

APPENDIX N

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF THE PROPERTY KNOWN AS:

EI MONTE SAND MINING PROJECT

**El Monte Valley
Lakeside, California 92040**

Prepared for:

**El Monte Nature Preserve
1335 San Lucas Court
Solana Beach, CA 92075**

Prepared by:

ROYAL ENVIRONMENTAL SERVICES, INC.

**4704 50th Street
San Diego, California 92115
Phone (619) 985-6363**

As of:

April 2018

**This report was prepared for the sole use of the party noted within.
No part of this report may be used, relied upon, or reproduced
without the express written consent of Royal Environmental Services, Inc.**

1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	3
2.1	PURPOSE OF ASSESSMENT	3
2.2	SPECIAL TERMS AND CONDITIONS	3
2.3	LIMITATIONS AND EXCEPTIONS.....	4
3.0	SITE DESCRIPTION	5
3.1	LOCATION	5
3.2	SITE AND VICINITY CHARACTERISTICS	6
3.3	DESCRIPTION OF STRUCTURES AND OTHER IMPROVEMENTS	6
3.4	CURRENT USES OF THE PROPERTY	6
3.5	CURRENT USES OF ADJOINING PROPERTIES	6
4.0	RECORDS REVIEW AND RESULTS OF SEARCH	7
4.1	STANDARD SOURCES USED	7
4.2	ADDITIONAL RECORD SOURCES	11
4.3	PHYSICAL SETTING SOURCES	11
4.4	HISTORICAL USES OF THE PROPERTY	12
5.0	INFORMATION FROM SITE RECONNAISSANCE	17
5.1	OVERALL SITE CONDITION	17
5.2	HISTORICAL USTs.....	18
5.3	ASTs	18
5.4	DRUMS	18
5.5	ADDITIONAL ENVIRONMENTAL CONCERNS.....	18
6.0	INTERVIEWS	19
7.0	FINDINGS	19
8.0	CONCLUSIONS.....	19
9.0	CLOSING	19
10.0	REFERENCES.....	20

FIGURES

- Figure 1 Site Location Map
Figure 2 Site Map

APPENDICES

- Appendix A Supporting Documentation
Appendix B Photographs
Appendix C Environmental Data Resources, Inc. (EDR) Reports

1.0 EXECUTIVE SUMMARY

Royal Environmental Services, Inc. (RES) conducted a Phase I Environmental Site Assessment (ESA) for El Monte Nature Preserve, LLC (Client) for the subject site located between Willow Road on the north and El Monte Road to the south. The subject site is linearly shaped and extends approximately 15,000 feet in length along the river beginning near Ashwood Street on the west and ending near Hazy Meadow Lane on the east in Lakeside, California (Figure 1). The site is in a transitional area between suburban and rural area of Lakeside. Several open space areas are located near or adjacent to the site; Louis A. Stelzer County Park to the north of Willow Road and Lake Jennings Park to the south of El Monte Road; and El Monte County Park to the east of the site. RES understands that the Client is pursuing a permit to mine sand and gravel resources from the property and restore areas of the site for natural habitat and has requested this Phase I as part of a property development plan. The property is owned by El Monte Nature Preserve, LLC.

The subject site consists of six parcels comprising 479.5 acres of the El Monte Valley. The approximate outline of the subject site is depicted on Figure 2. The subject site is surrounded by a mixture of undeveloped land, large lot single family homes, small ranches or farms and two regional parks. The site is currently undeveloped land or land that was previously subject to human activity that has reverted to the appearance of near natural conditions. East of the site lies the El Capitan Reservoir owned by and a source of drinking water for the City of San Diego.

Historical topographic maps indicate that the subject site and surrounding area had some human activity and development as early as 1939. El Monte and Willow Roads appear on the map along with connecting dirt roads. The first available aerial photograph from 1949 depicted the eastern portion of the site as unused land; however adjacent properties were a mixture of undeveloped land, large lot single family homes, small ranches or farms. The site was used as a water resource since at least 1955, based upon the depiction of seven water wells onsite in the 1955 topographic maps. Information from the Helix Water District states water production began at the site in the 1920s. The adjacent mine property was developed since approximately 1979. In addition to a main use as a groundwater production resource, the property has had few occupants over time. Portions of the site were used as a small aircraft landing strip, small farms apparently associated with residences, a small aggregate mine, SDG&E staging area, a vermiculture business, and more recently for informal recreation by horse riders, cyclist and pedestrians. None of these uses persisted for more than a few years (except for recreational use) and evidence of these activities has been largely erased by later human activities and natural processes including flooding of the San Diego River. Pesticide use is often associated with agriculture, however the farming that occurred on the site appears to have been grass and animal feed or small non-commercial farms. Such farms are less likely to use pesticides. In addition farming has not occurred at the site for any extended period minimizing the likelihood of an environmental concern. No current or historical manufacturing or industrial operations were identified on the subject site or on the immediate adjacent properties.

Regulatory agency database review found no records pertaining to the subject site within the ASTM search radius. No records were found for historical use of underground storage tanks (USTs) on site. Nearby sites and sites on the opposite sides of Willow and El Monte Road from the site were found that had a UST (s), a hazardous materials business plan for the use of gasoline or diesel fuel, or the storage and disposal of hazardous materials. Although these sites are located at the same or higher elevation, potentially up or cross gradient of the site, these sites do not appear to have affected the property. Several businesses that occupied the subject site were found to have had a hazardous materials business plan for the use of gasoline or diesel fuel, or the storage and disposal of hazardous materials. Each of these businesses operated under regulatory oversight, apparently disposed of all wastes offsite and vacated the site without further regulatory activity.

One business operated at the site where its activities resulted in regulatory enforcement. The vermiculture business that reportedly operated on the west side of the site adjacent to the nearby mine in the 1990's, left buried debris consisting of green waste, painted wood and plastic that caught fire in 2003 and resulted in enforcement by the San Diego Local Enforcement Agency for improper disposal of wastes at the site. The property owner performed an extensive clean up over an approximately 13 acre area and received a No Further Action Letter in 2005. The site is within the 100-year flood zone of the San Diego River.

To the extent practicable, RES observed no on site or off site activities or conditions that would be considered a recognized environmental concern for the intended use of the subject site as an aggregate mine and ultimately a nature preserve.

2.0 INTRODUCTION

2.1 PURPOSE OF ASSESSMENT

At the request of Client, Royal Environmental Services, Inc. (RES) conducted a Phase I ESA and performed a windshield survey of the vicinity of the site and walk through on September 18 and October 8, 2015 to observe the current conditions of the site. The purpose of this assessment is to identify, to the extent feasible pursuant to the processes prescribed herein, "recognized environmental conditions" (RECs) on or related to the property, as that term is defined in the American Society of Testing Materials (ASTM) Standard E1527-13, Standard Practice for a Phase I ESA.

2.2 SPECIAL TERMS AND CONDITIONS

2.2.1 Guidelines

This report generally conforms to the format outlined by ASTM for the execution of environmental hazard assessments pertaining to commercial projects in addition to the ASTM Standards E-1527-13, Standard Practices for a Phase I ESA ("The ASTM Standard"). This information will be used to evaluate potential environmental liabilities associated with the site. The term ***"recognized environmental conditions"*** is defined as *"the presence or likely presence of any hazardous substances or petroleum products in, on or at a property (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."*

It is not sufficient to establish a property feature as a "recognized environmental condition" just because it exists. In order to establish a property feature as a "recognized environmental condition", there *"must be compelling evidence that either 1) the hazardous substance or petroleum product was released from its container or operation onto (or into) the surface or 2) by virtue of the condition of the container or state of the operation that stores or handles such products, there is reasonable concern in the foreseeable future that such materials will be released to the surface of the property."*

The term ***"historical recognized environmental condition"*** or **HREC** is defined as *"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by the regulatory authority, without subjecting the property to any required controls such as property use restrictions, activity and use limitations, industrial or engineering controls."* This term is addressed to clarify that "historical recognized environmental conditions" describe conditions where past releases were addressed at a property to the level of allowing for unrestricted residential use. In addition, a HREC is an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the site and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered a historical recognized environmental condition and included in the findings section of the Phase I ESA report. If the HREC is determined to be a REC at the time of the Phase I ESA, it shall be identified as such.

