

**PHASE I AND LIMITED PHASE II
ENVIRONMENTAL SITE ASSESSMENT**

**VALIANO
ESCONDIDO, CALIFORNIA**

PREPARED FOR:

**INTEGRAL COMMUNITIES
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ENCINITAS, CALIFORNIA 92024**

PREPARED BY:

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GEOCON PROJECT NO. 09524-06-04

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Project No. 09524-06-04
July 2, 2013

Ms. Melissa Krause
Integral Communities
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

Subject: PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT
VALIANO
ESCONDIDO, CALIFORNIA

Dear Ms. Krause:

As you requested on behalf of Integral Communities, we have performed a Phase I and Limited Phase II Environmental Site Assessment (ESA) for a 160.19-acre property referenced as Valiano (the Site) in Escondido, California. The Site is located northwest of the intersection of Mount Whitney Road and Calico Lane and is further identified by the following San Diego County Assessor's parcel numbers and site addresses:

Site Parcel No.	Parcel Acreage	Address	Site Location
232-013-01	32.64 Acres	Country Club Drive	Northwestern
232-013-02	73.84 Acres	3240 Mount Whitney Road	Central and Southwestern
232-013-03	13.07 Acres	Mount Whitney Road	South-central
232-020-55	10.64 Acres	Mount Whitney Road	Southeastern
232-492-01	30 Acres	Country Club Drive	Eastern-central

You requested a Phase I and Limited Phase II ESA to provide information regarding the potential for hazardous substances or petroleum product impacts at the Site as part of your due diligence process prior to developing the Site. The Site is currently developed with avocado and citrus groves, an abandoned packaging building, and three residential structures. We understand that the Client plans to redevelop the Site with a residential subdivision. The accompanying report presents the details of our Phase I and Limited Phase II ESA.

We appreciate the opportunity to have performed this Phase I ESA for Integral Communities. Please contact us if you have any questions concerning this report or if we may be of further service.

Very truly yours,

GEOCON INCORPORATED

Elizabeth A. Miller
Senior Staff Geologist

Benjamin G. Eastman
Senior Geologist

(2) Addressee

TABLE OF CONTENTS

PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT		Page
1.	INTRODUCTION	1
1.1	Purpose and Objectives.....	1
1.2	Scope of Services.....	2
1.3	Report Limitations	2
1.4	Data Gaps	3
2.	SITE DESCRIPTION	3
2.1	Location and Legal Description.....	3
2.2	Site and Vicinity General Characteristics	4
2.2.1	Topography.....	4
2.2.2	Geologic Conditions	4
2.2.3	Hydrologic and Hydrogeologic Conditions.....	5
2.3	Current and Planned Uses of the Site	6
2.4	Descriptions of Structures, Roads, Other Improvements on the Site	6
2.5	Current Uses of Adjoining Properties.....	6
3.	USER-PROVIDED INFORMATION	7
3.1	Title, Appraisal and Sale Agreement Records.....	7
3.2	Environmental Liens or Activity and Use Limitations	7
3.3	Specialized Knowledge	7
3.4	Commonly Known or Reasonably Ascertainable Information.....	7
3.5	Owner, Property Manager, and Occupant Information	7
3.6	Valuation Reduction for Environmental Issues	8
3.7	Reason for Performing Phase I ESA.....	8
4.	RECORDS REVIEW.....	8
4.1	Standard Environmental Record Sources	8
4.1.1	Site.....	8
4.1.2	Offsite Properties	8
4.1.3	Orphan Summary.....	8
4.2	Additional Environmental Record Sources	9
4.2.1	GeoTracker and EnviroStor Websites	9
4.2.2	State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR).....	9
4.2.3	County of San Diego Department of Agriculture, Weights and Measures.....	9
4.2.4	San Diego Air Pollution Control District	10
4.2.5	County of San Diego Department of Environmental Health.....	10
4.3	Previous Documents/Reports.....	10
5.	HISTORICAL USE	12
5.1	Sanborn, Inc. Fire Insurance Maps	12
5.2	Aerial Photographs	12
5.3	Topographic Maps	13
5.4	City Directory	14
6.	SITE RECONNAISSANCE	15
6.1	Methodology and Limiting Conditions	15

TABLE OF CONTENTS (Continued)

PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT		Page
6.2	General Site Setting	15
6.3	Onsite Survey	16
6.3.1	Northwestern Site Parcel (APN 232-013-01)	16
6.3.2	Eastern-Central Site Parcel (APN 232-492-01).....	16
6.3.3	Central and Southwestern Site Parcel (APN 232-013-02).....	16
6.3.4	South-Central Site Parcel (APN 232-013-03)	17
6.3.5	Southeastern Site Parcel (APN 232-020-55)	17
6.4	Offsite Survey	18
7.	INTERVIEWS	19
8.	LIMITED PHASE II ESA	20
8.1.	Field Investigation	20
8.2.	Laboratory Analysis and Results	20
8.2.1.	Arsenic and OCP Analysis Results.....	21
8.2.2.	Hydrocarbon and Volatile Organic Compound Analysis Results	21
8.3.	Discussion of Findings	21
8.4.	Limited Phase II ESA Conclusions	22
9.	SUMMARY OF FINDINGS	23
9.1	Hazardous Substances/Petroleum Products and ASTs	23
9.2	Wastewater Systems and Wells	24
9.3	Other Site Issues	24
9.4	Historical Land Use- Site.....	24
10.	CONCLUSIONS AND RECOMMENDATIONS.....	25
10.1	Hazardous Substances/Petroleum Products and ASTs	25
10.2	Wastewater Systems and Wells	25
10.3	Other Site Issues	25
10.4	Historical Land Use - Site.....	25
11.	REFERENCES.....	26
12.	QUALIFICATIONS	27
FIGURES		
1.	Vicinity Map	
2.	Site Plan	
3.	Boring Location Map	
PHOTOGRAPHS (1 through 28)		
APPENDICES		
A.	County of San Diego Assessor’s Parcel Maps	
B.	Geologic Maps are included in the <i>Response to the County of San Diego, Addendum to Geotechnical Investigation Report, Valiano (Eden Hills), San Diego County, California</i> , dated June 13, 2013.	
C.	Client and Site Owner Questionnaires	
D.	EDR Radius Map with GeoCheck	

TABLE OF CONTENTS (Continued)

PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT	Page
E. EDR Historical Aerial Photographs	
F. EDR Historical Topographic Maps	
G. EDR City Directory Abstract	
H. Laboratory Data	

PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

1. INTRODUCTION

This report presents the results of a Phase I and Limited Phase II Environmental Site Assessment (ESA) for the 160.19-acre property referenced as Valiano (the Site) located northwest of the intersection of Mount Whitney Road and Calico Lane in Escondido, California. The Phase I and Limited Phase II ESA was requested by Integral Communities (the Client) to provide information regarding the potential for existing hazardous substances or petroleum product impacts at the Site as part of their due diligence process prior to developing the Site. The Site is currently developed with avocado and citrus groves, an abandoned packaging building, and three residential structures. We understand that the Client plans to redevelop the Site with a residential subdivision.

