



Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

TRANSMITTAL

To: Newland Sierra, LLC
9820 Town Centre Drive, Suite 100
San Diego, California 92121

Date: January 16, 2014

Project No. 10618.004

Attention: Ms. Rita Brandin

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Subject: Phase I Environmental Site Assessment Report, Newland Sierra, San
Marcos, San Diego County, California

LEIGHTON AND ASSOCIATES, INC.

By: Bryan Voss

Distribution: (2) Addressee (+Electronic)
(2) Fuscoe Engineering, Attention Mr. Eric Armstrong
(1) Dudek & Associates, Attention Mr. Brian Grover

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
REPORT
NEWLAND SIERRA
SAN MARCOS, CALIFORNIA**

Prepared For:

NEWLAND SIERRA, LLC

9820 Town Centre Drive, Suite 100
San Diego, California 92121

Project No. 10618.004

January 16, 2014



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Newland Sierra, LLC
9820 Town Centre Drive, Suite 100
San Diego, California 92121

Attention: Ms. Rita Brandin

**Subject: Phase I Environmental Site Assessment Report
Newland Sierra
San Marcos, San Diego County, California**

Leighton and Associates, Inc. (Leighton) is pleased to present this Phase I Environmental Site Assessment Report for Newland Sierra in the area of San Marcos, San Diego County, California (subject site). Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International (ASTM) Standard E1527-13.

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

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.

Bryan Voss, PG
Project Geologist

Distribution: (2) Addressee (+Electronic)
(2) Fuscoe Engineering, Attention Mr. Eric Armstrong
(1) Dudek & Associates, Attention Mr. Brian Grover

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1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) for Newland Sierra, San Marcos, San Diego County, California (Site or subject site – Figure 1) in accordance with Newland Sierra, LLC's authorization.

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible and pursuant to the processes prescribed in ASTM International (ASTM) E1527-13, recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the subject property.

- RECs are defined, according to ASTM E1527-13 as *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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 RECs.”*
- HRECs are defined, according to ASTM E1527-13 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 a regulatory authority, without subjecting the property to any required controls.”*
- CRECs are defined, according to ASTM E1527-13 as *“a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”* (ASTM E1527-13, 2013).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the subject site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews and;
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the purpose of this Phase I ESA is to provide appropriate inquiry into the previous ownership and use of the subject site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35)(B). Leighton also assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Property-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The findings of this Phase I ESA are presented in Section 8.0. Opinions and conclusions drawn by Leighton, based on the information collected as part of the Phase I ESA, are presented in Sections 9.0 and 10.0, respectively. References are included as Appendix A. Site Photographs are presented in Appendix B. Client Supplied documentation is included as Appendix C. Research of environmental liens is documented in Appendix D. The Vapor Encroachment Screening conducted in accordance with ASTM E2600-10 is included as Appendix F. The Environmental Radius Report is included as Appendix E. Regulatory records requests and responses are included as Appendix F. Historical documentation is

provided in Appendix G. The ASFE Geoenvironmental Report is provided in Appendix H.

This Phase I ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, and the methods utilized to collect and evaluate the data. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of the information provided by others.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include non-scope considerations, such as, but not limited to, those listed in Section 13 of ASTM 1527-13. This scope of work did not include items such as testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as soil vapor, or water; assessment of natural hazards such as radon gas, methane gas, or mold; assessment of the potential

presence of radionuclides, biological agents, or lead in drinking water; assessment of indoor air quality, or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject site or of businesses operating at the subject site or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of Newland Real Estate Group, Newland Sierra, LLC, and NASH Financing, LLC. Use of this report by any other party shall be at such party's sole risk.

1.8 Important Information about Geoenvironmental Reports

The Client is referred to Appendix H regarding important information provided by ASFE on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject site is bounded by Interstate 15 (I-15) on the east, Deer Springs Road on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the site traversed by Twin Oaks Valley Road. Gopher Canyon Road is located approximately 1.5 miles north of the site's northern boundary, and approximately 2.5 miles north of proposed site development (Figure 1 – Site Location Map). The majority of the project site is located in the community of Twin Oaks Valley. The following Assessor Parcel Numbers and addresses are associated with the subject site:

Assessor Parcel Number	Address
17209107	None
17222014	None
17222016	None
17222018	None
17419012	None
17419013	None
17419020	None
17419041	None
17419043	None
17419044	None
17421001	None
17421005	None
17421007	None
17421008	None
17421017	None
17421018	None
17421104	None
17421105	None
17421106	None
17421107	None
17428011	None
17428014	None
17429002	None

Assessor Parcel Number	Address
17810005	None
17810026	None
17810101	None
17810116	None
17810117	None
17810125	None
17810126	None
17810127	3117 Gist Road
17810128	None
17822109	None
17822216	2743 Sarver Lane
18202028	2735 Sarver Lane
18202029	2733 Sarver Lane
Northern Portion of 18204036	Northern Portion of 628 Deer Springs Road
18204069	2646 Deer Springs Place
18625013	None
18661101	None
18661107	None
18661108	None
18661109	None
18661111	None
18661114	None
18661115	None
18661116	None
18661117	None
18754049	None
18754050	1250 Deer Springs Road
18754051	None

2.2 Property and Vicinity General Characteristics

The subject site and surrounding vicinity is residential, agricultural, and commercial properties.

2.3 Current Use of the Subject Property

The subject site is approximately 1,985 acres of vacant, undeveloped land. The subject site is irregular in shape with a roughly northwest-southeast orientation.

2.4 Descriptions of Structures, Roads and Other Improvements on the Property

The project site is primarily undeveloped. A number of dirt roads and trails that provide access to each parcel and service roads for existing water infrastructure traverse the project site. Portions of the site have been and continue to be used for various unauthorized land uses, including horseback riding, hiking, mountain biking, off-roading, motorcycling, shooting, and occasional dumping. An abandoned quarry is located in the northwest portion of the site fronting Twin Oaks Valley Road and an abandoned private landing strip is located in the north central portion of the site.

Four single-family residential structures with associated improvements and outbuildings are located along Sarver Lane. The majority of the property is accessed from Sarver Lane and Mesa Rock Road in the southern portion of the project site. The northern access is from Lawrence Welk Court. The following utilities provide or will provide future service to the subject site.

Natural Gas:	San Diego Gas and Electric (SDGE)
Source of Potable Water:	Vallecitos Water District (VWD)
Electric:	SDGE
Sewage Disposal:	Septic/VWD
Municipal Waste Disposal:	Not applicable, site is currently vacant

2.5 Current Uses of Adjoining Properties

Surrounding residential uses to the north, west, and south of the project site include large-lot, single-family residential development, and agricultural uses. Many of the prominent ridges and valleys surrounding the site are occupied by existing homes. Lawrence Welk Village and the community of Hidden Meadows are located to the east of the project site across I-15. South of the site is a mobile home park, the Golden Door Spa and Resort, and estate development along the border of the City of San Marcos and the unincorporated portion of the County of San Diego.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Newland Sierra, LLC. As a part of the ASTM E1527-13 process, Ms. Rita Brandin, Senior Vice President of Newland Sierra, LLC, completed a questionnaire regarding the property. A copy of this questionnaire is provided in Appendix C.

