

Paradise Valley Gas Station Project PDS2019-ZAP-19-003, PDS2020-ER-20-18-001

Phase I Environmental Site Assessment

prepared for
BPI1E&P, LLC., Joseph Brikho, Owner
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San Diego, California 92108

prepared by
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October 2019, Original Submittal
June 2020, Revised Submittal



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June 4, 2020
Project No.: 18-06337

Joseph Brikho
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Via email: JosephBrikho@yahoo.com

**Subject: Phase I Environmental Site Assessment
Paradise Valley Gas Station Project (PDS2019-ZAP-19-003, PDS2020-ER-20-18-001)
Spring Valley, San Diego County, California**

Dear Mr. Brikho:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the Paradise Valley Gas Station Project property in Spring Valley, San Diego County, California. The Phase I ESA was performed in accordance with our proposal dated May 10, 2019 and contract dated May 16, 2019.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-13) and the San Diego County Department of Environmental Health (DEH), 2004 Site Assessment and Mitigation (SAM) Manual. Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high-voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,
Rincon Consultants, Inc.

Savanna Vrevich
Environmental Scientist

Walt Hamann, PG, CEG, CHG
Vice President, Environmental Services

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Executive Summary

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located east of the intersection of Paradise Valley Road and Elkelton Place in Spring Valley, California (Figure 1, Vicinity Map). The Phase I ESA was performed for Joseph Brikho on behalf of BPI1EP, LLC. by Rincon Consultants, Inc. (Rincon). Joseph Brikho has requested this assessment and will use the information for the purpose of developing the subject property with a gasoline service station, convenience store, and car wash. The subject property is currently vacant, undeveloped land.

The subject property is located in an area that is primarily composed of residential and commercial land use. Properties in the vicinity of the subject property include single-family residences, multi-family residences, commercial properties, a sand, gravel, and topsoil facility, and California State Route (SR) 54/125.

Rincon performed a reconnaissance of the subject property on June 10, 2019. The purpose of the reconnaissance was to observe existing conditions and to obtain information indicating the presence of recognized environmental conditions (RECs) in connection with the subject property. The subject property was observed to be vacant land. Trash, woodchip piles, and several vehicle tires were observed on the subject property. The use, storage or disposal of hazardous materials (other than the tires) on the subject property was not observed during the site reconnaissance.

A regulatory database search was conducted by GeoSearch for sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property was listed on the Historical Underground Storage Tank (HISTUST) and San Diego County Hazardous Materials Management Division Database (HMMDD) databases as two separate facilities. The HISTUST listings indicate that underground storage tanks (USTs) were present onsite from an unknown date to at least 1988. The HMMDD listings in the GeoSearch report do not indicate any pertinent information. Based on information currently available to Rincon, the location of the USTs is unknown, and it is unknown if the USTs have been removed. These listings are not indicative of a hazardous materials release; however, based on the former subject property use as a storage yard and the presence of former USTs, there is the potential for unreported releases to have occurred.

In addition, two adjacent sites and one hydrologically upgradient site (with respect to groundwater flow direction to the north) were listed on databases searched by GeoSearch. Based on our review of the GeoSearch report, the two adjacent sites have the potential to have petroleum hydrocarbon-impacted soil or groundwater plumes located within 30 feet of the subject property:

- The J.R. Mini Mart & Gas site (8565 Paradise Valley Road), formerly located to the southwest of the subject property, is associated with a release of petroleum hydrocarbons to soil and groundwater. According to the documents reviewed, total petroleum hydrocarbons (TPH) remain in soil at the J.R. Mini Mart & Gas site and groundwater does not appear to have been fully investigated.
- The Erreca's Equipment site (8555 Paradise Valley Road), formerly located to the southeast of the subject property, is associated with multiple former petroleum USTs and a release of petroleum hydrocarbons to soil. Limited site documentation, including analytical results for



confirmation soil samples collected during UST removal, is available via GeoSearch and online San Diego County Department of Environmental Health (DEH) records.

Based on the proximity of these known petroleum hydrocarbon impacted soil and/or groundwater plumes to the subject property, there is a potential for petroleum hydrocarbon-impacted soil vapor to be migrating beneath the subject property.

Historical sources reviewed as part of the Phase I ESA include aerial photographs and topographic maps. The photos and maps reviewed indicate that the subject property appears to be developed with a storage yard from 1981 to 1994. By 1996, the subject property appears to be a cleared, fenced lot. From approximately 2002 to present day, the subject property appears to be vacant, undeveloped land in its current configuration.

The historical sources reviewed also indicate that the southwestern adjacent property north of Elkelton Place was developed with a former gasoline service station from at least 1964 to 1996, the southeastern adjacent property north of Elkelton Place was developed with a storage yard from at least 1964 to 1996, and the southwestern adjacent property south of Elkelton Place was developed with a storage yard from 1964 to 2016 (a soil, gravel, and topsoil facility by present day).

