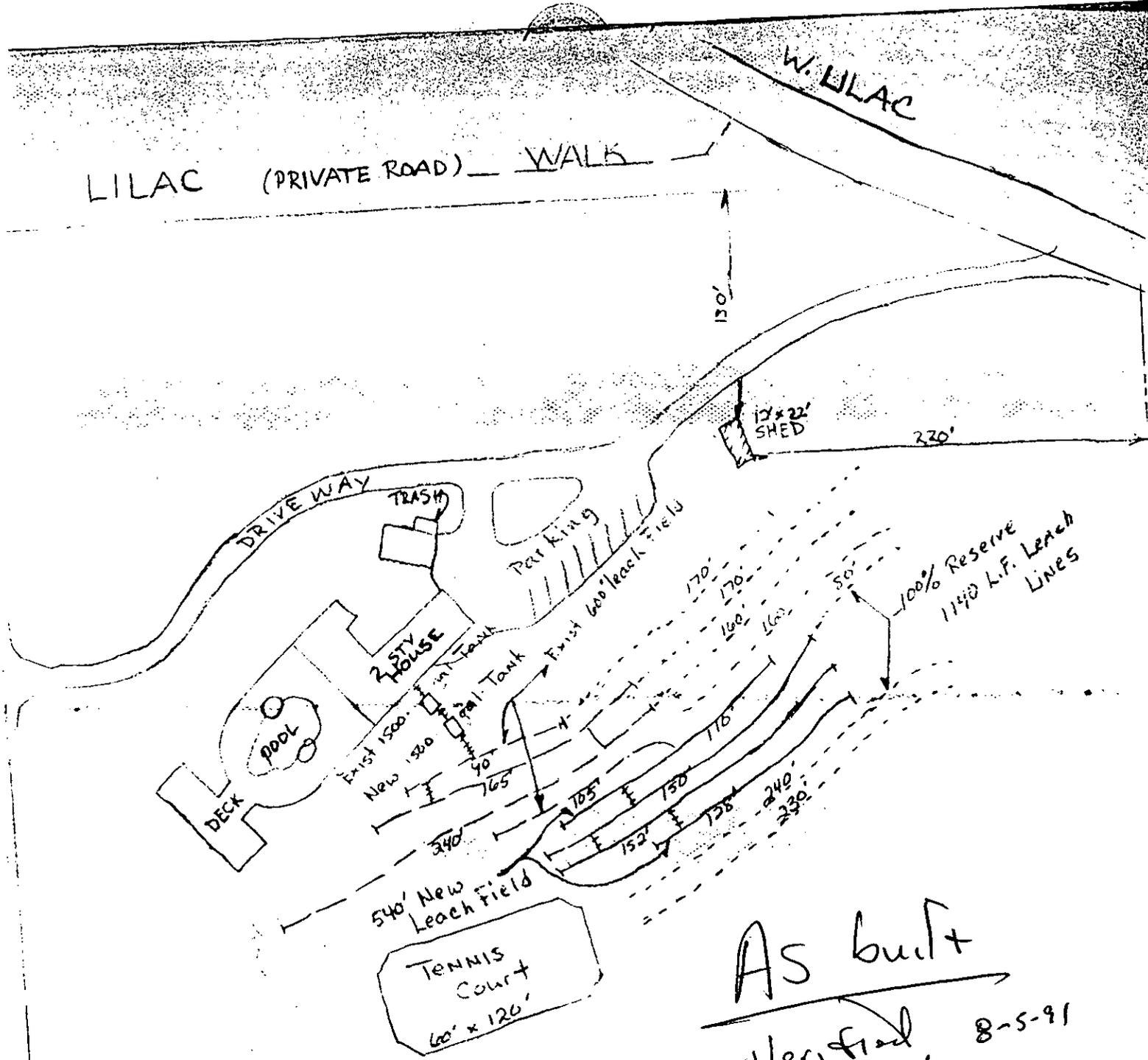
SPECIALIST: Monnia If there are any questions regarding this inspection, or to request a reinspection, contact: _____

SAN MARCOS OFFICE
338 Via Vera Cruz, Ste. 201
San Marcos, 92069-2647
(619) 940-2877

EAST CO. REGIONAL CTR.
250 E. Main St., Box 15
El Cajon, 92020
(619) 441-4615

ENV. HEALTH OFFICE
1255 Imperial, 3rd Flr.
San Diego, CA 92101
(619) 338-2222

SITE ADDRESS: 9381 Wilshire Rd
OWNERS NAME: Zosa, Voli + Leovina
ADDRESS: _____



AS built

Verified 8-5-91
P. Man

Total 1140' + 100% reserve to serve existing
9 bedroom house.

SCALE: 1" = 20'

Submitted by: K.C.'s Septic Systems
6-10-91

128-440-05

LILAC

LILAC (PRIVATE ROAD) WALK

ACCESS EASEMENT

A.C. DRIVE

3 RAIL WOOD FENCE

2 SQ. FT. SIGN

CITRUS GROVE

20' ACCESS EASEMENT

A.C. DRIVE

WOOD GATE

12'x22' SHED

220'

TRASH

A.C. DRIVE

POOL

2 ST. HOUSE

10 CAR PARKING

EXIST. LEACH FIELD (600 L.F.)

A.P.N. 128-440-05

CITRUS GROVE

PROPOSED LEACH FIELD - 370 L.F.

RESERVE AREA 970 L.F.

TENNIS COURT (60'x120')

VOID

See back for as-built

1"=80'



Handwritten signature of Gerald L. Hofmaster

3 RAIL WOOD FENCE

647.37'

5/21/91

9381 WEST LILAC

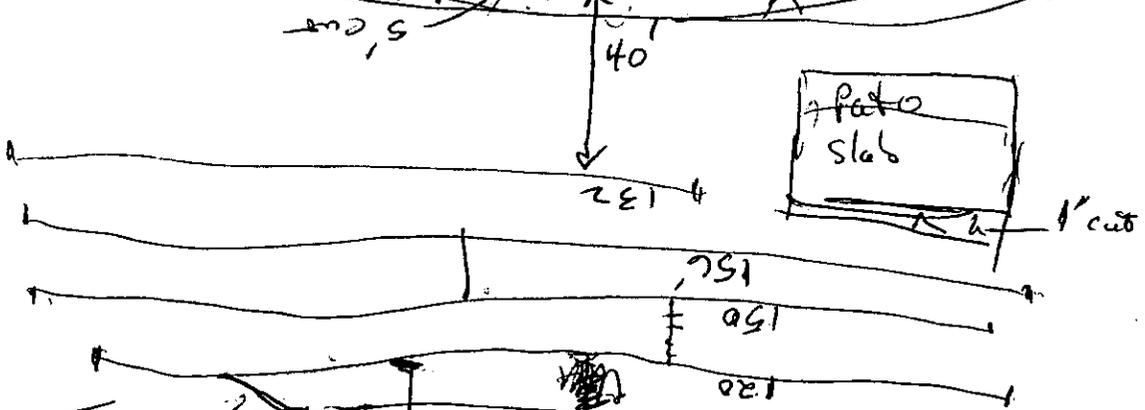
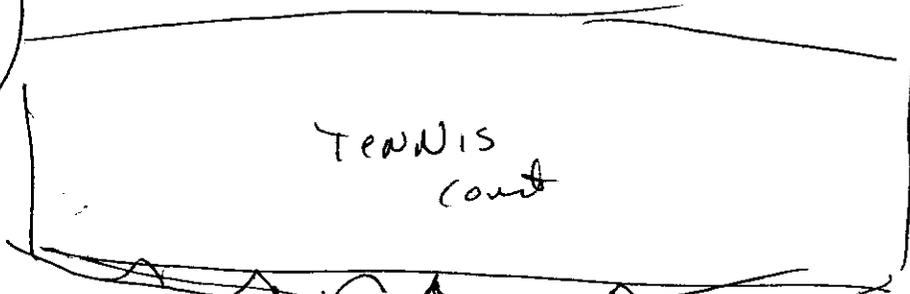
A.C. DRIVE

3 RAIL WOOD FENCE

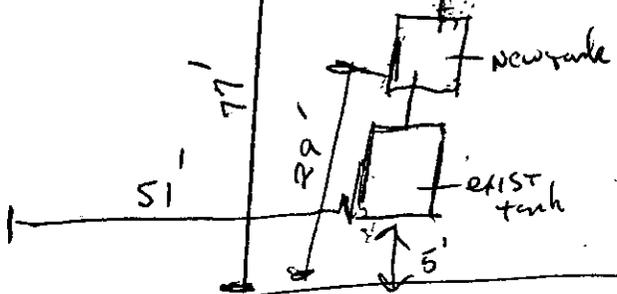
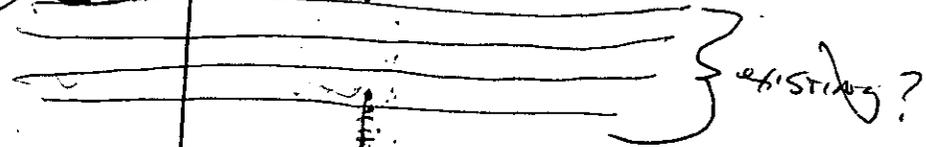
D.G. DRIVE

PM
Verified
6-6-91

855



old concrete for?
to new?



driveway

House

REPAIR AUTHORIZATION

NAME: ZOSA, Noli + Leovina A.P.N.: 128-440-05

SITE ADDRESS: 9381 W. Lilac Rd, Escandido

MAILING ADDRESS: 4062 Humboldt Drive, Huntington Beach, CA 92649
K.C. Laird - 749-4400

CHECK APPROPRIATE BOX(ES): REPAIR RELOCATION ADDITION

New 1000 gallon septic tank. - added in series to existing 1500 gal tank

Existing tank to be pumped by a licensed septic tank pumper & backfilled.

Minimum 540' ft. leach line addition to existing system.

Existing system to be abandoned; _____ ft. of leach line required.

Laundry sump. Dimensions: _____

Pump system (See attached specifications).

Other/Special Specifications: _____

_____ ft. deep vert. seepage pit (overdrill required) with _____ ft. cap

_____ ft. horizontal seepage pit with _____ ft. cap.

400' - 3 bed

Supply "As Built" drawing.

COMMENTS: total of 1,140' leach line required for 9 bed SFD -
EXISTING 600' to have 540' added to it, along with
1000 gallon tank added in series to existing 1500 gal tank

SPECIAL CONDITIONS:

Permit issued for repair to existing sewage disposal system. Site limitations may limit long term performance.

No building permits are to be approved which would increase occupancy of the structure or encroach upon the sewage disposal system.

Future failure may require engineering evaluation and design, pumping to a higher elevation or connection to public sewer.

These special conditions should be disclosed to any subsequent purchasers of this property.

Pat L. Moore
Environmental Land Use Specialist Signature

5-30-91
Date

128-440-05

ESCONDIDO
ENGINEERING
INC.



Telephone: 745-3222

SUBDIVISIONS
LAND PLANNING
MUNICIPAL IMPROVEMENTS
SURVEYING

431 HALE AVENUE
ESCONDIDO, CALIFORNIA 92025-2497

May 13, 1991

Mike Devine
County of San Diego
Health Department
338 Via Vera Cruz
San Marcos, California 92069

Dear Mr. Devine,

On behalf of Nena Zosa I am processing a "Bed and Breakfast" Minor Use Permit at 9381 West Lilac Road.

128-440-05

The existing structure is designated as a 9 bedroom residence per your current standards for determination of bedroom.

Recently Mr. Monnier of your staff reviewed the existing septic system in the filed and explained that your current policy is to class "Bed and Breakfast" use as a commercial use which doubles the required length of leach line.

I request that you review the policy in light of the limited use that a bed and breakfast facility will make the existing septic system for the following reasons.

1. The bed and breakfast facility is limited by the zoning code to 5 bedrooms.
2. The food service is limited to breakfast only.
3. The service provided has less impact than a "boarder" situation which is not classed as a commercial use.
4. If the use is classed as commercial and doubled, the leach line length required would be just under 2,000 feet with a 1750 Gal. tank.
The existing tank is 1500 Gal. with 600 feet of leach line.
5. To tie up almost an acre of ground of leach lines and reserves for the rental of 5 bedrooms seems more than excessive.

Mike Devine
County Health Department
May 13, 1991
Page 2

The use permit is now being reviewed by D.P.L.U. staff and an early response to this request would be greatly appreciated.

Sincerely,

ESCONDIDO ENGINEERING, INC.