3.1 Environmental Liens or Activity and Use Limitations

Newland Sierra, LLC indicated that they were not aware of environmental liens or activity and use limitations filed or recorded for the subject site. In addition, review of the NETR Environmental Lien Search revealed no environmental liens or activity and use limitations. A copy of the NETR Environmental Lien Search is provided in Appendix D.

3.2 Specialized Knowledge

Newland Sierra, LLC indicated that the question of specialized knowledge is not applicable to this project.

3.3 Commonly Known or Reasonably Ascertainable Information

Newland Sierra, LLC indicated that they are aware of the past uses of the property and spills or other chemical releases that have taken place at the property. It was noted that there is an adjacent ARCO service station groundwater plume, spent shell casings in some areas from illegal dumping, and a recent notice of illegally dumped drum containing water and used oil.

3.4 Valuation Reduction for Environmental Issues

Newland Sierra, LLC indicated that they own the subject site; therefore this question is not applicable.

3.5 Owner, Property Manager, and Occupant Information

The subject site is currently owned by Newland Sierra, LLC. Refer to Section 6.0 and Appendix C for owner interview form information. The subject site is not currently occupied.

3.6 Reason for Performing Phase I ESA

Newland Sierra, LLC indicated the reason for performing this Phase I ESA is for a submittal requirement as a part of the entitlement application with the County of San Diego.

3.7 Other

Newland Sierra, LLC provided Leighton with a copy of a County of San Diego Official Notice for APN 178-101-16 dated December 23, 2014. According to the notice on December 22, 2014, a representative from San Diego Department of Environmental Health (SDDEH) investigated an abandoned aboveground storage tank (AST) on this parcel. The AST was located in open space approximately 1 mile past the end of Joni Lane and was observed on its side and appeared to have lost several gallons of oil. The AST reportedly contains approximately 35 gallons of used oil and water. The SDDEH performed field tests which confirmed that the used oil portion of the contents was non-chlorinated used oil. The SDDEH stated that the owner of the subject site is responsible for remaining the AST and associated stained soil in accordance with regulatory requirements. A copy of this notice has been provided in Appendix C.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject site. A summary of this information is presented in the following subsections.

4.1.1 Topography

Township 11 South, Range 3 West, Sections 11, 12, 13, 14, 15 and 24 and Township 11 South, Range 2 West, Sections 18, 19 and 30, located northeast of the City of Escondido and northwest of the City of San Marcos, San Diego County, California. Topographic map coverage of the subject site vicinity is provided by the United States Geological Survey (USGS) “San Marcos, California” and “Valley Center, California” Quadrangles (1996).

Natural topography of the site is composed of hills and valleys dominated by significant rock outcroppings with moderate to steeply sloping terrain. On-site elevation ranges from approximately 660 feet above mean sea level (AMSL) near the northwestern limits of the project site at Twin Oaks Valley Road to about 1,765 feet AMSL in the west central portion of the property.

4.1.2 Surface Water

Minor surface water was observed on the subject site. The observed surface water was a result of the recent rain event and consisted of scattered puddles. No other surface water was observed on the subject site.

Prominent, generally east to west trending ridgelines divide the site into five separate drainage basins, which are tributaries to Moosa Canyon, Gopher Canyon, and San Marcos Creek. Gopher Canyon is located north of the project site and a small portion of the South Fork of Gopher Canyon Creek runs southeast to northwest through the northwestern area of the site, eventually meeting the San Luis Rey River.

4.1.3 Geology and Soils

The local soils consist of the Cieneba Series, “which occurs on 5 to 75 percent slopes and consists of rolling to mountainous uplands.” The soils are “brown, medium acid, coarse sandy loam about 10 inches thick and are excessively drained” (CTL Environmental, 2000). As reported by Leighton, “the subject site is located within the coastal subprovince of the Peninsular Ranges Geomorphic Province, near the western edge of the southern California batholith. Primarily, the subject site is underlain by the Cretaceous-aged Granite of the southern California batholith with minor amounts of Jurassic-aged metavolcanic rock along the western margin. Erosion and regional tectonic uplift created the valleys and ridges of the area” (Leighton, 2006).

4.1.4 Hydrogeology

The eastern and northern portions of the site are located within the San Luis Rey-Escondido watershed, the largest hydrologic unit in the San Diego region. The southern portion is located in the Carlsbad Hydrologic Unit and San Marcos Hydrologic Area. The project site is also within the coastal subprovince of the Peninsular Ranges Geomorphic Province.

The groundwater flow direction beneath the subject site is assumed to be to the southwest (Stantec, 2013). Two former groundwater monitoring wells were located onsite in association with the Arco station located adjacent to the southeast (see Section 4.2.2). Groundwater depths were last reported in 2012 to be 36.54 and 34.68 feet bgs.

4.1.5 Oil and Gas Fields

Leighton reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Online Mapping System, updated January 8, 2015. No evidence of oil wells or oil field-related facilities was indicated on the Site or adjacent properties.

In addition, on January 8, 2015 Leighton reviewed the Pipeline and Hazardous Materials Safety Administration’s National Pipeline Mapping

System (NPMS). No evidence of hazardous materials pipelines was indicated on the subject site or surrounding properties.

4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the EDR® Radius Report, dated December 3, 2014. Details of the database search along with descriptions of each database researched are provided in the EDR® Radius Report (Appendix D). The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13.

4.2.1 Subject Property

The subject property was identified in EDR® Radius Report. Thornton Flower Growers located at 628 Deer Springs Road was identified on the Underground Storage Tank (UST) and San Diego County Hazardous Materials Management Division (HMMD) databases. According to the information provided, two tanks were located onsite. Additional information was not provided; however according the records provided by the SDDEH, these USTs were removed and issued closure. In addition, the USTs were formerly located on the southern portion of this APN which is not a part of the subject site. See Section 4.2.4 for additional information.

4.2.2 Offsite

Offsite properties identified in the EDR report are listed in the table below.

Arco Facility No 05625, 26915 Mesa Rock Road was identified on the Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG), the Facility Index System (FINDS), Leaking Underground Storage Tank (LUST), Hazardous Waste Manifest (HAZNET), Toxics and Criteria Pollutant Emissions Data (EMI), Underground Storage Tank (UST), and the Recovered Government Archive (RGA) LUST databases.

According to the information provided, the facility has generated hazardous waste from approximately 1994 through 2013 and has registered USTs. According to the EDR® report, a release of gasoline has impacted the aquifer and is currently under investigation. Leighton supplemented the information provided by reviewing the State Water Resources Control Board's (SWRCB) online Geotracker database. According to Geotracker, the LUST listing was closed on October 28, 2014.

