



Historical Aerial Photo
1980

**COVEY LN
ESCONDIDO, CA 92026**



FIRSTSEARCH

Target Site: 33.285931, -117.125580 Job Number: ACR-71507
(AMI-SD-80_10238)

1 inch equals 685 feet



Historical Aerial Photo
1976

**COVEY LN
ESCONDIDO, CA 92026**

Target Site: 33.285931, -117.125580 Job Number: ACR-71507
(AMI-SD-76_8432)



1 inch equals 685 feet



Historical Aerial Photo

1963

**COVEY LN
ESCONDIDO, CA 92026**



Target Site: 33.285931, -117.125580 Job Number: ACR-71507
(CAS-SD_2-131)

1 inch equals 685 feet



Historical Aerial Photo
1953

**COVEY LN
ESCONDIDO, CA 92026**



FIRSTSEARCH

Target Site: 33.285931, -117.125580 Job Number: ACR-71507
(AXN-1953_3M-133)

1 inch equals 685 feet

FIRSTSEARCH

Historical Topographic Map

Quad Name: Pala, CA
Year: 2012 Original Map Scale: 1:24,000



Covey Ln, Escondido, CA 92026



Job Number: ACR-71507
Target Site: 33.285762, -117.116630

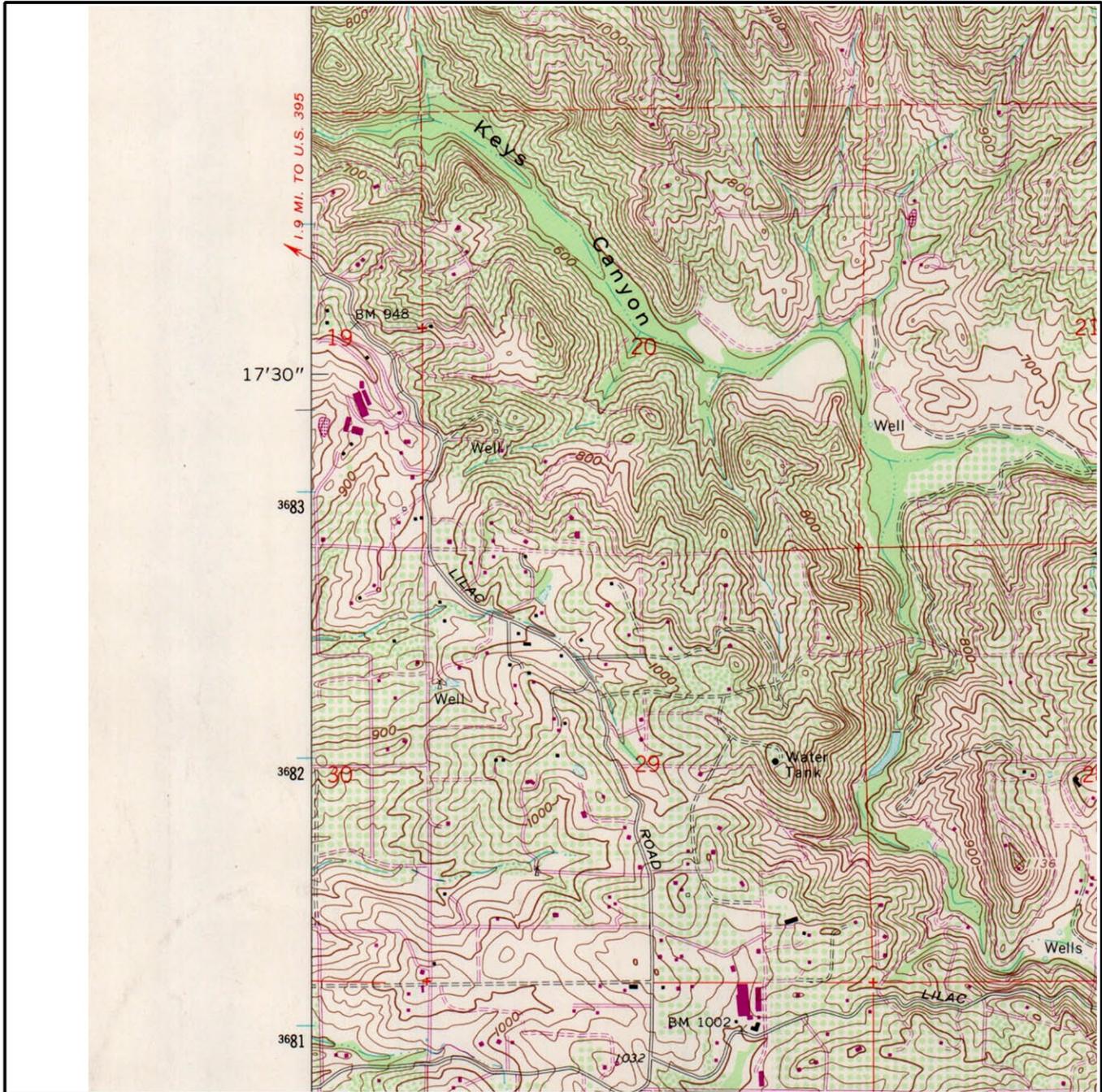
W Quad Name: Bonsall, CA
Year: 2012



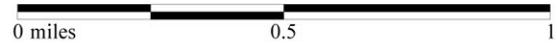
Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



Covey Ln, Escondido, CA 92026



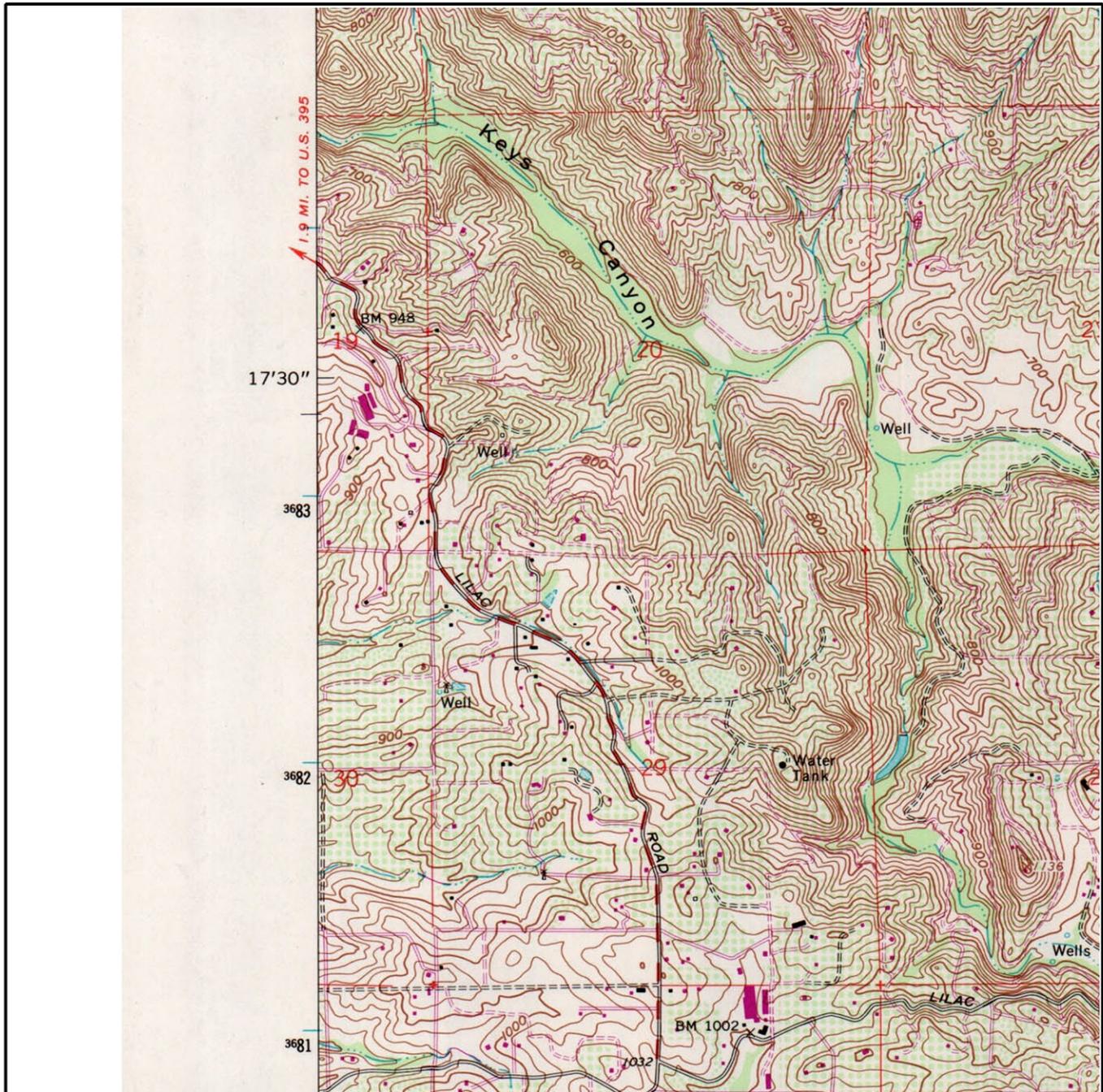
Job Number: ACR-71507
 Target Site: 33.285762, -117.116630