Based on the findings of this Phase I ESA, it is our opinion that there are three potential RECs in connection with the subject property as follows.

Potential Recognized Environmental Conditions

1. Former onsite storage yard with USTs
2. Former southwestern adjacent gasoline service station with USTs and a known release
3. Former southeastern adjacent, upgradient facility with USTs and a known release

Rincon recommends conducting a geophysical survey to determine if the USTs remain onsite. In addition, although not considered a REC, Rincon recommends the removal of the solid waste and piles of woodchips from the subject property.



Introduction

This report presents the findings of a Phase I ESA conducted for the property located east of the intersection of Paradise Valley Road and Elkelton Place in Spring Valley, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. (Rincon) for Joseph Brikho on behalf of BPI1EP, LLC. (Client) in general conformance with ASTM E 1527-13, the San Diego County Department of Environmental Health (DEH), 2004 Site Assessment and Mitigation (SAM) Manual, our proposal dated May 10, 2019, and our contract dated May 16, 2019. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions (RECs) on the subject property.

Purpose

Joseph Brikho has requested this assessment and will use the information for the purpose of developing the subject property. The purpose of this Phase I ESA was to determine if there are RECs on the subject property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A REC is defined pursuant to ASTM E 1527-13 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; 3) under conditions that pose a material threat of a future release to the environment”.

A Controlled REC is defined pursuant to ASTM E 1527-13 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 the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report”.

A Historical REC is defined pursuant to ASTM E 1527-13 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 regulatory authority, without subjecting the property to any required controls (for example, use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in



the regulatory criteria). If the EP [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition”.

A *de minimis* condition is defined pursuant to ASTM E 1527-13 as,

“a condition 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* conditions are not recognized environmental conditions nor controlled recognized environmental conditions”.

Scope of Services

The scope of services conducted during this study is outlined below. This scope of services was designed to meet the guidelines outlined in ASTM Standard E-1527-13 and the San Diego County Department of Environmental Health (DEH), 2004 Site Assessment and Mitigation (SAM) Manual.

- Performed a reconnaissance of the subject property to identify obvious indicators of the existence of hazardous materials.
- Observed adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtained and reviewed an environmental records database search to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the subject property.
- Reviewed files for the subject property and immediately adjacent properties as identified in the database report, as applicable.
- Reviewed the current United States Geological Survey (USGS) topographic map to obtain information about the subject property and regional topography and uses of the subject property and surrounding sites.
- Reviewed additional pertinent record sources (e.g., California Division of Oil, Gas, and Geothermal Resources records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the subject property.
- Reviewed reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the subject property and adjacent properties.
- Provided a user interview questionnaire to a representative of the client, the user of the Phase I ESA.
- Provided a property owner interview questionnaire to the property owner or a designated subject property representative identified to Rincon by the client.
- Conducted interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Reviewed available client-provided information (e.g., previous environmental reports, title documentation).



The following applicable topics required by the guidelines outlined in the San Diego County DEH, 2004 SAM Manual, Section 4.VI: *Site Assessment Report Checklist*, were addressed in the Phase II ESA completed by Rincon and dated June 4, 2020. These items are not addressed in this Phase I ESA:

- Site Plot Plan
 - Excavation and stockpile locations
 - Well, boring, and sample locations
- Delineation of Contamination
- Exposure Concerns
 - Contaminant migration pathways description
 - Man-made pathways
 - Natural pathways
 - Impact on biological receptors
 - Risk assessment concepts and calculations
- Sampling
- Stockpiled Soil Management
- Site Safety
- Stormwater Pollution Prevention Plan (SWPPP)
- Summary/Conclusions/Recommendations
 - Recommendations for mitigation alternatives
- Appendices
 - Hazardous waste manifests and disposal receipts
 - Laboratory data sheets
 - Chain-of-custody forms

Significant Assumptions, Limitations, Deviations, Exceptions, Special Terms, and Conditions

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research.



Rincon has not found evidence that hazardous materials or petroleum products exist at the subject property at levels likely to warrant mitigation. Rincon does not under any circumstances warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist on the subject property. Additional research, including surface or subsurface sampling and analysis, can reduce Client's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E 1527-13 practice, our scope of services did not include any inquiries with respect to asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high-voltage power lines.

User Reliance

Joseph Brikho has requested this assessment and will use the information for the purpose of developing the subject property. This Phase I ESA was prepared for use solely and exclusively by Joseph Brikho and the County of San Diego. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

Site Description

Location

The subject property is a 0.49-acre parcel located east of the intersection of Paradise Valley Road and Elkelton Place in Spring Valley, California (Figure 2, Site Map). The property is identified as Assessor's Parcel Number (APN) 584-160-52-00.