Gerald Hofmaister

c.c. Nena Zosa
Peter Monnier

GH/jm

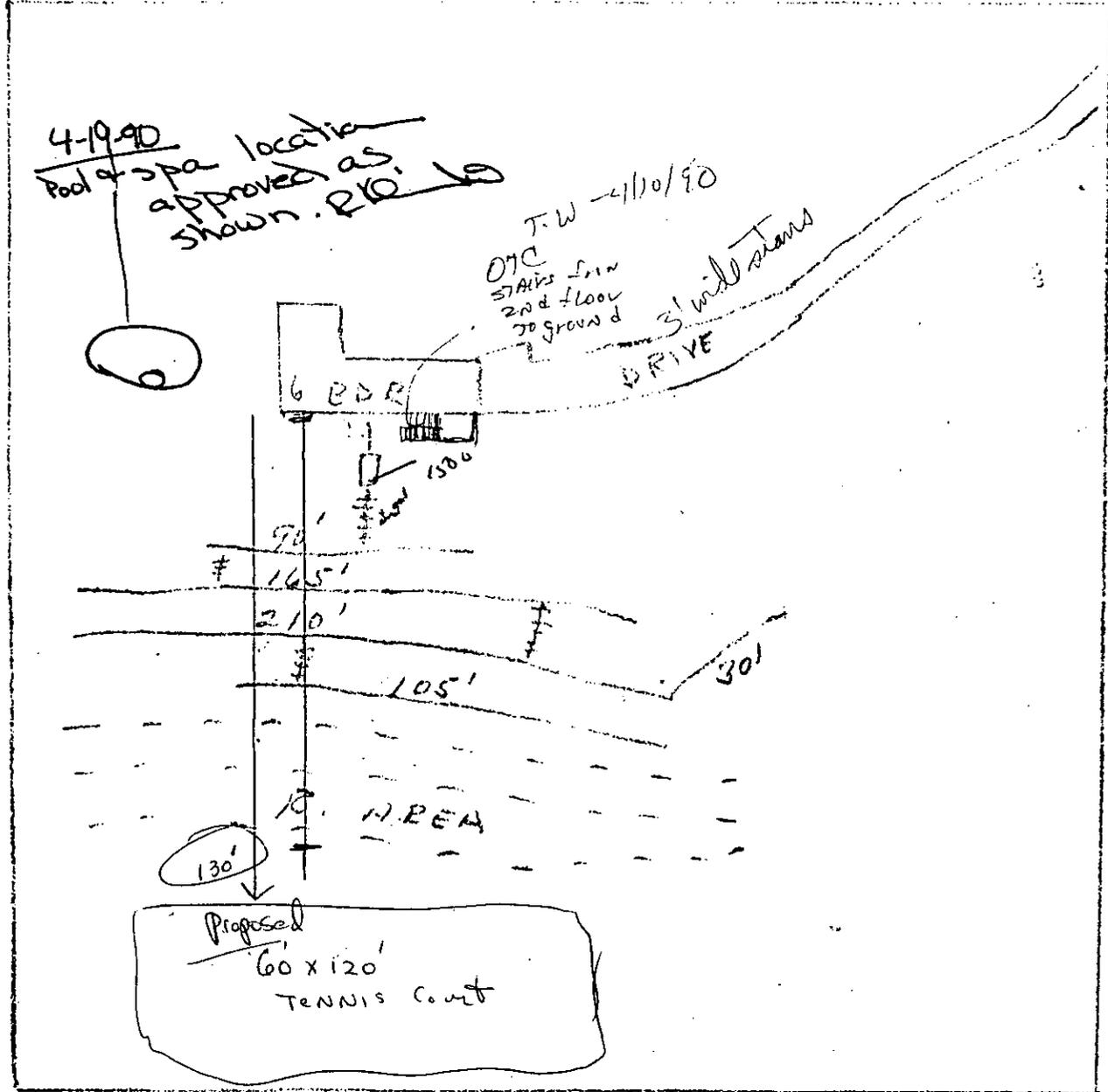
OWNER: D. CHARPENTIER

128-440-05

SITE: 9381 W. LANE
VALLEY CENTER

FILE

- 600' LEACH LINE
- 1500 GAL. TANK
- 100% RESERVE



OWNER: D. CHADWICK

128-440-05

SITE: 9381 W. LINE

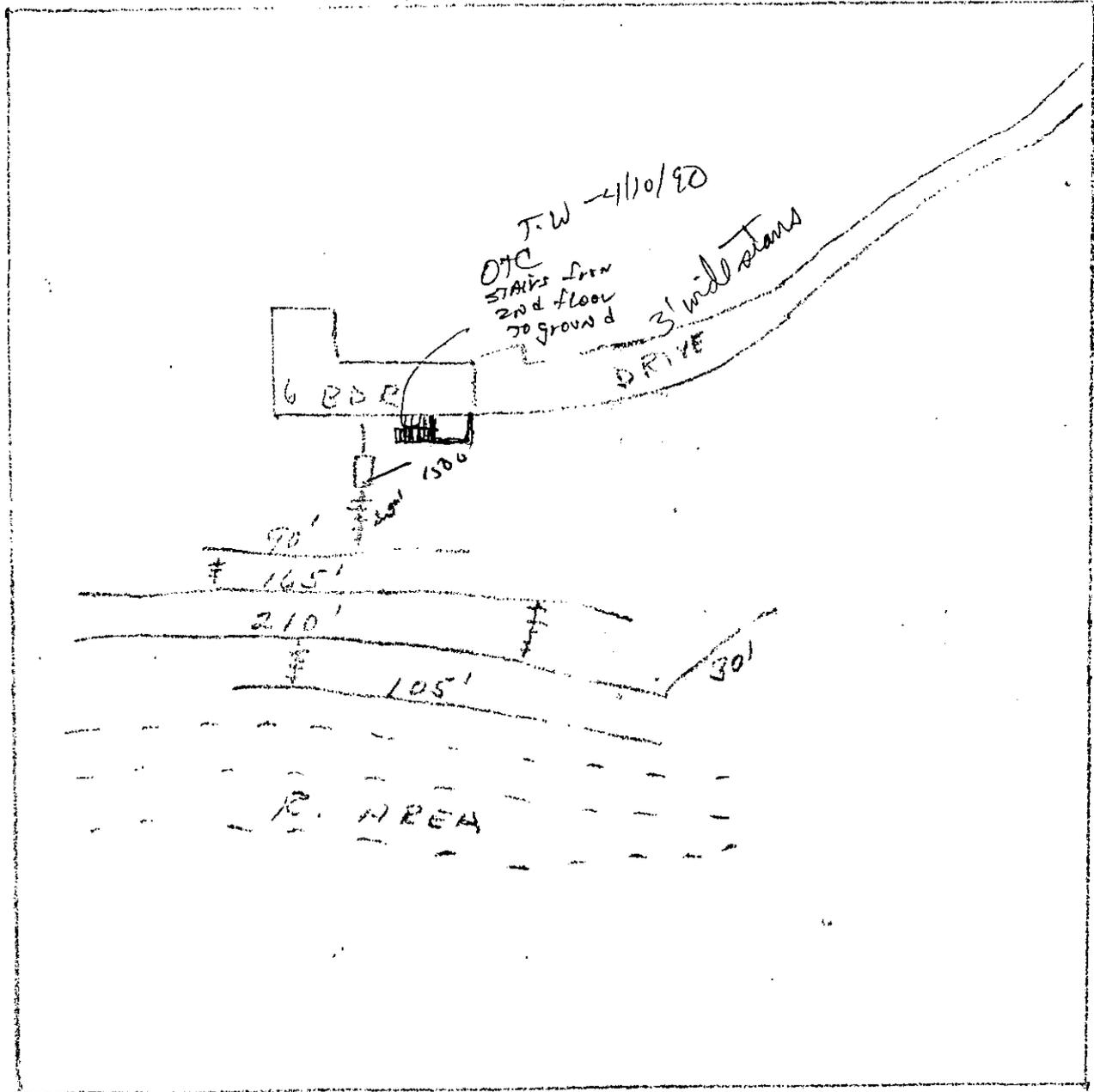
VALLEY CENTER

F. CC

600' LEACH LINE

1500 GAL. TANK

100% RESERVE



COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
 Issue permit Yes No
 Final parcel map required: Yes No
 Sanitarian: John Castleman, R.E.S.
 Date: Aug. 27, 1979

Date 11-1-79

OWNER'S NAME DOUGLAS CHADWICK ADDRESS Rt 2 Box 406 Escondido, Ca 92026

CONTRACTOR _____ ADDRESS _____
 Legal Location NW $\frac{1}{4}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec 19, T10S, R2W, SBM Lot _____ Block _____

Test Location PARCEL 2 128-440-05 ~~129-20-100~~
 (NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8 1/2 x 11" Sheet

SUB SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 Feet	4 Hours		48 Min/in	57 Min/inch
	2.	3 Feet	4 Hours		60 Min/in	
	3.	3 Feet	4 Hours		80 Min/in	
	4.	3 Feet	4 Hours		40 Min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Brown Topsoil
 1 ft. below surface: Topsoil & D.G.
 2 ft. below surface: Topsoil & D.G.
 3 ft. below surface: Gray D.G. with Fines
 8 to 10 ft. below surface: Gray Sand

Source of water Valley Center M.W.D. Depth of water table Below 12 Feet

Proposed structure: No. 1 Type Single Family Residence

No. of bedrooms: 3 and/or maximum capacity: _____

RECOMMENDATIONS: I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundaries.

Size tank 1000 gal.
 Drainage tile 530 ft.
 Trench width 1.5 ft.
 Trench depth 3 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

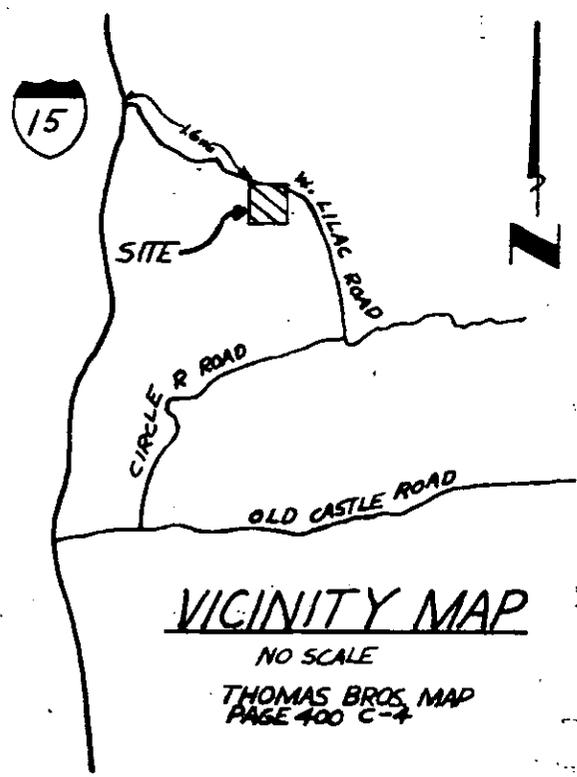
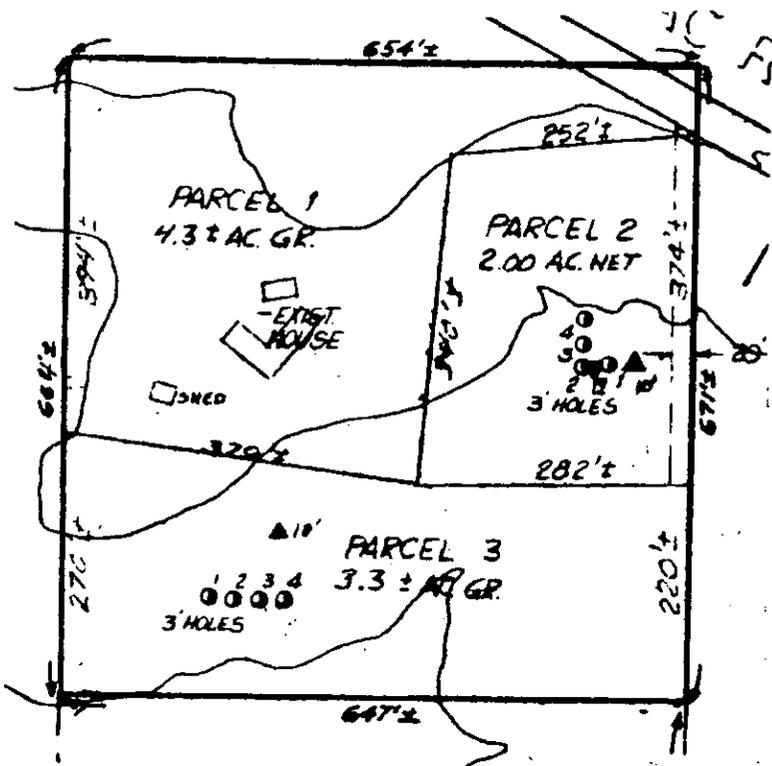
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Richard W. Hartley, Pres. RCE 20934
 REGISTERED ENGINEER (REG. NO.)
Wynn-Hartley, Inc. 749-1493 11-29-79
 Address Phone Date
 P.O. Box 928 Valley Center, Ca. 92082

CHADWICK, Douglas

C Chadwick, Douglas

P.L. 2



PERCOLATION TEST		
TEST LOC.	TEST NO	PERC. RATE MIN/IN.
PCL 2	1	48
	2	60
	3	80
	4	40
		AU = 57 min/in. 530 LF DRAIN TILE
PCL 3	1	30
	2	40
	3	60
	4	34
		AU = 41 min/in. 460 LF DRAIN TILE

10' HOLE FIELD CHECKED PRIOR TO
6-1-88

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian John Costin, R.S.

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1800 PACIFIC HWY., SAN DIEGO, CA 92101
PHONE: 238-2243

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Final parcel map required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian	<u>J. H. Olson, P.S.</u>
Date	<u>Aug 27, 1980</u>

Date 11-1-79

OWNER'S NAME DOUGLAS CHADWICK ADDRESS Rt 2 Box 406 Escondido, Ca. 92026

CONTRACTOR _____ ADDRESS _____

Legal Location NW $\frac{1}{2}$, SE $\frac{1}{2}$, NW $\frac{1}{2}$, Sec 19, T10S, R2W, SBM Lot _____ Block _____

Test location PARCEL 3 128-440-05
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- | | | | |
|-------------------------------------|------------------------|--------------------------------|-------------------------------------------|
| 1. Lot Location (locate by street) | 4. Lot Grade | 7. Test Holes | 10. All calculations on 8 1/2 x 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells | 8. Sub-Surface Disposal System | |
| 3. Surfaced Areas | 6. Utility Water Lines | 9. Cuts and Fill | |

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 Feet	4 Hours		30 Min/in	41 Min/inch
	2.	3 Feet	4 Hours		40 Min/in	
	3.	3 Feet	4 Hours		60 Min/in	
	4.	3 Feet	4 Hours		34 Min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil & D.G.
 1 ft. below surface: Topsoil & D.G.
 2 ft. below surface: Topsoil & D.G.
 3 ft. below surface: Medium D.G.
 8 to 10 ft. below surface: Dense D.G. Below 10 feet

Source of water Valley Center M.W.D. Depth of water table Below 12 Feet

Proposed structure: No. 1 Type Single Family Residence

No. of bedrooms: 3 and/or maximum capacity: _____

RECOMMENDATIONS: I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundaries.

Size tank 1000 gal.
 Drainage tile 460 ft.
 Trench width 1.5 ft.
 Trench depth 3 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

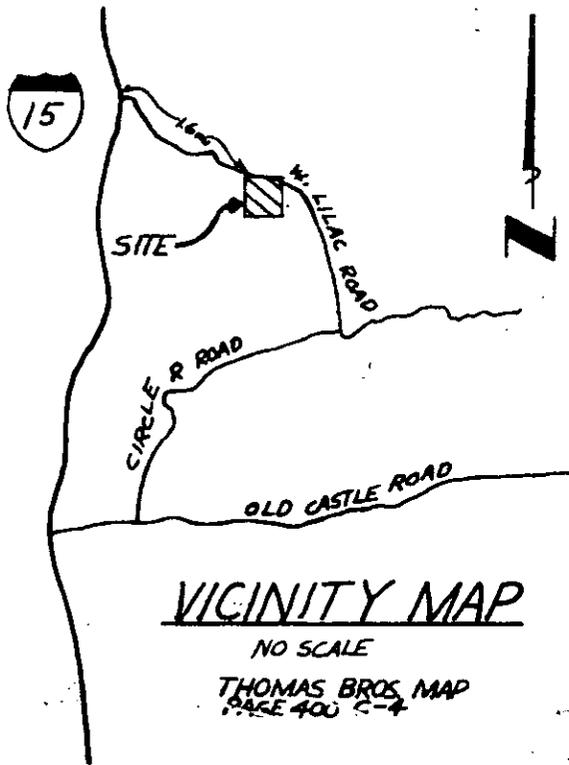
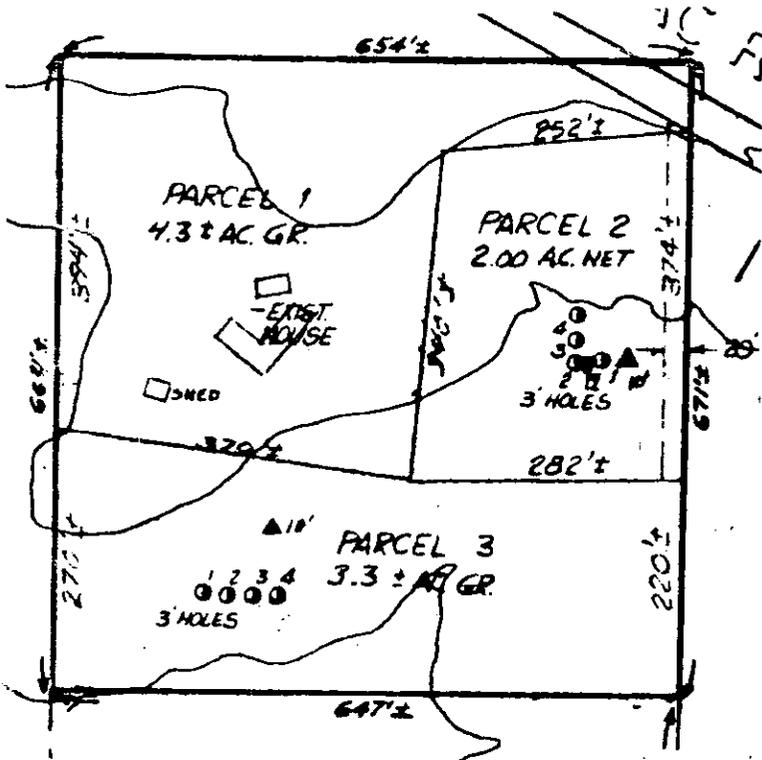
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Richard W. Hartley, Pres. RCE 20934
 REGISTERED ENGINEER (REG. NO.)
Wynn-Hartley, Inc. 749-1493 11-29-79
 Address _____ Phone _____ Date _____

P.O. Box 928 Valley Center, Ca. 92082

Chadwick, Douglas

P.L. 3



PERCOLATION TEST		
TEST LOC.	TEST NO.	PERC. RATE MIN/IN.
PCL 2	1	48
	2	60
	3	80
	4	40
		AU = 57 min/in. 530 LF DRAIN TILE
PCL 3	1	30
	2	40
	3	60
	4	34
		AU = 41 min/in. 460 LF DRAIN TILE

10' HOLES FIELD CAPTURED PRIOR TO
6-1-80

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian John Costin R.S.

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1000 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 238-2243

COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC HEALTH SERVICES
1600 Pacific Highway, San Diego, CA 92101

OFFICIAL NOTICE

SITE: 9381 W. LILAC RA, ESCONDIDO

OWNER: DOUGLAS CHADWICK

PERMITTEE: _____

You are hereby notified that an inspection of your _____

SEPTIC SYSTEM

was made on 7-1-80
(Date)

by JOHN CASTON, R.S.