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



Covey Ln, Escondido, CA 92026



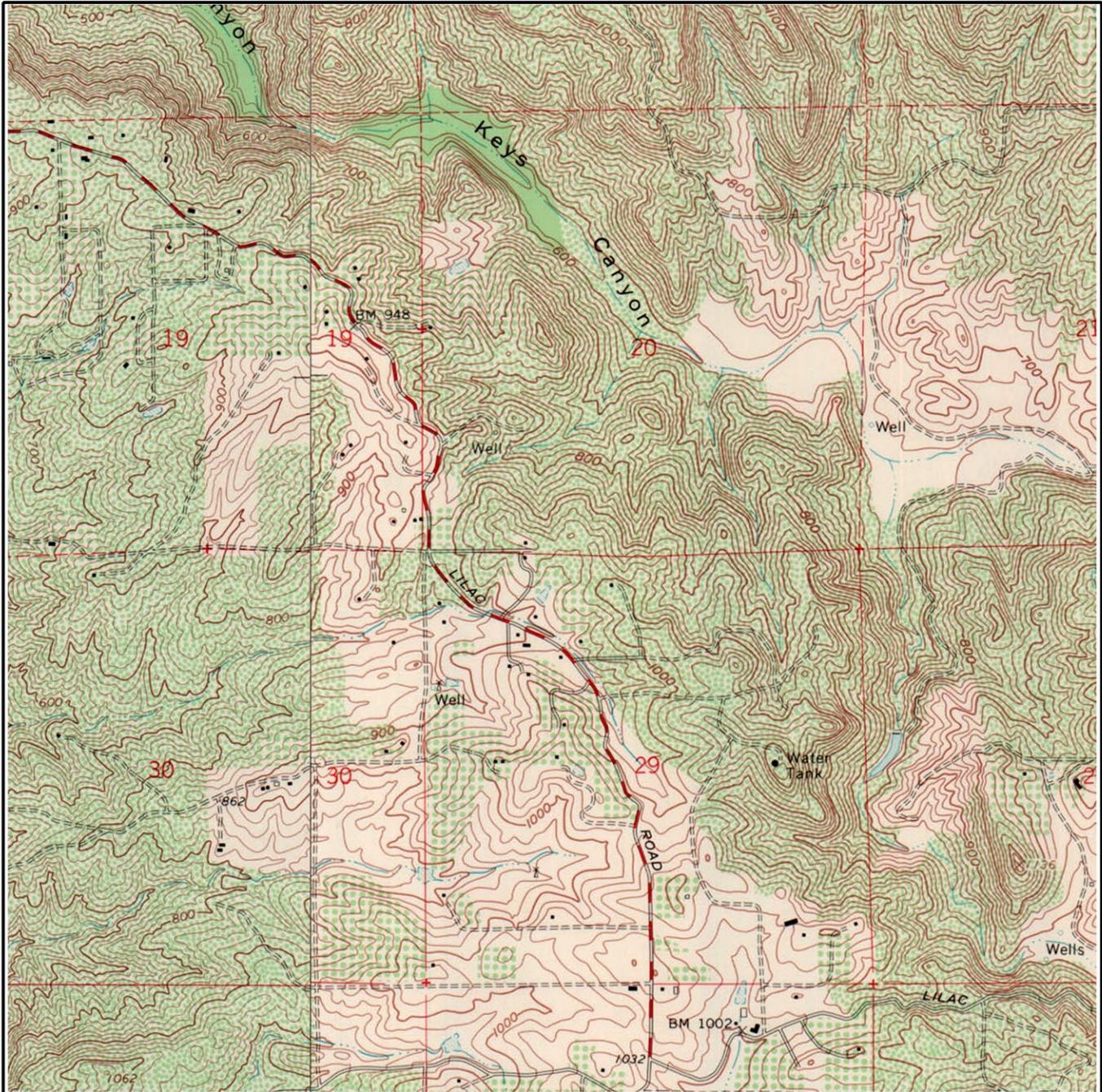
Job Number: ACR-71507
 Target Site: 33.285762, -117.116630



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



Covey Ln, Escondido, CA 92026



Job Number: ACR-71507
 Target Site: 33.285762, -117.116630

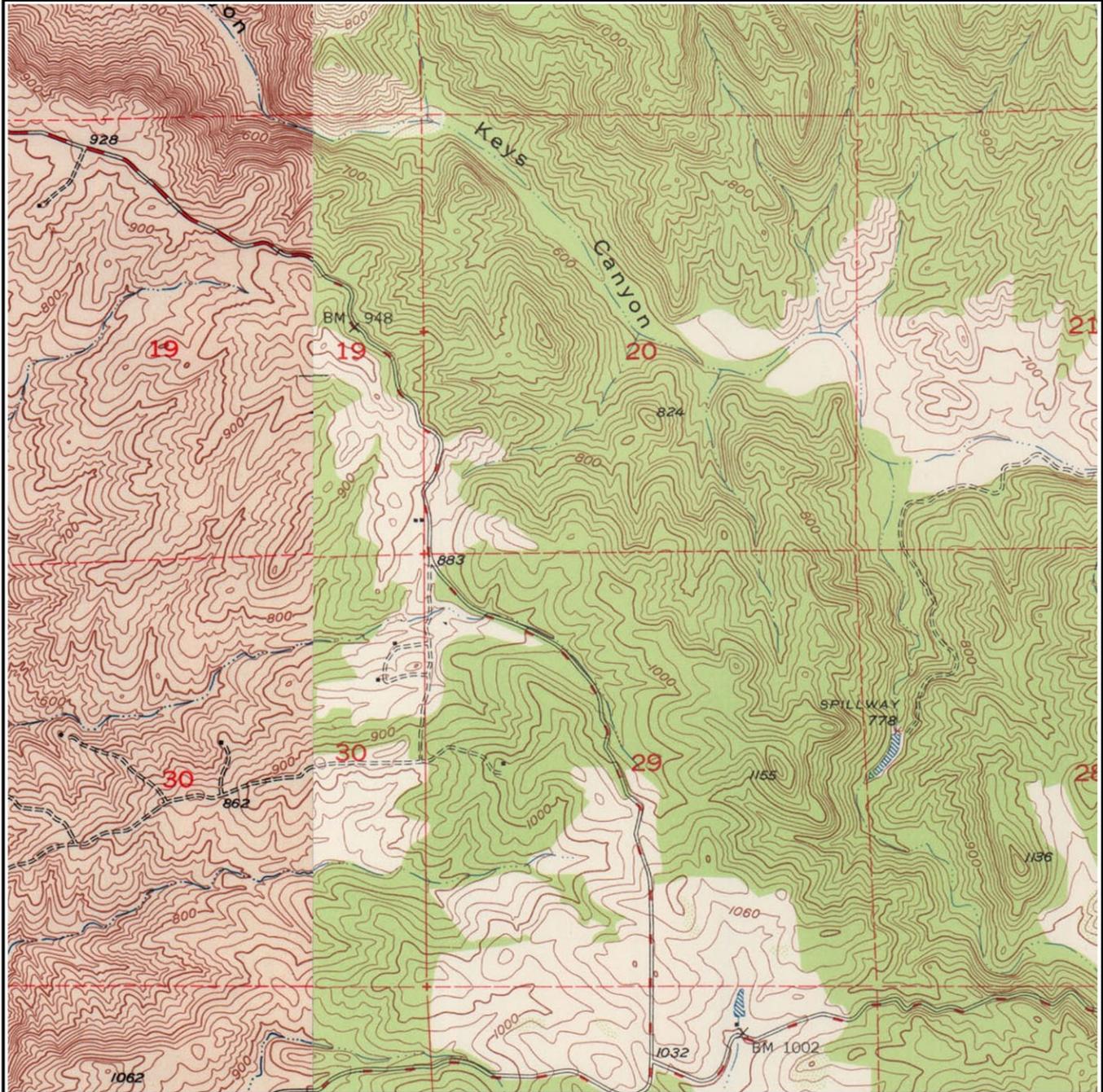
W Quad Name: Bonsall, CA
 Year: 1968



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



Covey Ln, Escondido, CA 92026



Job Number: ACR-71507
Target Site: 33.285762, -117.116630

W Quad Name: Bonsall, CA
Year: 1948

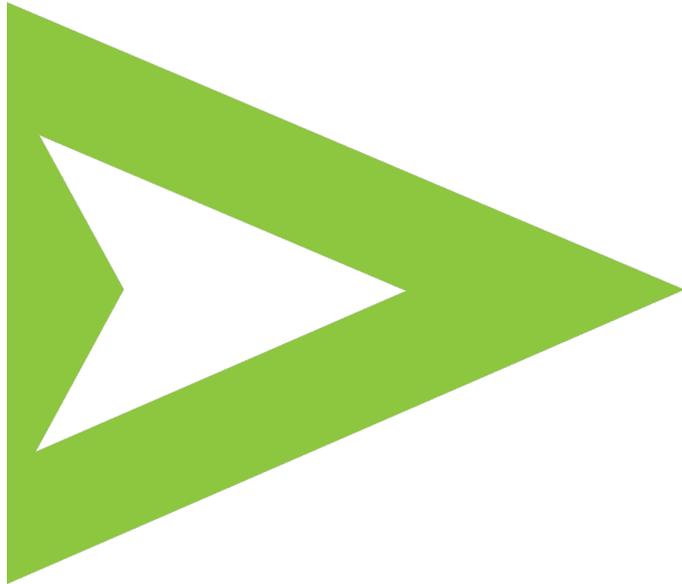


Building	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	Railroad	—+—+—+—+—+—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ● ● ● ● ● ●
Depression	⊖	Primary Highway	—
Quarry or Open Pit Mine	×	Trail	- - - - -