The term ***"controlled recognized environmental condition"*** or **CREC** is defined as *"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, (for example as evidenced by a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products to remain in place subject to the implementation of required controls such as property use restrictions, activity and use limitations, institutional controls or engineering controls".* The term CREC describes the condition where previous releases at properties that underwent risk-based closures were addressed, but contaminants are allowed to remain in place under certain conditions or restrictions.

The term ***De Minimis*** refers to a condition(s) that generally does 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. Conditions determined to be ***De Minimis*** are not recognized environmental conditions nor controlled recognized environmental conditions.

The ASTM guidance defines “**material threat**” as “...a physically observable or obvious threat, which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.”

2.3 LIMITATIONS AND EXCEPTIONS

2.3.1 Confidentiality

The following Phase I was prepared for use by the Client as limited by the terms of the proposal and contract between the Client and RES. The report is confidential and no other person or entity may rely on this or any part thereof without the written consent of RES. Such third party consent may require payment of a fee to RES.

2.3.2 Inclusions

A Phase I by definition is limited to the above scope. Information sources that RES uses for the assessment are limited to the following:

- Review of standard environmental records, physical setting records, and historical records obtained partially from a commercially available records research company (EDR).
- Visual assessment made during site inspections.
- Interviews with persons with knowledge concerning the property.
- Review of aerial photographs.

2.3.3 Exclusions

The assessment does not include:

- Knowledge or experience of the user or owner about the subject site or surrounding areas which could affect RES conclusions, but which has not been provided to RES.

2.3.4 Nature of Investigation

RES’s investigation has been conducted to the professional standards current at the time of performance. This assessment cannot wholly eliminate uncertainty regarding the potential for such conditions, but is intended to reduce uncertainty regarding the potential for such conditions, and is intended to reduce uncertainty regarding such potential within reasonable cost and time constraints. If the assessment reveals evidence of a REC that has not been addressed, a Phase II ESA may be necessary.

RES makes no other warranty or representation. RES’s conclusions do not constitute an exhaustive study of the subject site or a certification of the absence of any physical defects. The conclusions do represent a diligent and prudent review of available data within established time and cost constraints. RES’s conclusions are made on the basis of this data without regard to economic consequences created thereby.

2.3.5 Date of Investigation

RES observed the conditions at the subject site described in this report on September 18 and October 18, 2015. Continuing investigation may identify new information not disclosed herein. Changes in the conditions of the subject site and future information generated regarding these matters may result in the need for re-examination.

2.3.6 Reliance on Information

RES conducted this assessment in general accordance with the ASTM Standard 1527-13. Through the course of this assessment, RES has relied on information provided by third party sources including independent environmental database research firms, government agencies, third-party vendors, previous studies by others and present or past owners of the property. RES is not required to verify this information independently unless RES

ROYAL ENVIRONMENTAL SERVICES, INC.

has actual knowledge that certain information is incorrect or unless it is obvious that the information is incorrect based on other information obtained during the assessment.

2.3.7 Report “Shelf Life”

This report is presumed valid for Client use for 180 days following the date prepared by RES. It should not be relied upon beyond this period without first consulting RES or another environmental firm, which subscribes to the ASTM standard regarding the need for an updated investigation.

2.3.8 User’s Responsibilities

The Client is responsible for advising RES of certain matters relating to the property which may impact the conclusions of the assessment such as:

- Environmental liens recorded against the subject site;
- User’s specialized knowledge or experience material to possible recognized environmental conditions on the subject site;
- User’s knowledge that the sale price of the subject site is significantly lower than market value, thus potentially indicating a known defect.

2.3.9 Previous Investigations

RES is not aware of previous environmental investigations of the site and none were made available for our review. A document “PROJECT DESCRIPTION FOR THE EL MONTE SAND MINING AND NATURE PRESERVE PROJECT LAKESIDE, CA” dated January 2016 was provided by the Client for review and general information on the site. A set of the current February 2016 preliminary project drawings was provided to establish the boundaries of the subject site for this investigation. A copy of the drawings is provided in Appendix A.

The Client also provided several documents from the Helix Water district. One concerned a tenant of the property in the 1990s regarding a cleanup effort overseen by the County of San Diego of green waste and construction debris on APN 392-150-17. The buried green waste along with wood, particle board, painted wood, and plastic apparently originating from a defunct Vermiculture (worm farm) was discovered on November 7, 2003. Waste at the site had caught fire, started by wildfires in the region. A cleanup plan was approved by the County of San Diego Solid Waste Local Enforcement Agency in 2004 and the work was completed in mid-2005. The site received a No Further Action letter on August 8, 2005. This cleanup consisted of excavating up to ten feet of waste material over an approximately 13 acre area of the site, then screening out debris and recycling or disposing of waste offsite at an approved class III landfill. Approximately 175,000 tons of material was managed during the cleanup. A copy of the documents are included in Appendix A.

Helix Water District also provided a copy of its lease map and their lease agreement to document the requirements concerning the use of hazardous materials, herbicides, pesticides and fertilizers on current and prior leases. Copies of the documents are included in Appendix A.

3.0 SITE DESCRIPTION

3.1 LOCATION

The subject site is part of El Monte Valley located between Willow Road on the north and El Monte Road to the south. The site is approximately 15,000 feet in length along the river beginning near Ashwood Street on the west and ending near Hazy Meadow Lane on the east. The site is approximately 650 wide at its narrowest on the western end and varying from approximately 1,300 to 2400 feet in width in other areas of the site. The site is in a transitional area between suburban and rural area of Lakeside, California (Figure 1).

The Assessor’s Parcel Numbers (APNs) provided for this site are: from west to east are: 392-060-29, 392-150-17, 391-061-01, 391-071-04, 393-011-01, and 390-040-51.

3.2 SITE AND VICINITY CHARACTERISTICS

The subject site consists of six parcels comprising approximately 479.5 acres of El Monte Valley. The subject site is generally a long linearly shaped area along both sides of the San Diego River. The approximate outline of the subject site is depicted on Figure 2. The subject site is surrounded by a mixture of undeveloped land, large lot single family homes, animal and crop farms, a dairy, park land to the south (Lake Jennings Park) and north (Louis A. Stelzer County Park), and an inactive aggregate mine as depicted in Figure 2. The site is downstream of the El Capitan Reservoir located approximately 3.5 miles upstream to the east on the San Diego River.

The site is topographically moderate with large areas that are flat and level to gentle slopes. Surface elevations on the site vary from a low of approximately 415 feet above mean sea level in a drainage on the west end of the site, to a high of approximately 490 feet msl in the eastern limit of the site just north of El Monte Road. The San Diego River is a seasonal waterway that varies from no surface flow in the area to infrequent significant flooding depending upon local hydrologic conditions such as seasonal rain, depth to groundwater and local run off. In the area of the site the El Capitan Dam controls the flow of the San Diego River out of the reservoir. Reportedly the Dam has only released water on five occasions since it was completed in 1935. The entirety of the site is mapped within the 100 year flood zone of the San Diego River. Along the western boundary of the site is a currently inactive mine forming a pond with a water surface elevation of approximately 400 feet above mean sea level. Photographs of the subject site and adjacent properties are included in Appendix B.

3.3 DESCRIPTION OF STRUCTURES AND OTHER IMPROVEMENTS

The site is currently undeveloped land or land that was previously subject to human activity that has reverted to the appearance of near natural conditions. The reversion to a natural appearance has been due to the lack of or removal of permanent structures, grading of the site for flood control, partial grading of eastern areas for a golf course and flooding of the San Diego River. The exception would be the area near the inactive mine on the west end of the site with the associated berms and security fencing, access roads and buildings, and the fenced area on the southwest area of the site near El Monte Road on APN 391 061-01 as visible in Figure 2.

3.4 CURRENT USES OF THE PROPERTY

The subject site was historically used for municipal water production by the Helix Water District. The site is apparently used in an informal manner for recreation by horse owners in the area for riding as well as for bicycle riding and walking by others. Recently a section of the site was fenced and used as a staging area for construction equipment and supplies for a regional power line project known as the Sunrise Power Link project by San Diego Gas and Electric (SDG&E).

3.5 CURRENT USES OF ADJOINING PROPERTIES

The subject site is located in in a transitional area between suburban and rural areas of Lakeside, California. Adjacent properties are a mixture of undeveloped land, large lot single family homes, animal and crop farms, a dairy, Lots used for truck and earthmoving equipment storage, park land to the south (Lake Jennings Park) and north (Louis A. Stelzer County Park), and an inactive aggregate mine as depicted in Figure 2. The following adjacent properties were visually assessed to the extent practicable during the site visit:

North: A combination of undeveloped land, park land, large lot single family homes, animal farms and a dairy.