1.1 Purpose and Objectives

The purpose of the Phase I ESA was to identify “recognized environmental conditions” (RECs) and “historical RECs” as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Section 1.1.1 of the ASTM Standard E 1527-05 defines a REC as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.” The term as further defined by ASTM “is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” Section 3.2.39 defines “Historical REC” as an “environmental condition, which in the past would have been considered a REC, but which may or may not be considered a REC currently.”

The Phase I ESA was also conducted in accordance with the requirements of 40 Code of Federal Regulations (CFR) Part 312 titled *Standards and Practices for All Appropriate Inquiries*, as required under Sections 101(35)(B)(ii) and (iii) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The purpose of conducting an all appropriate inquiries investigation into the previous ownership and uses of a property is to meet the provisions necessary for the landowner, contiguous property owner, and/or bona fide prospective purchaser to qualify for certain landowner liability protections under CERCLA.

The main components of this report and their objectives, as specified by the referenced standards, include the following:

- **Physical Setting:** The objective of reviewing physical setting references was to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- **Records Review:** The objective of the records review was to obtain information that could potentially help identify RECs at or potentially affecting the Site. We reviewed publicly available federal, state, and local regulatory agency records for the Site.
- **Site History:** The objective of consulting historical references was to assess previous uses of the Site and surrounding area to identify those that could have led to RECs on or near the Site. Historical sources reviewed included aerial photographs, topographic maps, and city directories. In addition, we conducted interviews with persons who were expected to be reasonably knowledgeable about historical uses of the Site.
- **Site Reconnaissance:** The objective of the site reconnaissance was to observe site conditions and activities for indications of evidence of RECs. Offsite properties and features were also viewed, but solely from the vantage of the Site and public thoroughfares.

1.2 Scope of Services

The scope of services was performed in general accordance with ASTM Designation E 1527-05 and our Proposal No. EP-2013-040 dated June 19, 2013, as requested by the Client.

1.3 Report Limitations

This report has been prepared exclusively for the Client, Integral Communities. The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Therefore, the information contained herein is only valid as of the date of the report and will require an update to reflect recent records/site visits.

The Client should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions presented in this report are predicated on the site reconnaissance, a review of the specified regulatory records, and a review of the historical usage of the Site, as presented in this report. The Client should also understand that wetlands, asbestos-containing building materials, lead-containing paint, lead in drinking water, radon, mercury related to mining activities, methane, and mold surveys were not included in the scope of services for this Phase I and Limited Phase II ESA. Assessment for potential naturally occurring hazards such as asbestos and arsenic also was not included.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee or warranty of the results of the ESA is implied within the intent of this report or any subsequent reports, correspondence or consultation, either express or implied. We strived to conduct the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.

1.4 Data Gaps

A data gap is defined by ASTM Standard E 1527-05 as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.” Data gaps could include such things as insufficient historical information, the inability to interview persons with direct site knowledge (e.g., the owner(s), past owner(s), tenants, workers, etc.) or the lack of access to all parts of a site during the site reconnaissance. No significant data gaps were identified during the preparation of the Phase I ESA.

2. SITE DESCRIPTION

This section provides information regarding the location and physical characteristics of the Site including its size, topography, geologic, soil, and hydrogeologic conditions.

2.1 Location and Legal Description

The Site consists of 160.19-acres defined by five contiguous parcels located northwest of the intersection of Mount Whitney Road and Calico Lane in Escondido, California (Figure 1). The Site is further identified by the following San Diego County Assessor’s parcel numbers (APNs) and addresses (Appendix A):

Site Parcel No.	Parcel Acreage	Address	Site Location
232-013-01	32.64 Acres	Country Club Drive	Northwestern
232-013-02	73.84 Acres	3240 Mount Whitney Road	Central and Southwestern
232-013-03	13.07 Acres	Mount Whitney Road	South-central
232-020-55	10.64 Acres	Mount Whitney Road	Southeastern
232-492-01	30 Acres	Country Club Drive	Eastern-central

The Site is depicted in the western portion of Section 19 of Township 12 South, Range 2 West, San Bernardino Base and Meridian on the United States Geological Survey’s (USGS) *Rancho Santa Fe, 7.5-minute Topographic Map*.

2.2 Site and Vicinity General Characteristics

The irregular-shaped Site is located in an area of low-density residential and agricultural properties. Agricultural properties exist to the north, south, and southwest of the Site. Single-family residential homes are adjacent to the Site on the northeastern, eastern, southern, and western boundaries. Country Club Drive and Hill Valley Drive are adjacent to the northeastern boundary, Romance Road and Calico Lane are adjacent to the southeastern boundary, and Mount Whitney Road is adjacent to the southeastern boundary of the Site.

2.2.1 Topography

The topography of the Site consists of hills with incised drainages (canyons) that drain to the northeast and southeast into a floodplain. Based on review of the United States Geological Survey's (USGS 1996) Rancho Santa Fe, 7.5-minute topographic maps, the Site ranges from approximately 780 feet above mean sea level (MSL) on the southeastern side of the Site to 1,000 feet above MSL on the northwestern side of the Site.

2.2.2 Geologic Conditions

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 900 miles south to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest.

Information concerning the surface geologic conditions at and in proximity to the Site was obtained from a review of the *Geologic Map of the Oceanside 30'x60' Quadrangle, California* (United States Geological Survey, 2005). The geologic map indicates that the Site is underlain by Holocene and late Pleistocene young alluvial deposits and mid-Cretaceous Tonalite containing a fault that bisects the Site from the northeastern corner to the approximate central western boundary.

According to our *Geotechnical Investigation, Eden Hills, San Diego County, California*, dated September 12, 2012, the Site is underlain by four surficial soil types and two geologic formations. The surficial deposits consist of undocumented fill, topsoil, colluvium, alluvium, and Terrace Deposits. The formational units include Eocene-age Santiago Formation, and Cretaceous-age granitic Tonalite. Topsoil consists of loose, porous, dark brown, silty to clayey, fine to medium sand.