Installation Approved Permit # 2458

Reinspection Permit # _____

Please Correct the Following Items: _____

1500 GAL TANK - INSTALLED

600' OF TILT LINE

128-440-05

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: _____
(Sanitarian)

(Phone)

(Hours)

SAN 193 (6-79)

J. Caston
(Sanitarian)

COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC HEALTH SERVICES
1600 Pacific Highway, San Diego, CA 92101

OFFICIAL NOTICE

SITE: 9381 W. LILAC R. ESCON.

OWNER: DOUGLAS CHADWICK

PERMITTEE: _____

You are hereby notified that an inspection of your _____

SEPTIC SYSTEM

was made on 7-1-80
(Date)

by JOHN CASTON, R.S.

Installation Approved Permit # 2458

Reinspection Permit # _____

Please Correct the Following Items: _____

APPROVED TO COVER,

PROVIDE NEW LAYOUT,

128-440-05

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: _____

(Sanitarian)

741-4415
(Phone)

(Hours)

J. Caston

(Sanitarian)

NEW Code

APPLICATION AND PERMIT FOR SEPTIC
EXPIRES ONE YEAR FROM APPLICATION

DATE 8/22/79

NUMBER 2458

NAME OF OWNER
Dimitas Chaswick

OWNER'S MAILING ADDRESS
9381 W. Lilac Escondido

ADDRESS OR LOCATION OF JOB
9381 W. Lilac Rd. - Escondido

C.T. 191.02

LEGAL DESCRIPTION OF BLDG. SITE
APN 128-440-05

10/03 SEPTIC TANK CONTRACTOR 2458 E 25.00 / CHECK

SPACE BELOW FOR DEPARTMENTAL USE ONLY 25.00

PERMANENT TEMPORARY

DEPT. APPROVAL:
P. Arman

PERCOLATION TEST _____

SEEPAGE PIT (DEPTH) _____

SUBDIVISION _____

SEPTIC TANK 2000 gallon

LOT SPLIT _____

TILE LINE 1000 FT 50.0' to Reserve

LAND AREA _____

OTHER See Notes on Plans

REPAIR

TEMP. LETTER Request Appro by J. Costan

WATER SOURCE V.C.H. W.D.

TYPE OF STRUCTURE: COMMERCIAL RESIDENTIAL (6 bldgs. P)

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	REINSPECTION NUMBER	DATE REINSPECTED	SANITARIAN'S APPROVAL
						ROUGH
						FINAL

SAN 1

CITY OR CONTRACTOR

SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY., SAN DIEGO, CALIF. 92101

128-440-05



654±

900

4.3 Ac. GR.

875

394 1/2

CHADWICK, Douglas

CHADWICK, Douglas

OLD
LEACH
FIELD
AREA

EXIST.
GARAGE

EXIST.
HOUSE

EXIST.
TANK

EXIST. SHED

AREA OF EXIST.
600' L.F. TLE

340±

200'

200'

175'

RESERVE
AREA

25'

John Wynn-Hartley
RCE 20934

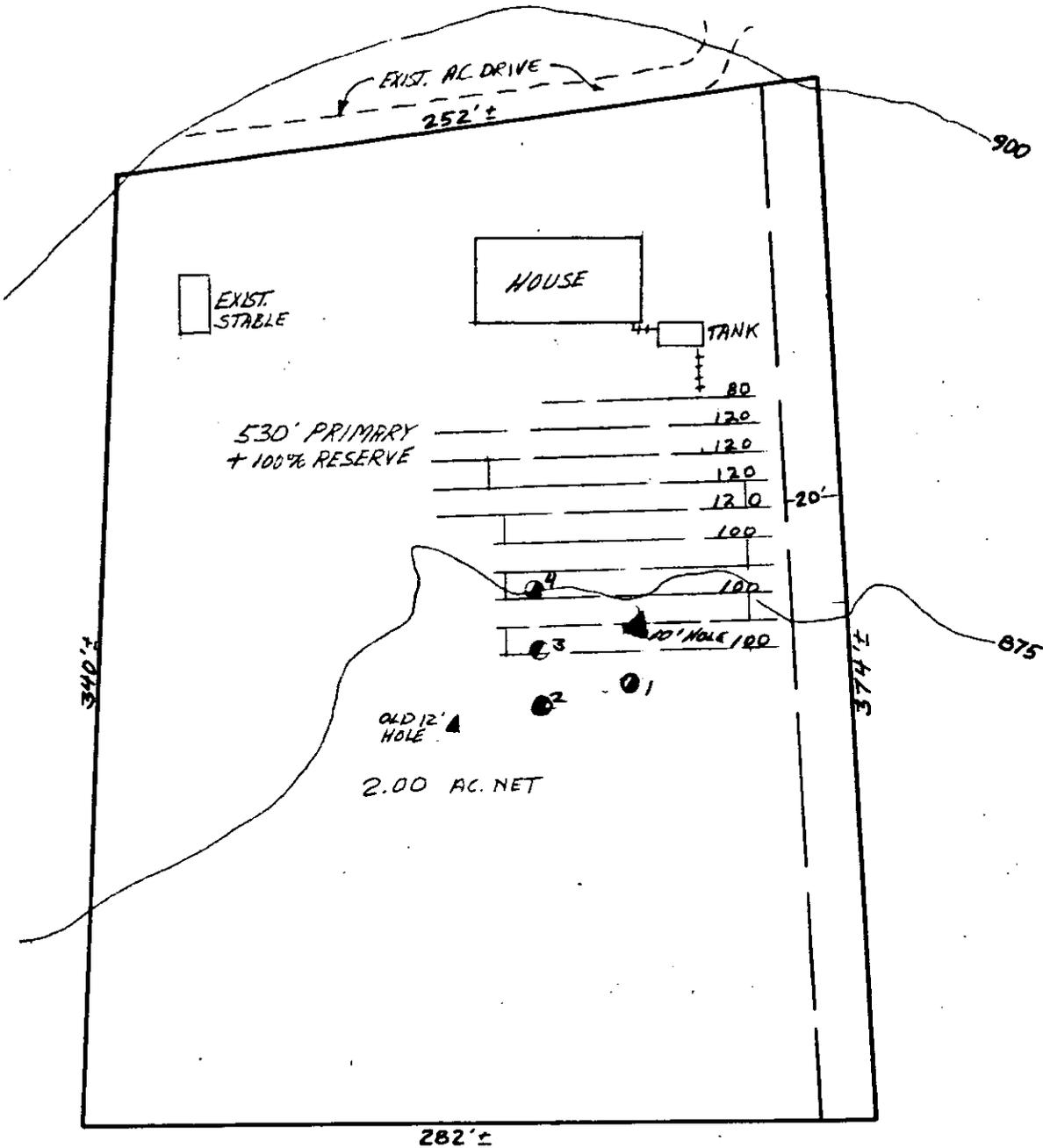
370±

PLAT FOR:
PARCEL 1

PREPARED BY:
WYNN-HARTLEY, INC.
CIVIL ENGINEER'S AND LAND SURVEYOR'S
87350 VALLEY CENTER ROAD
VALLEY CENTER, CALIF. 92082

DATE 7-31-80	SCALE 1"=60'	JOB NO. 79-143	DWG. NO. A-
-----------------	-----------------	-------------------	----------------

128-440-05



Russell W. Hartley
RCE 20974

SEPTIC
LAYOUT

PLAT FOR:
PARCEL 2

DATE
7-31-80

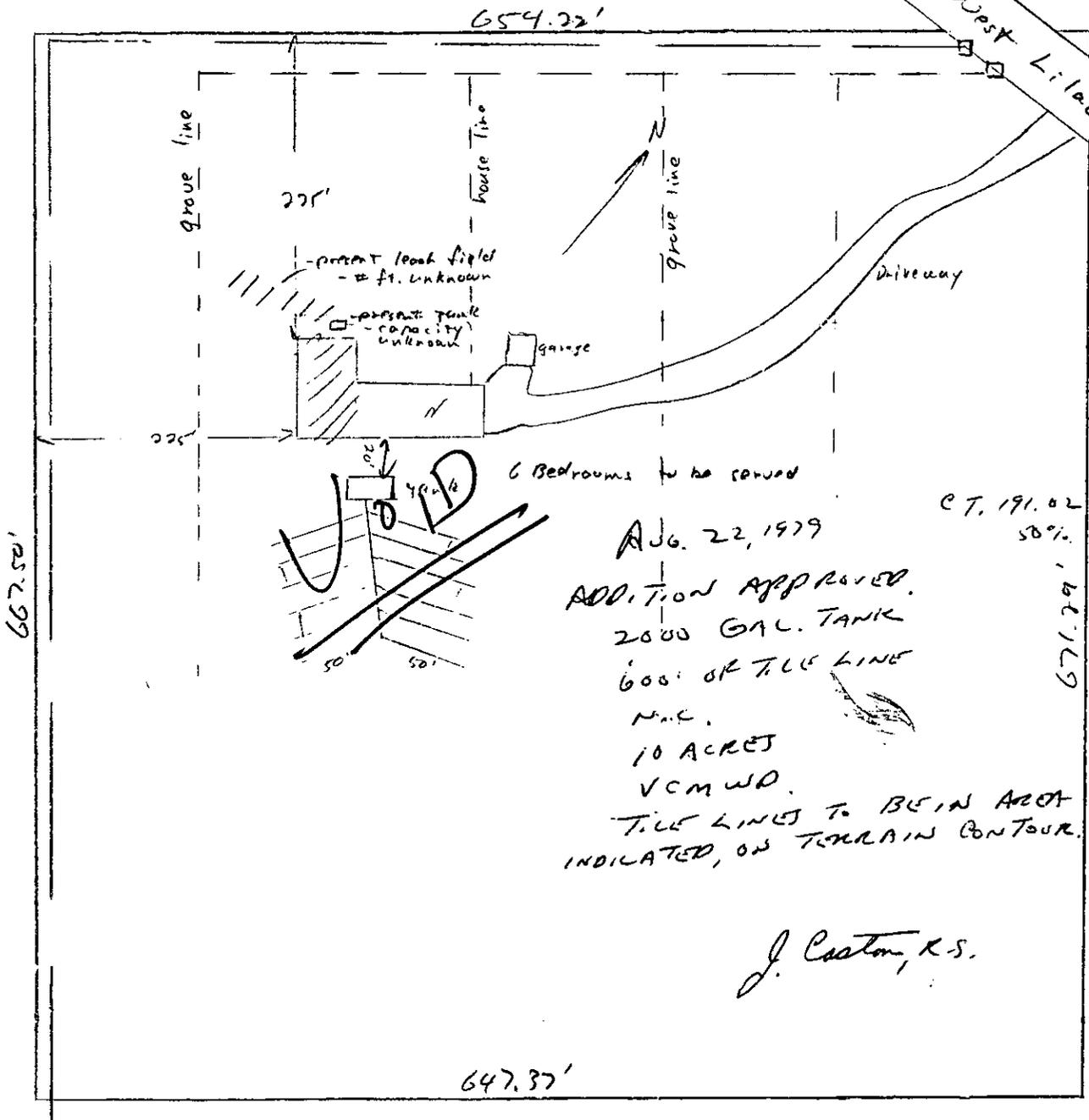
SCALE
1"=60'

JOB NO.
79-143

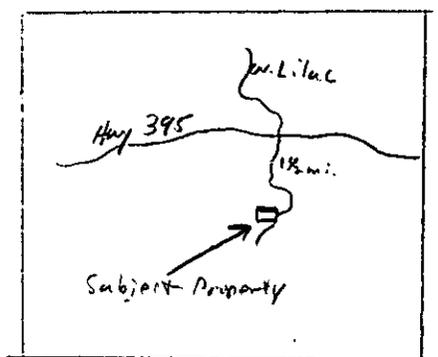
DWG. NO.
A-

PREPARED BY:
WYNN-HARTLEY, INC.
CML ENGINEER'S AND LAND SURVEYOR'S
27350 VALLEY CENTER ROAD
VALLEY CENTER, CALIF. 92082

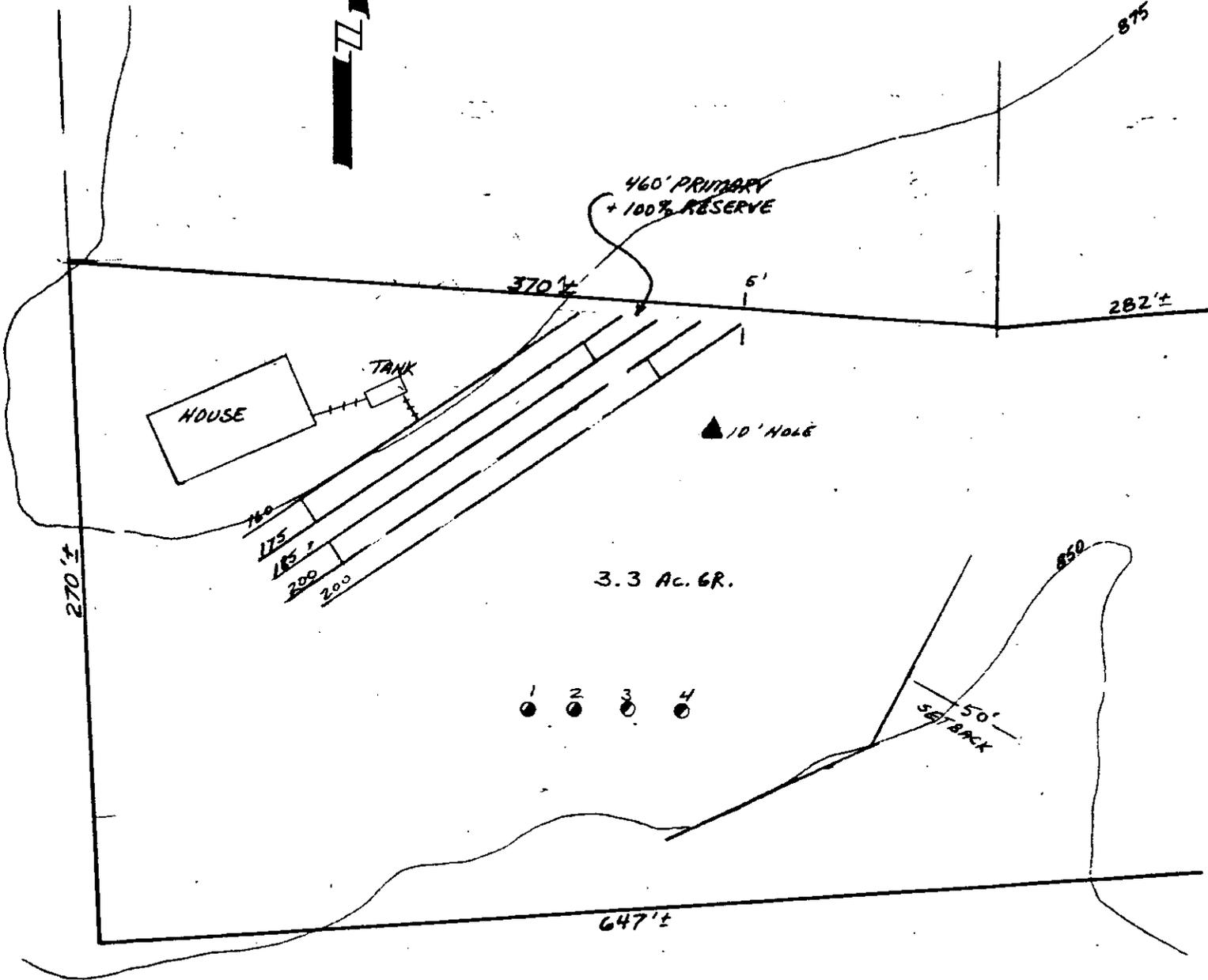
Chadwick
 4381 W. Lilac
 ES Condado
 758-8018



- Parcel # 128-440-05
- Water source - Valley Center Water Dist.
- - - - - Water lines
- No cut & fill.
- - - - - Mains along easements to adjacent properties.