**APPENDIX D
ENVIRONMENTAL RECORDS SEARCH**



ENVIRONMENTAL FIRSTSEARCH REPORT



TARGET PROPERTY:

COVEY LN

ESCONDIDO, CA 92026

JOB NUMBER: ACR-71507

PREPARED FOR:

EEl, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

August 2, 2012

Environmental FirstSearch Search Summary Report

Target Site: COVEY LN
ESCONDIDO, CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	06-07-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-07-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	05-09-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	07-15-12	0.50	0	0	0	0	-	0	0
ERNS	Y	07-05-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-06-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	07-09-12	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	06-06-12	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-01-12	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	07-11-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-06-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	06-13-12	0.25	0	0	0	-	-	0	0
Dry Cleaners	Y	NA	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	1	1

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: 08-02-12
 Requestor Name: Polly Ivers
 Standard: ASTM-05

Search Type: LINEAR
 0.525 mile(s)
 Job Number: ACR-71507
Filtered Report

Target Site: COVEY LN
 ESCONDIDO, CA 92026

Demographics

Sites: 1	Non-Geocoded: 1	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:	-117.125640	-117:7:32	Easting:	488300.987
Latitude:	33.285984	33:17:10	Northing:	3682806.82
Elevation:	911		Zone:	11

Comment

Comment: RERUN

Additional Requests/Services

<u>Adjacent ZIP Codes:</u>	<u>Services:</u>																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">ZIP Code</th> <th style="text-align: left;">City Name</th> <th style="text-align: left;">ST</th> <th style="text-align: left;">Dist/Dir</th> <th style="text-align: left;">Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: left;">Requested?</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Historic Map Works</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>Yes</td> <td>08-02-12</td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search	No		Municipal Reports	No		Liens	No		Historic Map Works	No		Online Topos	Yes	08-02-12
ZIP Code	City Name	ST	Dist/Dir	Sel																																					
	Requested?	Date																																							
Fire Insurance Maps	No																																								
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Municipal Reports	No																																								
Liens	No																																								
Historic Map Works	No																																								
Online Topos	Yes	08-02-12																																							

**Environmental FirstSearch
Target Site Summary Report**

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

TOTAL: 1 GEOCODED: 0 NON GEOCODED: 1 SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Environmental FirstSearch Sites Summary Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	2

Environmental FirstSearch
Site Detail Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

No sites were found!

Environmental FirstSearch Site Detail Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

TRIBALLAND

SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
1	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 maintain 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 site the 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: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

Street Name	Dist/Dir	Street Name	Dist/Dir
COVEY LN	0.00--		
Lilac Pl	0.1 NW		
Rodriguez Rd	0.01 SW		
Sandia Creek Rd	0.01 SE		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

08-02-12
ACR-71507
COVEY LN
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.

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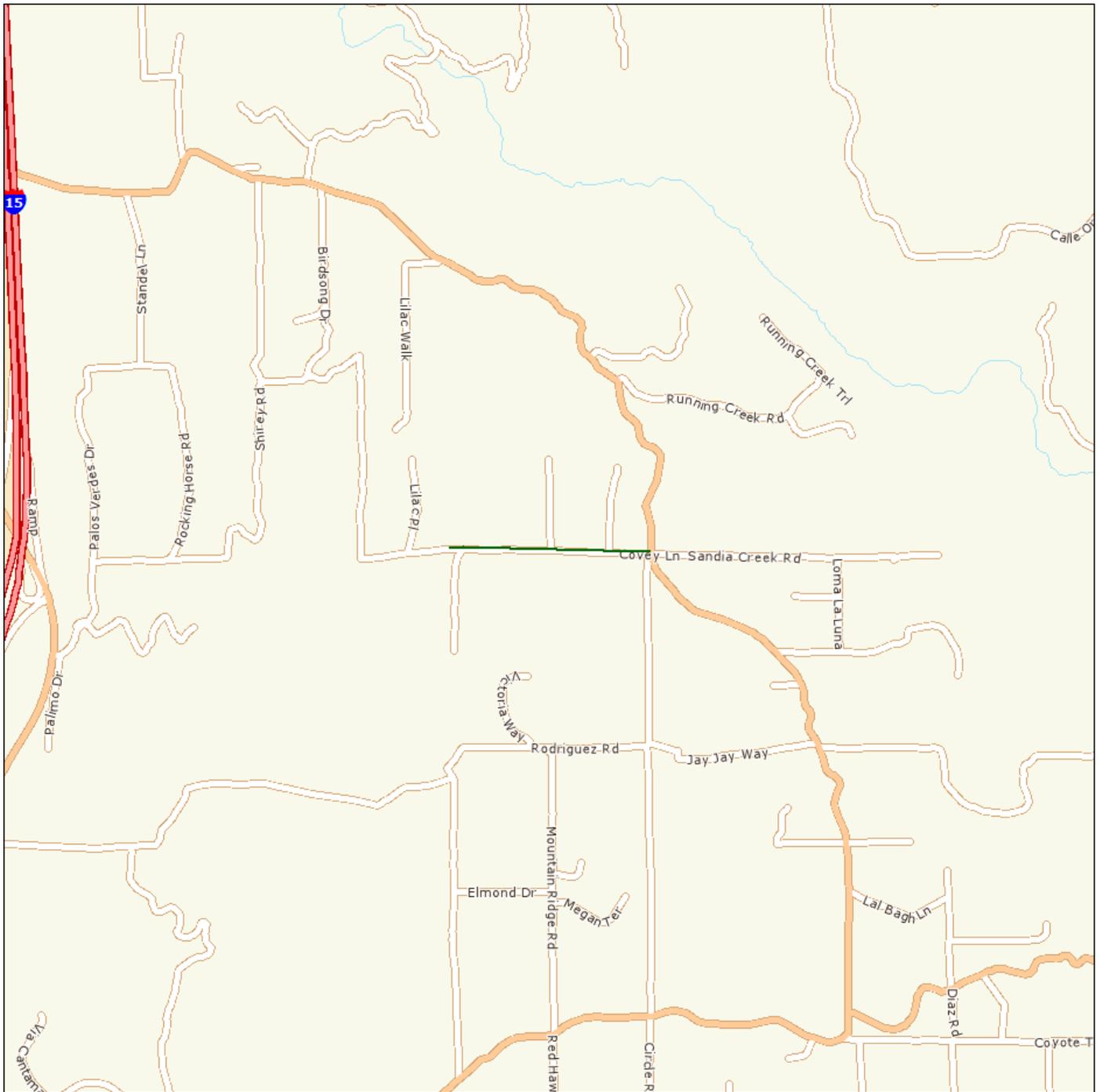
Environmental FirstSearch

1 Mile Radius from Line

Single Map:



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

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



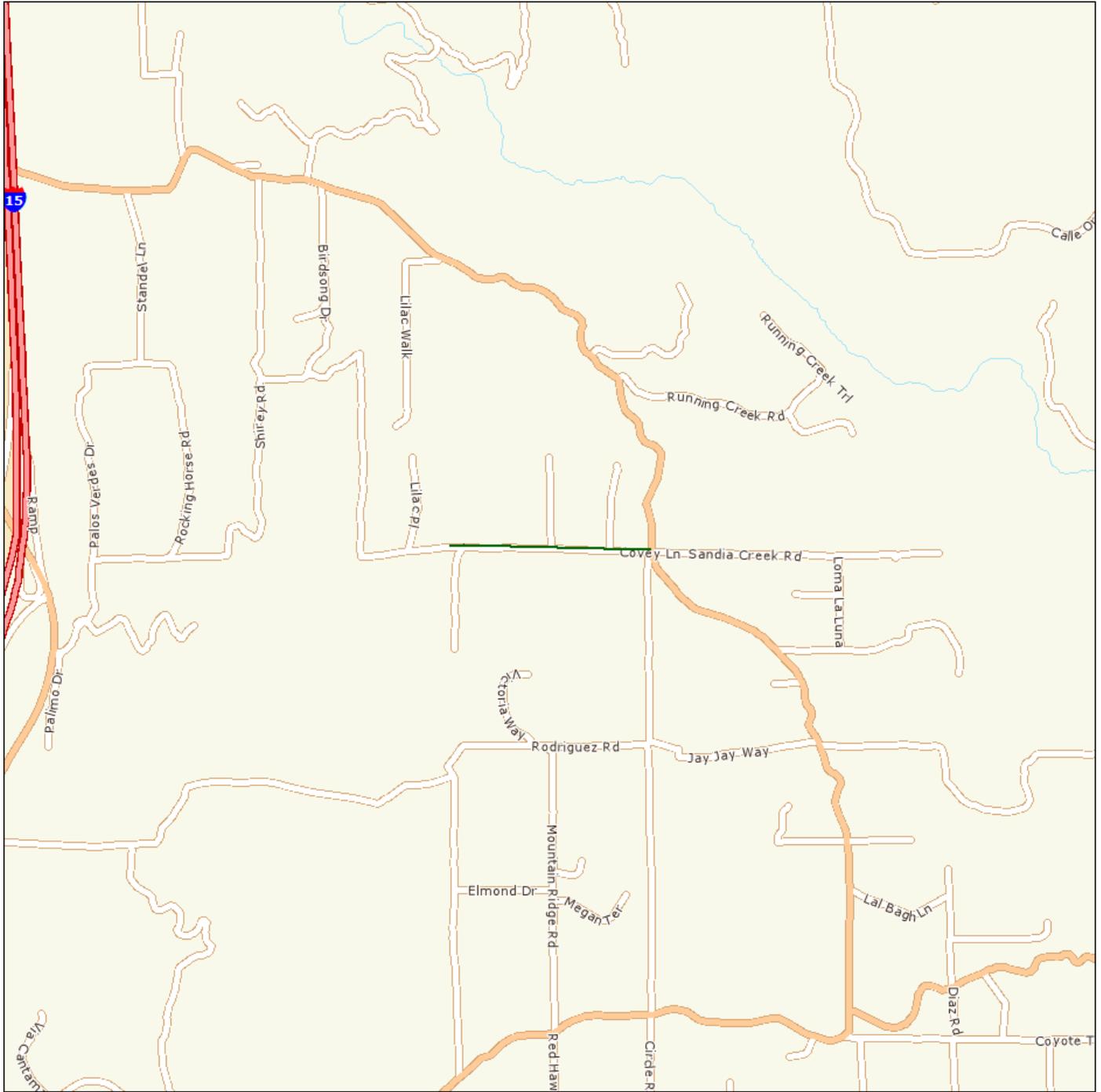
Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCACOR, STATE