West: An inactive aggregate mine pit and undeveloped land.

South: A combination of undeveloped land, park land, large lot single family homes, animal and crop farms.

East: A combination of undeveloped land, park land, large lot single family homes, animal and crop farms.

4.0 RECORDS REVIEW AND RESULTS OF SEARCH

4.1 STANDARD SOURCES USED

RES conducted a review of the appropriate Federal and State environmental records in general accordance with the ASTM Practice E1527-13 in order to identify sites or facilities with known environmental conditions, which could have an adverse impact on the Property. These data were obtained from a contracted data research firm, Environmental Data Resources (EDR), and are assumed to be complete and accurate. The Environmental Data Resources environmental data are summarized in The Environmental Data Map Area Study (the EDR report).

In addition, RES conducted a review of supplemental Federal, State and local environmental records to enhance and supplement the Federal and State sources required within the ASTM Practice E1527-13. The supplemental environmental data included information obtained from Federal and State databases; county or local environmental records obtained from the county health or environmental department; state environmental records obtained from the state environmental offices; and site-specific data records (if available) obtained from the subject site.

RES reviewed environmental information provided by EDR to identify recognized environmental conditions on the subject site and surrounding areas. A copy of the EDR document is provided in Appendix C with an effective date of September 18, 2015, noted on the front page of the document. Table 1 incorporates regulatory search summaries. Detailed information of the search can be found in the appropriate EDR report. The latest government agency updates for individual databases are noted in the last section of the EDR report labeled "Government Records Searched/Data Currency Tracking." The subsection headings below are keyed to the headings of the EDR descriptions.

RES' review of the EDR report dated September 18, 2015, identified the following:

Table 1: Regulatory Search Summary						
List	<i>Search Radius (miles)</i>	Subject Site	< 1/8 mi.	1/8 - 1/4 mi.	1/4 – 1/2 mi.	1/2 - 1 mi.
NPL	1	None	None	None	None	None
PROPOSED NPL	1	None	None	None	None	None
NPL LIENS	Site	None	N/A	N/A	N/A	N/A
Delisted NPL	1	None	None	None	None	None
CERCLIS	1/2	None	None	None	None	N/A
FEDERAL FACILITY	1	None	None	None	None	None
CERC-NFRAP	1/2	None	None	None	None	N/A
CORRACTS	1	None	None	None	None	N/A
RCRA TSDF	1/2	None	None	None	None	N/A
RCRA GEN	1/4	1	None	None	N/A	N/A
US ENG CONTROLS	1/2	None	None	None	None	N/A
US INST CONTROLS	1/2	None	None	None	None	N/A
LUCIS	1/2	None	None	None	None	N/A

Table 1: Regulatory Search Summary						
List	Search Radius (miles)	Subject Site	< 1/8 mi.	1/8 - 1/4 mi.	1/4 – 1/2 mi.	1/2 - 1 mi.
ERNS	1	None	N/A	N/A	N/A	N/A
CA ENVIROSTOR	1	1	None	None	None	N/A
SHWS	1	None	None	None	None	N/A
SWF/LF	1/2	2	None	None	None	N/A
CA SLIC	1/2	None	None	None	None	N/A
LUST/INDIAN LUST	1/2	1	None	None	None	N/A
UST/INDIAN UST	1/4	None	None	None	N/A	N/A
FEMA UST	1/4	None	None	None	N/A	N/A
RGA LUST	1/4	None	None	None	N/A	N/A
CA AST	1	None	None	None	N/A	N/A
VCP/INDIAN VCP	1/2	None	None	None	None	N/A
BROWNFIELDS	1/2	None	None	None	None	N/A
FINDS	Site	3	N/A	N/A	N/A	N/A
MANIFEST	1/4	None	None	None	N/A	N/A
COUNTY PERMITS	1/4	None	None	None	None	N/A
HIST AUTO STATIONS	¼	None	None	None	None	N/A
DRYCLEANERS	1/4	None	None	None	N/A	N/A
WWFAC	1/2	None	None	None	None	N/A

Note: “N/A” indicates not applicable, as the search distance was less than the corresponding distance. For a complete list of abbreviations with greater discussion, see the EDR environmental database report attached in the Appendices.

LIST OF DEFINITIONS OF ABBREVIATIONS AND DATABASES

NPL	National Priorities List (Superfund)
PROPOSED NPL	sites proposed to be added to the NPL
NPL LIENS	EPA liens against properties that are liable for remedial action expenditures
Delisted NPL	sites removed from NPL list where no further response is appropriate
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CHMIRS	California Hazardous Material Incident Reporting System
FEDERAL FACILITY	Federal facilities found on CERCLIS where EPA is involved in cleanup
CERC-NFRAP	CERCLIS sites with No Further Remedial Action Planned
CORRACTS	List of hazardous waste handlers with RCRA corrective action activity
RCRA TSDF	RCRA Hazardous Waste Treatment, Storage, and Disposal Facilities
RCRA GEN	RCRA Hazardous Waste Generators

ROYAL ENVIRONMENTAL SERVICES, INC.

US ENG CONTROLS	Listing of sites with engineering controls in place
US INST CONTROLS	Listing of sites with institutional controls in place
LUCIS	Land Use Control Information System from Department of the Navy
ERNS	Emergency Response Notification System for spills
SLIC	Spills, Leaks Investigations and Clean-Up
SPL	sites and potential sites within jurisdiction of the Superfund Program Section
SHWS	State list sites subject to investigation under CERCLA programs
SWF/LF	State directory of solid waste landfills and related facilities
LUST/INDIAN LUST	State Leaking Underground Storage Tank lists for State and Tribal lands
UST/INDIAN UST	State registered Underground Storage Tank lists for State and Tribal lands
FEMA UST	Listing of FEMA-owned Underground Storage Tanks
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank database
AST	State above-ground Storage Tanks list
VCP/INDIAN VCP	State/Tribal database of sites included in a State Voluntary Cleanup Program
BROWNFIELDS	State brownfields tracking database
FINDS	General listing of sites found on various databases that may indicate environmental issues exist
MANIFEST	Database of Hazardous Waste Manifest Reporting
EDR HISTORICAL AUTO STATIONS	Proprietary listing of historical auto stations
DRYCLEANERS	State listing of registered drycleaner facilities
AQUIFER	State list of facilities with aquifer protection permits for discharge
COUNTY PERMIT	Local County Hazardous Material Permit

4.1.1 SUBJECT SITE DATABASE LISTING

Based on the listings identified in the EDR search database, the subject site was not identified on any of the EDR search database listings.

4.1.2 LISTINGS FOR SITES WITHIN POTENTIAL TO IMPACT THE PROPERTY

Databases listing off-site properties were analyzed to determine whether they were likely to have an adverse impact on the site. The automated analysis included consideration of factors including: the nature and extent of a given release, the distance of the reported release from the site, the stratigraphy of soils, the expected soil permeability, and the topographic position of a reported release site with respect to known or expected local and/or regional groundwater flow direction. Based on the automated evaluation criteria, the following facilities were listed on the database, and are considered to have the potential to have been a source of impact to the site, until reviewed during a site visit.

Rios Trucking – 13950 El Monte Road

The property is listed as follows: County of San Diego HMMD. According to EDR records, the property stored undisclosed amounts of diesel fuel, aviation turbine fuel and hydrocarbon contaminated waste soils. Associated compliance violations were listed from 2004 to 2012. Based up aerial photographs during this period it is not clear where this business was located as the 2004, 2009 and 2010 photographs show no activity in the general area indicated by this address, the southwest corner of the site adjacent to the pond located off property immediately west of the site. Aerial Photographs from early 2005 show extensive earth moving activity in the vicinity as part of a cleanup of the site (discussed elsewhere) which this company may have been co-located with. After 2009 the western area of the site does not appear occupied nor is the SDG&E fenced area that shares this address present at the site until 2012.

The HMMD records begin with a New Business Inspection in July 2004. Inventory consisted of a 1,200 gallon fuel truck serving as an AST along with 4 - 100 gallon fresh oil tanks. The business was directed to obtain an EPA ID number, label, store and dispose of waste properly. The next HMMD record indicates the business was closed and as of July 2006 all wastes had been removed from the site and the company was out of business. The site is not listed on the State of California GeoTracker website as ether an open or closed case, indicating no regulatory interest

in the situation. Based on the property's regulatory oversight during its brief existence, the short duration of occupation, and the current appearance of the area it is considered unlikely that this business impacted the site and would not pose a REC, HREC or CREC.