128-440-05'



Oliver Wynn-Hartley
 RCE 20934

SEPTIC LAYOUT	PLAT FOR: PARCEL 3			PREPARED BY: WYNN-HARTLEY, INC. CIVIL ENGINEER'S AND LAND SURVEYOR'S 27350 VALLEY CENTER ROAD VALLEY CENTER, CALIF. 92082
	DATE 7-31-80	SCALE 1"=60'	JOB NO. 79-143	



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) 128-440-22

Number of Pages: 25

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source:

El Cajon

Ruffin

San Marcos

9451

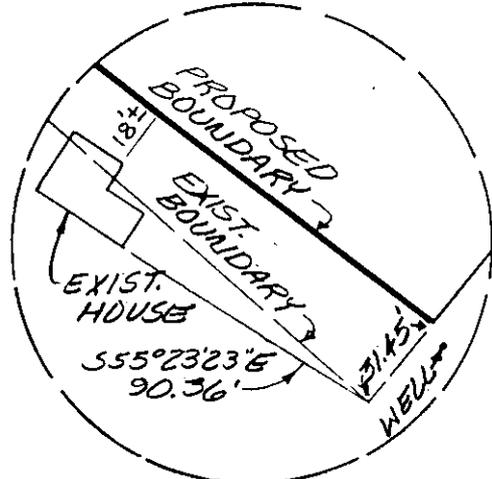
DEPARTMENT OF PLANNING AND LAND USE
PLAT

B60797 L70

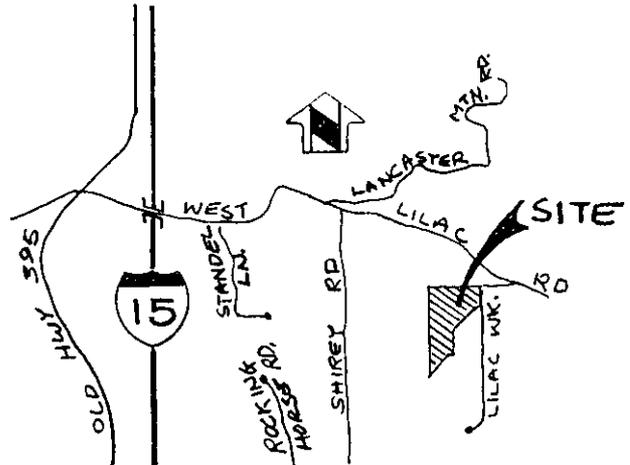
SCALE: 1"=200'

WEST LILAC RD.

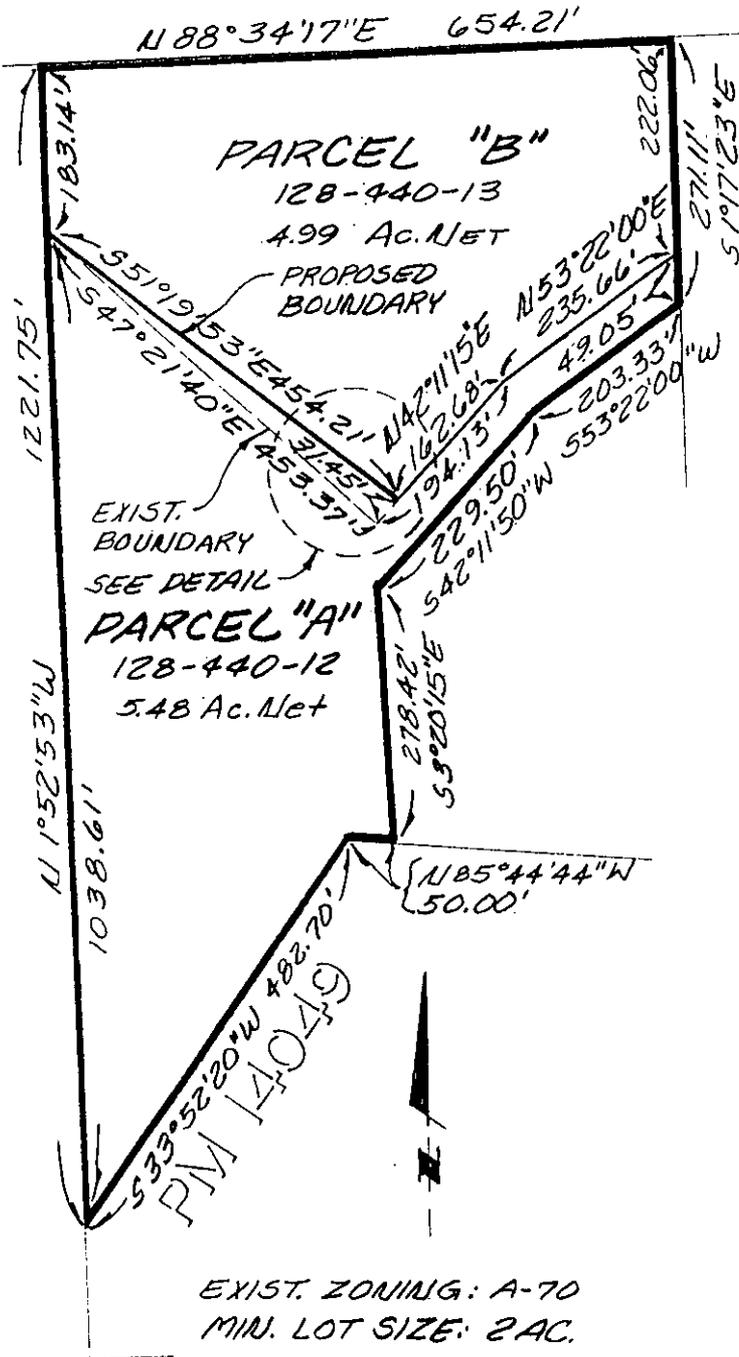
LEGAL DESCRIPTION:
A PORTION OF THE S.E. 1/4
OF THE N.W. 1/4 OF S. 19, T. 10 S.,
R. 2 W., S.B.B.M., COUNTY OF
SAN DIEGO, STATE OF
CALIFORNIA.



DETAIL
1"=60'



VICINITY MAP
NO SCALE



EXIST. ZONING: A-70
MIN. LOT SIZE: 2 AC.

HEALTH DEPARTMENT CERTIFICATION
PARCEL IS APPROVED FOR A STANDARD SEPTIC
TANK CONNECTED TO 3 FEET OF TILE DRAIN
FIELD TO SERVE A THREE-BEDROOM DWELLING: PRO-
VIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY
WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS
DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ES-
TABLISHMENTS. * DATA AND RECOMMENDATIONS

in the name of NENA ZOSA by
Herald LANTIC R.C.E. 33220.
parcel A - Existing S.F.D.
9435' LILAC WALK - see As-built
parcel B - 380' Leach Line.

FOR DEPARTMENTAL USE ONLY
DAN Avera - Acting Deputy Director
Dept. of Health Services
by Todd WALSH E.H.S II
7/25/94

OWNER <u>NOLI & LEOVINA NENA ZOSA</u>	OWNER <u>SAME</u>
ADDRESS <u>4062 HUMBOLT AVE.</u>	ADDRESS _____
CITY <u>HUNTINGTON BEACH STATE CA ZIP 92649</u>	CITY _____ STATE _____ ZIP _____
PHONE NO. <u>(619) 723-9093</u>	PHONE NO. _____
THIS PLAT WAS PREPARED WITH _____ MY KNOWLEDGE AND CONSENT SIGNATURE _____	
APPLICANT/MAP PREPARED BY <u>H.L. ENGINEERING & SURVEYING</u>	SIGNATURE _____
ADDRESS <u>1525-A S. ESCONDIDO BLVD.</u>	CITY <u>ESCONDIDO</u> STATE <u>CA</u> ZIP <u>92025</u>
PHONE NO. <u>(619) 741-0533</u>	R.C.E. OR L.S. NO. <u>4536</u>

DATE FILED _____
RECD BY _____
PRELIMINARY ACTION BY _____
DATE _____
FINAL ACTION BY _____
DATE _____
PLAT NO. _____

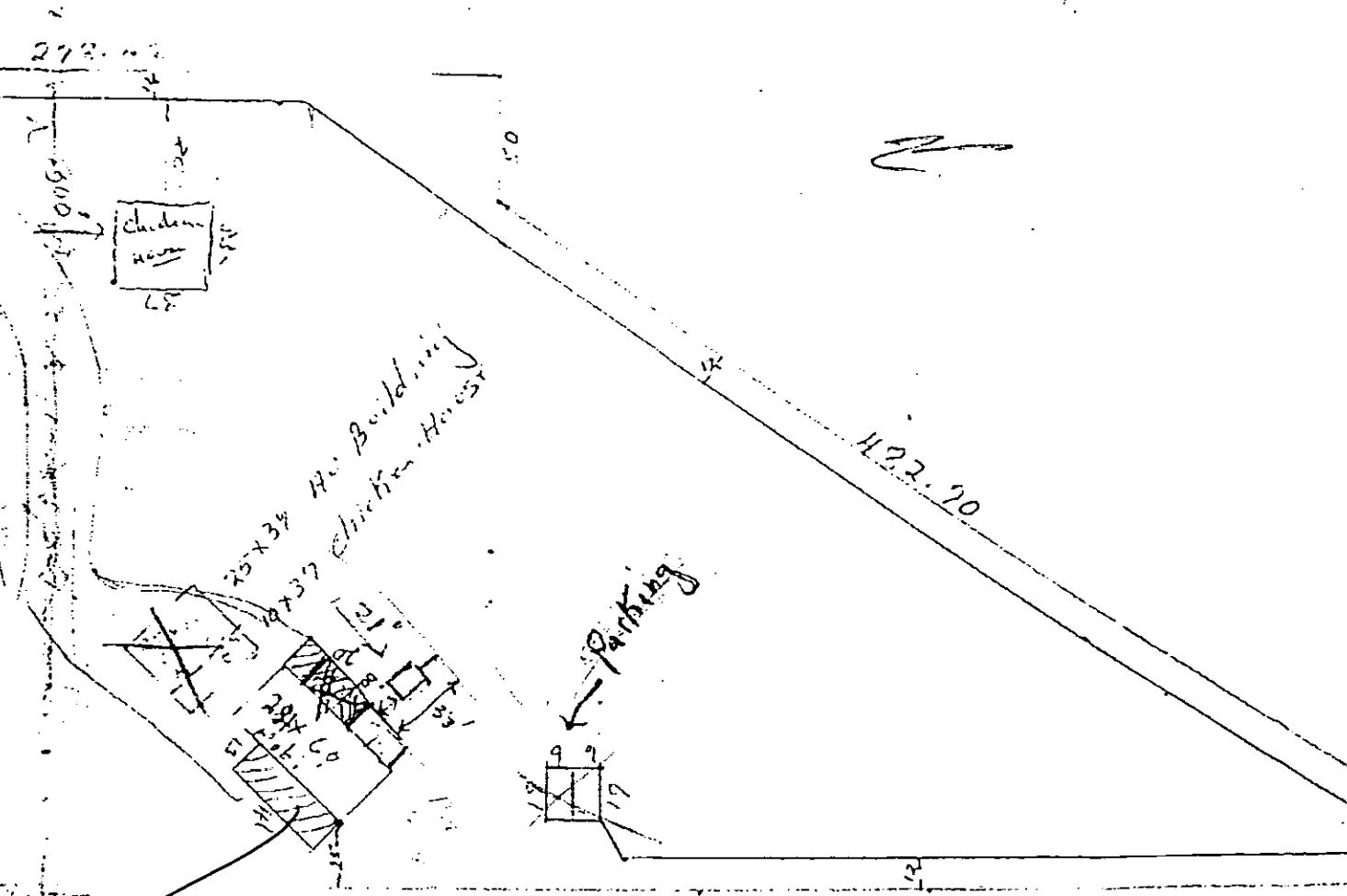
TEL NO. 019-741-4377 JUN 22, 94 13:04 NO. 011 F. 04

128-440-22

OWNER: NENA ZOSA
ADDRESS: 9062 HUMBOLT DR
HUNTINGTON BEACH
CA. 92649
(310) 592-2028

SITE ADDRESS:
9435 BEACH WALK
ESCONDIDO, CA. 92026
APN 128-440-12

Line only 12-20-90
the same not printed
P. Blom



fetc
APPROVED
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH PROTECTION

[Signature]
SANTARIAN
DATE 6-27-94
*also enclosure

As built
Verified
12-20-90
P. Blom

12/19/91
Tank location w/ respect
to 4-bedroom mobilehome
is accurate.
Overall plot plan is incorrect
with structure shifted to north.

T. L. Best

PERMIT FOR SEPTIC TANK
EXPIRES ONE YEAR FROM DATE OF ISSUE

OK #40

PERMIT ISSUED BY: *ph*

DATE: 4/26/94

731973

NAME OF OWNER
ZOSA, NENA

OWNER'S MAILING ADDRESS
9435 Lilac Walk, Escondido 92026

PHONE
723-9093

ADDRESS OR LOCATION OF JOB

9435 Lilac Walk, Escondido

86 A-1

C.T.

ASSESSOR'S PARCEL NUMBER
128-440-~~X~~22

SEPTIC TANK CONTRACTOR
The Carley

PHONE
737-3083

2069/53 26 Apr 94 2/1

SPACE BELOW FOR DEPARTMENTAL USE ONLY

FEE: \$230

PERMANENT TEMPORARY

LAYOUT APPROVAL:

PERCOLATION TEST

SEPTIC TANK 1000 gallons *PHARMS*
LEACH LINE 373' / 3' Trench / 12" rock below pipe

Angel

SUBDIVISION

C/C B/A P/M L/S 128-280-6 "B"

SEEPAGE PIT

ALL FUTURE LEACH LINES TO BE

4/26/94

FIELD APPROVAL

REMARKS See notes on L71863

5' TRENCH w/ 3" ROCK

DATE

APPROVAL REMARKS

WATER SOURCE VCMWD

OCCUPANCY: COMMERCIAL RESIDENTIAL BD 2 BR

DATE REQUESTED DATE INSPECTED APPROVED DISAPPROVED PENDING EXPIRED STATUS FINAL APPROVAL

5/20/94

5/20/94

new

5/26/94

new

**see note*



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 would result in a penalty of not more than \$500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed

Marilyn McDonald
 Agent - Rona Zosa

Date

4/26/94



County of San Diego

J. WILLIAM COX, M.D., Ph.D.
DIRECTOR
STEVEN A. ESCOBOZA
ASSISTANT DIRECTOR

DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH SERVICES

EST. #: 128-440-22

PERMIT #: 7-31973

SITE ADDRESS: 9435 Filine Way
OWNERS: V.C.

Final
APPROVAL GRANTED

OFFICIAL NOTICE

Septic System
INSPECTION

APPROVAL DENIED
See corrections and/or additions

"Final"

1000 gallon (Harris) septic tank
* 373' Leach line + 100% Renew
2 Bedroom Guest House

(* all future repairs to be at 5' w/36" Rock

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: _____ DATE: 5/26/94

CONTRACTOR: _____ TEL. #: _____

No REINSPECTION PERMIT REQUIRED: San Diego County Code requires that a reinspection fee of \$ _____ be paid before another inspection permit is issued.

SPECIALIST: Green 940-2866
If there are any questions regarding this inspection, or to request a reinspection, contact:

SAN MARCOS OFFICE
338 Via Vera Cruz, Ste. 201
San Marcos, 92069-2647
(619) 471-0730

EAST CO. ENV. HEALTH OFFICE
151 Van Houten Ave.
El Cajon, 92020-4429
(619) 441-6666

ENV. HEALTH OFFICE
1255 Imperial, 3rd Flr.
San Diego, CA 92101
(619) 338-2222

ADDRESS: Vera Zola



County of San Diego

J. WILLIAM COX, M.D., Ph.D.
DIRECTOR
STEVEN A. ESCOBOZA
ASSISTANT DIRECTOR

DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH SERVICES

EST. #: 128-440-22

PERMIT #: T31973

SITE ADDRESS: 9435-
OWNERS NAME: *[Handwritten Name]*

OFFICIAL NOTICE

APPROVAL
GRANTED

Septic System
INSPECTION

Pending
~~APPROVAL~~
~~DENIED~~
See corrections
and/or additions

VIC

1000 Gallon Septic Tank
373' Leach line + 100% Reserve
2 Bedroom SFD

① Provide accurate "as Built" Leach lines installed in reserve area. Chalk and/or stake leach lines for field inspection - call 471-0730.

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: DATE: 5/20/94

CONTRACTOR: TEL. #:

San Diego County Code requires that a reinspection fee of \$ be paid before another inspection permit is issued.