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

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



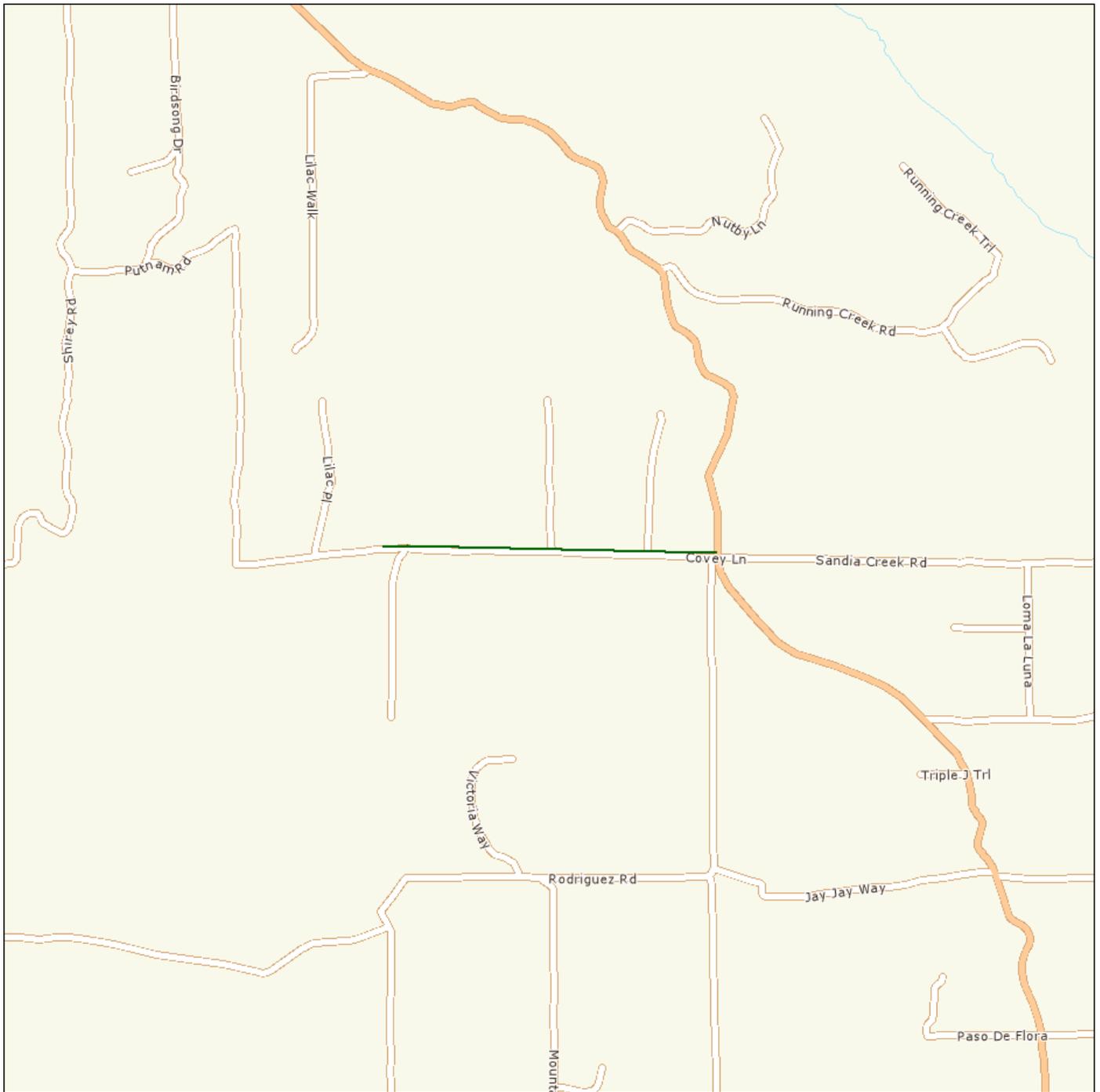
Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

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



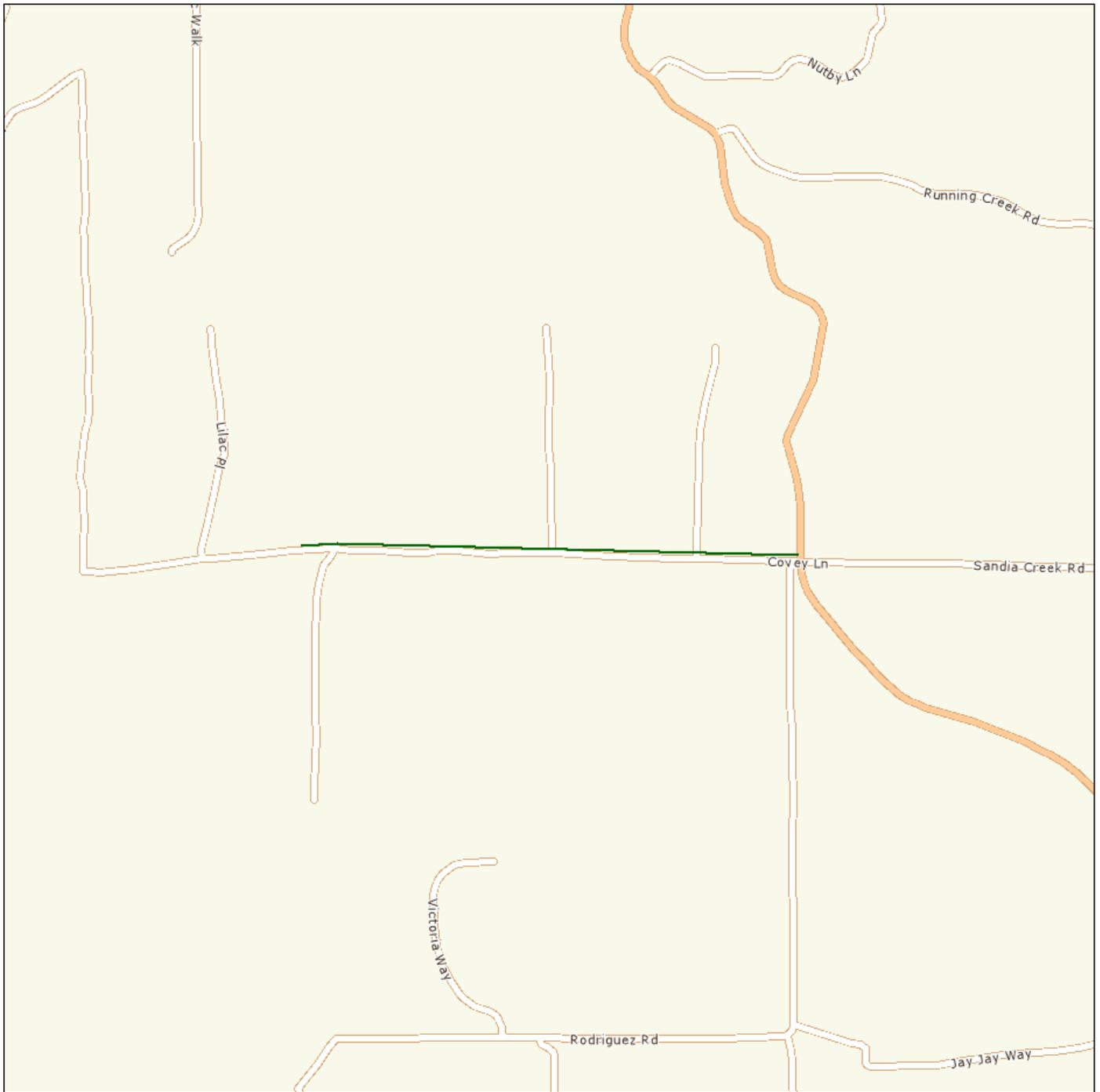
Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