Nelson and Sloan – 14052 El Monte Road

The Nelson and Sloan is at the 14052 address is listed as a Cal Haz Net site for disposing of water oil and mixed oil in 1998. Hanson Aggregates is also listed at this address as a Cal Haz site for disposing of other organic solids, a San Diego County HMMD site and having a San Diego County Air Pollution Control District permit. Although the EDR Report identifies the location of this address at the southeast corner of the site, the Hanson property is the mine to the west of the subject site that is currently inactive. Based on the property's regulatory oversight and the distance from the property it is considered unlikely to impact the site and would not pose a REC, HREC or CREC.

Padre Dam Municipal Water District – 14665 El Monte Road

The property is listed as follows: FINDS and San Diego County HMMD. The facility is associated with Facility ID 206974 and Case #68476-34-6 as having stored diesel fuel onsite. Containment of diesel and the volume is unknown. No report of case closed status was identified. Based on the location of the site in an area with residential properties on both sides of El Monte Road and the site being located on the south side of the road, the potential site does not share a property boundary with the site. In addition the site is not listed on the State of California GeoTracker website does not list the site as either an open or closed case. Based on the property's regulatory oversight and the distance from the property it is considered unlikely to impact the site and would not pose a REC, HREC or CREC.

Mother A Land Lakeside – 15027 El Monte Road

The property is listed as follows: SWF/LF Site. The facility is described as a "defunct" site with no existing inspection frequency. The property is located on the south side of El Monte Based in an area where there are other properties between the property and El Monte Road and therefore does not share a property boundary with the subject site. The site is not listed on the State of California GeoTracker website does not list the site as either an open or closed case. Based on the property's regulatory oversight and the distance from the property it is considered unlikely to impact the site and would not pose as a REC, HREC or CREC.

Gilboa Estates – 15063 El Monte Road

The property is listed as follows: HIS UST, SWEEPS UST and San Diego County HMMD. The site was identified as having previously stored USTs onsite containing unknown quantities of leaded fuel and aviation fuel. The UST tank capacities were unknown. The USTs were removed on June 13, 1999 with associated Permit #104434. Another 750 gallon single walled UST containing mid-grade fuel was removed in June 23, 1999 under Permit # 104434. Records requested from the County of San Diego Department of Environmental Health contain the removal permit listing three 250 gallon UST being removed from the site on June 3, 1999 with no indications of impact. Copies of the records obtained are included in Appendix A. The USTs were reported to have been out of service for at least 20 years. The soil samples results were "non-detected" for gasoline and gasoline compounds. No case was opened by the San Diego County Department of Health. In addition, the property is located on the south side of El Monte Based in an area where there are other properties between the subject site and El Monte Road and therefore does not share a property boundary with the subject site. Based on the removal findings and the distance from the property the property is unlikely to impact the site and would not pose as a REC, HREC or CREC.

Lakeside Road Station-13115 Willow Street

The property is listed as follows: HIST UST, LUST and County of San Diego, SAM. According to EDR records, one 10,000 gallon UST containing gasoline was removed in 2003 affecting soil media during excavation. The release was assigned Case# H20544-001. Soil delineation was complete and the Site was identified as having a case closed status as of August 10, 2006. As a result of the facility's case closed status, and the distance from the site the facility would not pose a REC or a HREC.

CPC Mechanical Inc-13664 Willow Road

The property is listed as follows: CA HAZNET and County of San Diego, HMMD. The property was designated as a Transport Storage Disposal Facility of aqueous solutions associated with EPA ID: CAL 000018756 in 1996. The facility is reported to have stored mixed oil and used batteries. County of San Diego, HMMD records were requested. The records cover the period from 1996 through 2011 with inspections occurring at approximately two year intervals. The site has an AST for waste oil of up to 250 gallons generated from equipment oil changes as well as a number of compressed gases. The inspection records indicate an increasing level of compliance over time. Based on the properties regulatory status, and the 250 foot distance to a portion of the site, the facility is considered unlikely to impact the site and would not pose as a REC, HREC or CREC.

Rust and Sons Trucking – 15260 Willow Road

The property is listed as follows: RCRA NON-Generator, PADS, FINDS and Hazardous Waste Manifest listings. In 1996, the facility was listed as a generator and transporter with no additional records provided except for an associated EPA ID: CAD981634116. The property is listed as a non-generator with minor notice of violations found in 2006 and corrected in 2008. At one point the company is reported to have used waste as fuel, including on-site fuel blending at this site. Based on the property's regulatory oversight and being located on the opposite side of Willow Road, the property is considered unlikely to impact the site and would not pose as a REC, HREC or CREC. The site also has a storage yard adjacent to the northwest area of the site, along Willow Road. This area was viewed during the site walk and appeared to be a truck, trailer and equipment parking area. The area appeared to be clean and well maintained.

El Capitan High-10410 Ashwood Street

The property is listed as follows: SCH and CA ENVIROSTOR. The facility is used as a public school and identified as ENVIROSTOR clean-up program as overseen by the DTSC. A Phase 1 report was incomplete and a Preliminary Endangered Species Work Plan was provided in 2008. The contaminants of concern are undetermined. The facility is associated with ENVIROSTOR Facility ID: 60000861. There are no reports of site closure. Based on the distance from the site, the facility is not considered a REC, HREC or CREC.

4.2 ADDITIONAL RECORD SOURCES

4.2.1 Water Supply, Sewage Disposal, Gas and Electric

According to RES research, water services would be provided by the Helix Water District and onsite water wells, electrical services are provided by San Diego Gas & Electric. There are no current sewer discharges at the subject site.

4.2.2 Sanborn Fire Insurance Maps

The complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found. Based upon the remoteness of the site relative to the City of San Diego this is not an unexpected result.

4.2.2 Water Well Search

RES requested a Water Well Database search from EDR. The report dated September 18 found two wells in the region that appear to be on the subject site. These are identified as map numbers 1 and 3 on the EDR map. Map number 1 is identified as an observation well although it appears to be mapped in the location of a current water production well. Map number 3 is identified as Well 100 of the Helix Water District and is listed as inactive.

4.3 PHYSICAL SETTING SOURCES

4.3.1 USGS Topographic Maps

According to United States Geographical Survey (USGS), El Cajon Quadrangle 7.5 minute series topographical map dated 1996 and the San Vicente Quadrangle dated 1996, the Alpine Quadrangle dated 1997 and the El Cajon

Mountain Quadrangle dated 1997; the site is generally located at an elevation of approximately 430 to 480 feet above mean sea level (msl). Topography in the vicinity of the subject site is directed to the San Diego River then to the west of the site. Surface elevations on the site vary from a low of approximately 430 feet above mean sea level in the northwest corner of the site to a high of approximately 480 feet msl in the northeastern area of the site. The site is surrounded by gently rolling hills and swales with some areas of steep slopes. A pond created by mining is present on the property immediately west of the site.

4.3.2 Basin Water Quality Control Plan

The San Diego Regional Water Quality Control Board Basin Plan (Basin Plan) identifies the subject site as situated within the El Monte Hydrologic Subarea (HSA), of the Lower San Diego Hydrologic Area. The Basin Plan designates existing beneficial uses of groundwater in the El Monte Hydrologic Subarea for municipal supply (MUN), agricultural supply (AGR) and industrial supply (IND) and potential uses for process water (PROC). Surface waters of this area are designated with potential beneficial uses for MUN and existing beneficial uses for, industrial use, recreational uses 1 and 2, warm freshwater habitat, wild life habitat and rare plants animals and natural communities.

4.3.3 Geology and Soil Conditions

The California Division of Mines and Geology 1962 Geologic map of California : San Diego-El Centro sheet California indicates that the subject site and surrounding area are located in the foothills of the Peninsular Range area and are underlain by the with Quaternary Age Alluvium in the river bed, Mesozoic plutonic rocks (granitic) and Pre-Cretaceous Metamorphic rocks form the surrounding hills. Soil information provided by the USDA National Resource Conservation Service Website, indicates that soils below the subject site generally consist of Tujunga Sand, River wash, and Visalia sandy loam.