According to the final Quarterly Groundwater Monitoring Report prepared by Orion Environmental Inc. (Orion) in March 2014, groundwater was reported at depths ranging from 37 to 44 feet bgs and flowed to the southwest. Monitoring wells MR-3 and MW-5 are located on the subject site. Total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene, and total xylenes (BTEX), and oxygenates, with the exception of methyl tertiary butyl ether (MTBE) were not detected in these groundwater monitoring wells. MTBE was detected in MW-3 at a concentration of 180 micrograms per liter (µg/l). The concentration of MTBE in this well has decreased since late 2012. Orion concluded that the facility met the criteria for Low Threat Closure Policy (Orion, 2014).

The groundwater monitoring wells were abandoned in August 2014 (including the wells located on the subject site). The facility was issued closure by the Regional Water Quality Control Board (RWQCB) on October 28, 2014.

Due to the presence of MTBE in the groundwater beneath the subject site, there is a potential for this facility to adversely affect the subject site.

The remaining listings in the database report were reviewed and not interpreted to represent an adverse effect to the subject site at the time of this report preparation based on one or more of the following:

- Nature of the database listing and not appearing on a database that reports unauthorized releases of hazardous substances,
- Reported regulatory agency status (ex. Case Closed),
- Reported nature of the case (soil contamination only),
- Distance of the facility to the subject site, and/or

- Location of the facility with respect to anticipated groundwater flow direction.

Unmapped Listings: Several properties were listed within EDR® Radius Report as “orphan listings”. Orphan or unmapped listings are properties without a complete street address and therefore cannot be located on a map. Leighton reviewed these listings to evaluate if the properties were possibly located near the subject site. Based on information provided in the EDR® Radius Report, these unmapped sites have a low potential to adversely affect the subject site.

Details on the content of these databases, who maintains them, and where they can be accessed is found in Appendix E – the EDR Radius Map Report.

4.2.3 Vapor Encroachment

The adjacent Arco located at 26915 Mesa Rock Road has been issued closure by the regulatory agencies; however residual groundwater contamination remains in place. This would be a potential source of vapor encroachment in the southeastern portion of the subject site.

4.2.4 Regulatory Agency Contacts

Leighton Consulting requested regulatory records from the following agencies:

- Department of Toxic Substances Control (DTSC) – Cypress and Chatsworth Divisions;
- Regional Water Quality Control Board, San Diego Region (SDRWQCB); and
- SDDEH

No files were found with the agencies except the SDDEH which is summarized below.

The SDDEH had records pertaining to 928 Deer Springs Road and the removal of two USTs. In 1991 the removal of two 1,000-gallon gasoline USTs were removed under the oversight of SDDEH. The USTs were reported to be heavily corroded. The USTs were located immediately north of a greenhouse. Four soil samples were collected from the sidewalls due to groundwater encountered at 6.3 to 6.6 feet bgs. The soil samples were analyzed for total petroleum hydrocarbons (TPH) carbon ranges C4 through C24 and TPH total fuels. TPH was not detected in the four soil samples above laboratory detection limits. The SDDEH issued no further action on July 23, 1991. Based on a review of maps and photographs provided in the documents and a review of historical aerial photographs, the USTs were located offsite. The subject site consists of only the northern portion of this APN which has been historically vacant land.

Copies of records requests, responses, and records are provided in Appendix F.

Formerly Used Defense Site (FUDS)

Leighton reviewed the Formerly Used Defense Sites (FUDS) Geographical Information System for evidence of historical military sites within a 5 mile radius of the subject site (USACE, 2012). One FUDS facility, Camp Vista – Army was located approximately five miles to the southwest of the subject site. There are reportedly three USTs located at this property. The Army occupied the facility from 1942 to approximately 1945. Additional relevant information was not provided. Due to the distance of the FUDS facility to the subject site, there is low potential for this facility to adversely affect the subject site.

Radon

Radon is not regulated within the State of California. Nonetheless, the California Department of Health Services (CDPH) and the United States Environmental Protection Agency (US EPA) both recommend a threshold of 4 picocuries per liter (pCi/L) above which certain precautions be taken to mitigate radon buildup in structures.

The California Department of Health Services maintains a database of indoor radon levels that are sorted by zip code. According to the most recent update, prepared on May 4, 2010, 29 tests were completed in the subject site's zip code (92069) and two tests (or 7%) exceeded 4pCi/L. San Diego County is listed as an EPA Radon Zone 3, which corresponds to an indoor average level of less than (<) 2 pCi/L.

Therefore, the potential for elevated radon levels at the subject property appears to be low.

4.2.5 Previous Environmental Assessment Reports

Leighton reviewed previous environmental assessment reports pertaining to the subject site during the preparation of this report. The following is a summary of this review.

Leighton Consulting, Inc., Phase I Environmental Site Assessment Report, Merriam Property, Escondido, California, Project Number 600197-001, December 3, 2003.

In 2003, Leighton Consulting conducted a Phase I ESA for a 2,100 acre property which included portions of the subject site.

Leighton Consulting identified the possible presence of lead shot in the area of the spent shotgun shells located northeast of the abandoned private airstrip in the northwest area of the site. Based upon the findings, Leighton Consulting recommended:

Enter into the County of SDDEH's Voluntary Assistance Program (VAP) and prepare a work plan for SDDEH's approval to sample the surface and near surface soils in the area of any spent shotgun shells onsite to determine if lead shot has impacted the soil that would require remediation prior to site redevelopment.

Leighton and Associates, Inc., Limited Soil Sampling Report, Spent Shotgun Shell Area in Northwestern Area of Merriam Mountains Development Site, September 21, 2006.

On August 31, 2006, Leighton collected four surface soil samples from the soil in the area of the spent shotgun shells and tested them for Total Lead, soluble lead by State of California wet extraction method (Soluble Threshold Limit Concentration-STLC) and RCRA wet extraction method (Toxicity Characteristic Leaching Procedure-TCLP). The four soil samples in the immediate area of the shot gun shells has been impacted with lead at concentrations between 240 milligrams per kilogram (mg/kg) and 2,740 mg/kg of which samples have total lead above the California standard for hazardous waste of 1,000 mg/kg for Total Lead and 5.0 mg/L for soluble lead and RCRA standard for hazardous waste.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Phase I Environmental Site Assessment Report, Merriam Mountains Project, San Diego County, California, Project Number 040084-012, September 12, 2007, Revised November 27, 2007.

In 2007, Leighton conducted a Phase I ESA for an approximate 2,300 acre property which included portions of the subject site.

Historically, the subject site was noted to be vacant, undeveloped land from prior to 1901 to the present. Evidence of staining and discolored soils was observed on the western boundary of the subject site. The soil appeared to have been burned. One 5 foot by 5 foot and one 15 foot by 30 foot areas were noted.

Spent shotgun shell casings (approximately 500) and 22-bullet casings were noted northeast of the abandoned private airstrip in the northwest area of the subject site. An abandoned hillside quarry was noted in the northwest area of the subject site.