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



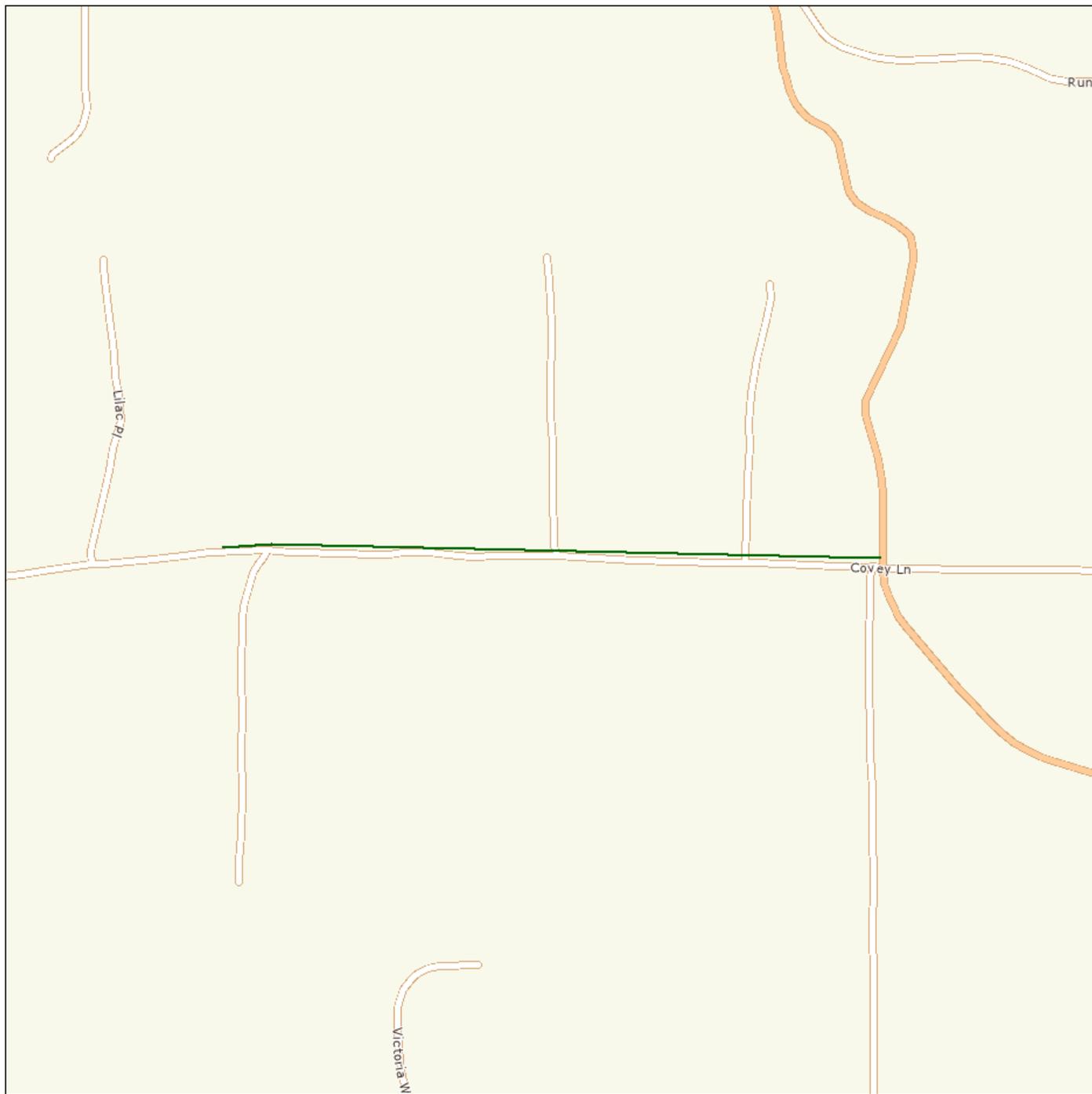
Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

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



Site Location Map

Topo : 0.75 Mile Radius from Line

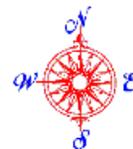
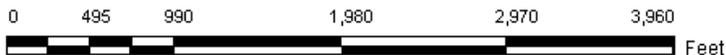
COVEY LN, ESCONDIDO, CA 92026

FIRSTSEARCH



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

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



Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.

FIRSTSEARCH



Map Name: PALA
Map Reference Code: 33117-C1-TF-024

Date Created: 1997--
Contour Interval: 20 feet

Date Revised: None--
Elevation:

FIGURE NO.

1

**APPENDIX E
USER PROVIDED INFORMATION**



**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

Project Number / Name: ACR-71507 / Roadway Expansion Property – Covey Lane

Project Address: Covey Lane from Project Boundary to West Lilac Road, approximately 2,700 feet,
Escondido, California 92026

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

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

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

No

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

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

No

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

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

No

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

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

N/A

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

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

No

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

No

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

No

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

No

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

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

No

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

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

DEVELOPMENT APPLICATION WITH COUNTY OF SAN DIEGO

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

SURVEY FOR ENVIRONMENTAL PLANNING

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

SEE MAP

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

SEE SCOPING LETTER

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

COUNTY OF SAN DIEGO & ACCRETIVE INVESTMENTS

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

N/A

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

N/A

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

NO

Preparer:

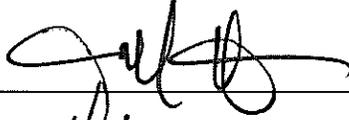
Name/Company:

Jon RILLINGS, ACCRETIVE INVESTMENTS

Address:

12275 EL CAMINO REAL, SD, CA

Signature:



Date:

8/1/12

**APPENDIX F
PHOTOGRAPHIC LOG**



Photograph 1 – East view along Covey Lane showing the western limits of the subject property. Concrete driveway to 9542 Covey Lane visible in left photo.



Photograph 2 – Northeasterly view of the east central canyon area on Covey Lane.



Photograph 3 – East view of the eastern portion of Covey Lane. Driveway to 9825 Covey Lane visible in right photo. Intersection with Lilac Road visible in background.



Photograph 4 – South view along west edge of Lilac Road showing Covey Lane in right photo.



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

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

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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
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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
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HA-3
T121257-03 (Soil)

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

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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HA-4
T121257-04 (Soil)

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

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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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.

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Daniel Chavez, Project Manager



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HA-6
T121257-06 (Soil)

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

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

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**HA-7
 T121257-07 (Soil)**

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

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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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.

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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.

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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.

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Daniel Chavez, Project Manager



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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.

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Daniel Chavez, Project Manager



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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
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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.

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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.

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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.

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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.

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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.

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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
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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.

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Daniel Chavez, Project Manager



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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
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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.

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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.

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HA-20
T121257-20 (Soil)

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

Metals by EPA 6010B

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

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HA-21
T121257-21 (Soil)

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

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

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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
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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.

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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
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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.

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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
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HA-24
T121257-24 (Soil)

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

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

EEl -- 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			

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

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

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	

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Daniel Chavez, Project Manager

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

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.



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Daniel Chavez, Project Manager

Chain of Custody Record

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

Client: ESI
 Address: Canby Rd, 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 Sossunian

Date: 7-20-2012 Page: 2 of 2
 Project Name: Gilac Hills
 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
Relinquished by: (signature) _____ Date / Time _____ Relinquished by: (signature) _____ Date / Time _____ Relinquished by: (signature) _____ Date / Time _____																	
Received by: (signature) _____ Date / Time _____ Received by: (signature) _____ Date / Time _____ Received by: (signature) _____ Date / Time _____																	
Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____																	

COC 112356

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121257

Client Name: EFI-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:

**APPENDIX I
LIMITED SOIL INVESTIGATION
LABORATORY REPORT AND CHAIN OF CUSTODY**



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

**Accretive Investments, Inc.
Lilac Hills Ranch Development
Roadway Expansion Property
Old Highway 395 and Interstate 15 Ramp Segments
Escondido, California 92026**

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

August 23, 2012

EEI Project Number ACR-71497.1d

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

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

Subject property location:

Lilac Hills Ranch Development
Roadway Expansion Property
Old Highway 395 and Interstate 15 Ramp Segments
Escondido, California 92026
EEI Project Number ACR-71497.1d

Prepared and Edited by:



Polly Ivers
Project Scientist

Reviewed by:



Bernard A. Sentianin, PG 5530
Principal Geologist

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EEI Project No. ACR-71497.1d

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

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Roadway Expansion Property

EEI Project Number: ACR-71497.1d

Subject Property Information:

Lilac Hills Ranch Development
Old Highway 395 and Interstate 15 Ramp Segments
Escondido, California 92026

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

Consultant Information:

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

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

Client Information:

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

Site Assessor:

Ed Lump – Senior Project Manager

EP Certification:

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



Polly Ivers – Project Scientist

AAI Certification:

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

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

Regionally, the subject project is situated along the Interstate 15 (I-15) corridor in northern San Diego County, north of the City of Escondido and west of the community of Valley Center. The subject property consists of proposed roadway improvements including the southbound I-15 off ramp to Old Highway 395 and the northbound I-15 off ramp to Old highway 395. Existing roadway pavement consists entirely of asphaltic concrete.

The subject property is comprised of two separate easement areas: one consisting of a single 300-foot by 40-foot area at the southbound I-15 onramp into Old Highway 395, and the other a pair of 300-foot areas on either side of the off ramp from I-15 southbound to Old Highway 395 (one at 40 feet width, and one at 20 feet width); plus a 100-foot easement directly north of the I-15 northbound off ramp.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395 was present in the site vicinity from at least 1946. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land, and rural residential development throughout history.

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

On July 2, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns was noted on the subject property during our site reconnaissance.