Subject Property and Vicinity General Characteristics

The subject property is currently vacant, undeveloped land.

The subject property is located in an area that is primarily composed of residential and commercial land use. Properties in the vicinity of the subject property include single-family residences, multi-family residences, commercial properties, and California State Route (SR) 54/125. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 Current Uses of Adjacent Properties

Area	Use
Northwestern Properties	Paradise Valley Road followed by single-family residences.
Northern Properties	Vacant, undeveloped land and SR 54/125 on- and off-ramps.
Eastern Properties	Vacant, undeveloped land followed by SR 54/125 on- and off-ramps and SR 54/125.
Southern/Southwestern Properties	Elkelton Place, followed by a sand, gravel, and topsoil facility.



Descriptions of Structures, Roads, Other Improvements on the Subject Property

During the site reconnaissance, no structures, roads or other improvements were observed on the subject property. A chain-link fence was noted along the eastern and southern boundaries of the subject property, and metal poles were observed along the western boundary of the subject property.

Access to the subject property is available from a driveway entrance on Paradise Valley Road.

The following utility providers service the area:

- Electrical Service – San Diego Gas & Electric (SDG&E)
- Natural Gas Service – SDG&E
- Water Service – Otay Water District
- Sewer Service – Otay Water District
- Solid Waste Service – Private companies

Project Description

The project entails development of a gasoline service station (four multi-product dispensers to serve up to eight vehicles simultaneously) with a 2,318 square-foot canopy, a 3,555 square-foot convenience store building, an 855 square-foot carwash tunnel, and 16 on-site vehicle parking spaces. The proposed gasoline service station and convenience store would operate 24 hours a day, seven days a week, with a total of ten employees. The eight fuel dispensing stations would provide three grades of gasoline (regular, mid-range, and premium) and diesel. Annual estimated gasoline throughput for the proposed gas station is 1 to 1.2 million gallons (850,000 to 1,050,000 gallons of gasoline and 100,000 to 150,000 gallons of diesel).

The site is accessible from a driveway located on Paradise Valley Road. The project site plan includes proposed vehicular circulation on site. In addition to the eight vehicle parking spaces under the fueling canopy, the project would provide eight off-street parking spaces: six spaces would be standard parking spaces, one space would be designated as handicap parking, and one space would be designated van pool with the option of being converted to an electric vehicle charging space based on future needs. The gas station use would provide eight parking spaces by the eight pump stations under the canopy. The proposed gas station would include four underground storage tanks (USTs) for the three grades of gasoline and diesel fuel to be dispensed during project operation. The four USTs would contain the following capacities: 6,000 gallons for diesel; 8,000 gallons for premium grade gasoline; 12,000 gallons for E85 flex fuel; and 16,000 gallons for regular grade gasoline and be located underground between the four multi-product dispensers and the proposed trash enclosure (located along the east project site boundary). The project would include a Veeder-Root Carbon Canister Vapor Polisher (CCVP) system, which is an advanced system for managing vapor containment of USTs at gas stations to emissions below California Air Resources Board (CARB) standards (Veeder-Root 2019). The CCVP would be mounted to the vent risers to be located next to the proposed trash enclosure. A Stage II vapor recovery system (balance system) would be used with the CCVP to ensure efficient capture of vehicle tank vapors during actual vehicle fueling activities.

The project also includes an off-site improvement to install a concrete-filled traffic median with a 6-inch high curb located on Paradise Valley Road on the portion of Paradise Valley Road north of Elkelton Boulevard to the intersection of Paradise Valley Road and the SR-125 on-ramp. The



conceptual design estimates the median would require approximately 1,500 square feet of stamped concrete fill and 700 square feet of 6-inch high curb bordering; the area of the conceptual median would be approximately 0.05 acres (2,200 square feet). Installation of the median would not require soil excavation work; it is anticipated that the proposed median would be installed by scouring the pavement along Paradise Valley Boulevard and placing the concrete in place (“grind and overlay”).

An additional site improvement includes raising the existing guy wire supporting the existing power pole to 30 feet above the ground, run the existing guy wire above the project site (up to 30 feet, aerial) to maintain wire tension, and connect it to a new post located directly off-site in the undeveloped portion of the right-of-way that runs between the project site and existing sidewalk along Paradise Valley Road. The new post, proposed by SDG&E, would be located approximately 65 to 70 feet north from the center of the existing project site driveway. This improvement would ensure safe operations of proposed uses and vehicular circulation on the project site.

The proposed development would require site preparation and grading. An estimated 100 cubic yards (CY) of soil would be cut and recompacted on site. An additional estimated 550 CY of fill would be imported to the project site. Project construction is estimated to take between six to seven months, starting in June 2021. Project opening is anticipated for early 2022.