Based on the findings of the Phase I ESA, Leighton concluded the assessment did not reveal evidence of recognized environmental conditions in connection with the subject site, except for the following:

- Lead impacted soil in and around the lead shot/bullets.
- Burned materials in the western boundary of the subject site.

Based upon the findings of this Phase I ESA, Leighton recommends:

- Enter into the County of SDDEH VAP.
- Prepare and implement a Removal Action Plan for the SDDEH's review and approval to remove the lead shot/bullets (i.e. vacuum and/or removal of the upper few inches of soil) and burned material at the western boundary of the subject site for offsite disposal at an approved facility.
- Should plans for the subject site include excavation, prior to excavation and grading, a soil management plan should be prepared that would establish procedures for the notification, monitoring, assessment sampling and testing of impacted soil and/or groundwater, and the storage and proper disposal of contaminated materials that may be encountered during the excavation and grading phase of subject site redevelopment.
- If groundwater production wells are to be abandoned, they need to be removed and abandoned in accordance with local and state requirements.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Lusardi Parcels, Northwest of the Intersection of Deer Springs Road and Mesa Rock Road, San Diego County, California 92026 (APNs 186-611-07, -14, -15 and -16, 187-540-49, -50 and -51), Project Number 040084-015, November 28, 2012.

In 2012, Leighton conducted a Phase I ESA on the former Lusardi property which consisted of 192.96 acres of vacant, undeveloped land (southeast area of the current subject site).

At the time of the site assessment, Leighton noted the presence of two groundwater monitoring wells located onsite which were associated with the ARCO service station to the west of the site.

In addition, minor amounts of house hold trash and construction debris were observed on the subject site as well as the presence of shotgun shells in two areas where trash and TVs were used as target practice.

Leighton recommended:

- Collect surface and near surface samples for lead testing in the two areas of household trash used for target practice to assess if the soil has been impacted with lead shot that could require remediation prior to site development.
- Reviewing the groundwater quality data from ARCO's groundwater monitoring wells MW-3 and MW-5 (which are installed on the subject site) after being posted to GeoTracker. Contact the SD-DEH case manager for the ARCO case and keep regularly apprised of the status of the ARCO groundwater assessment/remediation. Provide Site owner comments regarding ARCO reports to SD-DEH.

Leighton and Associates, Inc., Addendum Letter, Phase I Environmental Site Assessment Report, Lusardi Parcels, Northwest of the Intersection of Deer Springs Road and Mesa Rock Road, San Diego County, California 92026 (APNs 186-611-07, -14, -15 and -16, 187-540-49, -50 and -51), Project Number 040084-015, November 29, 2012.

Leighton prepared an addendum letter to the above referenced Phase I ESA to provide additional information regarding the dissolved hydrocarbon groundwater plume present below the ARCO facility at 26915 Mesa Rock Road and at the eastern boundary of the subject site.

Leighton reviewed files on the ARCO facility and concluded that based on the historical highest detected VOCs in groundwater at MW-3, the VOCs do not appear to represent a significant human health risk to future occupants to a commercial building if one were constructed in the area of monitoring well MW-3 and would most likely not require placement of engineering controls (e.g. vapor membrane) as part of a remedial action if the VOC concentrations do not increase significantly above the historical concentrations in the future.

Related to the VOC dissolved plume from the ARCO gas station Leighton's recommendation from the above referenced Phase I ESA report remains:

- Reviewing the groundwater quality data from ARCO's groundwater monitoring wells MW-3 and MW-5 (which are installed on the subject site) after being posted to GeoTracker. Contact the SD-DEH case manager for the ARCO case and keep regularly apprised of the status of the ARCO groundwater assessment/remediation. Provide Site owner comments regarding ARCO reports to SD-DEH.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Rancon Parcels, Gist Road, San Diego County, California 92026 (APNs 174-211-04, and 178-101-17, -25 and -26), Project Number 040084-016, December 5, 2012.

In 2012, Leighton conducted a Phase I ESA on the former Rancon property which consisted of 172.51 acres of vacant, undeveloped land (northeast area of the current subject site).

Minor amounts of household trash were observed on the subject site as well as the presence of shotgun shells in three areas.

Leighton recommended:

- Collect surface and near surface samples for lead testing in the three areas of spent shotgun shells to assess if the soil has been impacted with lead shot that could require remediation prior to site development.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Ogden Parcels, East of Camino Mayor, San Diego County, California 92069 (APNs: 174-190-41 and 174-190-43), Project Number 040084-017, December 10, 2012.

In 2012, Leighton conducted a Phase I ESA on the former Ogden property which consisted of 146.50 acres of vacant, undeveloped land (northwest area of the current subject site).

Minor amounts of household trash were observed on the subject site as well as the presence of shotgun shells in five areas.

Leighton recommended:

- Collect surface and near surface soil samples for lead testing in the seven areas of spent shotgun shells to assess if the soil has been impacted with lead shot that would require remediation prior to site development.
- Collect surface and near surface soil samples from the historical area of lead contaminated surface soil to assess the lateral and vertical extent of lead contaminated soil to determine the appropriate remedial action prior to site development.
- Prepare and implement a Removal Action Plan under the SD-DEH's VAP for review and approval prior to remove the lead shot/bullets and removal of the lead contaminated soil for offsite disposal at an approved disposal facility.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, 2733 Sarver Lane, City of San Marcos, San Diego County, California 92069 (APN: 182-020-29-00), Project Number 10618.001, March 18, 2014.

In 2014, Leighton conducted a Phase I ESA on the property located at 2733 Sarver Lane which consisted of an unoccupied single family residence, guest house, work shop structure (carport), and a shed. A groundwater well and septic tank/field is also located on this property.

Leighton recommended conducting an Asbestos and Lead Paint Survey on the structures prior to demolition and proper abandonment of the onsite well and septic tank.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, 2735 Sarver Lane, City of San Marcos, San Diego County, California 92069 (APN: 182-020-28-00), Project Number 10777.001, August 11, 2014.

In 2014, Leighton conducted a Phase I ESA on the property located at 2735 Sarver Lane which consisted of a single family residence, guest house, and a chicken coup. A septic tank also was reported onsite.

Leighton recommended conducting an Asbestos and Lead Paint Survey on the structures prior to demolition and proper abandonment of the onsite septic tank.

4.3 Historical Use Information on the Property

Leighton reviewed selected historical information on the subject site. These references were reviewed for evidence of activities, which would suggest the presence of hazardous substances at the subject site and to evaluate the potential for the subject site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.3.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past subject site uses. Aerial photographs dated 1946, 1967, 1979, 1980, 1985, 1989, 1994, 1996, and 2002 were reviewed. References are provided in Appendix A and copies of the aerial photographs are included in Appendix G.

In the **1946** aerial photograph, the subject site and surrounding property are undeveloped. The eastern end of Deer Springs Road is observed. An orchard is noted adjacent to the southeast corner of the subject site, where the present-day Arco Station is located. A road is visible to the east of the subject site.