Colluvium consists of a surficial accumulation of soft, moderately expansive sandy clays and loose clayey sand with cobbles and occasional boulders that occur on and near the toe of most slopes. Alluvial soil generally varies in depth depending upon the size of the canyon, ranging from a few feet to more than 20 feet onsite. It consists of sandy clay, silty sand, and clayey sand with occasional boulders. A relatively thin layer of Terrace Deposits, consisting of medium dense to dense, damp to moist, light brown, silty sand, are on the east central site parcel underlying colluvium. The Eocene-age Santiago Formation consists of dense to very dense, massive, light brown and gray, silty, fine to coarse sandstone and hard, olive-gray and brown claystone. The Tonalite associated with the Peninsular Range Batholith underlies the surficial materials and is the predominant material through the Site. Generally, it is characterized as course-grained, dark gray to grayish brown, and moderately strong to very strong. It's found to be moderately to highly fractured and at various stages of weathering. The most up-to-date Geologic Maps are included in the *Response to the County of San Diego, Addendum to Geotechnical Investigation Report, Valiano (Eden Hills), San Diego County, California*, dated June 13, 2013 (Appendix B).

We obtained information concerning the soil conditions in proximity to the Site from review of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>). The soil survey indicates that the site soil is identified by five types of soil, which include Cieneba very rocky coarse sandy loam to Cieneba coarse sandy loam, Vista coarse sandy loam, Fallbrook-Vista sandy loam, and Visalia sandy loam. The Cieneba sandy loams are characterized by coarse sandy loam from 0 to approximately 12 inches, and by weathered bedrock from approximately 12 to 14 inches. The Fallbrook-Vista sandy loam is characterized by sandy loam from 0 to approximately 8 inches, loam to sandy loam from approximately 8 to 12 inches, sandy clay loam to clay loam from 12 to 28 inches, loam to sandy loam from 28 to approximately 47 inches, and weathered bedrock from approximately 47 to 51 inches. The Visalia sandy loam is characterized by sandy loam from 0 to 12 inches, sandy loam to fine sandy loam from 12 to 40 inches and very fine sandy loam from 40 to 60 inches. The Vista coarse sandy loam is characterized by coarse sandy loam from 0 to 19 inches, coarse sandy loam to sandy loam from 19 to 35 inches, and weathered bedrock from 35 to 39 inches.

2.2.3 Hydrologic and Hydrogeologic Conditions

Information pertaining to groundwater quality and occurrence in the vicinity of the Site available from the California Department of Water Resources (DWR) and the California State Water Resources Control Board (SWRCB) was reviewed. The Site is located within the Escondido Hydrologic Subarea (904.62) of the Escondido Creek Hydrologic Area (904.60) of the Carlsbad Hydrologic Unit (904.00) (SWRCB, 1994). Depths to groundwater in the Carlsbad Hydrologic Unit are generally 50 feet or less. In the Escondido area the total dissolved solid (TDS) content, like the chemical character, is variable and ranges from about 250 to more than 5,000 milligrams per liter

(mg/L) (CDWR, 1967). Groundwater occurring within the Escondido Hydrologic Subarea is listed as having beneficial applications for municipal, agricultural, and industrial purposes. According to the DWR database, one groundwater well referenced as “X4340005” is located approximately two-thirds of a mile east of the Site. The groundwater quality was last documented in May 2002 with a TDS content reported at 1,200 mg/L; depth to water is not reported in this well.

We also checked the California State Water Resources Control Board (CSWRCB) GeoTracker website (<http://geotracker.swrcb.ca.gov/>) for depth to groundwater at any listed facilities within the site vicinity where groundwater monitoring is ongoing. There are no facilities within approximately one mile of the Site listed on the Geotracker database.

As described in our 2012 Geotechnical Investigation, perched groundwater and/or seepage was encountered in exploratory trenches and borings within the surficial alluvial deposits, suggesting that the surface runoff of rainwater and irrigation is “perched” along the less impervious rock material and is migrating along the contact. Based on general knowledge of the local hydrogeology in the area, depth to groundwater beneath the Site is likely less than 50 feet and is presumed to flow generally in an easterly direction, but may also have a component of flow in a southeasterly direction toward Escondido Creek. Groundwater elevations and flow direction beneath the Site may vary as a result of seasonal precipitation, pumping withdrawals, irrigation, and land use, among other factors.

2.3 Current and Planned Uses of the Site

We understand that the Client plans to develop the Site into a residential subdivision.

2.4 Descriptions of Structures, Roads, Other Improvements on the Site

The Site is currently developed with three residential structures and an abandoned packing house in the central portion, avocado and citrus groves on the western portion and unimproved roads throughout. Further description of the Site is presented in Section 6.0.

2.5 Current Uses of Adjoining Properties

Single-family residences exist north of Eden Valley Lane and Hill Valley Drive, east of Romance Road, south of Mount Whitney Road, and west of the western site boundary. Properties to the northwest, southwest, and south are used for agricultural purposes.

3. USER-PROVIDED INFORMATION

This section provides responses to inquiries made to the Client for site information. The Client was asked if they know of previous environmental reports or documents that may exist and, if so, whether copies could be provided. They were also asked if they have knowledge of legal or administrative proceedings involving the Site. The Client completed a Client Questionnaire regarding these items; a copy is in Appendix C.

3.1 Title, Appraisal and Sale Agreement Records

The Client did not provide a current title report, appraisal, or sales agreement for our review.

3.2 Environmental Liens or Activity and Use Limitations

The Client stated that they are unaware of any environmental liens on, or use limitations for, the Site.

3.3 Specialized Knowledge

The Client indicated that they have no specialized knowledge regarding the Site or nearby properties.

3.4 Commonly Known or Reasonably Ascertainable Information

The Client indicated that they are aware of the avocado and citrus groves on the Site.

3.5 Owner, Property Manager, and Occupant Information

Site parcels 232-013-02, -03, and 232-013-55 are currently owned by the Eden Hills Property Owner, LLC, site parcel 232-013-01 is currently owned by Henry Avocado, and site parcel 232-492-01 is currently owned by Kamron Hakimian. Ms. Melissa Krause, the Client and owner representative for Eden Hills Property Owner, LLC, completed both the Client Questionnaire and the Site Owner Questionnaire that are in Appendix C, and summarized in Section 7.0.

3.6 Valuation Reduction for Environmental Issues

The Client indicated that they were not aware of any environmental conditions on the Site which could lead to a potential valuation reduction of the Site.

3.7 Reason for Performing Phase I ESA

This Phase I ESA was requested by the Client to obtain information regarding the potential for existing hazardous substances or petroleum product impacts at the Site as part of their due diligence process in accordance with the County of San Diego's request prior to developing the Site.

4. RECORDS REVIEW

This section summarizes our review of readily available agency records for the Site and properties and facilities in the surrounding vicinity.

4.1 Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR) performed a search of federal, state, and local databases for the Site and surrounding area. The search distance for the review extended one mile from the Site. A copy of the report entitled *The EDR Radius Map Report with GeoCheck*, dated June 13, 2013, is in Appendix D.

4.1.1 Site

The Site is not referenced on any database searched by EDR.

4.1.2 Offsite Properties

No properties within 1/8 mile from the Site (or 1/4 mile for leaking underground storage tanks facilities) were listed on any of the databases searched by EDR.