User-Provided Information

As described in ASTM E 1527-13 Section 6, Joseph Brikho was interviewed for actual knowledge pertaining to the subject property to help identify RECs in connection with the subject property. Mr. Brikho, owner of BPI1E&P, LLC, completed the User Questionnaire as provided by ASTM Appendix X3 on June 10, 2019. A copy of the completed questionnaire is included as Appendix A.

Based on our review of the completed questionnaire, Mr. Brikho indicated the following:

- The Phase I ESA is required by the County of San Diego as part of the entitlement process for the subject property.
- Planned redevelopment of the subject property includes a gasoline service station with a convenience store and car wash.
- He is unaware of any prior environmental documents for the subject property.

Based on our review of the completed questionnaire, Mr. Brikho reviewed the following sources of information and is unaware of information regarding the following:

- Recorded land title records (or judicial records, where appropriate) that identify any environmental liens filed or recorded against the subject property
- Recorded land title records (or judicial records, where appropriate) that identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the subject property under federal, tribal, state or local law
- Title Report that identifies information pertaining to environmental cleanup liens or AULs for the subject property

Based on our review of the completed questionnaire, Mr. Brikho is unaware of information regarding the following:

- Specialized knowledge or experience related to the subject property or nearby properties
- Reduction in value for the subject property relative to any known environmental issues
- Commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases
- Obvious indicators that point to the presence or likely presence of releases at the subject property
- Pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the subject property
- Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property
- Notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products



Records Review

Physical Setting Sources

Topography

The current USGS topographic map (National City Quadrangle, 2012) indicates that the subject property is situated at an elevation of about 280 feet above mean sea level with topography sloping down to the east. The surrounding topography consists of hills and valleys.

Geology and Hydrogeology

According to the California Geological Survey, *California Geomorphic Provinces, Note 36*¹, the subject property is located within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges are a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more similar to the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bounded on the east by the Colorado Desert.

The nearest surface water body to the subject property is the Sweetwater Reservoir, located approximately 0.6 mile to the southeast of the subject property. Surface drainage at the subject property is down toward the east, in accordance with site topography.

Site Geology

Based on information provided by Joseph Brikho, he is unaware of any site-specific geotechnical or geologic reports available for the subject property.

According to the current USGS Geologic Map (San Diego Quadrangle, 2008), the subject property is underlain by Mission Valley Formation from the middle Eocene Epoch, which is described as sedimentary bedrock units.

Regional Groundwater Occurrence and Quality

The subject property is not located within a mapped groundwater basin (California Department of Water Resources, 2003).

No production or potable water supply wells are located within 2,250 feet of the subject property (California State Water Resources Control Board [SWRCB], 2020).

During the preparation of this Phase I ESA, we reviewed the SWRCB's online GeoTracker database to determine groundwater flow direction in the vicinity of the subject property. According to the *Case Closure Summary, Leaking Underground Fuel Storage Tank Program, J.R. Mini Mart & Gas/Dianne's Mini Mart, 8565 Paradise Valley Road, Spring Valley, California* dated December 15, 2010, groundwater is reported to be between 5 and 35 feet below ground surface (bgs) and flows toward the north. This property is located adjacent to the southwest of the subject property.

¹ https://www.conservation.ca.gov/cgs/Documents/Publications/Note_36.pdf



Standard Environmental Record Sources

GeoSearch was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The GeoSearch search was conducted for the subject property and included data from surrounding sites within specified radii of the property. A copy of the GeoSearch report, which specifies the ASTM search distance for each public list, is included as Appendix B. As shown on the attached GeoSearch report, federal, state and county lists were reviewed as part of the research effort. Please refer to Appendix B for a complete listing of sites reported by GeoSearch and a description of the databases reviewed.

The Map Findings Summary, included in the GeoSearch report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the subject property. The following information is based on our review of the Map Findings Summary and the information contained in the GeoSearch report.

Subject Property

The subject property was listed on the following databases:

- HISTUST and HMMDD databases as Kelly and Associates, Inc. at 8577 Paradise Valley Road
- HISTUST and HMMDD databases as Coastal Carriers Inc./ J. F. Shea Co. Inc. at 8575 Paradise Valley Road

Regulatory agency files reviewed for the subject property are discussed in the Additional Environmental Record Sources section of this report.

Offsite Properties

Offsite properties listed by GeoSearch fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., Leaking Underground Storage Tank [LUST], National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the GeoSearch Radius Map and select detailed listings to evaluate their potential to impact the subject property, based on the following factors:

- Reported distance of the facility from the subject property
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes
- Reported case type (e.g., soil only, failed underground storage tank [UST] test only)
- Reported substance released (e.g., chlorinated solvents, gasoline, metals)
- Reported regulatory agency status (e.g., case closed, “no further action”)
- Location of the facility with respect to the reported groundwater flow direction (discussed in the Geology and Hydrogeology section of this report)

Facilities/properties that were interpreted by Rincon to be of potential environmental concern to the subject property, based on one or more of the factors listed above, are summarized in Table 2.