NO REINSPECTION PERMIT REQUIRED:

SPECIALIST: *[Signature]* If there are any questions regarding this inspection, or to request a reinspection, contact:

940-2866

SAN MARCOS OFFICE
338 Via Vera Cruz, Ste. 201
San Marcos, 92069-2647
(619) 471-0730

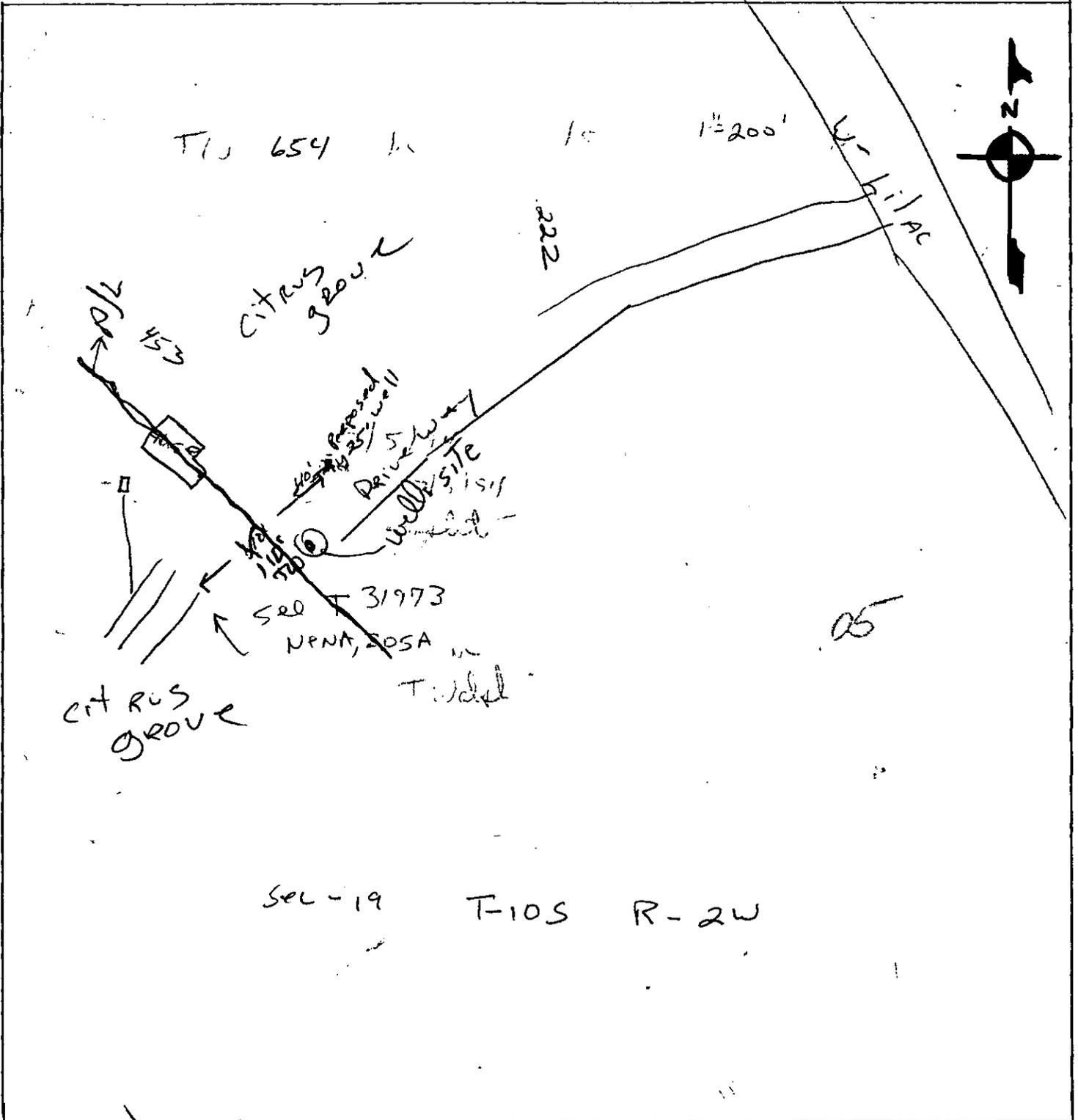
EAST CO. ENV. HEALTH OFFICE
151 Van Houten Ave.
El Cajon, 92020-4429
(619) 441-6666

ENV. HEALTH OFFICE
1255 Imperial, 3rd Flr.
San Diego, CA 92101
(619) 338-2222

ADDRESS: *[Handwritten Address]*

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, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS AND OTHER POTENTIAL CONTAMINATION SOURCES, INCLUDING DIMENSIONS.



DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH SERVICES

128-440-22

T69917

[] SAN DIEGO OFFICE
5201 Ruffin Rd, Suite C
San Diego, CA 92123
(619) 565-5173

[] NORTH COUNTY OFFICE
338 Via Vera Cruz, #201
San Marcos, CA 92069
(619) 471-0730, ext 3 (8-9 a.m.)

[] EL CAJON OFFICE
151 Van Houten, Suite B
El Cajon, CA 92020
(619) 441-6666 (8-9 a.m.)

TO: HL Engineering

SITE: 9435 Lilac Walk, Esc, CA

OWNER'S NAME: NENA Zosa

APN: 128-440-12

MAILING ADDRESS: _____

LEGAL: L/S 128-280-6 "B"

PHONE: 723-9083

CONTROL #: L71863

This project is approved with the following conditions noted:

Approved: Todd Walsh Date: 4-21-94

CONDITIONS:

1. ___ 100' to water well (leach lines only), 150' to H-pits.
2. ___ 100' to high water line of creek or pond.
3. ___ 5:1 setback to cut bank or slope greater than 60% (5' horizontal for every 1' vertical up to 20').
4. ___ 5:1 setback to ultimate road improvement cuts.
5. Maintain 25' setback to water main/easement.
6. Drainage course setback of 50' from edge of flowline.
7. ___ Grading limited to design shown, or not to impact adjacent lot.
8. ___ Setback to underground utility trenches (5:1).
9. Maintain required setbacks (paved areas and driveways require setbacks).
Septic tank to all structures is 5'
Leach lines to all structures is 8'
Seepage pit to all structures is 10'
10. ___ Slopes exceed 25% (see special conditions).
11. System to be located in native, undisturbed soil.
12. System to be located in approved, tested area.
13. Leach lines to follow contour of land.
14. Plumbing fall to allow standard trench depth.
15. Trim and remove trees as necessary.
16. Tank to be installed in native material.

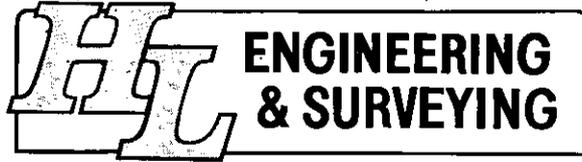
FOR DEPARTMENTAL USE ONLY	
PERC TEST: name <u>William Cambell</u>	
Septic Tank (in gallons): <u>1000</u>	
Leach Line: length <u>373'</u> ft. (+ 100% reserve)	
Trench Depth <u>3'</u> Rock Below Pipe <u>12"</u>	
Horizontal Pit: Length _____ Cap _____	
Vertical Pit: Depth _____ Cap _____	
This system approved to serve a <u>2</u> bedroom dwelling.	
Approved Water Supply: <u>VCMWD</u>	
Lab No. _____	Date: _____
NOTE: YOU HAVE ONE YEAR TO OBTAIN A A SEPTIC TANK PERMIT. HOWEVER; A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.	
<u>ADDITIONAL REQUIREMENTS TO BE COMPLETED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT</u>	
1. REVIEW OF GRADING (SITE CHECK)	
2. REVIEW OF STAMPED BUILDING PLANS	
GRADING: <u>existing structure - no grading</u> ^{TW}	
BUILDING PLANS: _____	

Comments:

Building inspector to verify all plumbing is connected to approved waste line
flow to septic tank

Install tank + leach field as high and close as possible to the
new dwelling

* sd 40 tightline to cross driveway.



1525 S. Escondido Blvd., Suite A, Escondido, CA 92025
(619) 741-0533 FAX (619) 741-5794

April 13, 1994

Job No. 3997 128-440-22

APN: ~~128-440-12~~

Environmental Health Services
338 Via Vera Cruz
San Marcos, CA. 92069

Attn: Tom Lambert

Subject: Septic Design

Site: 9435 Lilac Walk, Valley Center
Zosa Ranch

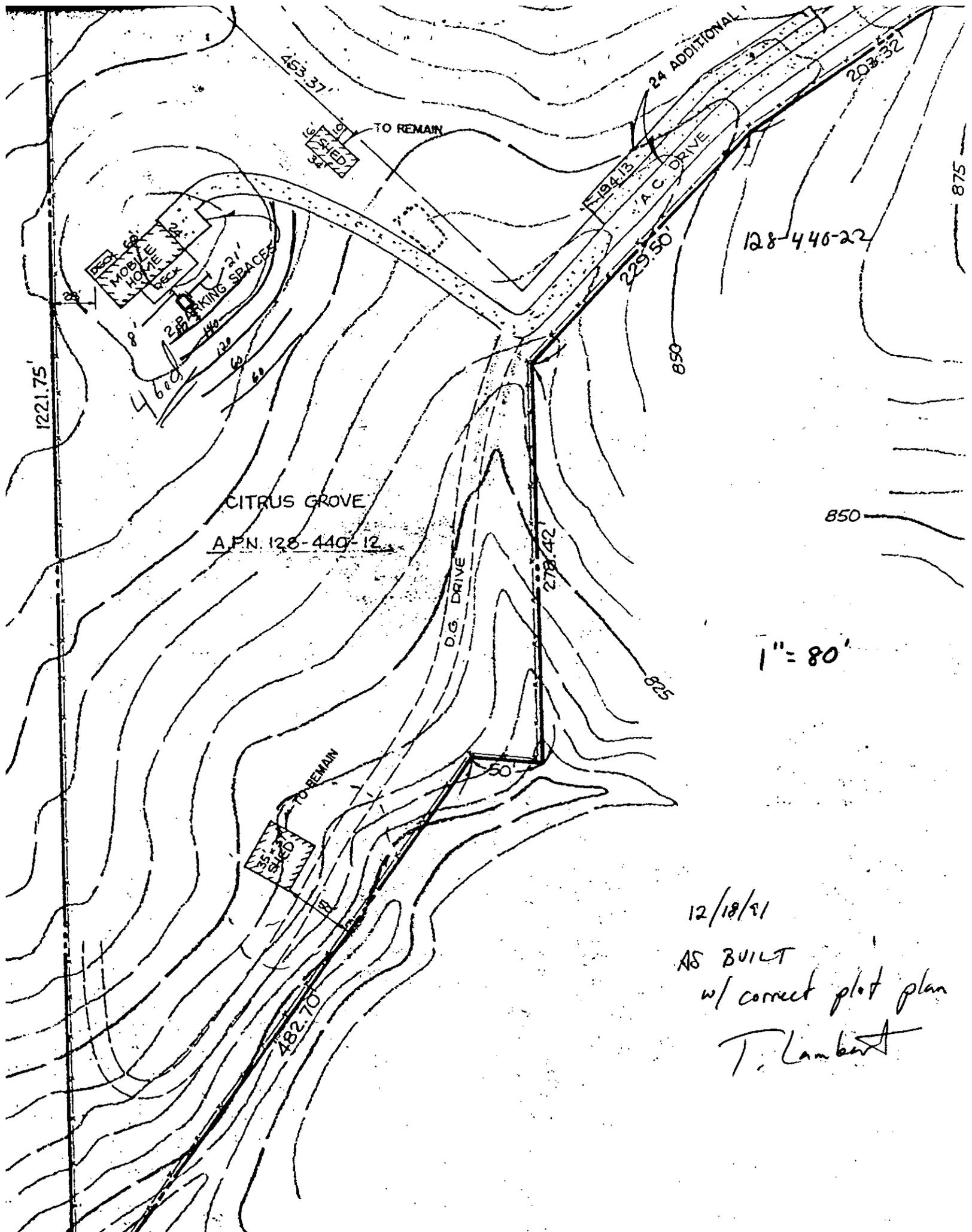
Dear Tom:

Per our telephone conversation, I am submitting a septic design for the already constructed 2 bedroom groundskeeper residence at the Zosa Ranch. I have used the 37 min/inch perc data you provided me with to design the system. There appears to be plenty of room to install the system, which would replace an unpermitted, improperly placed substandard system.

Please review at your earliest convenience.

Sincerely,

Rick Lantis

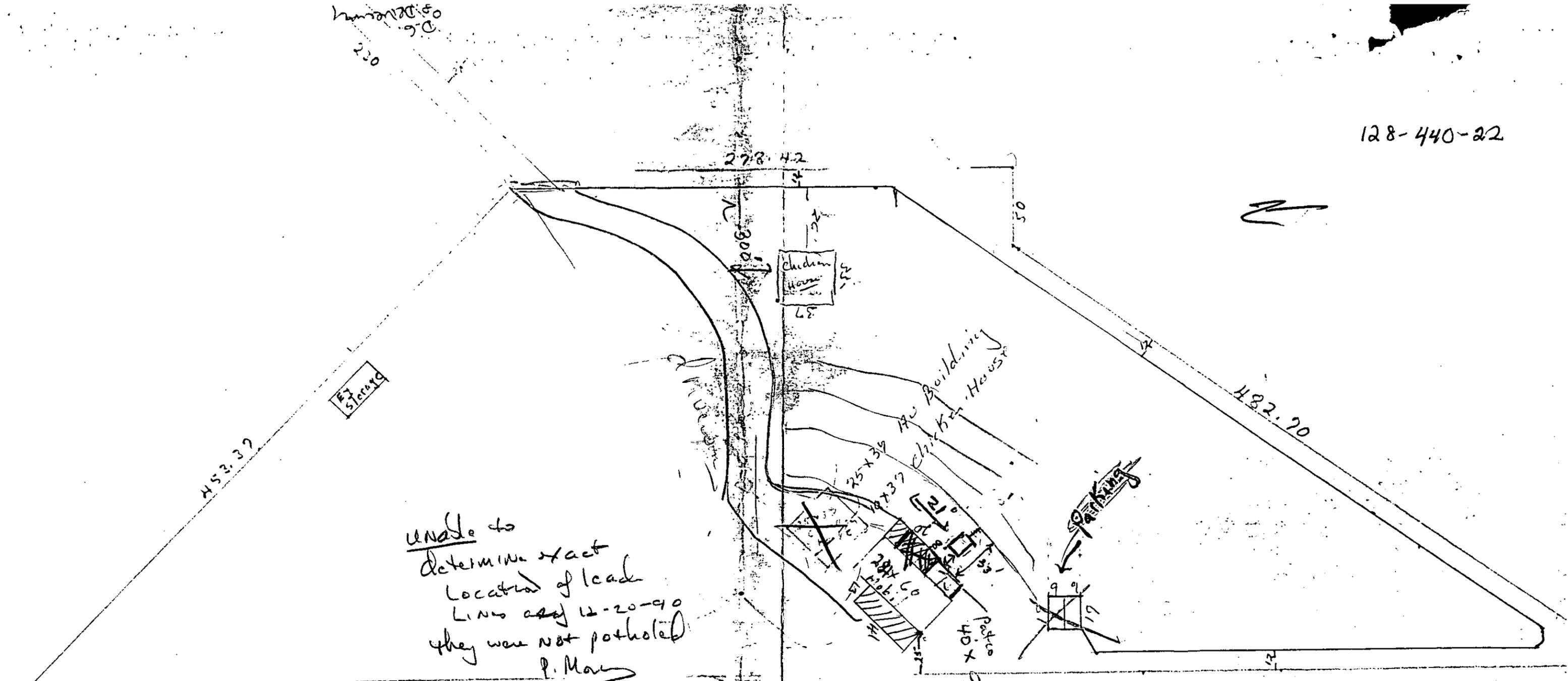


CITRUS GROVE
A.P.N. 128-440-12

1" = 80'

12/18/81
AS BUILT
w/ correct plot plan
T. Lambert

128-440-22



unable to
 determine exact
 location of lead
 lines as of 12-20-90
 they were not potholed
 P. Mon

As built
 Verified
 12-20-90
 P. Mon

12/19/91
 Tank location w/ respect
 to 4-bedroom mobilehome
 is accurate.
 Overall plot plan is incorrect
 with structure shifted to north.