In the **1967** aerial photograph, the subject site and surrounding property are undeveloped. Deer Springs Road, Sarver Lane, and Country Garden Lane are noted south of the subject site. The previously noted orchard is not present. A different orchard is noted adjacent to Deer Springs Road, south of the subject site. One residential structure was observed at the present day 2735 Sarver Lane. The quarry was observed in the northwestern portion of the subject site. Structures were observed west of Sarver Lane.

In the **1979** aerial photograph, land use changes are not observed at the subject site and surrounding property to the north. Multiple unpaved roads, including Gist Road, cross the subject site. The runway was observed to the east of the quarry. The two present-day water tanks are noted within the subject site.

Lawrence Welk Drive extends east of the subject site. Interstate 15 appears to have been widened. Twin Oaks Valley Road is present west of the subject site. The present-day Catholic Church is noted south of the subject site on Sarver Lane. The present-day mobile home court is noted adjacent to the southeast corner of the subject site. Several structures, most likely residential and/or ranching properties, are noted west and south of the subject site.

In the **1980** and **1985** aerial photographs, land use changes are not observed at the subject site or surrounding properties.

In the **1989** aerial photograph, the only land use change was an additional structure observed east of 2735 Sarver Lane. Land use changes are not observed on the surrounding properties to the south. Improvements are noted to I-15. Additional orchards are noted south of Twin Oaks Crest Drive, west of the subject site.

In the **1994** aerial photograph the only significant change was the additional residential and outbuilding structures along Sarver Lane.

In the **1996**, and **2002** aerial photographs, the subject site and adjacent properties appear in the present day configuration.

4.3.2 Historical Topographic Maps

Historical topographic maps were reviewed to obtain information regarding past site uses. Topographic map coverage of the subject site vicinity is provided by EDR® Historical Topographic Map Report *Escondido, San Luis Rey, So CA Sheet 2 and San Marcos Quadrangles* (1893, 1901, 1904, 1947, 1949, 1968, 1983 and 1996. References are provided in Appendix A and copies have been provided in Appendix G.

1893, 1901, 1904 and 1947: Structures, tanks, and/or wells were not depicted on the subject site and surrounding properties. Several unnamed

intermittent streams are noted throughout the subject site on the 1901 and 1947 maps.

1949, 1968, 1983 and 1996: Structures, tanks, and/or wells were not depicted on the subject site and surrounding properties, with the exception of the structures along Sarver Lane. Several unnamed intermittent streams are noted throughout the subject site. Twin Oaks Valley Road is noted to the west. Interstate 395/15 is noted to the east. The two existing water tanks are noted on the 1983 and 1996 maps. Several dirt roads are noted on the 1968, 1983 and 1996 maps.

4.3.3 Fire Insurance Maps

Fire insurance maps, or Sanborn® maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

According to previous reports prepared by Leighton, there is no Sanborn map coverage for the subject site.

4.3.4 Other Historical Sources

Other historical sources were not reviewed by Leighton during preparation of this report.

4.3.5 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1893	Unknown	None Available
1893 to approximately 1967	Vacant, undeveloped land.	Aerial Photographs Topographic Maps
1967 to present	Vacant, undeveloped land and an orchard and former quarry.	Aerial Photographs Topographic Maps

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On January 12 through 14, 2015, a representative of Leighton conducted a reconnaissance-level assessment of the subject site. The property reconnaissance consisted of observing and documenting existing conditions of the subject site and nature of the neighboring development within 0.25-miles of the subject site. Photographs of the subject site are presented in Appendix B. Locations and direction of the photographs taken are depicted in Plate 1 – Site Map.

5.2 General Property Setting

The subject site is an approximately 1,985 acre of primarily undeveloped land, consisting of natural terrain with dirt trail, dirt/broken asphalt road and rolling hills. Three residential structures and associated improvements and outbuilding are located along Sarver Lane. The site is primary bounded by open undeveloped area to the west, and north, Interstate 15 and Mesa Rock Road, ARCO gas station, and Park and Ride parking lot to the east, and residences, Deer Springs Road, Sarver Lane to the south.

5.3 Exterior and Interior Observations

The majority of subject site is undeveloped with dirt trails. There are no structures on the subject site except the three residential structures and associated improvements and outbuilding are located along Sarver Lane.

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

No hazardous substances or drums were observed during site reconnaissance except for a number of empty quarts to gallon plastic containers of oil, which have been used for target practice. Staining was not observed beneath these containers.

5.3.2 Storage Tanks

No evidence of underground storage tanks (USTs) was observed on the subject site. One AST was observed onsite. Newland Sierra, LLC provided Leighton with a copy of a County of San Diego Official Notice for APN 178-101-16 dated December 23, 2014. According to the notice on December 22, 2014, a representative from SDDEH investigated an abandoned AST on this parcel. The AST was located in open space approximately 1 mile past the end of Joni Lane and was observed on its side and appeared to have lost several gallons of oil.

5.3.3 Polychlorinated Biphenyls (PCBs)

PCBs were once used as industrial chemicals whose high stability contributed to both their commercial usefulness and their long-term deleterious environmental and health effects. PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic systems, and other similar equipment. In 1979, the USEPA generally prohibited the domestic use of PCBs in electrical capacitors, electrical transformers, vacuum pumps, hydraulic pumps, and gas turbines.

No transformers were noted during the site reconnaissance.

5.3.4 Waste Disposal

The majority of the property is vacant and undeveloped. No waste disposal was noted at the time of our site reconnaissance.

5.3.5 Dumping

Minor amounts of household trash and construction debris were observed on the subject site (See Photo's, Appendix B). The locations of the trash and debris noted during the site reconnaissance are noted on Plate 1. No evidence of dumping that would lead to an environmental concern was observed at the subject site, except the presence of shotgun shells in two areas where trash and a TV were used for target practice (see Leighton report dated November 28, 2012 and Appendix B).

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, septic systems, sumps, wastewater, and cisterns were not observed at the subject site.

It should be noted that there may be septic systems associated with the residential structures.

5.3.7 Pesticide Use

Pesticides were not observed on the subject site.

5.3.8 Staining, Discolored Soils, Corrosion

No discolored soils or corroded pavement was observed at the Site.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject site.

5.3.10 Unusual Odors

Unusual odors were not detected on the subject site.

5.3.11 Onsite Wells

According to Ms. Brandin (see Section 6.1) there are reported groundwater wells onsite; however these were not observed during our site reconnaissance.

5.3.12 Other Observations

An Arco gas station is located east of the southeast area of the subject site. Three (3) cellular telephone communication towers were noted east of the northern end of Mesa Rock Road.

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject site usage. Interviews were conducted in the form of a written questionnaire. Written responses are included as Appendix C.

6.1 Interview with Owner

Ms. Rita G. Brandin, the owner's representative, completed the Phase I ESA owner questionnaire. Ms. Brandin indicated that the property is vacant with the exception of the residential properties along Sarver Lane. Ms. Brandin indicated that there were groundwater wells on the subject site. Ms. Brandin was aware of the recent notice given by SDDEH as well as the adjacent ARCO groundwater plume.