Based on the future planned widening and improvements to the roadways, off ramps and intersections, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for aerially-deposited lead from historical automotive fuel combustion.

Sampling activities were conducted on July 2, 2012. A total of eight (8) discrete locations (identified as HA-1 through HA-8) were collected along the Old Highway 395 off ramps to north and southbound I-15 (on both sides of the off ramps). The widths of the proposed easements were 40 feet and 300 feet in length. The exception was the easement along the easterly edge of Old highway 395, directly east of the northbound I-15 off ramp. This area was 100 feet in length. A total of eight (8) discrete surficial soil samples were collected from the roadway shoulders. All eight (8) discrete soil samples (HA-1 through HA-8) were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. All 8 samples were collected at 6-inches below ground surface.

The results of our Limited Soil Investigation revealed that concentrations of total lead were detected above the laboratory detection limit in only one soil sample, HA-5, at 18 mg/kg. No other samples analyzed detected lead above the laboratory reporting limit (i.e., “non-detect”).

EI compared the reported 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. Concentrations of lead in soil sample (HA-5) collected from the subject property were well below the applicable residential screening value of 150 mg/kg.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including ramp segments at the intersection of Old Highway 395 and I-15, situated east and west of I-15, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property. Therefore, no further investigation appears to be warranted at this time.

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* for the proposed roadway expansion property including ramp segments at the intersection of Old Highway 395 and Interstate 15 (I-15), situated east and west of I-15, Escondido, California (**Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

Regionally, the subject project is situated along the Interstate 15 (I-15) corridor in northern San Diego County, north of the City of Escondido and west of the community of Valley Center. The subject property consists of proposed roadway improvements including the southbound I-15 off ramp to Old Highway 395 and the northbound I-15 off ramp to Old highway 395. Existing roadway pavement consists entirely of asphaltic concrete.

The subject property is comprised of two separate easement areas: one consisting of a single 300-foot by 40-foot area at the southbound I-15 onramp into Old Highway 395, and the other a pair of 300-foot areas on either side of the off ramp from I-15 southbound to Old Highway 395 (one at 40-foot width, and one at 20-foot width); plus a 100-foot easement directly north of the I-15 northbound off ramp.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395 was present in the site vicinity from at least 1946. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land, and rural residential development throughout history.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject properties are located on moderately to steeply sloping terrain consisting of varying topographic relief. An un-named creek traverses (under) Old Highway 395 near the intersection with the I-15 northbound off ramp, flowing in a southerly direction. Based upon the aforementioned USGS map, the approximate elevation of the intersection of Old highway 395 with the southbound off ramp is 700 feet above mean sea level (amsl). The approximate elevation of the intersection of Old highway 395 with the northbound off ramp is 5800 feet amsl. Based on topographic relief, surface water drainage in this vicinity appears to be predominately to the south.

2.3 Regional and Local Geology

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

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

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

Soils beneath the project site and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as sandy loams of the Cieneba soil series (USDA, 2012). The Cieneba series consists of very shallow and shallow, somewhat excessively drained soils that formed in material weathered from granitic rock. Cieneba soils are on uplands and have slopes of 9 to 85 percent. These soils are somewhat excessively drained, have low to medium runoff, moderately rapid permeability in the soil, but much slower in the weathered granite.

2.4 Regional and Local Hydrogeology

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

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

2.5 Hydrologic Flood Plain Information

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

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

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

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1946, 1948, 1951, 1953, 1963, 1968, 1974, 1975, 1980, 1990/91, 2002, 2008, and 2012 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth® and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, Old Highway 395 was present in the site vicinity from at least 1946. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land, and rural residential development throughout history. No significant offsite development, such as commercial development, was noted in the immediate site vicinity.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1939	Aerial Photograph 1:340	Subject property and surrounding property appeared as undeveloped land. An unimproved road appeared to the west in the site vicinity.
1946	Aerial Photograph 1:340	Old Highway 395 was present in the site vicinity. Sparse development appeared along Old Highway 395.
1948/1951	Topographic Map 1:24,000	Old Highway 395 was present as the major roadway in the site vicinity. Sparse rural residential development was noted in the surrounding area.
1953	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1963	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1968/1975	Topographic Map 1: 24,000	No apparent changes were noted on the subject property or adjacent property. Increased development of roads and structures appeared in the surrounding area.
1974	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1980	Aerial Photograph 1:685	I-15 appeared crossing Old Highway 395. Freeway on and off ramps appeared in the immediate site vicinity.
1990/1991	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased development in the surrounding area.
2002/2008	Aerial Photograph 1:340	No apparent changes were noted in the site vicinity.
August 2010	Aerial Photograph Google Earth®	The subject property and adjacent and surrounding property appeared in its current configuration. A mix of agricultural land, residential and commercial development appeared in the site vicinity.
2012	Topographic Map 1:24,000	I-15 traversed over Old Highway 395 in its current configuration. West Lilac Road was present to the north. Increased development appeared in the surrounding area.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Department of Planning and Land Use

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

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

3.3.2 State and Regional Sources

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

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

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

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

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

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – One listing was reported within one-quarter mile of the subject property. **Raymond L. Grimsinger** (61663 Palos Verdes Drive, 0.44 miles northeast), was listed as the site of a UST, with a status listed as “not reported” and “exempt.” Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 03W, Sections 24 and 25).

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that valuation reduction for environmental issues is not applicable in this case.

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

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

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

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

3.7.2 Lead-Based Paint

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

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

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

3.7.3 Radon

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

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

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

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

3.7.4 Polychlorinated Biphenyls

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

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

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

No overhead power lines were observed in the immediate site vicinity. What appeared to be an abandoned (green) electrical box and a pole-mounted transformer was noted adjacent to the southeastern portion of the proposed improvement area. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, this equipment is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

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

Overall, the subject project is situated along the I-15 corridor in northern San Diego County, north of the city of Escondido and west of the community of Valley Center. The subject property is comprised of two separate easement areas: one consisting of a single 300-foot by 40-foot area at the southbound I-15 onramp into Old Highway 395, and the other a pair of 300-foot areas on either side of the off ramp from I-15 southbound to Old

Highway 395 (one at 40-foot width, and one at 20-foot width); plus a 100-foot easement directly north of the I-15 northbound off ramp. Existing roadway pavement consists entirely of asphaltic concrete. Curb and gutters along the proposed improvement area, consisting of only the south edge of the northbound off ramp and the west edge of the southbound off ramp, are formed asphalt. Overhead power lines were not observed.

The southbound I-15 off ramp intersects Old Highway 395 on the west side of I-15. One lane allows for a right (west) turn onto an uphill section of Old Highway. The second lane allows for either a left turn onto a downhill section (and concrete overpass) of Old Highway 395 or access to the I-15 on ramp to southbound I-15. Based upon our field observations, surface expressions associated with underground utility improvements included small, street light and Caltrans concrete vaults. Additionally, a storm drain grate inlet was observed along the west edge of the off ramp near the northern boundary of the proposed improvements. This drainage inlet appeared to tie into a concrete lined drainage basin with grate inlet off the westerly shoulder. A concrete-paved drainage swale was also observed descending to the basin from the slope area to the west. The immediate shoulder of the west side of the off ramp consisted of granular soils. Thin, dry weeds/bushes were noted along the ascending slope west of the shoulder.

The northbound I-15 off ramp intersects Old Highway 395 on the east side of the I-15 corridor. One lane allows for access to a right downhill turn onto Old Highway 395. Another lane allows for a left run onto an uphill section (and concrete overpass) of Old Highway 395 or access to the I-15 on ramp to northbound I-15. An un-paved drainage swale (predominantly below roadway elevations) exists along the westerly edge of the off ramp. Topography west of the off ramp ascends toward an onramp to northbound I-15. The south side of the off ramp, within the proposed area of improvements, descends to natural drainage area. Underground utility improvements (i.e., small, street light concrete vaults) were visible along the easterly edge. The immediate shoulders on the off ramp consist predominantly of granular soils; however, dry weeds and bushes were observed along the shoulders of the off ramp.

The eastern side of Old highway 395, directly opposite the northbound off ramp consisted of an asphalt curb and an un-paved shoulder with dry weeds and bushes further east. Noticeable erosional gullies exposed cobbles and granular soils underlying the shoulder. The area east of the shoulder descends to another natural drainage area, where a grated storm drain riser inlet exists. What appeared to be an abandoned (green) electrical box and a pole-mounted transformer was noted adjacent to the southeastern portion of the proposed improvement area.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

TABLE 2
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Minor to locally common wind-blown glass, plastic and trash/debris observed onsite.
Surface Spills	No	None observed.
Stained Surfaces	No	A few, very minor and weathered areas of petroleum staining were observed along the unpaved shoulders.
Fill Materials	No	Roadway fills associated with off ramp construction were 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 directly within the proposed improvement areas.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

On August 2, 2012, EEI personnel conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural, agricultural, and undeveloped land as well as the I-15 corridor easements. Access was limited to adjacent sites along Old Highway 395; however, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED SOIL INVESTIGATION

The subject linear properties do not appear to have been utilized for agricultural purposes. The subject property consists of major roadways/highways, including I-15 and Old Highway 395. Based on the future planned widening and improvements to the roadways, off ramps and intersections, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for aerially-deposited lead from historical automotive fuel combustion.