In accordance with ASTM, contamination migration pathways in soil, groundwater, and soil vapor were considered in our analysis of offsite properties of potential environmental concern.



Table 2 GeoSearch Listing Summary of Select Sites Within One-Quarter Mile of the Subject Property

Site Name	GeoSearch Site ID	Site Address	Distance from Subject Property	Database Reference	Comments
Subject Property					
Kelley and Associates, Inc.	1	8577 Paradise Valley Road	Subject Property	HISTUST	One 6,000-gallon waste UST and one 5,000-gallon diesel UST present from an unknown date to at least 1988.
				HMMDD	No pertinent information.
Coastal Carriers Inc./ J. F. Shea Co. Inc.	2	8575 Paradise Valley Road	Subject Property	HISTUST	One 2,000-gallon gasoline UST present from an unknown date to at least 1988.
				HMMDD	No pertinent information.
Adjacent Properties					
J.R. Mini Mart & Gas/ Black Gold/ Department of Transportation/ Dianne’s Mini Mart	1	8565 Paradise Valley Road	Adjacent – Southwest	CHMIRS	The fire department reported a release of an unreported quantity of gasoline to a sewer line to the California Highway Patrol in 1995.
				CLEANUPSITES, LUST, SDEACL	Release of gasoline to soil and groundwater in August 1995; case closed on January 21, 2011. Approximately 7.25 cubic yards of gasoline-range total petroleum hydrocarbon (TPHg)-impacted soil is reported to remain on site.
				FRSCA	No pertinent information.
				HISTCORTESE	No pertinent information.
				HISTUST	Three 10,000-gallon gasoline USTs and two waste oil sumps present from an unknown date to at least 1988.
				HMMDD	No pertinent information.
				HWTS	Various quantities of waste oil and mixed oil, unspecified oil-containing waste, or aqueous solution disposed offsite from 1995 to 1998.
				SWEEPS	Three 10,000-gallon gasoline USTs and one 550-gallon waste oil UST present at an unknown date.

Site Name	GeoSearch Site ID	Site Address	Distance from Subject Property	Database Reference	Comments
Erreca’s Equipment, Inc.	5	8555 Paradise Valley Road	Adjacent – Southeast	CLEANUPSITES, LUST	Release of diesel to soil occurred in 1989, case closed in 1990.
				HISTCORTESE	No pertinent information.
				HISTUST	Two 5,000-gallon gasoline USTs, two 6,000-gallon gasoline USTs, one 8,000-gallon gasoline UST, four 5,000-gallon diesel USTs, and one 10,000-gallon diesel UST present from at least 1974 to 1988.
				SWEEPS	Two 6,000-gallon gasoline USTs and one 10,000-gallon gasoline UST present at an unspecified date.
Upgradient Release Sites					
American Recycling/ Perry Electric/ William E. Franklin/ Trust Trucking Inc.	4	325 Elkelton Place	Approximately 150 Feet – Southeast	CLEANUPSITES, LUST	One case opened in 1987 and closed in 1996; no details provided. Second case opened in 1992, release of diesel to groundwater, and closed in 1996. Less than 50 cubic yards of diesel-range total petroleum hydrocarbon (TPHd)-impacted soil are reported to remain on site.
				HISTCORTESE	No pertinent information.
				HISTUST	One 6,000-gallon gasoline UST and one 550-gallon diesel UST present from 1965 to at least 1988. One 8,000-gallon gasoline UST present from 1972 to at least 1988.
				SWEEPS	One 6,000-gallon gasoline UST, one 550-gallon fuel UST, one 8,000-gallon gasoline UST, and one 1,000-gallon oil UST present at an unspecified date.

***Bold** listings indicate a release database

Regulatory agency information reviewed for the listings in the table above are summarized in the Additional Environmental Record Sources section of this report.

Orphan Listings

GeoSearch did not report any orphan or unmapped site listings.

Additional Environmental Record Sources

Review of Agency Files

As a follow-up to the database search, Rincon reviewed regulatory information for facilities within the specified search radii that were interpreted to have the potential to impact the subject property, based on one or more factors previously discussed (e.g., distance, open case status, upgradient location, soil vapor migration).

The following is a summary of our review of regulatory information obtained from review of online sources (e.g., SWRCB GeoTracker database, Department of Toxic Substances Control [DTSC] EnviroStor database) and/or files requested from the applicable regulatory agency, as described below. Copies of selected documents reviewed are included in Appendix D.

Subject Property

Based on the historical aerial photographs and city directory listings reviewed, the subject property appears to be associated with the following facilities.