6.2 Interview with Site/Property Manager

The subject site is unoccupied; therefore Leighton did not interview the Site or Property Manager.

6.3 Interviews with Occupants

The subject site is currently unoccupied.

6.4 Interviews with Local Government Officials

No onsite or offsite environmental concerns were identified for the subject site that would warrant interviewing employees with local government agencies with the exception of those noted in Sections 4.2.3.

6.5 Interviews with Others

Leighton did not conduct any other interviews with the exception of those noted in Section 3.0 and Section 4.2.2.

7.0 FINDINGS

Leighton performed a Phase I Environmental Site Assessment (ESA) for Newland Sierra, San Marcos, San Diego County, California (Site Location Map – Figure 1) in accordance with Newland Sierra, LLC's authorization.

7.1 Onsite

The subject site has historically been vacant undeveloped land. The residences along Sarver Lane were constructed in the 1960s through the 1990s.

The subject site is an approximate 1,985 acres of vacant, undeveloped land. The project site is primarily undeveloped. A number of dirt roads and trails that provide access to each parcel and service roads for existing water infrastructure traverse the project site. Portions of the site have been and continue to be used for various unauthorized land uses, including horseback riding, hiking, mountain biking, off-roading, motorcycling, shooting, and occasional dumping. An abandoned quarry is located in the northwest portion of the site fronting Twin Oaks Valley Road and an abandoned private landing strip is located in the north central portion of the site.

Evidence of staining and discolored soils was observed associated with the abandoned AST on APN 178-101-16.

Spent shotgun shell casings (approximately 500) and 22-bullet casings were noted northeast of the abandoned private airstrip in the northwest area of the subject site. An abandoned hillside quarry was noted in the northwest area of the subject site. On August 31, 2006, Leighton collected four (4) surface soil samples from the area of the spent shotgun shells and tested them for Total Lead, soluble lead by State of California wet extraction method (Soluble Threshold Limit Concentration-STLC) and RCRA wet extraction method (Toxicity Characteristic Leaching Procedure-TCLP). The four soil samples in the immediate area of the shot gun shells has been impacted with lead at concentrations between 240mg/kg and 2,740 mg/kg of which samples have total lead above the California standard for hazardous waste of 1,000 mg/kg for Total Lead and 5.0 mg/L for soluble lead and RCRA standard for hazardous waste.

Groundwater production wells are known to have existed on parcel # 178-101-27 in September 1999 and 174-280-11 in May 1996. The County of San Diego Building Department showed one open and two expired electrical permits in their files for the above parcels.

Trash and debris was observed throughout the subject site, particularly near the entrances to the subject site (Photos 3 through 7 and 26, Appendix B). Staining was not observed in this area.

An AST and soil staining was observed in the area of APN 178-101-16. In addition, SDDEH notified the owner that this AST and associated staining needs to be removed.

A search of selected government databases was conducted by Leighton using the EDR Radius Report environmental database report system. Details of the database search along with descriptions of each database researched are provided in the EDR report. The report meets the government records search requirements of ASTM E1527-05 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. The subject site was listed in the database report (628 Deer Springs Road); however upon further review of the listing and records reviewed at SDDEH, the records were pertaining to the southern portion of this APN which is offsite. Since the USTs were removed and the case was closed, there is a low potential for this facility to adversely affect the subject site.

7.2 Offsite

Surrounding residential uses to the north, west, and south of the project site include large-lot, single-family residential development, and agricultural uses. Many of the prominent ridges and valleys surrounding the site are occupied by existing homes. Lawrence Welk Village and the community of Hidden Meadows are located to the east of the project site across I-15. South of the site is a mobile home park, the Golden Door Spa and Resort, and estate development along the border of the City of San Marcos and the unincorporated portion of the County of San Diego.

The adjacent Arco located at 26915 Mesa Rock Road has been issued closure by the regulatory agencies; however residual groundwater contamination remains in place. This would be a potential source of vapor encroachment in the southeastern portion of the subject site.

7.3 Data Gaps

Data gaps were identified by Leighton:

- Historical records prior to 1893 were not available. It is Leighton's opinion that this data gap is not significant to identifying recognized environmental conditions.
- Gaps were identified between aerial photographs and topographic map coverage. It is Leighton's opinion that this data gap is not significant to identifying recognized environmental conditions.
- The majority of the ground surface was covered with dense brush and could not be observed. It is Leighton's opinion that this data gap is significant to identifying recognized environmental conditions.
- Access was not granted to the residential structures and outbuildings located along Sarver Lane. Prior to site development, Leighton recommends completing a site reconnaissance of these buildings to determine if any impacts exist. It is Leighton's opinion that this data gap is significant to identifying recognized environmental conditions.

8.0 OPINION

8.1 Onsite

The presence of spent shotgun shells observed throughout the subject site is a REC. Leighton recommends collecting surface and near surface samples for lead testing. Soil impacted with lead shot could require remediation prior to site development.

The AST and associated staining are a REC. Leighton recommends the excavation of impacted soil and the collection of confirmation soil samples. The AST and impacted soils should be transported and disposed of offsite.

Burned materials were observed in the western boundary of the subject site.

While not a REC, Leighton recommends the removal and disposal of all debris and trash in accordance with regulatory guidelines.

While not a REC, Leighton recommends the proper abandonment of groundwater wells and potential septic tanks that are no longer to be used in accordance with regulatory guidelines.

While not a REC, Leighton recommends that an asbestos and lead survey be conducted on the residential and outbuilding structures along Sarver Lane prior to demolition activities.

8.2 Offsite

Prior to site development in the southeastern corner of the subject site, Leighton recommends soil vapor sampling to determine if vapor encroachment from the adjacent Arco station is a risk to the subject site.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13, which satisfies the all appropriate inquiry for purposes of 42 USC §9601(35)(B) 40 CFR Part 312, for Newland Sierra, San Marcos, San Diego County, California, the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of HRECs or CRECs in connection with the property. The following RECs were identified:

- Lead impacted soil in and around the lead shot/bullets.
- AST and associated soil staining.
- Potential for vapor encroachment in the southeastern portion of the subject site from the Arco service station.

Based upon the findings of this Phase I ESA, Leighton recommends:

- Enter into the SDDEH Voluntary Assistance Program (VAP).
- Prepare and implement a Removal Action Plan for the SDDEH's review and approval to remove the lead shot/bullets (i.e. vacuum and/or removal of the upper few inches of soil) for offsite disposal at an approved facility.
- Should plans for the subject site include excavation, prior to excavation and grading, a soil management plan should be prepared that would establish procedures for the notification, monitoring, assessment sampling and testing of impacted soil and/or groundwater, and the storage and proper disposal of contaminated materials that may be encountered during the excavation and grading phase of subject site redevelopment.