EEI collected soil samples along the Old Highway 395 off ramps to north and southbound I-15 (on both sides of the off ramps). The widths of the proposed easements were 40 feet and 300 feet in length. The exception was the easement along the easterly edge of Old highway 395, directly east of the northbound I-15 off ramp. This area was 100 feet in length. A total of eight (8) discrete surficial soil samples were collected from the roadway shoulders. All soil samples were submitted for laboratory analytical testing. The following sections discuss our investigation activities.

5.1 Field Investigation

On August 2, 2012, EEI personnel mobilized to the subject areas to conduct soil sampling activities with a stainless steel hand auger. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of five (5) discrete locations (identified as HA-1 through HA-5, **Figure 3**) were chosen to provide representative coverage at the northbound I-15 off ramp to Old Highway 395. Three (3) soil samples were collected along the easement area on the westerly edge of the southbound off ramp of I-15 to Old Highway 395 (identified as HA-6 through HA-8, **Figure 3**).

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

5.2 Laboratory Analytical Testing

All eight (8) discrete soil samples (HA-1 through HA-8) collected during this investigation were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. The following bulleted items summarize the results of laboratory analytical testing:

- Concentrations of lead were detected at 18 milligrams per kilogram (mg/kg) in sample HA-5. No other samples detected lead above the laboratory reporting limit (i.e., "non-detect).

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

TABLE 3			
Soil Sample Results			
Sample ID	Sample Depth (inches bgs)	Date Sampled	Total Lead-EPA 6010B (mg/Kg)
HA-1	0-6	8-2-2012	ND
HA-2	0-6	8-2-2012	ND
HA-3	0-6	8-2-2012	ND
HA-4	0-6	8-2-2012	ND
HA-5	0-6	8-2-2012	18
HA-6	0-6	8-2-2012	ND
HA-7	0-6	8-2-2012	ND
HA-8	0-6	8-2-2012	ND
Laboratory Reporting Limit			3
Residential CHHSLs			150
bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; ND = Non Detect, or less than the laboratory reporting limit			

5.3 Discussion of Testing Results

Lead was detected above the laboratory detection limit in sample HA-5, at 18 milligrams per kilogram (mg/kg). No other samples analyzed detected lead above the laboratory reporting limit (i.e., “non-detect”).

EEI compared the reported lead value 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:

- The detected lead concentration of 18 mg/kg, is less than the CHHSL residential screening level of 150 mg/kg in one sample.

6.0 FINDINGS AND OPINIONS

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

- Known or suspected RECs – No known or suspected RECs have been identified during the preparation of this ESA: However, based on the future planned widening and improvements to the roadways, off ramps and intersections, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate the subject property soils for aerially-deposited lead from historical automotive fuel combustion. Therefore, EEI performed a limited soil investigation at the subject property.

The results of our limited soil investigation (see Section 5.0 –Limited Soil Investigation) revealed low concentrations of lead in a single soil sample from site soils. The concentrations were less than applicable residential screening values, and within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance; therefore, further investigation does not appear to be warranted at this time. Additionally, according to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development.

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

Based on the information obtained during the course of this investigation, the following historical data gaps were encountered.

Specific Gaps

Information regarding the current and past owners of the subject property was not readily available; therefore, this historical source was not researched.

Resolution Efforts

EEI researched historic topographic maps, historic aerial photographs, and internet research to supplement historical information.

Opinions on Data Gap Significance

Based on the information gathered from readily available sources, EEI does not consider the absence of this interview to effect the validity of this Phase I ESA.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including ramp segments at the intersection of Old Highway 395 and Interstate 15 (I-15), situated east and west of I-15, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property. Therefore, no further investigation appears to be warranted at this time.

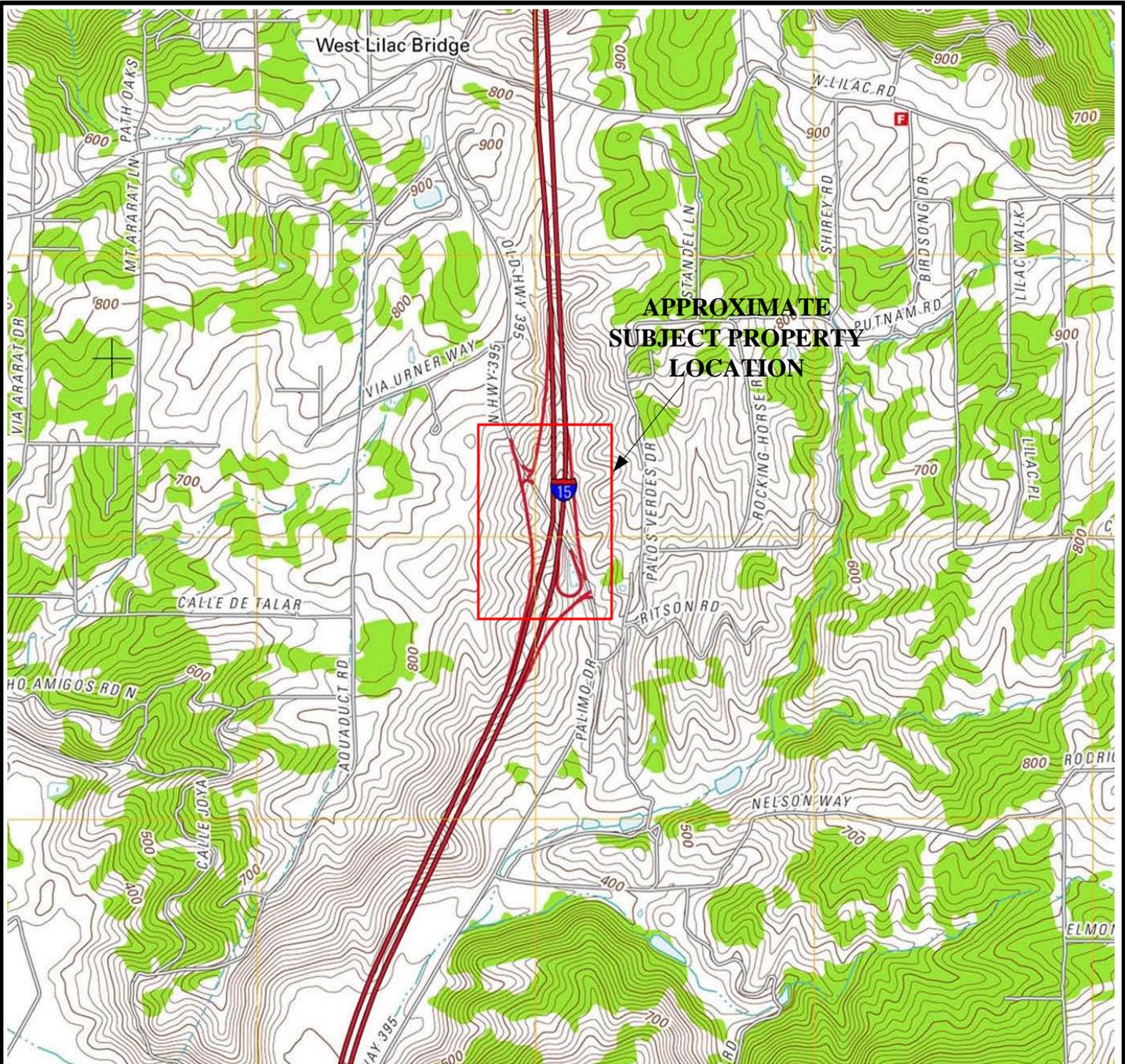
9.0 REFERENCES

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United States Geological Survey (USGS, 1975, photograph inspected 2012, Bonsall, 7.5-Minute Quadrangle.

FIGURES



Map Source: USGS, Bonsall, California 7.5 Minute Quadrangle map (USGS, 2012)

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.