T. Lambert

~~187~~ 187

PERMIT FOR SEPTIC TANK
EXPIRES ONE YEAR FROM DATE OF ISSUE

PERMIT ISSUED
BY: rw

DATE
2-28-90

T67537

NAME OF OWNER ZOSA, NENA	OWNER'S MAILING ADDRESS 9381 W. Lilac Rd., VC	PHONE
ADDRESS OR LOCATION OF JOB 9435 Lilac Walk, Valley Center		C.T.
ASSESSOR'S PARCEL NUMBER 128-440-12 128-440-22-	SEPTIC TANK CONTRACTOR Estep	PHONE

SPACE BELOW FOR DEPARTMENTAL USE ONLY

FEE: \$140

PERMANENT TEMPORARY

SEPTIC TANK Existing

LEACH LINE 450' existing add 60'

SEEPAGE PIT _____

REMARKS See Notes on Field Authorization

WATER SOURCE Existing

LAYOUT APPROVAL: _____

PERCOLATION TEST _____

SUBDIVISION _____

Gordon C/C B/A P/M
SANITARIAN
2-28-90

FIELD APPROVAL _____

DATE _____

XX REPAIR REMARKS _____

OCCUPANCY: COMMERCIAL RESIDENTIAL GBD Existing

LINE 08
EHS 10:28 FEB 28 1990

111 005
DPS

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	PENDING	EXPIRED STATUS	FINAL APPROVAL
3/15	3/15/90			BOS		<i>[Signature]</i>

DHS:EHS-701, (9/87)

County of San Diego Department of Health Services
1700 Pacific Highway, San Diego, CA 92101

140.00
140.00
12-20-90

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 would result in a penalty of not more than \$500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed *Renald S. Smith* Date 2-28-90



County of San Diego

J. WILLIAM COX, M.D., Ph.D.
DIRECTOR
STEVEN A. ESCOBOZA
ASSISTANT DIRECTOR

DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH SERVICES

EST. #: 128-440-22

PERMIT #: T67537

SITE ADDRESS: 9435 Lilac Walk
Valley Center

OFFICIAL NOTICE

Septic System
INSPECTION

APPROVAL DENIED

See corrections and/or additions

APPROVAL GRANTED

Installed -

510' lead line + 100% reserve

1200 gallon concrete tank

walk thru completed - 4-bedroom mobile home

OWNERS NAME: Zosa, Nena

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: DATE: 12-20-90

CONTRACTOR: Estep TEL. #:

San Diego County Code requires that a reinspection fee of \$ _____ be paid before another inspection permit is issued.

REINSPECTION PERMIT REQUIRED:

SPECIALIST: *M...*

If there are any questions regarding this inspection, or to request a reinspection, contact:

ADDRESS:

SAN MARCOS OFFICE
338 Via Vera Cruz, Ste. 201
San Marcos, 92069-2647
(619) 471-0730

EAST CO. ENV. HEALTH OFFICE
151 Van Houten Ave.
El Cajon, 92020-4429
(619) 441-6666

ENV. HEALTH OFFICE
1255 Imperial, 3rd Flr.
San Diego, CA 92101
(619) 338-2222



County of San Diego

128-440-22

J. WILLIAM COX, M.D., Ph.D.
DIRECTOR
(619) 236-2237

DEPARTMENT OF HEALTH SERVICES

EST. #: _____

STEVEN A. ESCOBOZA
ASSISTANT DIRECTOR
(619) 236-7833

1700 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA 92101-2417

PERMIT #: T67537

SITE ADDRESS: 9435 Lila Creek

OWNERS NAME: Zosa, Neva

ADDRESS: _____

OFFICIAL NOTICE

Septic System
INSPECTION

Pending
~~APPROVAL DENIED~~
See corrections and/or additions

APPROVAL GRANTED

Installed:

1- 60' of leachline has been installed to existing 450', total installed 510'.
100% reserve is available.

2- 1200 gal septic tank
OK to backfill system.

Prior to final approval a walkthrough of the house will be required to verify the bedroom count.
Call for final, no fee.

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: DATE: 8/15/90

CONTRACTOR: Estep TEL. #: _____

San Diego County Code requires that a reinspection fee of \$ _____ be paid before another inspection

REINSPECTION PERMIT REQUIRED: permit is issued.

SANITARIAN: Bruce S. Gora If there are any questions regarding this inspection, or to request a reinspection, contact: _____

SAN MARCOS OFFICE
338 Via Vera Cruz
San Marcos, 92069-2635
(619) 471-0730

EAST CO. REGIONAL CTR.
250 E. Main St., Box 15
El Cajon, 92020
(619) 441-4615

RUFFIN RD. OFFICE
5201 Ruffin Rd.
San Diego, 92123
(619) 565-5173

(619) _____

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES
Division of Environmental Health Protection

Contractor
Donald Scarlett
34041 Harvost way
Lake Elsinore Calif 92338
714 244 4809

FIELD AUTHORIZATION TO ISSUE SEPTIC TANK PERMIT 128-440-22

NAME: Zosa Nena DATE: 2/28/90
(last) (first)

MAIL ADDRESS: 9381 W. Lilac Rd. Valley center OK TO ISSUE A SEPTIC TANK PERMIT FOR:

JOB ADDRESS: 9435 Lilac walk Valley center 510 total 450 existing gal septic tank
ft. tile line
add 60'

APN: 128-440-12 Census Tract: _____ NEW _____ REPAIR _____
ROOM(S) ADDITION X - RELOCATION _____

Brian S. Cord
SANITARIAN

DHS:EHP-707 (3/84)

OK FOR YR
confirm 1200 Tank
needs "as Built" prior to permit

L68991

L68991

88-134

VAL D. WYNN ENGINEERING, INC.
28714 Valley Center Road Suite F
P.O. Box 960
VALLEY CENTER, CALIFORNIA 92082.

JOB _____ SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE **1" = 200'** 128-440-22

"This approval will be VO(619) 749-8722. Driveway, and Grading are located as shown and the Leach Lines of Existing Poles are located exactly as shown on this **SEPTIC SYSTEM LAYOUT** the County of San Diego prior to beginning construction, and may require additional softening. 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."

SEPTIC SYSTEM LAYOUT
APN 128-440-12

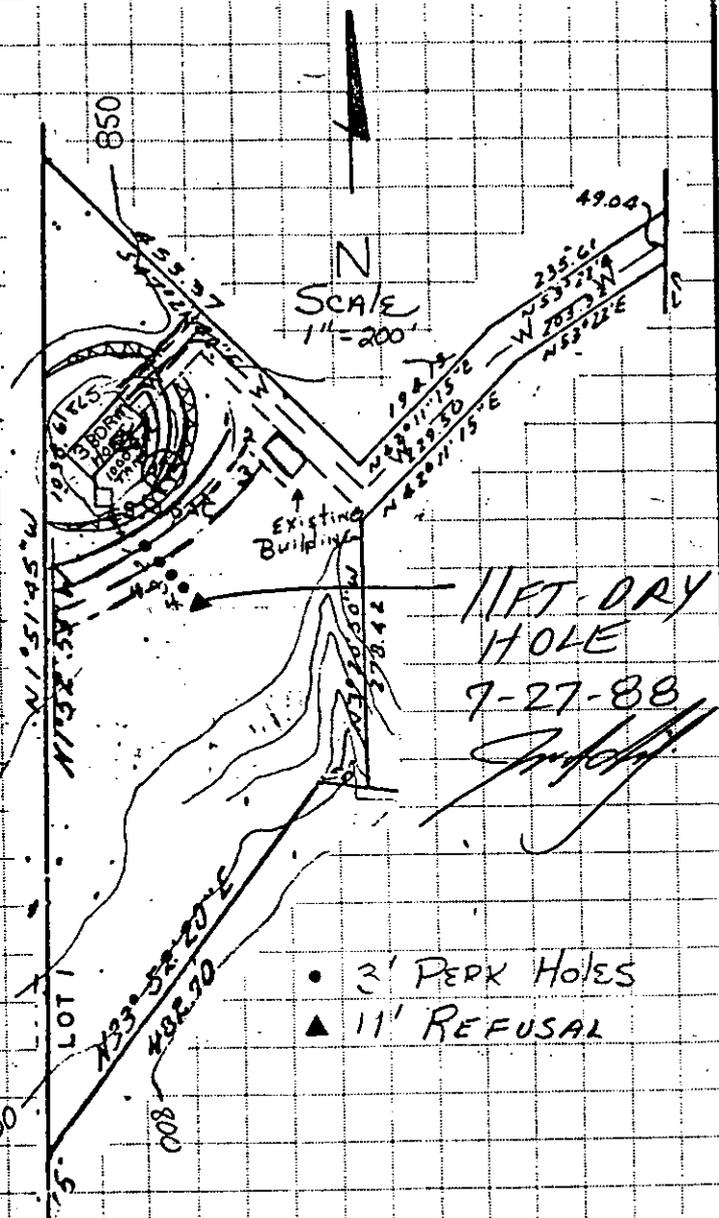
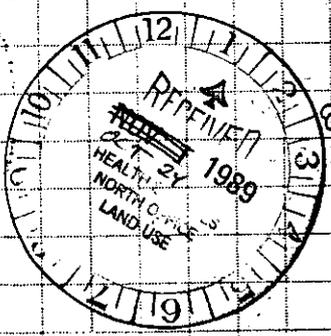
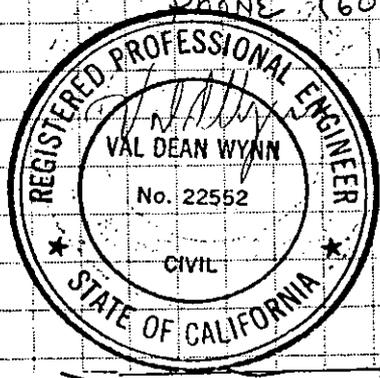
NOTES:

- 1- 450 FT. TILE POD FOR A 3 BDRM HOUSE
- 2- Tile Line Log

LINE NO.	PRIMARY	RESERVE
1-	250	
2-	200	70
3-		270
4-		110
TOTAL	450	450

3- OWNER:

William L. Campbell
711 W. Glen Eagles
PHOENIX, ARIZONA 85023
Phone (602) 866-1514



11 FT. DRY HOLE
7-27-88

- 3' PERK HOLES
- ▲ 11' REFUSAL

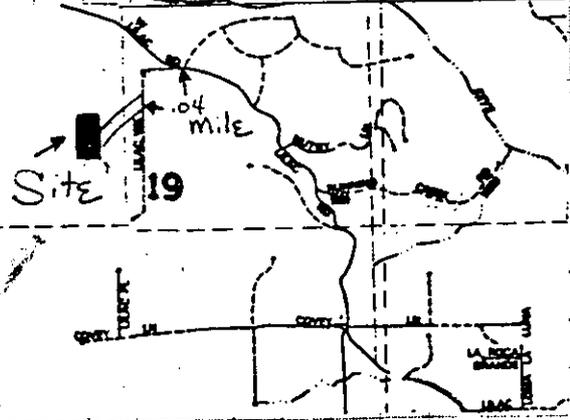
REVIEW OF STAMPED, BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITH 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243



VICINITY MAP - NO SCALE

**SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST**

DEPARTMENT USE ONLY
 Issue permit Yes No
 Final parcel map required: Yes No
 Sanitarian: [Signature]
 Date: 7-77

L68991

ZOSA, Rena

K61095 L68991
Please update

Date June 2, 1988 K61095R

OWNER'S NAME William L. Campbell ADDRESS 711 W. Glen Eagles Phoenix, AZ 85023

CONTRACTOR _____ ADDRESS 9381 W. Lilac Rd

Legal Location Por. W 1/2 of SE 1/4 of NW 1/4 of Sec. 19 Lot. T10S, R2W SBM Block 128-440-22

Test Location 9435 Lilac Walk Road in Valley Center APN 128-440-129
 (NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)	4. Lot Grade	7. Test Holes	10. All calculations on 8 1/2 x 11" Sheet
2. Existing and Proposed Structures	5. Wells	8. Sub-Surface Disposal System	
3. Surfaced Areas	6. Utility Water Lines	9. Cuts and Fill	

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 Ft.	4 hrs.		30 min/in	37 min/in
	2.	3 ft.	4 hrs.		54 min/in	
	3.	3 ft.	4 hrs.		40 min/in	
	4.	3 ft.	4 hrs.		24 min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	ONE EYE EFFECTIVE TAIN ABSORB. AREA

TYPE OF SOIL: Give specific information (e.g., decomposed granite, etc.)
 Surface: Topsoil

1 ft. below surface: Topsoil
 2 ft. below surface: Topsoil
 3 ft. below surface: D.G.
 8 to 10 ft. below surface: D.G.

Source of water: Valley Center MWD Depth of water table: Deeper than 11 feet refusal at 11 feet

Proposed structure: No. 1/pcl Type Residential
 No. of bedrooms: 3 and/or maximum capacity: _____

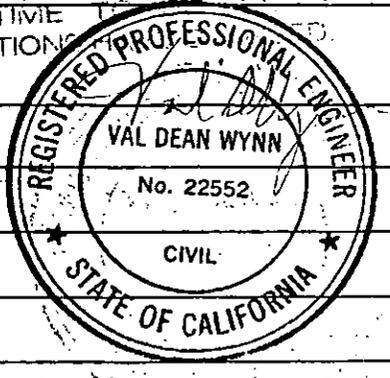
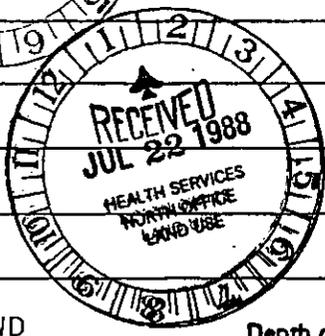
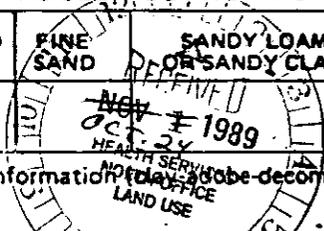
RECOMMENDATIONS:

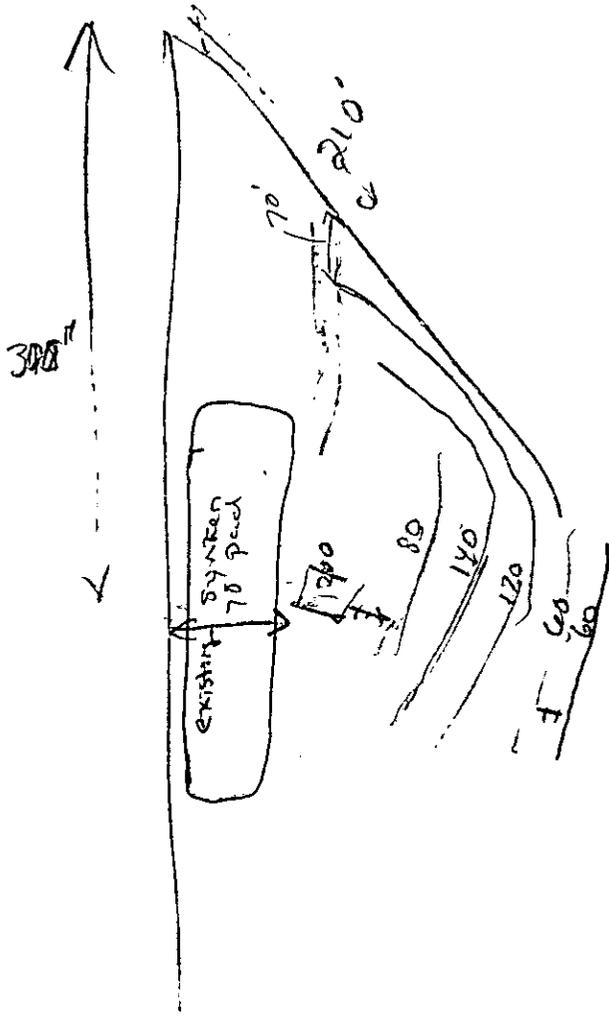
Size tank 1000 gal.
 Drainage tile 450 ft.
 Trench width 1.5 ft.
 Trench depth 3 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

Val D. Wynn
 Val D. Wynn, RCE 22552
 REGISTERED ENGINEER (REG. NO.)
 P.O. Box 960, Valley Center, CA 92082
 Address 749-8722 Phone 6/2/88

COPY - CAMPBELL, ZOSA, MENA, WILLIAM





²
 80
 140
 170
 60

 450

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
 Issue permit Yes No
 Final parcel map required: Yes No
 Sanitarian: _____
 Date: _____

Date June 2, 1988 **K61095**

OWNER'S NAME William L. Campbell ADDRESS 711 W. Glen Eagles Phoenix, AZ 85023

CONTRACTOR _____ ADDRESS _____

Legal Location Por. W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 19 Lot T10S, R2W SBM Block 128-440-22

Test Location Lilac Walk Road in Valley Center **APN 128-440-129**
(NUMBER, STREET AND TOWN)

- THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:
- 1. Lot Location (locate by street)
 - 2. Existing and Proposed Structures
 - 3. Surfaced Areas
 - 4. Lot Grade
 - 5. Wells
 - 6. Utility Water Lines
 - 7. Test Holes
 - 8. Sub-Surface Disposal System
 - 9. Cuts and Fill
 - 10. All calculations on 8 1/2 x 11" Sheet

SUB-SURFACE DRAINAGE

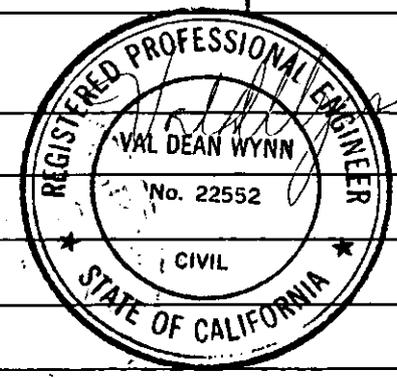
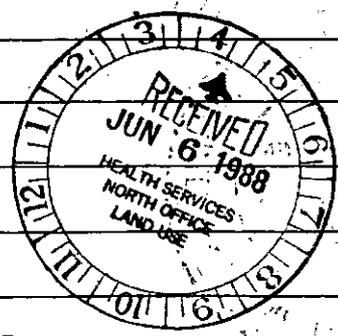
PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 Ft.	4 hrs.		30 min/in	37 min/in
	2.	3 ft.	4 hrs.		54 min/in	
	3.	3 ft.	4 hrs.		40 min/in	
	4.	3 ft.	4 hrs.		24 min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA
0					

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
 1 ft. below surface: Topsoil
 2 ft. below surface: Topsoil
 3 ft. below surface: D.G.
 8 to 10 ft. below surface: D.G.