Additionally, while not considered a REC, Leighton recommends the following:

- The disposal of all trash and debris in accordance with regulatory guidelines.
- If groundwater wells are to be abandoned, they need to be removed and abandoned in accordance with local and state requirements.
- Prior to demolition or renovation of the subject site building(s), a comprehensive asbestos survey and lead-based paint survey should be performed. If asbestos or lead-based paint is found in the building materials that will be disturbed by the demolition/renovation activities, the material should be abated by a qualified contractor under current local, state and federal regulations.

In general, observations should be made during future property development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report. Significant data gaps were not identified that could affect the ability of Leighton to identify recognized environmental conditions at the subject site.

11.0 ADDITIONAL SERVICES

Leighton did not perform any other additional services outside the scope of work as defined in Section 1.3 of this report.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

12.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our office locations in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Property Assessments are a part of this practice area and have been conducted by us.

12.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM E1527-13.

12.3 Environmental Professional Statement

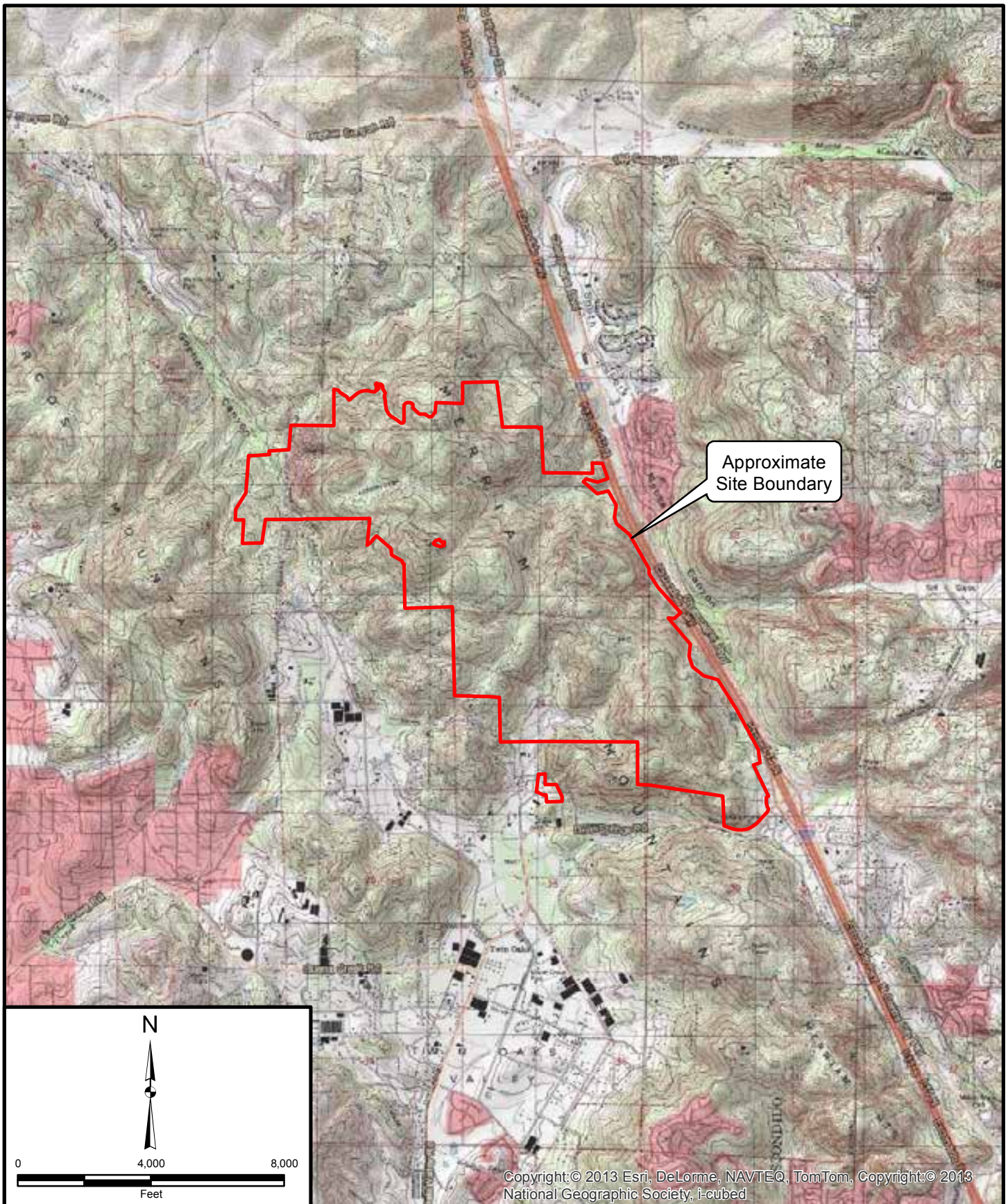
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional, as defined by §312.10 of 40 CFR Part 312.

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



Bryan E. Voss, PG
Project Geologist





Project: 10618.004	Eng/Geol:
Scale: 1" = 4,000'	Date: January 2015
Base Map: ESRI ArcGIS Online 2015 Thematic Information: Leighton Author: Leighton Geomatics (btran)	

SITE LOCATION MAP

Newland Sierra
San Marcos, California

Figure 1



Leighton



SITE PLAN Newland Sierra Property San Diego, California		PLATE 1
Proj: 10618.004	Eng/Geol: BEV	
Scale: 1"=400'	Date: January 2015	

- LEGEND**
- PHOTO LOCATION AND DIRECTION
 - PHOTO NUMBER (SEE APPENDIX B)
 - AST ABOVE GROUND STORAGE TANK
 - MBT MOUNTAIN BIKE TRAILS
 - T TRASH
 - SD SHOOTING DEBRIS
 - APPROXIMATE SITE BOUNDARY

APPENDIX A

References

American Society for Testing and Materials, ASTM, 2013, Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process, Designation E1527-13, dated November 1.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Online Mapping System, accessed January 12, 2014.

California Department of Health Services, California Indoor Radon Levels Sorted by Zip Code, accessed November 25, 2014, updated May 4, 2010.

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

CTL Environmental Services, 2000, Phase I Environmental Site Assessment, Stonegate Property, Escondido, California, dated April 2000.

Leighton Consulting, Inc., Phase I Environmental Site Assessment Report, Merriam Property, Escondido, California, Project Number 600197-001, December 3, 2003.

Leighton and Associates, Inc., Limited Soil Sampling Report, Spent Shotgun Shell Area in Northwestern Area of Merriam Mountains Development Site, September 21, 2006.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Phase I Environmental Site Assessment Report, Merriam Mountains Project, San Diego County, California, Project Number 040084-012, September 12, 2007, Revised November 27, 2007.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Lusardi Parcels, Northwest of the Intersection of Deer Springs Road and Mesa Rock Road, San Diego County, California 92026 (APNs 186-611-07, -14, -15 and -16, 187-540-49, -50 and -51), Project Number 040084-015, November 28, 2012.