Lilac Hills Ranch

Old Highway 395 and Interstate 15 Ramp Segments

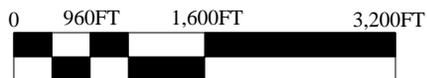
Escondido, California 92026

EEl Project Number ACR-71497.1d

Created August 2012



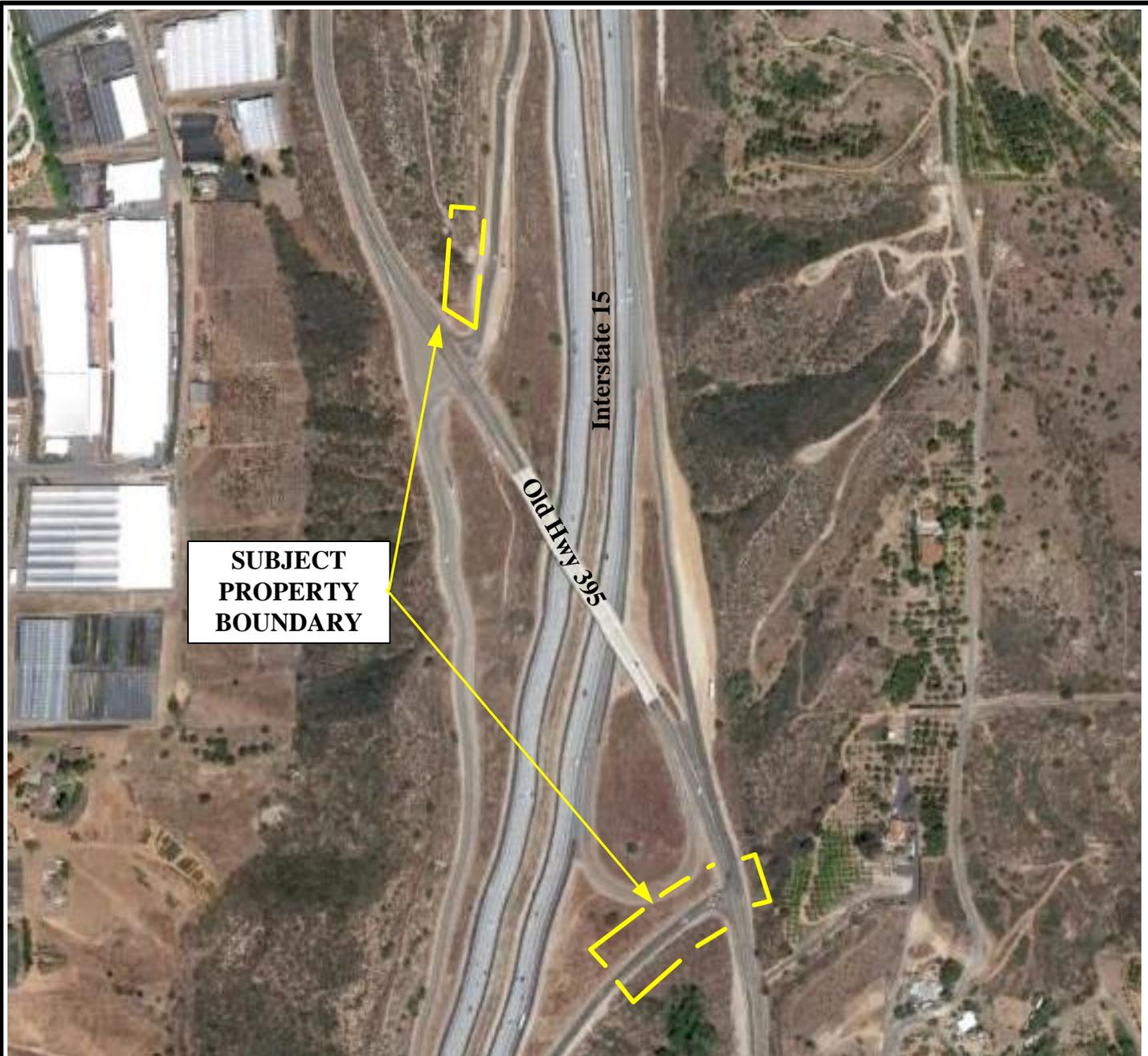
Scale: 1" = 1,600'



Note All Locations Are Approximate



FIGURE 1



Map Source: Google Earth®, August 23, 2010

**SUBJECT
PROPERTY
BOUNDARY**

Interstate 15

Old Hwy 395



Scale: 1" = 400'

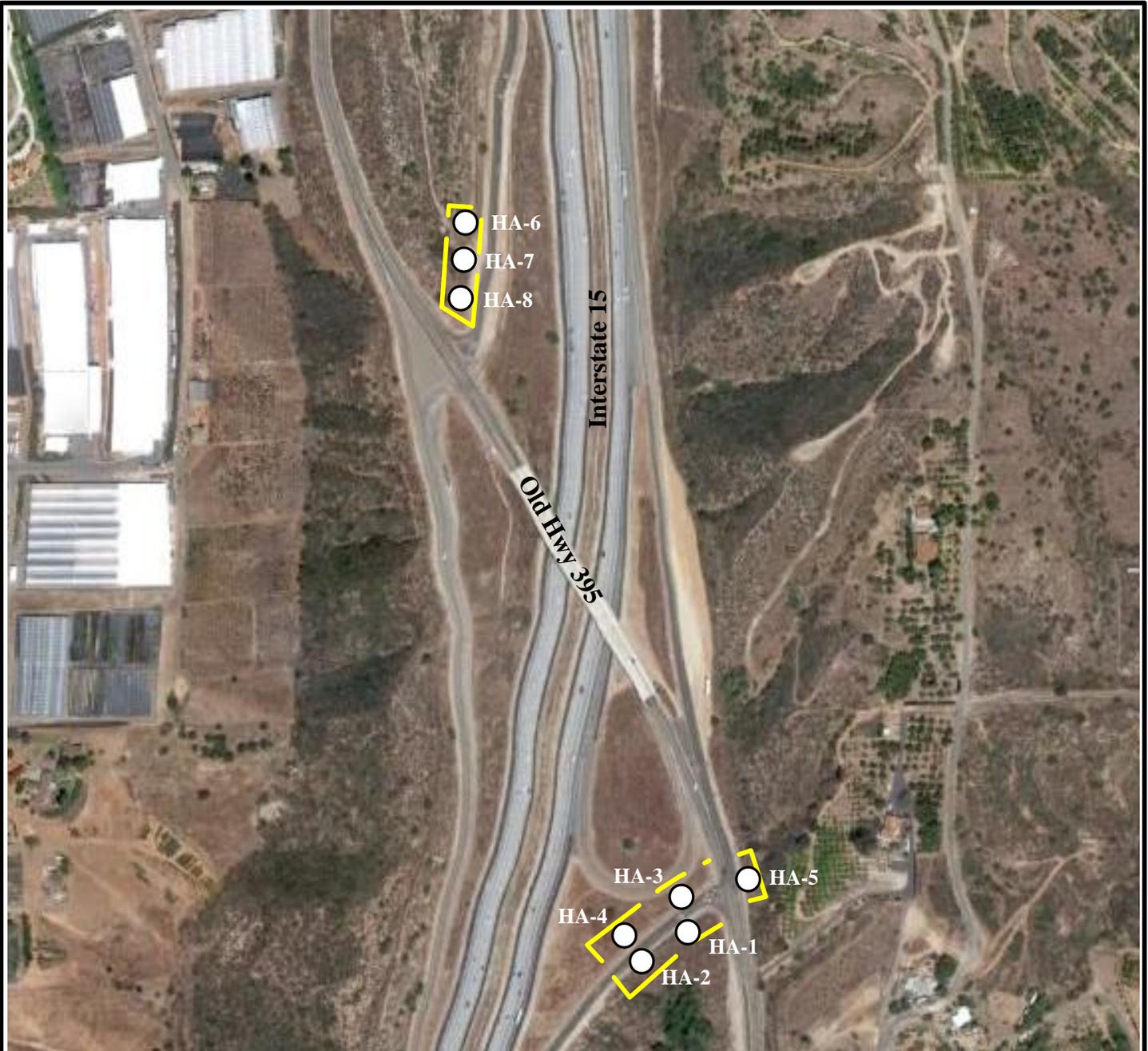


Note All Locations Are Approximate

AERIAL SITE MAP
 ACCRETIVE INVESTMENTS, INC.
 Lilac Hills Ranch
 Old Highway 395 and Interstate 15 Ramp Segments
 Escondido, California 92026
 EEI Project Number ACR-71497.1d
 Created August 2012



FIGURE 2



Map Source: Google Earth®, August 23, 2010

LEGEND

○ EEI Soil Boring Location
HA-1



Scale: 1" = 400'



Note All Locations Are Approximate

SOIL BORING MAP
 ACCRETIVE INVESTMENTS, INC.
 Lilac Hills Ranch
 Old Highway 395 and Interstate 15 Ramp Segments
 Escondido, California 92026
 EEI Project Number ACR-71497.1d
 Created August 2012



FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL



Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

- Experienced in project management duties for conducting field research, data collection, inventory, analyses and report development in the Environmental Science industry.
- Knowledgeable of environmental compliance and regulations and technical writing specifications for environmental documentation and regulatory reporting.
- Excellent communication and interpersonal skills. Diplomatic and experienced in working with diverse populations including the public, colleagues, clients and agency representatives.
- Strong analytical, detail-oriented, organizational, and verbal/written communication skills.
- Proficient in MS Office, MS Visio, CADD, ArcGIS 9.1, Adobe Acrobat and internet research.

EDUCATION

UNIVERSITY OF COLORADO, Boulder, CO B.S. Biology 1987
WETLANDS TRAINING INSTITUTE, San Diego, CA 2004
UNIVERSITY OF UTAH, Salt Lake City, UT GIS/Environmental Science Coursework 2002 - 2010

PROFESSIONAL EXPERIENCE

EEI, INC., (*Geotechnical and Environmental Solutions*), Carlsbad, CA 2004 - Present

Environmental Project Scientist (4/05 - Present)

- Oversee the execution and management of Phase I Environmental Site Assessments (ESA) for over 200+ sites in California, Nevada, and Arizona.
- Direct Phase II limited site investigations, including Soil and Agricultural Chemical Surveys (drilling, sampling, and monitoring). Supervised small field crews on key client projects.
- Assisted with Biological Assessment reports and Wetland Delineation Surveys.
- Manage budgets ensuring fiscal responsibility on each project.
- Supervise and mentor two staff members in daily duties and perform yearly peer reviews.
- Write ESA reports based on researched technical data. Edit and review co-worker reports.
- Contributed compliance documents for Environmental Impact Reports (under NEPA and CEQA regulation) and Storm Water Pollution Prevention Plans (SWPPP).

Environmental Staff Scientist (3/04 - 3/05)

- Worked closely with Project Managers: conducted field visits to project sites for evaluation; used topographic maps, aerial photographs, GPS units, and scientific tools and equipment; attended meetings; and managed project files and database.

CERTIFICATIONS

40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPPER)

APPENDIX B
ROADWAY EXPANSION FIGURES/FIRM