The subject property was listed in the following databases searched by GeoSearch:

- **Kelley and Associates, Inc. – 8577 Paradise Valley Road:** This facility is listed on the Historical Underground Storage Tank (HISTUST) and San Diego County Hazardous Materials Management Division Database (HMMDD) databases. The HISTUST listing indicates that one 6,000-gallon waste oil UST and one 5,000-gallon diesel UST were present from an unknown date to at least 1988. The HMMDD listing does not indicate any pertinent information. Documents and site maps for 8577 Paradise Valley Road are not available in San Diego County Department of Environmental Health (DEH) online records. Records were requested from the DEH on June 19, 2019 and on June 26, 2019 the DEH indicated that no records are available for 8577 Paradise Valley Road. Based on the information currently available to Rincon, the locations of the USTs are unknown and it is unknown if the USTs have been removed. These listings are not indicative of a hazardous materials release; however, based on the former subject property use as a storage yard, there is the potential for unreported releases to have occurred.
- **Coastal Carriers Inc./ J. F. Shea Co. Inc. – 8575 Paradise Valley Road:** This facility is listed on the HISTUST and HMMDD databases. The HISTUST listing indicates that one 2,000-gallon gasoline UST was present from an unknown date to at least 1988. The HMMDD listing in the EDR report does not indicate any pertinent information. Documents and site maps for 8575 Paradise Valley Road are not available in DEH online records. Records were requested from the DEH on June 19, 2019 and on June 26, 2019 the DEH indicated that no records are available for 8577 Paradise Valley Road. Based on the information currently available to Rincon, the location of the UST is unknown and it is unknown if the UST has been removed. These listings are not indicative of a hazardous materials release; however, there is the potential for unreported releases to have occurred.



Adjacent Properties

Two adjacent properties were listed in databases searched by GeoSearch:

- **J.R. Mini Mart & Gas – 8565 Paradise Valley Road:** This adjacent site was formerly located adjacent to the southwest of the subject property and is listed on the CHMIRS, CLEANUPSITES, LUST, SDEACL, HISTCORTESE, HISTUST, and SWEEPS databases. Site maps available in online DEH records depict 8565 Paradise Valley Road as located to the southeast of the intersection of Elkelton Boulevard and Paradise Valley Road (current location of Elkelton Place). The first GeoTracker Cleanup Sites (CLEANUPSITES) listing indicates that a release of gasoline was reported in 1995 and the case has a “Completed – Case Closed” status as of August 28, 1995. The second CLEANUPSITES listing indicates that a release of gasoline to soil and groundwater occurred in 1995, and the case has a “Completed – Case Closed” status as of January 21, 2011. Based on the information provided, the initial case appears to have been transferred to the second case.

According to the GeoTracker summary page, initial investigation indicated that the release impacted a portion of the city sewer line, which was subsequently repaired. Three 10,000-gallon USTs and one 250-gallon waste oil UST were removed in 1996. Approximately 800 tons of TPH-impacted soil were reportedly removed during UST removal. New USTs were installed on the site and the (former) gas station facility continued to operate until 1998. One 12,000-gallon UST, one 8,000-gallon UST, and over 2,800 tons of TPH-impacted soil were removed from the site in 1998. Approximately 7.25 cubic yards of TPHg-impacted soil is reported to remain on site with an average concentration of 94.6 milligrams per kilogram (mg/kg).

According to the *Second Underground Storage Tank Cleanup Fund Five-Year Review Summary* prepared by the SWRCB, dated December 21, 2010 and available on GeoTracker, intermittent sampling of the eight monitoring wells installed at the site indicate that TPHg was present in groundwater at a concentration of 24,000 micrograms per liter (µg/L), and benzene, toluene, ethylbenzene, xylenes, methyl tert-butyl ether (MTBE), trichloroethylene (TCE), tetrachloroethylene (PCE), and 1,2-dichloroethane (1,2-DCA) were present in groundwater at concentrations ranging from 0.51 µg/L to 2,200 µg/L at the site in 2004.

The case closure summary report available on GeoTracker also indicates that the groundwater measured on site was obtained from monitoring wells placed within the excavation trench of a San Diego County Water Authority (SDCWA) aqueduct, located beneath Paradise Valley Road, which is approximately 22 feet bgs. Therefore, the “groundwater observed is not an accurate representation of the regional groundwater for this region” and “there is no evidence that any contaminants from this site impacted the SDCWA aqueduct (located adjacent to the west of the subject property), as the contaminants have only been identified in the aqueduct trench backfill.” Therefore, groundwater beneath the subject property does not appear to have been assessed.

Based on the presence of TPH-impacted soil and potential presence of TPH-impacted groundwater remaining on the J.R. Mini Mart & Gas site, the J.R. Mini Mart & Gas site has the potential to be adversely impacting the subject property.