APPENDIX A (Continued)

Leighton and Associates, Inc., Addendum Letter, Phase I Environmental Site Assessment Report, Lusardi Parcels, Northwest of the Intersection of Deer Springs Road and Mesa Rock Road, San Diego County, California 92026 (APNs 186-611-07, -14, -15 and -16, 187-540-49, -50 and -51), Project Number 040084-015, November 29, 2012.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Rancon Parcels, Gist Road, San Diego County, California 92026 (APNs 174-211-04, and 178-101-17, -25 and -26), Project Number 040084-016, December 5, 2012.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, Ogden Parcels, East of Camino Mayor, San Diego County, California 92069 (APNs: 174-190-41 and 174-190-43), Project Number 040084-017, December 10, 2012.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, 2733 Sarver Lane, City of San Marcos, San Diego County, California 92069 (APN: 182-020-29-00), Project Number 10618.001, March 18, 2014.

Leighton and Associates, Inc., Phase I Environmental Site Assessment Report, 2735 Sarver Lane, City of San Marcos, San Diego County, California 92069 (APN: 182-020-28-00), Project Number 10777.001, August 11, 2014.

Orion Environmental, Inc., Quarterly Groundwater Monitoring Report, Tesoro Site No. 97610-5625 (Former ARCO Facility No. 5625), 26915 Mesa Rock Road, Escondido, California, Global ID T060731250, March 18, 2014.

Orion Environmental, Inc., 60-Day Drilling and Well Abandonment Report, Tesoro Site No. 97610-5625 (Former ARCO Facility No. 5625), 26915 Mesa Rock Road, Escondido, California, Global ID T060731250, October 27, 2014.

State Water Resources Control Board, Geotracker Database,
<<http://geotracker.swrcb.ca.gov>>, accessed January 14, 2014.

The EDR® Data Map Area Study, December 16, 2014.

The NETR Environmental Lien Search Report, December 15, 2014.

APPENDIX A (Continued)

The EDR[®] Aerial Photo Package:

Date	Scale	Source
1946	1" = 1966'	USGS
1967	1" = 2666'	USGS
1979	1" = 6666'	USGS
1980	1" = 2000'	USGS
1985	1" = 4833'	USGS
1989	1" = 3333'	USGS
1994	1" = 3333'	USGS
1996	1" = 3333'	USGS
2002	1" = 3333'	USGS

APPENDIX A

The EDR® Historical Topographic Map Report, December 19 2014:

Date	Map Name	Scale
1893	<i>Escondido</i>	1:62500
1901	<i>Escondido</i>	1:62500
1901	<i>San Luis Rey</i>	1:250000
1904	<i>Southern CA Sheet 2</i>	1:250000
1947	<i>Escondido</i>	1:50000
1949	<i>Escondido</i>	1:24000
1949	<i>San Marcos</i>	1:24000
1949	<i>Valley Center</i>	1:24000
1968	<i>Escondido</i>	1:24000
1968	<i>San Marcos</i>	1:24000
1968	<i>Valley Center</i>	1:24000
1968 photorevised 1983	<i>San Marcos</i>	1:24000
1968 photorevised 1975	<i>Valley Center</i>	1:24000
1996	<i>San Marcos</i>	1:24000
1996	<i>Valley Center</i>	1:24000

United States Army Corps of Engineers (USACE), FUDS Geographical Information System Interactive Map, 2012 Annual Update to Congress, accessed January 13, 2015.

<https://rsgisias.crrel.usace.army.mil/apex/f?p=516:2:0::NO>

United States Pipeline and Hazardous Materials Safety Administration, 2012, National Pipeline Mapping System, Pipeline Information Management Mapping Application (PIMMA) accessed January 14, 2015. <https://www.npms.phmsa.dot.gov/>

APPENDIX B

Site Reconnaissance Photos



Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

Client Name:

Newland Sierra, LLC

Site Location:

San Marcos, California

Project No.

10618.004

Photo No. 1

View Direction of Photo:

South along eastern edge of the Site.

Description:

View from the north end of Mesa Rock Road. Offsite ARCO gas station located to left of vehicles.



Photo No. 2

View Direction of Photo:

Northwest

Description:

View from the north end of Mesa Rock Road.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

Client Name:

Newland Sierra, LLC

Site Location:

San Marcos, California

Project No.

10618.004

Photo No. 3

View Direction of Photo:

Northwest

Description:

View of trash and debris.



Photo No. 4

View Direction of Photo:

Northeast

Description:

View of trash and debris.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

Client Name:

Newland Sierra, LLC

Site Location:

San Marcos, California

Project No.

10618.004

Photo No. 5

View Direction of Photo:

Northwest

Description:

View of trash and debris.



Photo No. 6

View Direction of Photo:

East

Description:

View looking toward Mesa Rock Road.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

Client Name:

Newland Sierra, LLC

Site Location:

San Marcos, California

Project No.

10618.004

Photo No. 7

View Direction of Photo:

North

Description:

View of trash and debris.

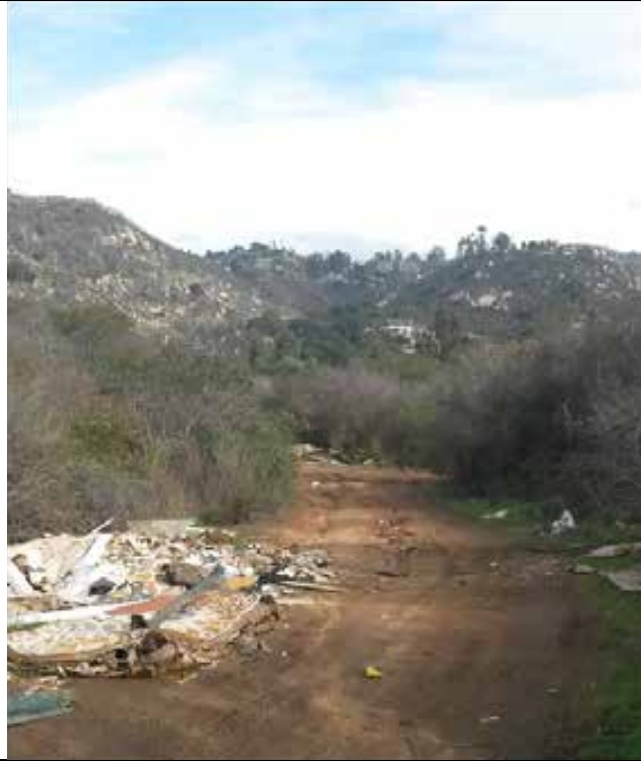


Photo No. 8

View Direction of Photo:

Northeast

Description:

View for mountain bike trail looking northeast.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

Client Name:

Newland Sierra, LLC

Site Location:

San Marcos, California

Project No.

10618.004

Photo No. 9

View Direction of Photo:
Southeast

Description:

View of typical dirt trail.



Photo No. 10

View Direction of Photo:
North

Description:

View of typical dirt trail and trash and debris.