4.1.3 Orphan Summary

The Orphan Summary identifies properties that have incomplete address information and therefore could not be accurately plotted. The Orphan Summary lists four properties, all of which appear to be

located a minimum of one mile from the Site. Based on information provided for the listed properties, their locations, and the databases on which the properties were listed, no significant adverse impact to the Site is expected from these properties.

4.2 Additional Environmental Record Sources

We performed a search of additional readily available environmental record sources. The search distance for the review extended approximately one mile from the Site, unless otherwise noted. A summary of our findings is presented below.

4.2.1 GeoTracker and EnviroStor Websites

Additional environmental record sources including the SWRCB Geotracker database (<http://geotracker.swrcb.ca.gov/>) and the California Department of Toxic Substances Control's (DTSC) Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>) were reviewed for information regarding nearby properties/facilities of concern. Neither database had listings for any properties/facilities within approximately ¼ mile of the Site.

4.2.2 State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)

The State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website (<http://www.conservation.ca.gov/dog/Pages/Index.aspx>) was reviewed for information on any oil or gas wells on or near the Site. According to DOGGR map W1-7 no wells are located within a 1-mile radius of the Site (California Department of Conservation, 2013).

4.2.3 County of San Diego Department of Agriculture, Weights and Measures

We submitted a request to the County of San Diego, Department of Agriculture, Weights and Measures-Pesticide Use Enforcement Division regarding restricted pesticide use at the Site. According to Ms. Tina Thomas with the DAWM, the following herbicide, insecticide, miticide, and rodenticide products were applied to site parcel 2320-013-01 under Permit No. 37P1007 and to site parcel 232-013-02 under permit No. 37P8845:

Product	Site Parcel Number
AGRI-MEK 0.15 EC miticide/insecticide	232-013-02
EPI-MEK 0.15 EC miticide/insecticide	232-013-01
Omni Oil 6-E (a paraffin base mineral oil)	232-013-01 and 232-013-02

Product	Site Parcel Number
Roundup Weathermax Herbicide	232-013-01
PCQ Pelleted Rodent Bait	232-013-01
Wilco Gopher Getter AG Bait	232-013-01
Nu-Lure Insect Bait	232-013-01
Simazine 90 DF	232-013-01
Gowan Malathion 8	232-013-01
GF-120 NF Natruralyte Fruite Fly Bait	232-013-01
Product PEI-MEK 0.15 EC miticide /insecticide	232-013-01

Ms. Thomas indicated that no pesticide use was found from 2008 to 2011 for the remainder of the site parcels.

4.2.4 San Diego Air Pollution Control District

We submitted a request to the San Diego Air Pollution Control District (APCD) for records pertaining to the Site. According to Ms. Cynthia Gould with the APCD, no records were on file for the APNs or address associated with the Site.

4.2.5 County of San Diego Department of Environmental Health

We submitted a request to the Department of Environmental Health (DEH) for records pertaining to the Site. According to Ms. Joyce Ellman with the DEH, no records are on file for the APNs associated with the Site.

4.3 Previous Documents/Reports

We previously performed a Phase I ESA and limited soil investigation for pesticides on 162.75 acres of land which included four site parcels (APNs 232-013-01, -02, -03, and 232-020-55), and two parcels north of the Site (APNs 228-313-13 and -14). The report did not include site parcel 232-492-01. We presented our findings in the report entitled *Phase I Environmental Site Assessment Report, Limited Soil Sampling, and Organochlorine Pesticide Analysis, Eden Hills, Northwest of Mount Whitney Road and Calico Lane, San Diego County, California*, dated April 11, 2005.

The previous report identified that the 162.75-acres of property were developed with a residence since as early as 1928, avocado groves on the southeastern portion of the property from 1928 to approximately 1950, and avocado groves on the southwestern, central, and northern portions of the property since at least the 1960s. We observed a diesel AST on the southern portion of the 162.75-acre property. No additional land use and no regulatory agency database listings were documented

for the 162.75-acre property. We observed a water supply well on the central site parcel. We concluded that based on the date of construction of the onsite structures, it is possible that LCP and/or ACM could be present in the structures.

We also conducted a limited soil investigation for organochlorine pesticides (OCPs) on the 162.75-acre property. For the investigation we collected soil samples at approximate depths of 0.5, 1.0, and 2.0 feet from 12 hand auger borings on the property. Ten of the twelve borings were located on the current Site and the remaining two borings are on the northern adjacent parcel. Figure 3, our Boring Location Map, depicts the approximate location of the twelve borings. The laboratory combined the twelve 0.5-foot soil samples into six 2-point composite samples. The six composite samples were analyzed for OCPs using Environmental Protection Agency (EPA) Test Method 8081A. The remaining samples collected from 1- and 2-foot depths were held pending analytical results from the 0.5-foot samples. No OCPs were detected in the six 0.5-foot composite samples. Therefore, the 1 and 2 foot samples were not analyzed. Based on these results, we did not recommend additional assessment of pesticides in soil for the 162.75-acre property. This assessment included the Site and the northern adjacent property but does not include the northeastern portion of the current Site.

The results of the regulatory agency database research indicated that no significant adverse impacts from offsite properties were anticipated at the 162.75-acre property. Additionally, based on observations of offsite properties during the reconnaissance of the property, we did not observe physical evidence that would suggest that offsite properties had impacted the property with hazardous wastes or materials. We recommended that the water well be abandoned in accordance with current local and state regulations, and that structures on the property be surveyed for LCP and ACM prior to their demolition and removal. Based on the findings of the Phase I ESA and limited soil investigation, the potential for environmental impairment of the Site from the offsite portions of the 162.75-acre property from hazardous substances or petroleum is considered to be low.

We prepared another report for the Site, excluding site parcel 232-013-01, Phase I Environmental Site Assessment, Eden Hills, 128 Acre Property Northwest of the Intersection of Mount Whitney Road and Calico Lane, Escondido, California, dated November 21, 2011. We identified the diesel AST, an open box of fertilizer within the avocado grove, irrigation groundwater wells, ACM and/or LCPs likely to be present in building materials within the existing structures, and potential residual pesticides associated with agricultural use of the property as potential environmental issues for the Site. No additional environmental impacts to the Site were observed at that time.

5. HISTORICAL USE

This section summarizes information obtained from a variety of sources regarding the historical uses of the Site and identifies historical uses that could have led to RECs. The sources of information included historical aerial photographs and historical topographic maps provided by EDR.

5.1 Sanborn, Inc. Fire Insurance Maps

According to EDR’s Sanborn Map Report dated October 25, 2011, Sanborn maps do not exist for the Site or site vicinity.