Source of water Valley Center MWD Depth of water table Deeper than 15 feet

Proposed structure: No. 1/pcl Type Residential

No. of bedrooms: 3 and/or maximum capacity: _____

RECOMMENDATIONS:

Size tank 1000 gal.
 Drainage tile 450 ft.
 Trench width 1.5 ft.
 Trench depth 3 ft.
 Seepage pit width _____ ft.
 Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Val D. Wynn
 Val D. Wynn, RCE 22552

REGISTERED ENGINEER (REG. NO.)
P.O. Box 960, Valley Center, CA 92082
 Address 749-8722 Phone 6/2/88 Date

SAN. COPY CAMPBELL.

VAL D. WYNN ENGINEERING, INC.
 28714 Valley Center Road Suite F
 P.O. Box 960
 VALLEY CENTER, CALIFORNIA 92082
 (619) 749-8722

JOB 88-134
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE 1" = 200'

SEPTIC SYSTEM LAYOUT
 APN 128-440-12 *gh*

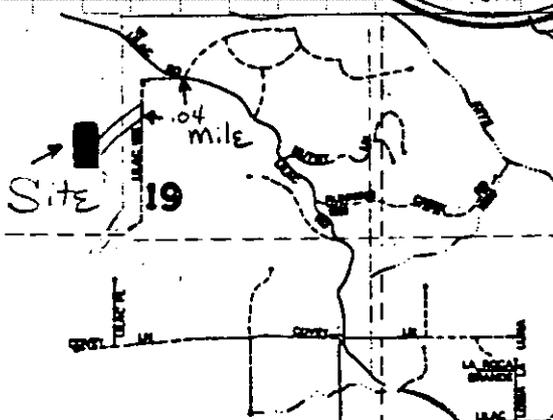
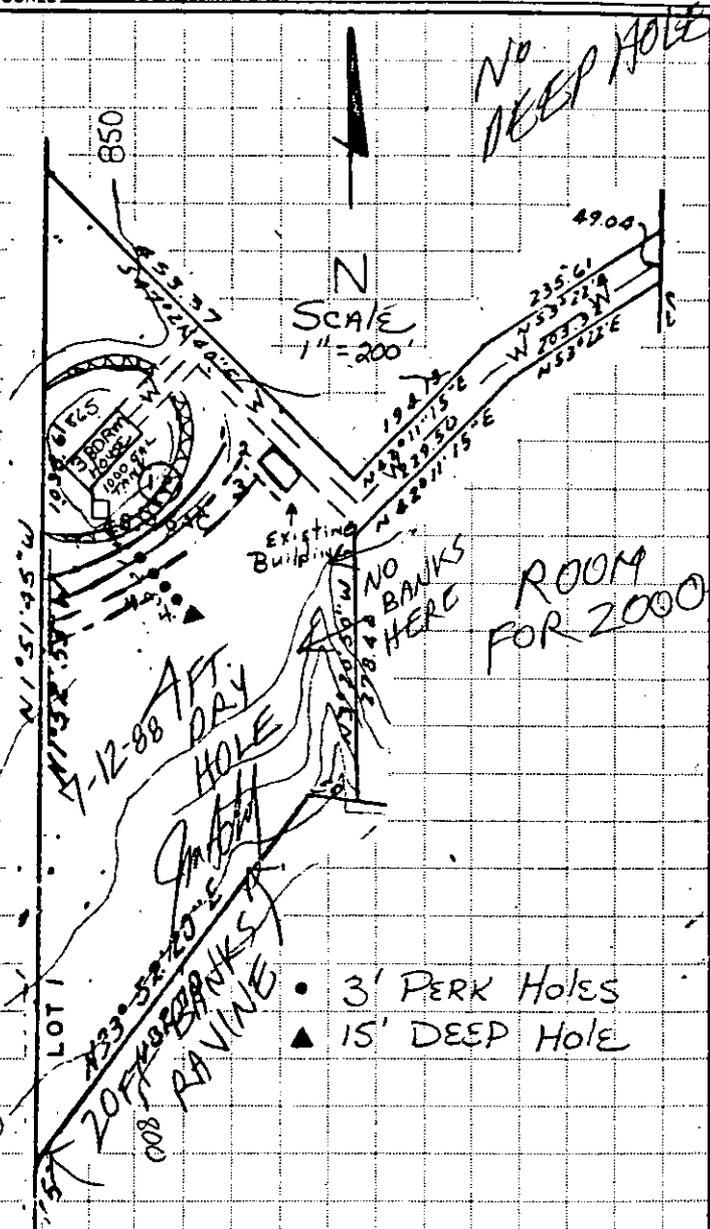
NOTES:

- 1- 450 FT. TILE PDD FOR A 3 BDRM HOUSE
- 2- TILE LINE LOG

LINE NO.	PRIMARY	RESERVE
1-	250	
2-	200	70
3-		270
4-		110
Total	450'	450'

3- OWNER:

William L. Campbell
 711 W. GLEN EAGLES
 PHOENIX, ARIZONA 85023
 PHONE (602) 866-1514



I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITH 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
 1600 PACIFIC HWY, SAN DIEGO, CA 92101
 PHONE: 236-2243



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) 128-440-23

Number of Pages: 7

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: El Cajon Ruffin San Marcos

9452

SAN DIEGO COUNTY
DEPARTMENT OF PLANNING AND LAND USE
PLAT

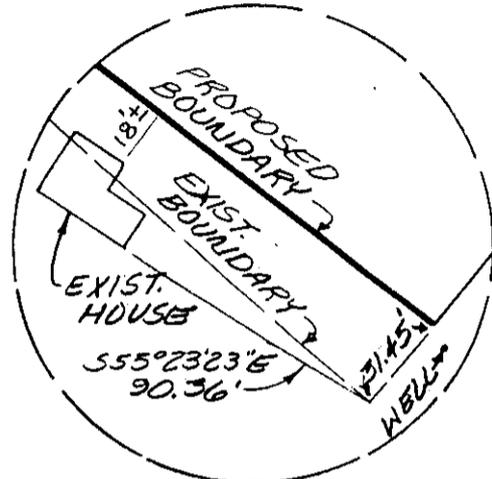
128-440-23

B60977 L20

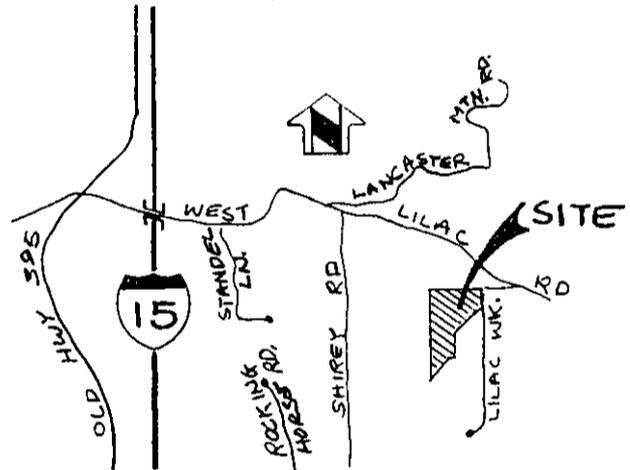
SCALE: 1"=200'

WEST LILAC RD.

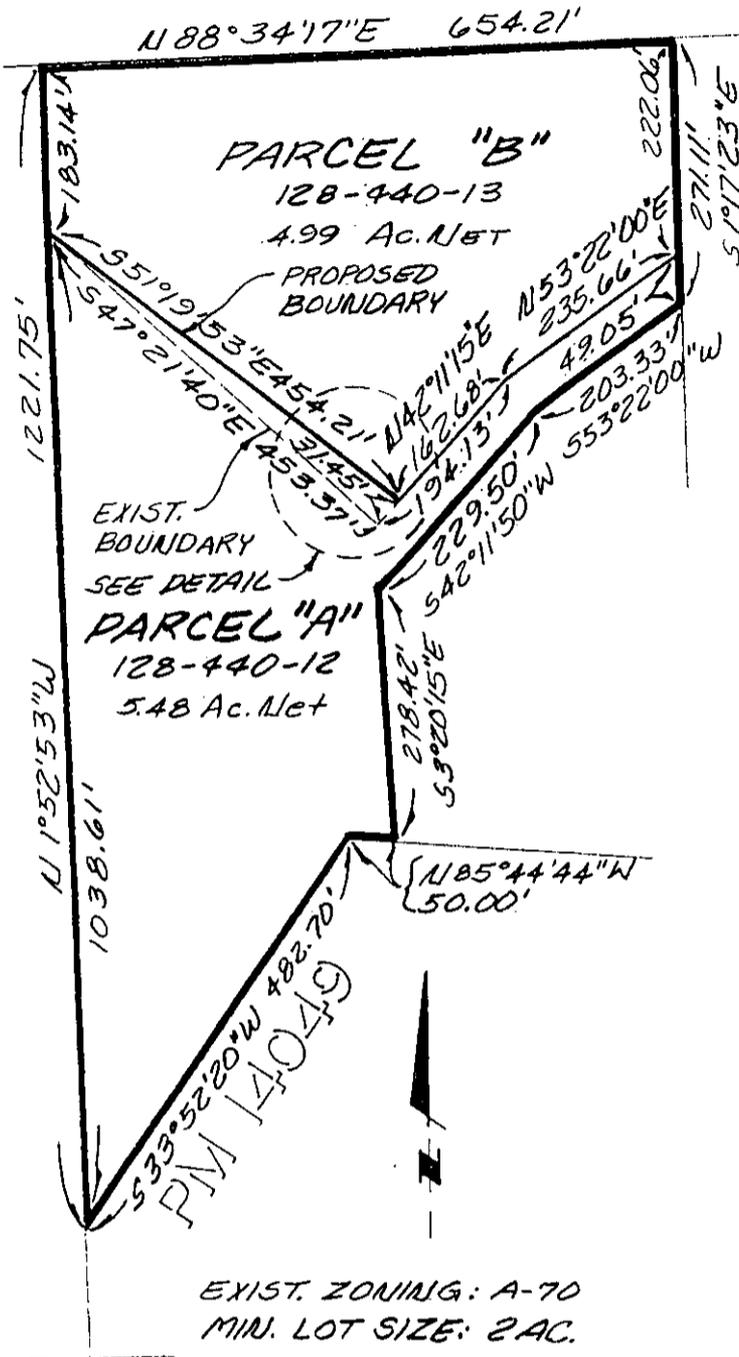
LEGAL DESCRIPTION:
A PORTION OF THE S.E. 1/4
OF THE N.W. 1/4 OF S. 19, T. 10 S.,
R. 2 W., S.B.B.M., COUNTY OF
SAN DIEGO, STATE OF
CALIFORNIA.



DETAIL
1"=60'



VICINITY MAP
NO SCALE



EXIST. ZONING: A-70
MIN. LOT SIZE: 2 AC.

DATE FILED
RECD BY

PRELIMINARY ACTION BY
DATE

FINAL ACTION BY
DATE

HEALTH DEPARTMENT CERTIFICATION
THIS PARCEL IS APPROVED FOR A STANDARD SEPTIC
FIELD CONNECTED TO 3 FEET OF TILE DRAIN
FIELD TO SERVE A THREE-BEDROOM DWELLING; PRO-
VIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY
WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS
DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ES-
TABLISHMENTS. * DATA AND RECOMMENDATIONS
in The name of NENA ZOSA by
Herald LANTIC R.C.E. 33220.
parcel A - Existing S.F.D.
9435' Lilac Walk - see As-built
parcel B - 380' Leach Line.

FOR DEPARTMENTAL USE ONLY
DAN Avera - Acting Deputy Director
Dept. of Health Services
by Todd WALSH E.H.S II
7/25/94

PLAT
NO.

PARCEL A	PARCEL B
OWNER <u>NOLI & LEOVINA NENA ZOSA</u>	OWNER <u>SAME</u>
ADDRESS <u>4062 HUMBOLT AVE.</u>	ADDRESS _____
CITY <u>HUNTINGTON BEACH STATE CA ZIP 92649</u>	CITY _____ STATE _____ ZIP _____
PHONE NO. <u>(619) 723-9093</u>	PHONE NO. _____
THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT	SIGNATURE _____
APPLICANT/MAP PREPARED BY <u>H.L. ENGINEERING & SURVEYING</u>	SIGNATURE _____
ADDRESS <u>1525-A S. ESCONDIDO BLVD.</u>	CITY <u>ESCONDIDO</u> STATE <u>CA</u> ZIP <u>92025</u>
PHONE NO. <u>(619) 741-0533</u>	R.C.E. OR L.S. NO. <u>4536</u>

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

Issue permit B/A Yes No
Final required: Yes No
Sanitarian T. Wall
Date: 7-25-94

TT
30

APN. 128-440-13
B/A

Date 7/14/94
B60797

OWNER'S NAME Nena Zosa ADDRESS 4062 Humbolt Drive
Huntington Beach, CA. 92649
CONTRACTOR HL Engineering ADDRESS 1525 S. Escondido Blvd., #A
Escondido, CA. 92025

Legal Location: APN 128-440-13 Lot _____ Block _____

Test Location: 9435 Lilac Walk, Valley Center 128-440-23
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- 1. Lot Location (locate by street)
- 2. Existing and Proposed Structures
- 3. Surfaced Areas
- 4. Lot Grade
- 5. Walls
- 6. Utility Water Lines
- 7. Test Holes
- 8. Sub-Surface Disposal System
- 9. Cuts and Fill
- 10. All calculations on 8 1/2 X 11" sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	5'			10	20 min/inch Average
	2.	5'			15	
	3.	5'			10	
	4.	5'			16	
	5.	5'			48	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE AUSRPP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
1 ft. below surface: Silty Sand/Trace Clay
2 ft. below surface: "
3 ft. below surface: "
8 to 10 ft. below surface: Gray Sandy D.G.
Source of water: Valley Center Mun. Water Depth of water table: No water within 15'

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.