4.3.4 Flood Plain Setting and National Wetland Inventory Maps

A flood plain is the area adjacent a river, stream, drain, or lake that is utilized to convey floodwaters during high water events. The flood plain primarily is divided into two categories: (1) the 100-year flood zone and, (2) the 500-year flood zone. The 100-year flood zone is defined as having a one percent or higher chance of floodwaters reaching that level of floodwater conveyance. Many cities participate in the National Flood Insurance Program and usually have Flood Insurance Rate Maps developed by the Federal Emergency Management Association (FEMA) or an equivalent map. The FEMA maps typically have designated three primary zones of flooding potential. These zones are identified as A, B, and C. An area identified as a “Zone A” is located in the 100-year flood zone, a “Zone B” area is located in the 500-year flood zone, a “Zone C” is located in an area of minimal flooding potential, and a “Zone X” is located in an area determined to be outside the 500-year flood zone.

Based on the review of the FEMA Detail Map, the Property is in a Zone a 100-year flood zone.

Based on the review of the EDR database listing Overview Map and the EDR Detail Map, the Property has Areas identified as within the limits of a wetland within its borders on the westernmost end and easternmost end as depicted on the EDR map in Appendix C. RES understands the Client has performed a vegetation study of the subject site.

4.4 HISTORICAL USES OF THE PROPERTY

Aerial photographs and topographic maps depicting the subject site were obtained from EDR to evaluate historical usage of the subject site. City directories were also obtained from EDR for additional historical information on the subject site. RES submitted requests on September 28 and October 6, 2015 to review hazardous material records and previous site investigations of the subject site from the County of San Diego, Department of Environmental Health. The department had records pertaining to the subject site for the six Assessor’s Parcel numbers that comprise the site. Copies of these records are included in Appendix A supporting documentation.

4.4.1 Aerial Photograph Review

RES obtained aerial photographs depicting the subject site and surrounding vicinity for the years 1949, 1953, 1964, 1966, 1971, 1979, 1985, 1989, 1994, 2005, 2009, 2010 and 2012 from EDR. Copies of the photographs are included in Appendix C. Due to the size of the site, various areas of interest visible in the photographs are identified with a colored outline and number. Locations where historical water well appear to exist are identified with either a blue circle or blue square.

1949 The available photograph only shows a portion of the eastern portion of the site. El Monte Valley is visible and the San Diego River is obvious in the photograph. The subject site consists primarily of a river bed with native vegetation and a small agricultural field along El Monte Road on the southern boundary of the site. Property use in the general area appears to consist of ranching, farming and undeveloped land.

1953 The subject site appears to be similar to the 1949 aerial photograph although the entire area of the site is visible. Immediately north, west and south of the subject site appear to be undeveloped land with native plant cover. Immediately to the east, land use is agricultural. Some large lot residences and residential type small farms are present along El Monte Road on the southern boundary of the site. A few scattered homes appear along Willow Road that is now visible in the photograph. Area of interest #1 is a small area of farming, the only visible farming area on the subject site. Area #2 has what appears to be a residence on the subject site. Two water wells appear to be visible based upon knowledge of their location from other sources (historical topographic maps) combined with a ground pattern of a road or cleared ground.

1964 The subject site appears to be similar to the 1953 aerial photograph and the entire area of the site is visible. The subject site is predominately undeveloped with some new areas of activity and increased developed on the site boundaries. Vacant areas of the site are covered with native vegetation. The general area remains largely undeveloped land or ranch land. Increased large lot residential, small farms and ranch properties along both Willow Road and El Monte Road are apparent. Specific sites of development are the area that is currently the Van Ommering Dairy (Dairy) with an access road joining El Monte Road and Willow Road. Along with this development are ground patterns suggestive of horse corrals and horse tracks such as the circle with a green square notation on the site north of El Monte Road and associated ranch properties. The southeastern area of the site includes some agricultural land and developed with a few building that appear to be residential.

Area of interest #1 appears to have increased farming, still the only visible farming area on the subject site. Area #2 no longer has a residence on the subject site and appears to be unused land. Item #3 appears to be initial grading for what is later a small aircraft landing strip. Area #4 appears to be a small aggregate mine. Nine water wells appear to be visible based a ground pattern of a road or cleared ground. An area of the site in the southeast corner of the site that currently has several production wells is notated with a blue square although no wells clearly appear to be present in these photographs.

1966 The area appears similar to the 1964 photograph. The subject site is predominately undeveloped with some new areas of activity and increased development on the site boundaries. Vacant areas of the site are covered with native vegetation. The general area remains largely undeveloped land or ranch land with increased large lot residential and ranch properties along both Willow Road and El Monte Road. Ground pattern on the northeast area of the site east of the Dairy suggest mowing or clearing of native brush possibly for grazing.

Area of interest #1 appears to continue to be used for farming, still the only visible farming area on the subject site. Area #2 continues to be unused land. Item #3 now appears to be an active small aircraft landing strip as evidenced by a parked aircraft visible near the buildings at the end of the landing strip. Area #4 appears to be a small aggregate mine now with increased activity. Only three water wells appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground. An area of the site in the southeast corner of the site that currently has several production wells is notated with a blue square although no wells clearly appear to be present in these photographs.

1971 The subject site is predominately undeveloped with additional new areas of activity and increased development on the site boundaries. Vacant areas of the site are covered with native vegetation. There appears to be a greater network of dirt roads within the site with no obvious use other than to facilitate crossing the valley especially to what appears to be a horse track just north of El Monte Road identified with a green square. The general area remains largely undeveloped land or ranch land with increased large lot residential and ranch properties along both Willow Road and El Monte Road. Ground pattern on the northeast area of the site east of the Dairy suggest mowing or clearing of native brush possibly for grazing.

Area of interest #1 appears to continue to be used for farming, still the only visible farming area on the subject site. Area #2 continues to be unused land. Item #3 appears to no longer be an active a small aircraft landing strip as evidenced by a narrowing and curving of the dirt strip, no parked aircraft visible near the buildings at the end of the landing strip. Area #4 appears to be inactive with vegetation growing in the previously mined area. Only six water wells appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground. Ground pattern on the northeast area of the site east of the Dairy suggest mowing or clearing of native brush possibly for grazing.

1979 The subject site is predominately undeveloped with additional new areas of activity and continued development on the site boundaries. Vacant areas of the site are covered with native vegetation. The network of dirt roads previously visible in the eastern side of the site is not apparent. There are no visible farming areas on the subject site.

Area of interest #1 appears to no longer to be used for farming and appears inactive. Item #5 appears to be grading that was performed to create a channel to control the San Diego River. This grading and subsequent river bed overlies the area previously used as an air strip and associated buildings. Item # 6 appears to be a residence on the site in the southwest area of the site. Item #7 appears to be the initiation of mining on the adjacent property. None of the water wells previously identified appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground.

1985 The subject site is predominately undeveloped with additional new areas of activity and continued development on the site boundaries. Vacant areas of the site are covered with native vegetation.

Area of interest #1 appears to no longer to be used for farming. Item # 6 appears to be a residence on the site in the southwest area of the site. Item #7 appears to be several buildings perhaps associated with mining on the adjacent property. Item #8 appears to be new farming in the northeast area of the site. Item #9 appears to be a pond associated with the Dairy. Item #10 may be the installation of a well as there is a water well in the area today. None of the water wells previously identified appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground.

1989 The subject site is predominately undeveloped with additional new areas of activity and continued development on the site boundaries. Vacant areas of the site are covered with native vegetation. The river channel has a dense vegetation pattern while the remaining areas of the site have a more grassland type pattern.

Area of interest #1 appears to have new activity consisting of soil movement and stockpiles. Item # 6 appears to have increased activity that could be the beginning of a ranch or farm that is more obvious in the 1994 photograph. Item #7, three red rectangles, appears to have increased activity especially in the northern area. Item #8 appears to be increased area of farming compared with 1985 in the northeast area of the site. Item #9 is a greatly increased pond size associated with the Dairy. Item #10 may be related to the water well in the area today. Item #11 is a new equipment yard in an area that is currently used as a trailer storage yard by Rust and Sons Trucking. None of the water wells previously identified appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground.

1994 The subject site is predominately undeveloped with additional new areas of activity and continued development on the site boundaries. The river channel has a dense vegetation pattern while the remaining areas of the site have a pattern consistent with clearing of the land by disking or are in active use.