5.2 Aerial Photographs

Historical aerial photographs provided by EDR for the years 1947, 1953, 1963, 1974, 1990, 1994/1995, and 2005 (Appendix E) were reviewed for indications of past land uses that had the potential to have impacted the Site through the use, storage or disposal of hazardous substances and/or petroleum. The following table summarizes the observations of the Site and adjacent properties on the aerial photographs.

Year	Observations	
	Site	Adjacent Properties
1947 (1" = 655')	The two western site parcels appear to have been undeveloped and covered with moderate vegetation. The central-western site parcel was developed with several small structures connected by an unimproved private drive. The eastern central site parcel was developed with agricultural land that appeared to be citrus groves.	Adjacent properties to the north, east, southeast, southwest and central of the Site appear to have been used for agricultural purposes. Adjacent properties to the northwest, west and south was undeveloped. Mount Whitney Road was adjacent to the southeast boundary of the Site.
1953 (1" = 555')	The Site appears to have undergone a reduction in vegetation. Otherwise the Site appears similar to that observed in the 1947 photograph.	Adjacent and vicinity properties appear to have undergone a reduction in vegetation. Otherwise the site vicinity appears similar to that observed in the 1947 photograph.
1963 (1" = 555')	A number of pathways radiated from the central portion of the Site to the southwest, west, northwest, north, and east. Otherwise, the Site appears similar to that observed in the 1953 aerial photograph.	Adjacent properties east of the southern portion and vicinity properties to the east were developed as residential.

Year	Observations	
	Site	Adjacent Properties
1974 (1" = 600')	The two western site parcels developed as a grove with various unimproved access roads. An additional structure had been constructed in the southern portion of site parcel 232-013-02. The remainder of the Site appears similar to that observed in the 1963 aerial photograph.	Adjacent properties appear similar to that observed in the 1963 photograph. Development of vicinity properties continued to the east of the Site.
1990 (1" = 666')	A medium-sized structure and additional unimproved roads had been constructed in the central western site parcel. A structure in the south-central site parcel appears to have been demolished or concealed by trees. The eastern central site parcel no longer appears to have been used for agricultural purposes. Mt. Whitney Road had been slightly realigned adjacent to the southern boundary.	Adjacent properties to the north, south, and east of the northern, southern, and central portions of the Site had developed as residential. Vicinity properties to the north and east had been heavily developed as residential. Vicinity properties to the south had been developed as commercial agricultural.
1994/1995 (1" = 500')	The Site had a large reduction in vegetation of the grove on the western portion.	The site vicinity appears similar to that observed in the 1989 aerial photograph.
2005 (1" = 500')	The Site appears similar to that observed in the 1994 aerial photograph.	The site vicinity appears similar to that observed in the 1994/1995 aerial photograph.

The aerial photographs indicate that the eastern central site parcel (APN 232-492-01) was used for agricultural purposes from as early as 1947 to around 1974. The two western site parcels (APN 232-013-01 and -02) appear to have been used for agricultural purposes from as early as 1974 to the present. As such, it is possible that pesticides were applied to these portions of the Site as part of growing operations and that onsite soils have been impacted by previous agricultural use.

5.3 Topographic Maps

Historical topographic maps provided by EDR for the years 1901, 1904, 1947, 1949, 1968, 1983 and 1996 (Appendix F) were reviewed. The following table summarizes the observations of the Site and adjacent properties on the historical topographic maps.

Year	Observations	
	Site	Adjacent Properties
1901 (1:125,000) (1:62,500)	The Site is depicted as vacant land.	Adjacent properties are depicted as undeveloped. A railroad labeled "Southern California R.R. Escondido Branch" is depicted north of the Site and extends from the southeast to northwest. Mount Whitney is depicted southwest of the Site and a network of unnamed roads is depicted to the east.

Year	Observations	
	Site	Adjacent Properties
1904 (1:250,000)	It is not possible to determine if the Site is occupied based on the scale of the topographic map.	It is not possible to determine if adjacent properties are occupied based on the scale of the topographic map.
1947 (1:50,000)	The Site is depicted as vacant land.	A few structures are depicted to the east and south of the Site. Mount Whitney Road and an unnamed road east of the Site are depicted as unimproved roads. Country Club Drive is depicted east of the Site and highway 395 is depicted to the north.
1949 (1:24,000)	The Site is depicted as having a single structure and access road.	Similar to that depicted on the 1947 topographic map. Harmony Grove and San Elijo Canyon are depicted to the south. Mount Whitney Road is depicted as an improved road. Country Club Drive is depicted to the east as a secondary highway.
1968 (1:24,000)	The Site is depicted similarly to the 1949 topographic map.	Vicinity properties to the east of the Site are depicted as developed with small structures and unimproved roads. Vicinity properties to the south are depicted as developed with large and small structures.
1983 (1:24,000)	The Site is depicted similarly to the 1968 topographic map.	Additional large structures are depicted on vicinity properties to the south of the Site. Increased development is depicted adjacent to the east and in the vicinity to the east and northwest of the Site.
1996 (1:24,000)	The Site is depicted as developed with four small structures and improved roads.	Continued development is depicted adjacent to the east and in the vicinity to the northwest, northeast east, and south.

It appears that the Site was undeveloped and properties adjacent to the Site were also undeveloped until sometime prior to 1949. No direct evidence of development that would suggest RECs are depicted on the Site.

5.4 City Directory

EDR prepared an abstract of cross-reference directories reviewed at approximately 5 year intervals from 1903 through 2006 (Appendix G); however no records for the site vicinity were available prior to 1980. The Site does not have an associated address. The following table summarizes the directory research information provided by EDR for the nearby properties.

HISTORICAL DIRECTORY RESEARCH SUMMARY

Addresses	Directory Listing or Use	Years
The Site		
3240 Mount Whitney Road	Residential	1980, 1985, and 2006
Nearby Properties		

Addresses	Directory Listing or Use	Years
3211 Mount Whitney Road	Residential	1980, 1985, 1995, and 2006
3215 Mount Whitney Road	Residential	1991, 1995, and 2006
3221 Mount Whitney Road	Residential	2006
3223 Mount Whitney Road	Residential	1980, 1985, and 2006

The above-referenced nearby properties are single-family. Based on the residential uses of the listed properties, the likelihood appears low that activities at the properties have negatively impacted the Site.

6. SITE RECONNAISSANCE

This section summarizes observations of the Site and surrounding properties made during the site reconnaissance.

6.1 Methodology and Limiting Conditions

Geocon representative Mr. Sean Keffer performed the site reconnaissance on June 19, 2013, by driving and walking various portions of the Site. We were unaccompanied during our site reconnaissance, but had access to all areas of the Site with the exception of interior portions of the residential structures. The offsite survey was performed by observing adjacent properties from the Site and adjacent public streets. Weather on the day of the site reconnaissance was sunny with temperatures in the mid to high 70s.

Photographs of various site features and offsite properties are appended. Figure 2 is a site plan illustrating selected site features and the locations and orientations of photographs taken during the site reconnaissance.