Proposed structure: No. one (1) Type Single Family Residence
No. of bedrooms: three (3) and/or maximum capacity: _____

RECOMMENDATIONS:

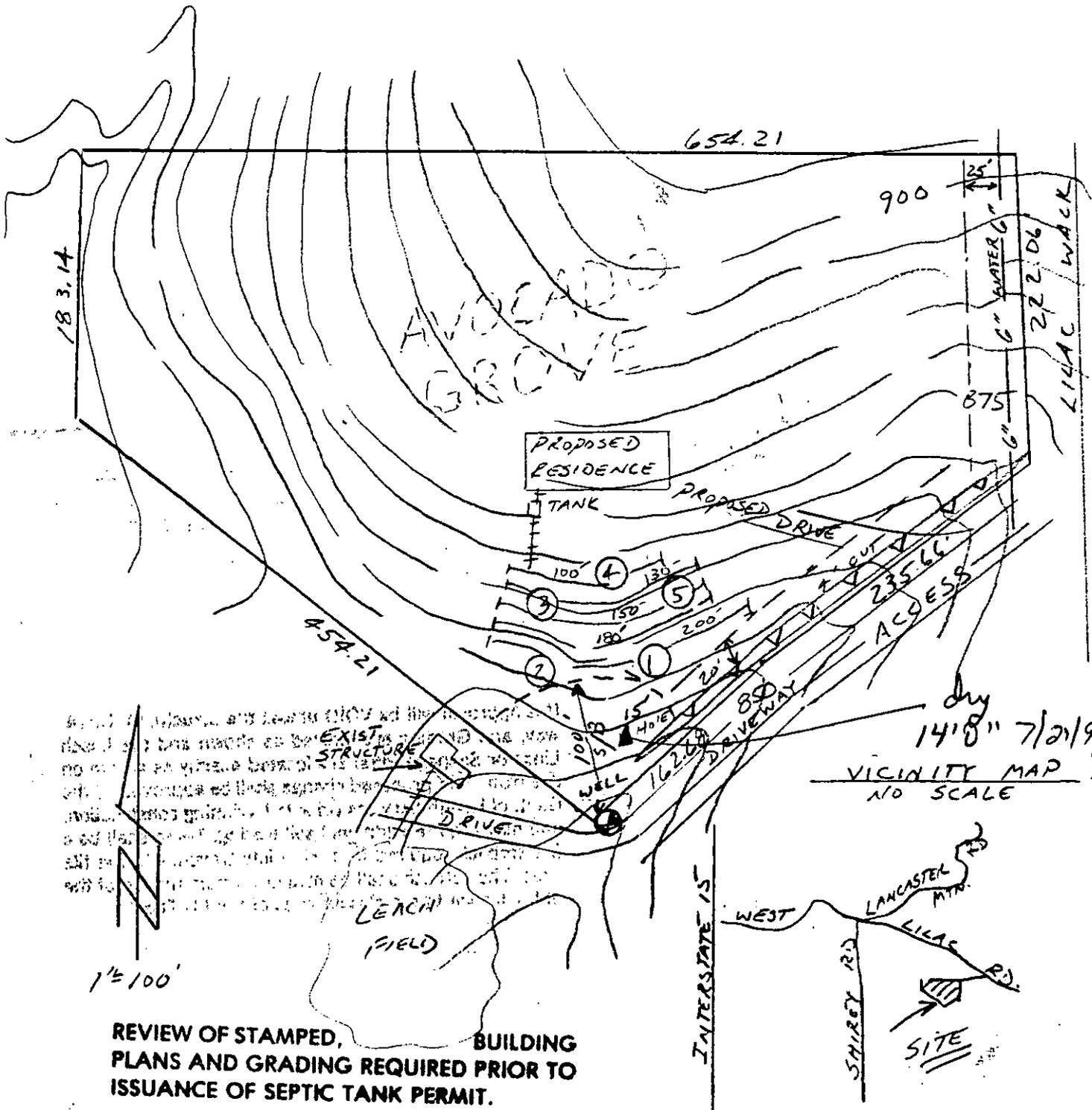
Size tank	<u>1000</u>	gal.
Drainage tile	<u>380</u>	ft.
Trench width	<u>1.5</u>	ft.
Trench depth	<u>5.0</u>	ft.
Seepage pit width	<u>N/A</u>	ft.
Seepage pit depth	<u>N/A</u>	ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Herald R. Lantis RCE 33220
REGISTERED ENGINEER (REG. NO.)
H L Land Development 741-0533
Address Phone Date
1525 S. Escondido Blvd. Escondido, Ca.

ENVIRONMENTAL & HEALTH SERVICES

E1-044-861 4.4A
418



EXIST. STRUCTURE
D RIVER
LEACH FIELD

dry
14'8" 7/21/94
VICINITY MAP JW
NO SCALE

ANGUS AZON

REVIEW OF STAMPED, BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

NOTE: YOU HAVE ONE YEAR TO OBTAIN A SEPTIC TANK PERMIT. HOWEVER, A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.

I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundaries.

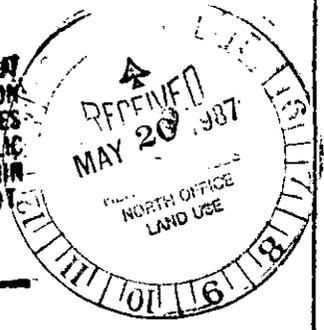
[Signature]
Herald R. Lantis RCE 33220

1837
L65546 R

NOTE: YOU HAVE ONE YEAR TO OBTAIN A SEPTIC TANK PERMIT. HOWEVER, A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.

"This approval will be VOID unless the Structures, Drive-way, and Grading are located as shown and the 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 lines to the tile lines. The setback shall be measured from the top of the utility trench to the closest edge of the tile line."

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES.



LAYOUT BY: JOHN CASTON 749-1875

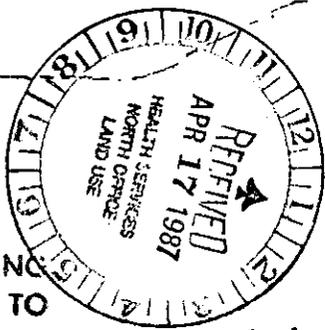
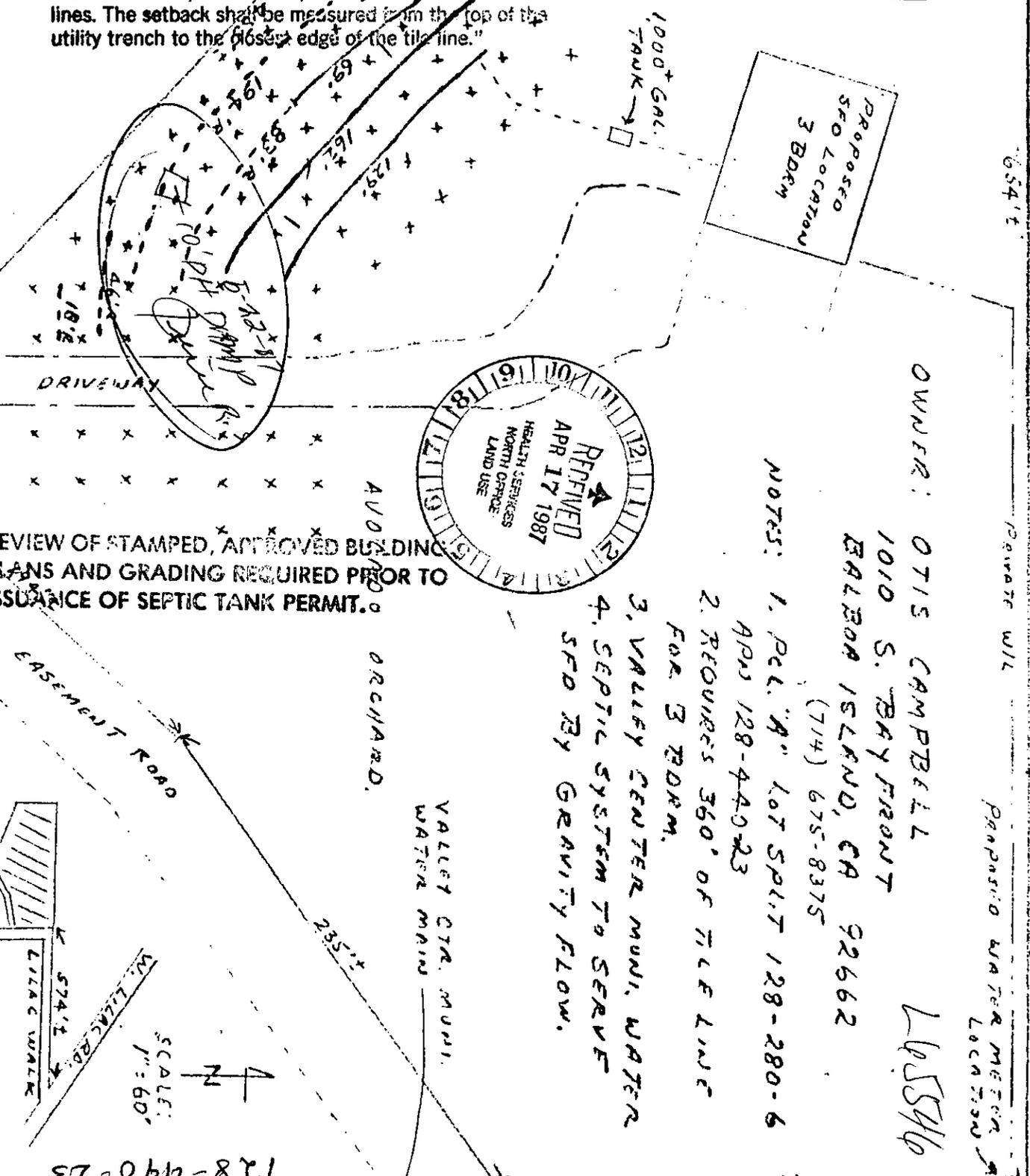
OTIS

CAM ROBERT

WILSON ROAD

APPROX. 1.5 MI. EAST OF I-15

128-440-23



REVIEW OF STAMPED, APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

OWNER: OTIS CAMPBELL
1010 S. BAY FRONT
BALBOA ISLAND, CA 92662
(714) 675-8375
L65546

- NOTES:
- 1. PCL. "A" LOT SPLIT 128-280-6 AND 128-440-23
 - 2. REQUIRES 360' OF TILE LINE FOR 3 BDRM.
 - 3. VALLEY CENTER MUNI. WATER
 - 4. SEPTIC SYSTEM TO SERVE SFD BY GRAVITY FLOW.

CAMPBELL, OTIS

128-440-23

PANPACIFIC WATER METER LOCATION

PRIVATE WLL

222

PROPOSED DIVISION OF LAND

SAN DIEGO COUNTY PLANNING DEPARTMENT

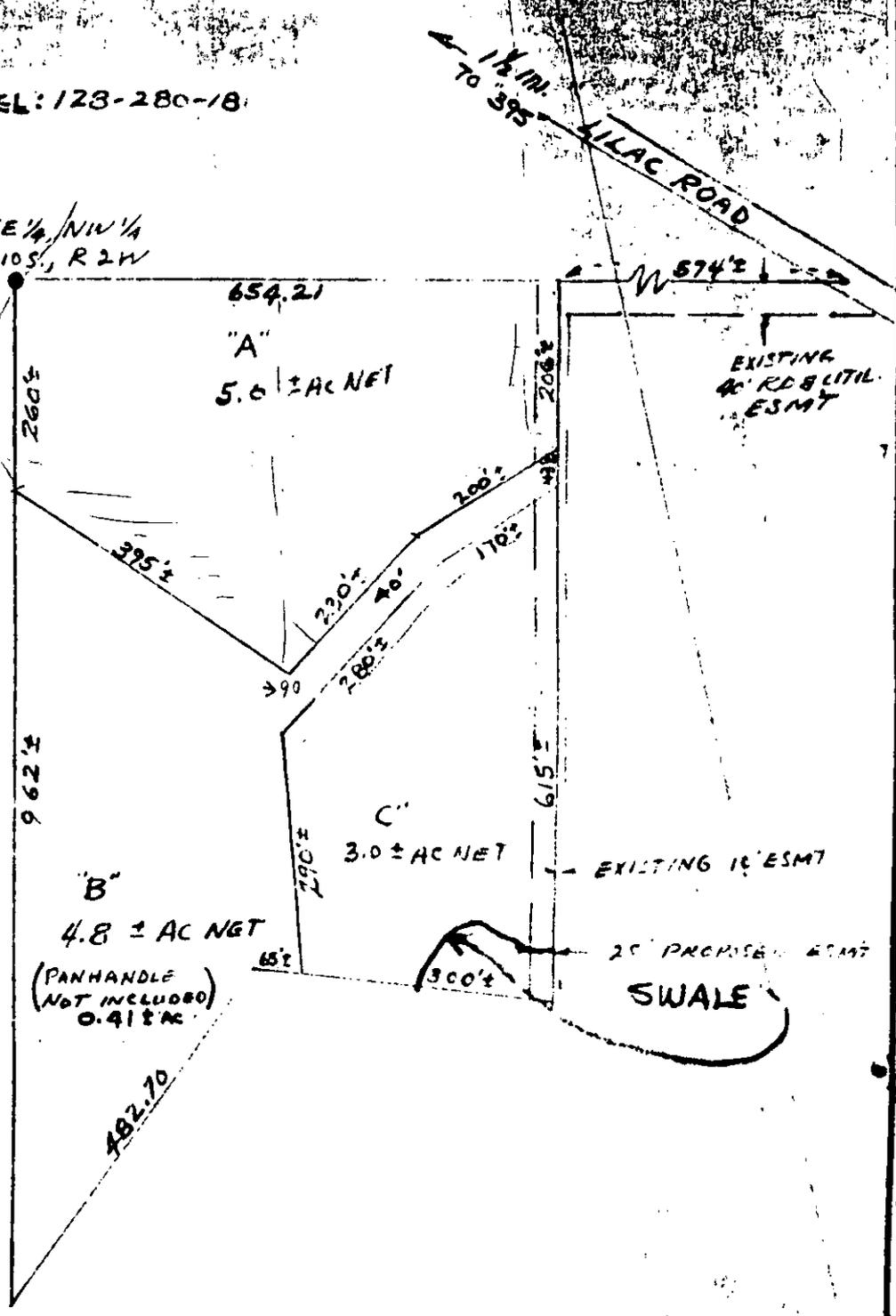
SCALE: 1" = 200 FT.

ZONING: L.C.

ASSESSOR'S PARCEL: 128-280-18
WATER: V.C.M.W.D.

NW COR. SE 1/4, NW 1/4
SEC 19 T105, R2W

A.P. 128-440-13
OTIS CAMPBELL
714-675-8375
1010 S. Bay Front
Bolton Island, CA.
92262



HEALTH DEPARTMENT CERTIFICATION

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 360 FEET OF TILE DRAIN FIELD TO SERVE A THREE BEDROOM DWELLING. PROVIDED NO EXTENSIVE LAND CUTS OR FILLS ARE MADE. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

8-6-70

Howard J. Snyder

FOR DEPARTMENTAL USE ONLY

The heavy solid line shows the approximate location of a natural drainage swale which has a watershed of about 45 acres.

Prelim. Fee 25.00 Final Fee 5.00

Proc No. 140314 Rec. No. 140314

OWNER JOHN E. HELLESTOE
PHONE NO. 213-274-8411

ADDRESS 2230 LSHIRE BLVD
CITY BEVERLY HILLS, CALIF. 90212

THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT *John E. Hellestoe* SIGNATURE

APPLICANT OWNER

MAP PREPARED BY I.C. FORSYTH
ADDRESS PO. BOX 352, FALLBROOK, 92025
PHONE NO. 728-1143 R.E. OR L.S. NO. _____

ADDRESS _____
PHONE NO. _____

SDA PLAN-REV.

REC'D BY EDB

COND. APPROVED

DATE AUG 21 1970

APPROVED

DATE AUG 28 1970

PLAT NO.

128-250-63

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



Environmental FirstSearch

Historical Aerial Photo

2002

Escondido, CA 92026



Job Number: ACR_712681
Target Site: 33.296345, -117.131750

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026



Job Number: ACR_712681
Target Site: 33.296345, -117.131750

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026



Job Number: ACR_712681
Target Site: 33.296345, -117.131750

Approximate Scale: 1 in equals 375 ft