Area of interest #1 appears to have new activity consisting of farming over a much larger area than in the past. Item # 6 appears to be a farm established since 1989. Item #7, three red rectangles, appears to have diminished activity especially in the northern area. Item #8 appears to be increased area of farming compared with 1989 in the northeast area of the site. Item #9 is an increased size pond associated with the Dairy. Item #10 appears to have no current activity. Item #11 continues to be an equipment yard. None of the water wells previously identified appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground.

2005 The adjacent properties appear similar to current conditions that include the presence of large lot residential development. There are no visible farming areas on the subject site. The subject site appears to be substantially altered by earthmoving activities encompassing nearly the entire eastern half of the site. This area is outlined in red and identified as Item #12. Substantial earth moving activities are also present in the western area of the site and have encompassed areas used as farmland, Item #6 in 1994 as well as activities identified as Item #7. This appears to be associated with the cleanup of the green waste in early 2005. In addition there is a substantial haul road, identified with a red arrow, between the western and eastern areas of earthmoving. Item #11 continues to be an equipment yard. Item #13 appears to be some type of earthmoving activity on what is now a Native American Artifact site covered by a soil cap. None of the water wells previously identified appear to be visible based upon knowledge of their location from other sources combined with a ground pattern of a road or cleared ground.

2009, 2010 and 2012 The site and adjacent properties appear similar to current conditions with typical variations in vegetation appearance due to weather or seasonal conditions. There are no visible farming areas on the subject site. The subject site appears to be substantially altered by previous earthmoving activities encompassing nearly the entire eastern half of the site. However the activities appear to have been halted with the land reverting to an unused condition and vegetation cover increasing in the previously disturbed areas. This area is outlined in red and identified as Item #12. No areas of the site appear to be used for farming. Item #11 continues to be an equipment yard. Item #13, the Native American Artifact site, has also been allowed to revert to a natural condition. Item #14 appears to be the currently fenced area of the site used as a staging area for the Sunrise Powerlink Project. At the time of the 2012 photograph the fenced area had been vacated. One of the water wells previously identified is visible on the north side of the mine pond on the site based upon observations made during our site walk.

4.4.2 Topographic Map Review

RES obtained topographic maps from EDR available as of September 18, 2015 which included Quadrangles from El Cajon, El Cajon Mountains, Alpine and Lake Jennings Park depicting the subject site and surrounding vicinity for the years 1893, 1901, 1903, 1904, 1939, 1948, 1955, 1967, 1971, 1975, 1982, 1988, 1996 and 1997.

The area of the site is covered in the available maps and is depicted as being undeveloped from 1893 to 1904 with the channel of the San Diego River and El Monte Road indicated on the maps. In the 1939 and 1948 maps Willow Road is depicted as a dirt road and there are several dirt roads that connect El Monte Road and Willow Road, including one is similar to the one that currently exists near the Van Ommering Dairy. Scattered residences are depicted along both roads. The El Capitan Dam and Reservoir are present on the 1939 map.

In the 1955 map the site is relatively unchanged except that Willow Road appears to be more a more substantial dirt road, there is a west to east dirt road within the site and seven water wells are depicted in western half of the site. Only one map sheet was available for the site in 1967 and it depicts the western half of the site and it appears unchanged from the 1955 maps.

The 1971 maps only depict the eastern half of the site. The area near where the Dairy is located today has several long buildings depicted and there are additional internal dirt roads in the east area of the site. The 1975 map only depicts the western half of the site and the area of the site is unchanged except for an internal dirt road on the aggregate mine west of the site.

The 1982 maps only depict the eastern side of the site and the only notable change is a pond up stream of a drainage leading to the area of the Dairy. The 1988 maps only depict the eastern side of the site and the only notable change is an additional west to east internal dirt road. The 1996 map depicts the western end of the site and depicts a more extensive mining area west of the site and increased residences along Willow and El Monte Roads. The 1997 map depicts the eastern end of the site and depicts more structures in the area of the Dairy and more dirt roads within the site. There was no information of environmental concern found in our review of the historical maps.

4.4.3 City Directory Review

EDR provided a city directory list of addresses which included the years 1970, 1976, 1981, 1992, 1995, 1999, 2003, 2008, and 2013. RES reviewed the list of addresses for businesses of potential concern including gas stations, dry cleaners, automotive shops and other address such as construction companies for occupants of potential environmental concern located on the subject site or within the vicinity of the subject property. RES found that these commercial listings tended to be present in only one search year and were replaced by a residential use appearing name in later search years. Some commercial names located near the site, were present in several search years but are currently large lot residential properties and therefore not considered a potential environmental risk. One company name that currently has a storage yard on Willow Road, Rust and Sons Trucking, is listed as what appear to be individuals with the Rust surname at several different properties along Willow Road from 1976 to 2003. However these properties today are large lot residential properties with what appear to be residential occupants. Only the three sites listed below were considered to present a potential environmental risk based on the potential site activities and or the duration of occupation. No other addresses with indications of potential environmental concern were noted.

13115 Willow Road San Diego, County Public Works, listed in directories from 1970 to 2003. This site is located approximately 1,700 feet west and down gradient of the site at the intersection of Ashwood Street and Willow Road. Due to the distance and the expected westward flow of groundwater in the valley, this site is not of potential environmental concern.

14406 El Monte Road, El Capitan Wrecking, listed in directories from 1970 to 1976. The location of this site on El Monte Road would place the site approximately 1.5 miles east of the site in an area currently developed as large lot residential properties. Due to the distance and current residential use this site is not of potential environmental concern.

14950 El Monte Road, Van Ommering Dairy Farm, listed in directories from 1970 to present. This property is located adjacent to the northeast area of the site. The site is not listed on the current State of California GeoTracker Website as having an open or closed environmental case or having permitted USTs. Based upon available environmental records the site is not of environmental concern.

4.4.4 Regulatory Agency Record Review

RES submitted a request to review hazardous material records and any previous site investigations of the subject site from the County of San Diego, Department of Environmental Health (DEH) on March 25, 2015. RES submitted requests on September 28 and October 6, 2015 to review hazardous material records and previous site investigations of the subject site from the County of San Diego, Department of Environmental Health. Based upon the available information none of these sites appear to pose an environmental concern.

The department had no records pertaining to the subject site for the Assessor's Parcel numbers 392-060-29. Records were found pertaining to five of six APN comprising the site. The information is presented under the APN as it was held by the regulatory agency below. Some documents appear to be duplicates as they were related to multiple parcels such as the well permits. All documents are presented below by the APN they were provided under. The copies of the documents obtained are included in Appendix A.

APN 392-150-17

Records for Rios Trucking addressed as 13950 E. El Monte Valley Road beginning with a New Business Inspection in July 2004. Inventory consisted of a 1,200 gallon fuel truck serving as an AST along with 4 - 100 gallon fresh oil tanks. Business was directed to obtain an EPA ID number, label, store and dispose of waste properly. The next record indicates the business was closed and as of July 2006 all wastes had been removed from the site and the company was out of business. In 2011 a business known as PAR Electrical Contractors, Inc. associated with the Sunrise Powerlink Project submitted a Hazardous Business Plan with this APN and the same address. The inspection found no violations but noted that fuel tanks would be brought to the site and contaminated soil from diesel fuel that had leaked from a forklift was in containers onsite. There was also correspondence concerning wastes that were from another property involved in the project were stored on the site and later properly disposed of offsite. All wastes were removed from the site by May 1, 2012. The business plan was closed out in October 2012.

APN 390-040-51

Records for a well permits with a well permit follow up report dated May 24 2011 for 30 geotechnical borings associated with a project known as El Monte Valley Recharge Project on behalf of the Helix Water District at addresses 13950, 14403, 15480 El Monte Road and 10815 Ashwood Street, 13315 and 14999 Willow Road.

APNs 391-071-04 & 390-040-51

Records for a well permit dated June 2003 for 6 geotechnical borings and one monitoring well associated with a project known as El Monte Golf Course/San Diego River Bridge Project. A note in the Well permit follow up report noted that soils obtained from the geotechnical borings were not contaminated and environmental testing was not required.