- **Erreca’s Equipment, Inc. – 8555 Paradise Valley Road:** This site was formerly located adjacent to the southeast of the subject property and is listed on the CLEANUPSITES, LUST, HISTCORTESE, HISTUST, and SWEEPS databases. A site map included in online DEH records for 8565 Paradise Valley Road depicts an Erreca’s Inc. truck maintenance yard (8555 Paradise Valley Road) as



located to the south of the former gasoline service station site (adjacent to the southeast of the subject property) and an Erreca's Inc. heavy equipment storage area and an AST on the subject property. Based on the site map, it appears that Erreca's Inc. may have been associated with the former Coastal Carriers Inc./ J. F. Shea Co. Inc. (8575 Paradise Valley Road) located on the subject property. The listings indicate that multiple USTs were present on the Erreca's site from at least 1974 to 1988, and a release of diesel to soil occurred in 1989, and the case was closed in 1990. No additional information was available through GeoSearch or on GeoTracker.

Records for 8555 Paradise Valley Road were requested from the San Diego County Department of Environmental Health (DEH) on May 31, 2019 and were provided on June 6, 2019. One UST removal report indicates that three 5,000-gallon diesel USTs and two 5,000-gallon gasoline USTs were removed in April 1987. A second UST removal report indicates that one 10,000-gallon diesel UST and two 6,000-gallon gasoline USTs were removed from the Erreca's site in January 1989. An inspection record indicates that the facility had been moved offsite prior to 1996. Limited site documentation, including analytical results for confirmation soil samples collected during UST removal, is available via GeoSearch and online DEH records. Based on lack of documentation and proximity to the subject property, the Erreca's Equipment site has the potential to be adversely impacting the subject property.

Upgradient Release Sites

The following nearby upgradient release site within one-quarter mile of the subject property was identified in databases searched by GeoSearch:

- **American Recycling/ Perry Electric – 325 Elkelton Place:** This site was formerly located approximately 150 feet to the southeast of the subject property and is listed on the CLEANUPSITES, LUST, HISTCORTESE, HISTUST, and SWEEPS databases. Site maps available in online DEH records depict 325 Elkelton Place as located adjacent to the southeast of the Erreca's Equipment site at 8555 Paradise Valley Road. According to the GeoSearch report, one release case with unspecified contaminants of concern and media affected was opened in 1987 and closed in 1996. A second case with a release of diesel to groundwater occurred in 1992 and was closed in 1996.

According to the *Case Closure Summary, Non-LOP or Voluntary Assistance Program, Perry Electric, 325 Elkelton Place, Spring Valley, California* dated November 25, 1996 and available on GeoTracker, three USTs were removed and petroleum-contaminated soil was discovered in 1987. While this investigation was being conducted, a spill of diesel from a 5,000-gallon aboveground storage tank (AST) occurred and a second case was opened. The report indicates that because "both cases involved the same general area and dealt with diesel contamination, assessment and remedial work for the cases took place concurrently." In addition, the report indicates that 175 cubic yards of "visibly contaminated" soil were excavated, bio-remediated on site, and left in place; "less than 50 cubic yards of soil containing greater than 100 parts per million (ppm) TPH remains on site." According to the report, TPHg, TPHd, and the other petroleum hydrocarbon constituents analyzed were not detected above laboratory reporting limits in groundwater.

The *Case Closure Summary, Leaking Underground Fuel Storage Tank Program, Perry Electric, 325 Elkelton Place, Spring Valley, California*, dated November 25, 1996 and available on GeoTracker, indicates similar information to the other case closure report. The report also indicates that groundwater samples collected from within six trenches dug to assess the extent of petroleum



contamination in the vicinity of the removed USTs “contained as much as 18 parts per billion benzene.” The “after cleanup” concentrations of TPHg, TPHd, and the other petroleum hydrocarbon constituents analyzed in groundwater samples were not above laboratory reporting limits.

Based on the documents reviewed, the nearby American Recycling/ Perry Electric site is not expected to be adversely impacting the subject property.

Review of State of California Division of Oil, Gas, and Geothermal Resources Records

A review of the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System² indicates that no oil wells are located on the subject property or adjacent properties, or within one-quarter mile of the subject property.

Review of National Pipeline Mapping System Records

A review of the National Pipeline Mapping System (NPMS) online Public Map Viewer³ indicates that no hazardous liquid pipelines are located on the subject property or adjacent properties. One natural gas transmission pipeline (with an active/filled status) is located adjacent to the northwest of the subject property, along Paradise Valley Road.

Known or Suspect Contaminated Release Sites with Potential Vapor Migration

The GeoSearch report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the subject property. Based on the ASTM E 2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the subject property:

- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If upgradient known or suspect contaminated sites are located within the above referenced distances from the subject property, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons (30 feet from the subject property) and other COCs (100 feet from the subject property). Per ASTM E 2600-15, vapors associated with impacted soil or groundwater present within these distances have the potential to migrate beneath the subject property.