6.2 General Site Setting

The Site is located on moderately relieved terrain consisting of undeveloped land and agricultural land with three residential structures for property caretakers. Surrounding properties include low-density residential properties, agricultural, and undeveloped land.

6.3 Onsite Survey

The Site is primarily developed as agricultural land for growing avocados and citrus fruits on the western half. The eastern half of the Site is largely undeveloped and covered with vegetation ranging from grasses, shrubs, and trees. Three residential structures for property caretakers exist adjacent to and among the groves. We also observed pump houses associated with agricultural irrigation and an abandoned packing building on the Site.

6.3.1 Northwestern Site Parcel (APN 232-013-01)

The rectangular shaped northwestern site parcel consists of commercial avocado groves (Photograph No. 1). A residential structure and irrigation pump house are located near the center of this site parcel (Photograph Nos. 2 and 3). Overhead power lines were observed extending from the northeast corner of this site parcel to the pump house. Pole-mounted electrical transformers were observed on this site parcel (Photograph No. 4). No evidence of staining was observed near the pole-mounted electrical transformers. We observed what appeared to be a water filtration system on the northeastern portion of this site parcel consisting of two polyethylene ASTs and three steel chambers adjacent to a municipal water service (Photograph Nos. 5 and 6). Approximately 50-gallons of dark aqueous solution were observed in the 600-gallon polyethylene AST while the 1,000-gallon polyethylene AST appeared to be used for water. No odors, pools of liquid, significantly stained soil, or distressed vegetation was observed near the ASTs.

6.3.2 Eastern-Central Site Parcel (APN 232-492-01)

The rectangular shaped eastern-central site parcel is currently vacant land (Photograph No. 7). We observed a Rincon Del Diablo Municipal Water District service pipeline transecting the eastern portion of the site parcel in a north/south direction (Photograph No. 8). A seasonal creek extends across the site parcel from west to east and exits through a drainage culvert on the eastern boundary (Photograph No.9). We also observed an approximately 3-inch diameter plastic drainage pipe protruding approximately 2 feet from the ground surface in this site parcel (Photograph No. 10). An excavated concrete slab measuring approximately 12-feet long, 5-feet wide, and 3-feet thick was also observed in this site parcel (Photograph No. 11).

6.3.3 Central and Southwestern Site Parcel (APN 232-013-02)

This irregular shaped site parcel is primarily developed as agricultural land with avocado groves (Photograph No. 12). Citrus groves are located on the northwestern portion of this site parcel. An eastern extension of this site parcel is mainly covered with grasses, brush, and clusters of trees

(Photograph No. 13), and is bound to the east by Romance Road and to the north by residential structures and Eden Valley Lane. The northern portion of Mount Whitney Road extends in a north/south direction across the Site connecting with the western terminus of Eden Valley Lane. Two residential structures were observed on the eastern portion of this site parcel (Photograph Nos. 14 - 15). The northwestern of the two residences appeared to be occupied by a property caretaker while the eastern residence appeared to be vacant. We observed the exterior condition of these structures to be in fair condition. Two soil stockpiles were adjacent to an unimproved dirt road which provides access from the public roads to the Site (Photograph No. 16).

We observed an approximate 500-gallon AST labeled “diesel” near the center of the Site (Photograph No. 17). The AST was approximately 45-inches in diameter by approximately 82-inches long and was raised approximately 5-feet from the ground. A dispensing nozzle is attached on the northern side of the AST. No secondary containment was present; however, no odors, pools of liquid, significantly stained soil or distressed vegetation was observed near the AST. We also observed a pump house approximately 50-feet north of the diesel AST (Photograph No. 18), a large woodpile, and three 5,000-gallon polyethylene ASTs located approximately 150 feet northwest of the pump house. The three-5,000-gallon polyethylene ASTs appear to be used for storing water (Photograph No. 19). A water well and adjacent electrical service were observed approximately 250 feet north of the three 5,000-gallon ASTs (Photograph No. 20). A running stream was observed flowing to the east approximately 50-feet north of the water well (Photograph No. 21).

6.3.4 South-Central Site Parcel (APN 232-013-03)

This rectangular shaped site parcel is largely undeveloped land with the exception of an abandoned packaging building in the northeastern corner (Photograph No. 22). Stockpiles of wood and bee hives used to pollenate the adjacent avocado groves are west of a stand of oak trees. This site parcel is bound to the south by the southern portion of Mount Whitney Road. Romance Road and the northern portion of Mount Whitney Road transect the northeast portion of the site parcel.

6.3.5 Southeastern Site Parcel (APN 232-020-55)

This irregular shaped site parcel is also bound to the south by Mount Whitney Road and to the east by two single-family residential structures. This site parcel is transected by unimproved dirt roads extending across the site parcel from southeast to northwest (Photograph No. 23).

6.4 Offsite Survey

Properties within the site vicinity include undeveloped land, single-family residential developments, and agricultural properties. Observations of properties adjacent to the Site are summarized below:

- **North** – properties to the north of the Site are developed with low-density single-family residential and agricultural land (Photograph No. 24).
- **East** – east of the Site is a low-density single-family residential neighborhood (Photograph No. 25).
- **South** – Mount Whitney Road is located on the southern boundary of the Site. Residential properties and an avocado grove are adjacent south of the Site (Photograph Nos. 26 and 27).
- **West** – adjacent properties to the west are residential and undeveloped land (Photograph No. 28).

No additional evidence of RECs was observed on the surrounding properties.

7. INTERVIEWS

Ms. Melissa Krause, a client representative, completed our Site Owner Questionnaire regarding her knowledge of the Site and its past use; her completed questionnaire is included in Appendix C. Ms. Krause indicated that the Site has been used for agricultural purposes. She is unaware of any additional environmental issues associated with the Site.

Interview information from our 2011 Phase I ESA was provided by Mr. Fahr, a previous site owner. Mr. Fahr indicated that the Site has been used for agricultural purposes for over 30 years. Additionally, he notes that a small AST was used for fertilizer storage. Water services are reportedly supplied to the Site by the Rincon Del Diablo Municipal Water District, electricity is supplied by San Diego Gas and Electric and a propane tank is used to heat the residence. Mr. Fahr indicated that the well was installed by Stehly Brothers Drilling, Inc. between September 19, 2008 and September 25, 2008. The well construction sheet along with his completed Site Owner Questionnaire from 2011 is in Appendix C.

Based on the location of the three residences onsite, it is assumed that waste water is treated in septic systems.