APNs 390-040-51, 391-061-01-00 & 393-011-01

Records for well permits dated April 1998 for 6 groundwater monitoring wells associated with a project known as the El Monte Golf Course. There were also boring permits for 2 borings dated January 2003 associated with a project known as the El Monte Golf Course

RES last reviewed the State of California GeoTracker website on October 26, 2015 where all current open and closed environmental cleanup cases for leaking USTs, military, Department Toxic Substances Control (DTSC), land disposal and “other” cleanup sites with State or County regulatory oversight as well as currently permitted UST are required to post environmental reports and regulatory agency correspondence. There were no identified sites within a 1,000 feet radius from the site that would indicate a recognized environmental concern other than those previously identified and evaluated in the data base discussion. A copy of the GeoTracker map reviewed for this report is provided in Appendix A-Supporting Documentation.

5.0 INFORMATION FROM SITE RECONNAISSANCE

5.1 OVERALL SITE CONDITION

RES conducted two reconnaissance of the subject site, one on September 18, 2015 and a second on October 18, 2015. Each site visit consisted of walking the interior areas of the site up to several miles on foot as there was not access for vehicles. The full extent of both Willow and El Monte Road, and the dirt access road to the Dairy adjacent to the site were driven during our windshield survey. The vast majority of the site has previously been disturbed by human activities of various levels land has reverted to a near natural appearing state.

Relatively small areas of the site have ever been developed with buildings and they appear to have been removed. Areas where the land was cleared or farmed have reverted to a near natural appearance in terms of plant growth. Graded dirt roads and trails exist throughout the site. Some roads and trails have the appearance of disuse and exhibit plant growth. Other actively used trails exhibit signs of frequent, sometimes daily horse travel.

Adjacent properties are developed as large lot residential properties, ranch and small farm properties to the north, east and south of the site. West of the site is an inactive mine. Due to the size of the site detailed photographs of the site are presented in Appendix B in place of an extended site description.

5.2 HISTORICAL USTs

Based on the site reconnaissance and available information obtained, there does not appear to have been evidence of USTs present at the subject site such as a permitted facility or UST, notation during a regulatory inspection or an inventory listing on a County Hazardous Material Business Plan. The lack of permanent buildings and the level of natural disturbance and human grading make it less likely that an unknown UST would be present on the site than typical rural land. However, it should be noted that the presence of an abandoned and unknown UST or more than one UST being present or having been present on the site in the past is not unlikely.

5.3 ASTs

Based on the site reconnaissance and available information obtained there does not appear to be any ASTs on site at this time. Based upon notations in San Diego County HMMD Hazardous Material Business Plans and inspection records, ASTs have been present at the subject site most clearly associated with Rios Trucking from 2004 through 2006 at the address 13950 El Monte Road and PAR Electrical Contractors, Inc. from August 2011 to May 2012 at the address 13950 El Monte Road (APN 391 061 01). It should be noted that the presence of more than one AST having been present on other areas of the site in the past is not unlikely.

5.4 DRUMS

RES observed no evidence of abandoned drums at the subject property.

5.5 ADDITIONAL ENVIRONMENTAL CONCERNS

5.5.1 Drains and Drainage

The subject site lies on both sides of the river bed of the San Diego River. Drainage from upstream and adjacent properties of the site consist largely of agricultural use and large lot rural properties, a few commercial sites with trucks or earthmoving equipment storage and a dairy with a large storm water settling pond. In an unusual event such as a significant heavy vehicle accident under specific conditions such as during a rain event polluted storm water could potentially flow onto the site. Unusually heavy rain could also cause overtopping of large settling pond at the dairy. Such a spill incident would have a defined responsible party for potential impact to the site if it should occur.

5.5.2 Historical Agriculture

Pesticide use is often associated with agriculture, however the farming that occurred on the site appears to have been grass for animal feed or small non-commercial farms. Pesticides are not generally used on animal feed especially if used for dairy animal feed as is likely given the close proximity to the nearby dairy. Small non-commercial or “hobby farms” associated with residences generally forgo the use of pesticides due to the cost and regulatory burden. In addition farming has not occurred over a significant area of the site or in any one area for any extended period further minimizing the likelihood of environmental impact to a De Minimis condition.

5.5.3 House keeping

The site is fenced, well marked with no trespassing signs and well-kept in terms of a near complete lack refuse, abandoned equipment or vehicles, construction supplies debris or other man-made artifacts common with undeveloped land in rural areas. Occasional aged fence posts in open area of the site suggest possible historical ranching use. The recently fenced internal area used for construction was completely free of soil staining, waste material or items and currently supports a growth of tumble weeds from recent rains. The land supports what appear to be local and nonnative plants, scrubs and trees. The site is frequented by horse riders, pedestrians and bicyclist as we encountered 5 riders during a two hour site walk on a weekday during our site inspection. This level of activity onsite would indicate that any illegal activities such as dumping would be quickly noticed and reported.

Helix Water District appears to have made a consistent effort over time to protect the property from environmental pollution that could threaten the area as a source of groundwater for municipal supply. Detailed photographs of the site are presented in Appendix B.

5.5.4 Local Registered Environmental Sites

GeoTracker records search and EDR Database listings did not identify any Local Registered Environmental Sites on the site or within 1,000 feet of the boundary of the Subject Site. A closed case marker is located in the open space of the Louis A. Stelzer County Park north of the site adjacent to Willow Road associated with the wildfires that occurred in 2003 and burned large portions of the unincorporated area of San Diego County (global id: 110001620178). The documents in this case pertain to activities dealing with disposing of burn debris throughout the region. A copy of the waiver of waste discharge requirements for disposal of burned material is included in Appendix A. The letter is not directly addressed to the subject site or adjacent properties. Based upon the available information there are no local registered environmental sites that pose an environmental concern.

6.0 INTERVIEWS

RES conducted onsite interview, walked the central area of the site and drove the southern boundary of property with the Client and their representative; Mr. Dennis F. Fransway of EnviroMINE. We discussed concerning the need for the Phase I, property boundaries and some historical aspects of the property. His comments and provided information are incorporated throughout the report.

7.0 FINDINGS

Onsite RECs, HRECs, CRECs or Environmental Issues

- There does not appear to be any recognized environmental concern based on the information gathered from the investigation or site reconnaissance

Offsite RECs, HRECs, CRECs or Environmental Issues

- There does not appear to be any recognized environmental concern based on the information gathered from the investigation or site reconnaissance.

Historical RECs or Environmental Issues

- There does not appear to be any recognized historical environmental concerns for the site based on the information gathered from the investigation or the site reconnaissance.

8.0 CONCLUSIONS

RES has performed a Phase I ESA of the subject site described herein in conformance with the scope and limitations of the ASTM Practice E1527-13 at the subject site. Any exceptions to or deletions from this practice are described in Sections 2.3.2 and 2.3.3 of this report. To the extent practicable, RES observed no on site or off site activities or conditions that would be considered a recognized environmental concern for the intended use of the subject site as an aggregate mine and ultimately a nature preserve. Based on RES's site reconnaissance, historical review, and regulatory agency database review, no additional investigation is recommended at this time.

9.0 CLOSING

9.0 CLOSING

RES appreciates the opportunity to have assisted the Client, EnviroMINE with this Phase I ESA. Should you have any questions pertaining to this report, or require additional environmental services, please do not hesitate to contact RES at (619) 985-6363.

Prepared By:



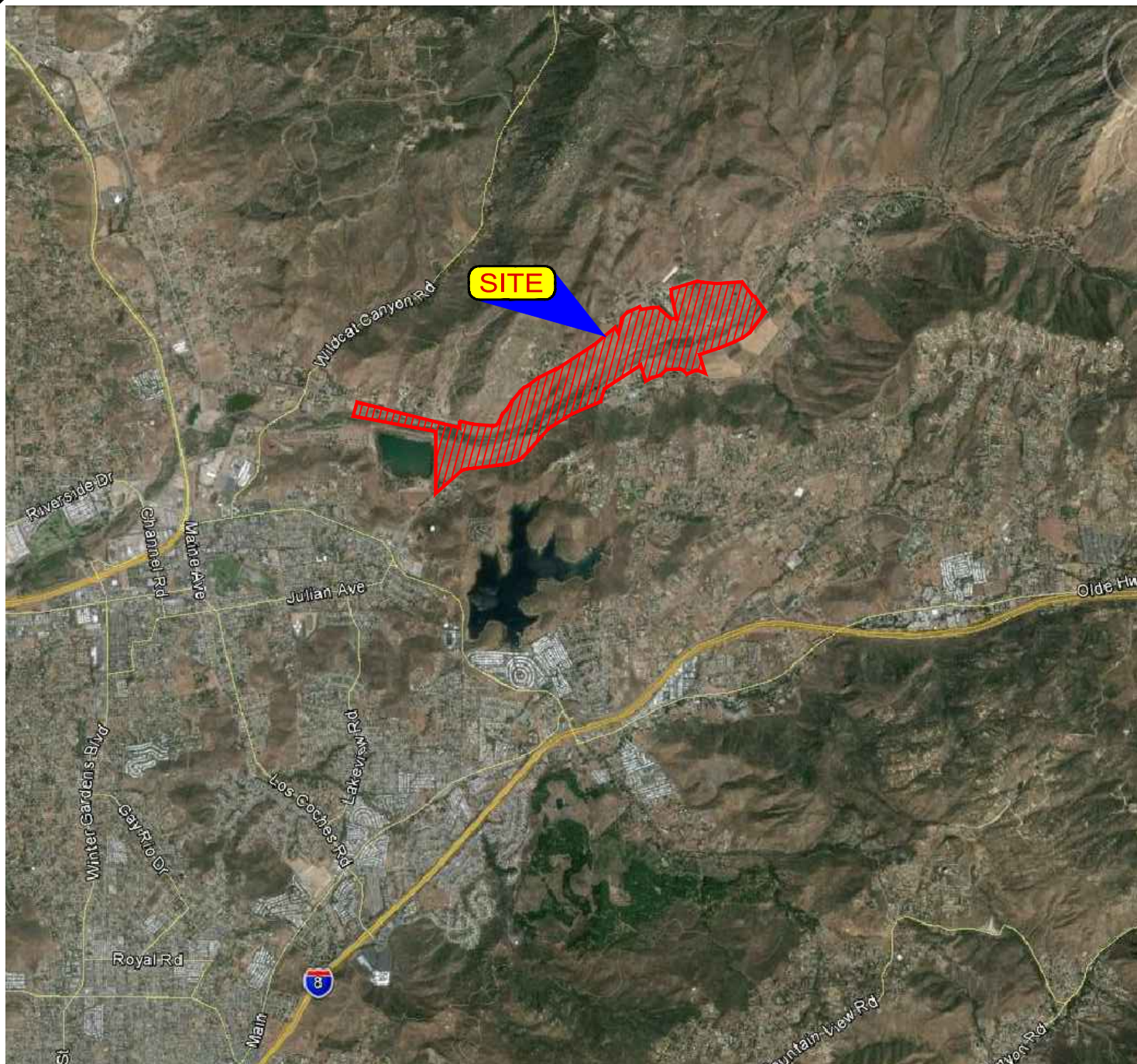
John W. Royal PG 6757
Principal Geologist

10.0 REFERENCES

- *EDR Aerial Photo Decade Package*, 1949, 1953, 1964, 1966, 1971, 1979, 1985, 1989, 1994, 2005, 2009, 2010 and 2012 dated September 28, 2015
- *GEOTRACKER*, <http://www.geotracker.swrcb.ca.gov>, Accessed October 26, 2015.
- *EDR Historical Topographic Map Report*, 1893, 1901, 1903, 1904, 1939, 1948, 1955, 1967, 1971, 1975, 1982, 1988, 1996 and 1997 dated September 18, 2015
- *EDR City Directory Abstract*, 1970, 1976, 1981, 1992, 1995, 1999, 2003, 2008, and 2013 dated September 22, 2015.
- *EDR Map, Area Study Report*, dated September 18, 2015
- *EDR Certified Sanborn Map Report*, dated September 17, 2015
- *EDR Data Map Well Search Report* dated September 18, 2015
- Google Earth online maps, aerial photograph 2015
- County of San Diego Department of Environmental Health Inspection Records.

ROYAL ENVIRONMENTAL SERVICES, INC.

FIGURES 1 and 2



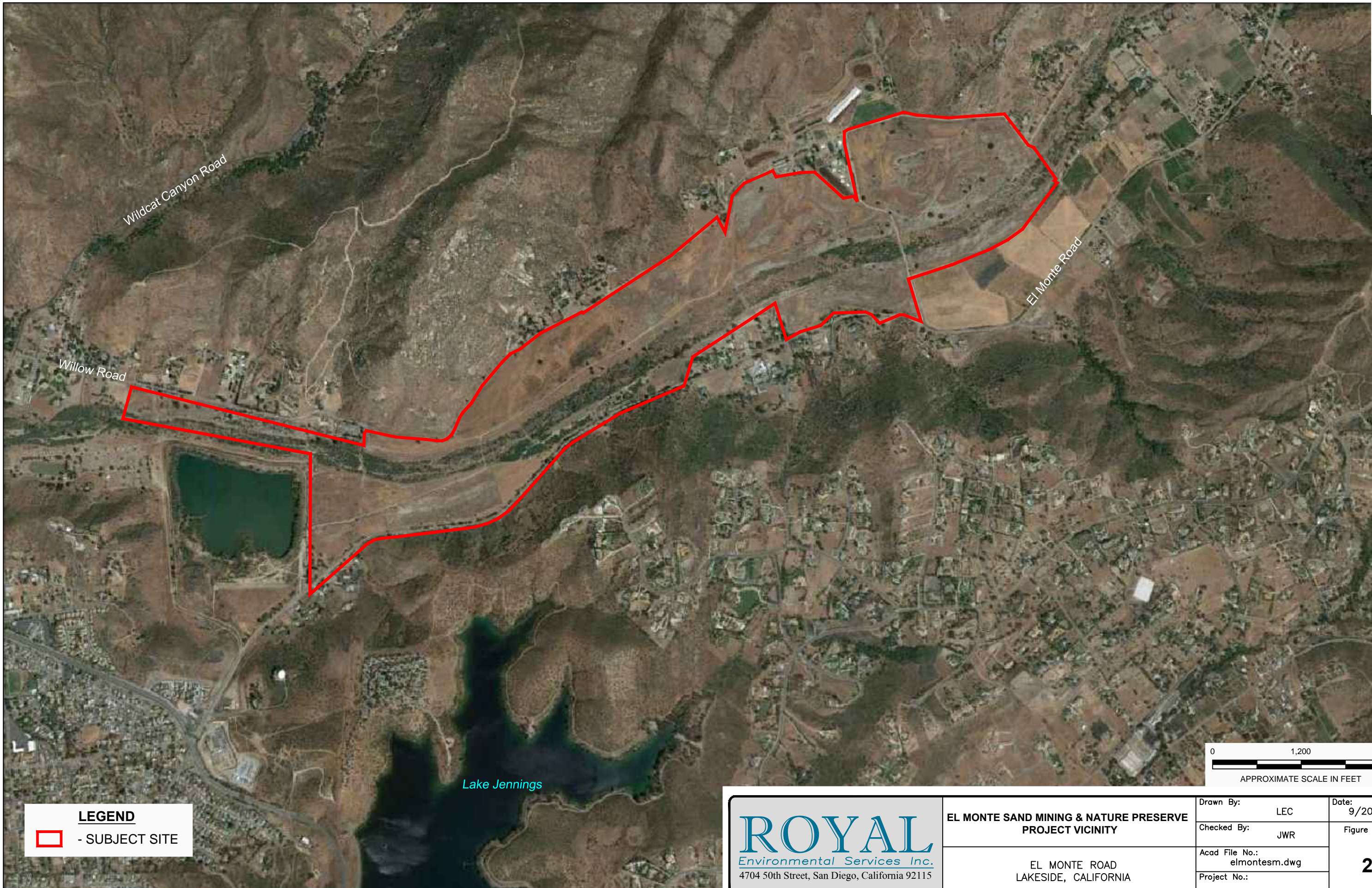
Reference: Google Earth

ROYAL
Environmental Services Inc.
4704 50th Street, San Diego, California 92115

SITE LOCATION MAP

EL MONTE ROAD
LAKESIDE, CALIFORNIA

Drawn By:	LEC	Date:	9/2015
Checked By:	JWR	Figure No.:	1
Acad File No.:	elmonteslm.dwg		
Project No.:			



LEGEND

- SUBJECT SITE

<div><div>ROYAL</div><div>Environmental Services Inc.</div><div>4704 50th Street, San Diego, California 92115</div></div>	EL MONTE SAND MINING & NATURE PRESERVE PROJECT VICINITY	Drawn By: LEC	Date: 9/2015
		Checked By: JWR	Figure No.:
	EL MONTE ROAD LAKESIDE, CALIFORNIA	Acad File No.: elmontesm.dwg	2
		Project No.:	