8. LIMITED PHASE II ESA

Review of historical aerial photographs indicates that the eastern central site parcel was used for agricultural purposes from as early as 1947 to around 1974. The two western site parcels appear to have been used for agricultural purposes from as early as 1974 to the present. A previous pesticide assessment was conducted in 2005; however, review of the grading plan in Appendix B indicates that proposed residences would be constructed in locations that had not yet been assessed. In accordance with the County of San Diego's request, we conducted a limited pesticide assessment for the proposed residential locations to evaluate the potential impact to Site soil due to historical pesticide use. In addition, we also collected soil samples adjacent to an existing diesel AST observed during our site reconnaissance to assess potential impact to subsurface soil from possible petroleum hydrocarbon releases at the Site, as requested by the County of San Diego.

8.1. Field Investigation

On June 21, 2013, Ms. Elizabeth Miller and Mr. Sean Keffer advanced 13 hand-auger borings (designated B13 through B25) at locations associated with former and/or current agricultural activity within the proposed residential development. Additionally, two hand-auger borings (designated AST 1 and AST 2) were advanced adjacent to a diesel AST on site parcel 232-013-02. Soil samples were collected from each boring at depths of approximately 0.5 and 2.0 feet or refusal. Approximate boring locations are depicted on Figure 3.

The soil samples were transferred from the hand-auger into new laboratory-provided glass jars. Hand-augers were cleaned prior to each sampling by washing with a non-phosphate solution (e.g., Alconox™) followed by subsequent de-ionized water rinses.

No soil discoloration, "chemical" odor, or other obvious indication of hazardous substance and/or petroleum product impact was observed or detected in the soil samples.

8.2. Laboratory Analysis and Results

The soil samples were placed in glass jars and labeled with the sample identification number, the sample collection time and date. Each prepared sample jar was placed into a cooler for transport to a California Department of Health Services certified laboratory under chain-of-custody protocols.

The 0.5 foot soil samples collected from B13 through B25 were analyzed for organochlorine pesticides (OCPs) and arsenic using EPA Test Method 8081A and 6010, respectively, by Advanced Technology Laboratories of Signal Hill, California. The 2.0 foot depth soil samples from B13 through B25 were put on hold pending results from the 0.5 foot soil samples. The 0.5 foot soil samples and one 2.0 foot soil sample collected from AST 1 and AST 2 were analyzed for gasoline range organics (GRO), diesel range organics (DRO) and oil range organics (ORO) using EPA Test Method 8015B and volatile organic compounds (VOCs) using EPA Test Method 8260. A copy of the soil sample analytical report, laboratory QC report, and sample COCs are in Appendix H and are summarized below.

8.2.1. Arsenic and OCP Analysis Results

Arsenic and OCPs were not detected at or above the laboratory reporting limit (RL) in the 0.5 foot samples B13 through B25. Soil samples collected from 2.0 feet were not analyzed.

8.2.2. Hydrocarbon and Volatile Organic Compound Analysis Results

Results of hydrocarbon and VOC analyses for AST 1 and AST 2 indicate soils located at the north end of the diesel AST have been impacted with DRO and ORO. GRO and VOCs were not detected at or above laboratory RLs.

- DRO was detected in the 0.5 foot deep soil sample at concentrations of 17 milligrams per kilogram (mg/kg) in AST 1, and 1,500 mg/kg in AST 2. We encountered refusal in AST 1 at 0.5 feet, but were able to collect a soil sample at a depth of 2.0 feet in AST 2. The 2.0 foot soil sample had a detected concentration of DRO at 510 mg/kg.
- Concentrations of ORO were not detected in the 0.5 foot deep soil sample collected from boring AST 1. ORO concentrations in soil samples collected from boring AST 2 were 1,400 mg/kg at 0.5-feet and 430 mg/kg at 2.0-feet.

8.3. Discussion of Findings

The DRO and ORO concentrations reported for soil samples collected as part of this investigation indicate soil from the area near AST 2 may not be suitable for onsite reuse. As such, further assessment to identify lateral and vertical limits of DRO and ORO impacted soil may be required prior to redevelopment in the vicinity of boring AST 2.

8.4. Limited Phase II ESA Conclusions

Based on findings of our investigation, it does not appear that OCPs, GRO or VOCs have impacted soil at the Site. However, we have identified an area impacted by petroleum hydrocarbons (DRO and ORO) at concentrations that warrant further assessment prior to impacted soil reuse.

If impacted additional soils are encountered and excavated during site grading or demolition activities, we recommend the soils be segregated and characterized to evaluate potential reuse or disposal options.

9. SUMMARY OF FINDINGS

We have performed a Phase I and Limited Phase II ESA, in general conformance with the scope and limitations of ASTM E 1527-05, for the 160.19-acre property referenced as Valiano in Escondido, California. The Site is currently occupied by avocado and citrus groves, an abandoned packaging building, and three residential structures. We understand that the Client plans to redevelop the Site as a single-family residential subdivision.

The following table presents a summary of findings and our opinions associated with the Phase I ESA performed at the Site, including known or suspect RECs, historical RECs, and de minimis environmental conditions. Detailed information regarding the recommended actions identified in the table is presented in Section 10.

Assessment Category	Observed (Y/N)	REC (Y/N)	Recommended Actions
Hazardous Substances/Petroleum Products	Y	Y	AA
Hazardous Wastes	N	N	NFA
Non-Hazardous Wastes	N	N	NFA
Aboveground/Underground Storage Tanks	Y	Y	AA
Unidentified Substance Containers	N	N	NFA
Equipment Potentially Containing PCBs	N	N	NFA
Wastewater Systems	Y	N	NFA
Evidence of Releases	N	N	NFA
Pools of Liquid, Pits, Ponds, Lagoons	N	N	NFA
Wells	Y	N	NFA
Other Site Issues	Y	Y	AA
Nearby Properties	N	N	NFA
Historical Land Use – Site	Y	N	NFA
Historical Land Use – Nearby Properties	N	N	NFA
Recommended Action:			
AA = Additional action recommended.			
NFA = No further action required at this time.			
DM = De minimis condition where additional activities do not appear warranted at this time.			

9.1 Hazardous Substances/Petroleum Products and ASTs

During the site reconnaissance, we observed an approximately 500-gallon AST labeled “Diesel” on site parcel 232-013-02. No secondary containment was present and no odors, pools of liquid, significantly stained soil, or distressed vegetation were observed near the AST. Analyses of soil samples collected adjacent to the AST indicate a release of DRO and ORO on the north end of the AST.

9.2 Wastewater Systems and Wells

Based on the location of the three residences onsite, it is assumed that wastewater is treated in septic systems. We observed a water supply well in the western site parcel.

9.3 Other Site Issues

It appears that the structures at the Site were built around 1948. As such, it is possible that LCP and/or ACM are present in the structures.

9.4 Historical Land Use- Site

Our review of historical aerials indicates that site parcel 232-492-01 was used for agricultural purposes from as early as 1947 to around 1974, and site parcels 232-013-01 and 232-013-02 were used for agricultural purposes as early as 1974 to the present. Analyses of soil samples collected during our Limited Phase II ESA indicated that organochlorine pesticides were not present in the soil samples analyzed.

10. CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I and Limited Phase II ESA, in general conformance with the scope and limitations of ASTM E 1527-05, for the 160.19-acre property referenced as Valiano in Escondido, California. The Site is currently and has been occupied by avocado and citrus groves, an abandoned packaging building, and three residential structures since approximately 1974. From as early as 1947 to 1974 site parcel 232-492-01 was cultivated agricultural land and from 1974 to present site parcels 232-013-01 and 232-013-02 have been cultivated with avocado and citrus groves. Exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

10.1 Hazardous Substances/Petroleum Products and ASTs

No odors, pools of liquid, significantly stained soil, or distressed vegetation were observed near the 500-gallon AST on site parcel 232-013-02. However, analytical results for soil samples collected adjacent to the AST indicate a historical release. As such, we consider the AST to be a REC and recommend additional assessment to define the lateral and vertical limits of the DRO and ORO impacted area.

10.2 Wastewater Systems and Wells

Based on the location of the three residences onsite, it is assumed that wastewater is treated in septic systems. We observed a water supply well in the western site parcel. We recommend that the well and any septic systems be abandoned in accordance with San Diego County requirements.

10.3 Other Site Issues

Based upon the age of the onsite structures (approximately 60 years), the potential exists for ACM and/or LCP to be present at the Site. We recommend conducting an ACM and LCP survey prior to demolition activities to confirm the absence or presence of these materials and to determine appropriate health and safety requirements for demolition and appropriate disposal of demolition debris.

10.4 Historical Land Use - Site

Analyses of soil samples collected during our Limited Phase II ESA indicated that organochlorine pesticides were not present in the soil samples analyzed. No additional assessment is warranted at this time.

11. REFERENCES

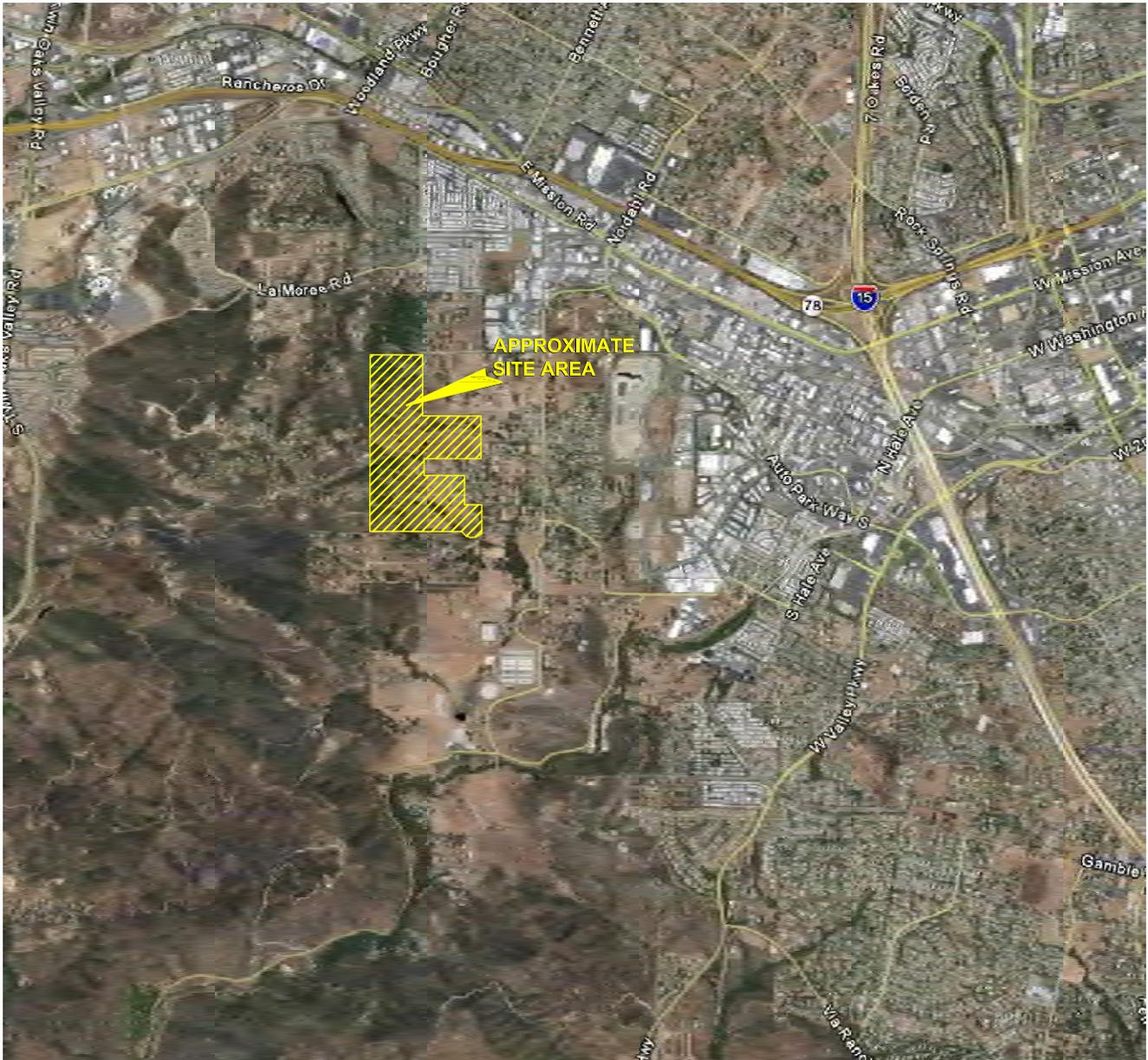
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12. QUALIFICATIONS

This Phase I ESA report was prepared by Ms. Elizabeth Miller and Mr. Benjamin Eastman. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312. 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.

Mr. Eastman is a California Professional Geologist with over 26 years of professional geologic experience and training in environmental, geotechnical, and marine geology and engineering. Mr. Eastman received his BS degree and MS degree in Geological Sciences and has over 20 years of experience in the assessment and remediation of petroleum-related impacts to soil and groundwater at fuel terminals, retail service stations, and other commercial and industrial sites. He has extensive project management experience involving multi-site portfolios for major clients, as well as extensive drilling, sampling, field control, and technical writing experience.

Ms. Miller has a BS degree in Geological Science and more than 5 years of experience in the preparation and management of Phase I ESAs and other site investigation activities. Ms. Miller performs research, environmental assessments and field sampling programs for industrial sites, commercial/retail areas, residential and agricultural properties, and transportation corridors.



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VICINITY MAP

VALIANO
ESCONDIDO, CALIFORNIA

DATE JULY 2013

PROJECT NO. 09524 - 06 - 04

FIG. 1