² <https://maps.conservation.ca.gov/doggr/wellfinder/>

³ <https://www.npms.phmsa.dot.gov/PublicViewer/>



Petroleum Hydrocarbons

Based on our review of the GeoSearch report, no known releases on the subject property have the potential to have petroleum hydrocarbon-impacted soil vapor migrating beneath the subject property. However, three petroleum USTs were located onsite until at least 1988. Based on the information currently available to Rincon via online records, the location of the USTs is unknown and it is unknown if the USTs have been removed. Based on the former subject property use as a storage yard and lack of information regarding the USTs, there is the potential for unreported releases to have occurred at the subject property.

Based on our review of the GeoSearch report, two adjacent known release sites have the potential to have petroleum hydrocarbon-impacted soil or groundwater plumes located within 30 feet of the subject property:

- The J.R. Mini Mart & Gas site, formerly located to the southwest of the subject property, is associated with a release of petroleum hydrocarbons to soil and groundwater. According to the documents reviewed, TPH remains in soil at the J.R. Mini Mart & Gas site and groundwater does not appear to have been fully investigated.
- The Erreca's Equipment site, formerly located to the southeast of the subject property, is associated with multiple former petroleum USTs and a release of petroleum hydrocarbons to soil. Limited site documentation, including analytical results for confirmation soil samples collected during UST removal, is available via GeoSearch and online DEH records.

Based on the proximity of these known petroleum hydrocarbon-impacted soil and/or groundwater plumes to the subject property, there is a potential for petroleum hydrocarbon-impacted soil vapor to be migrating beneath the subject property.

Other COCs

Based on our review of the GeoSearch report, there are no onsite, adjacent, or upgradient known or suspect sites contaminated with other COCs within 1,760 feet of the subject property. Therefore, per ASTM E 2600-15, as this distance exceeds the 100-foot distance considered the critical distance wherein such migration may pose a threat to the subject property, there are no potential threats to the subject property posed by the potential migration of other COC vapors from listed sites.

Historical Use Information on the Property and the Adjoining Properties

The historical records review completed for this Phase I ESA includes aerial photographs, topographic maps, and city directories as detailed in the following sections. Copies of the historical resources reviewed are included in Appendix C. Table 3 provides a summary of the historical use information available for the subject property.

Review of Aerial Photographs

Aerial photographs from GeoSearch's aerial photograph collection were obtained. In addition, a current aerial from Google Earth was reviewed. The aerial photographs were reviewed on June 3, 2019. Additionally, the County of San Diego provided two aerial photographs (1994 and 2017) on April 10, 2020.



Review of Historical Topographic Maps

Historical topographic maps from GeoSearch's map collection were obtained. The historical topographic maps were reviewed on June 3, 2019.

Review of City Directory Listings

GeoSearch was contracted to provide copies of city directory listings for the subject property. The city directory listings were reviewed on June 3, 2019.

Review of Fire Insurance Maps

GeoSearch was contracted to provide copies of fire insurance maps (i.e. Sanborns) for the subject property. As indicated in the attached report, fire insurance maps were not available for the subject property or adjacent properties.

Review of County of San Diego Building Permit Records

Building permit records for the subject property were searched on the County of San Diego's online Citizen Access Portal⁴. No records were available for the subject property.

Other Historical Sources

Based on the historical information obtained, no additional historical sources were reviewed.

Summary of Historical Uses

Subject Property

Table 3 Historical Use of the Subject Property

Year	Use	Source
Subject Property – 8575-8577 Paradise Valley Road		
1904-1953	The subject property appears to be undeveloped.	Topographic Map (TM)
1949-1971	The subject property appears to be vacant, undeveloped land.	Aerial Photograph (AP)
1967	The subject property appears to be developed with at least two former structures.	TM
1975	The subject property appears to be developed with at least four former structures.	TM
1980	8575 Paradise Valley Rd.: Posey V E	City Directory (CD)
1981-1994	The subject property appears to be developed with a (former) storage yard .	AP
1985	8575 Paradise Valley Rd.: Coastal Equipment SD; Coastal Watertruck	CD

⁴ <https://publicservices.sdcountry.ca.gov/CitizenAccess>



Year	Use	Source
1990	8575 Paradise Valley Rd.: Parkson Pipeline Mtrl	CD
1996	The subject property appears to be developed with at least three former structures.	TM
1996	The subject property appears to be a cleared, fenced lot.	AP
2002-2017	The subject property appears to be vacant, undeveloped land in its current configuration.	AP
2012	No individual structures or features are depicted.	TM

***Bold** listings indicate commercial/industrial uses with the potential to impact the subject property

Based on Table 3 above, the following historical uses of the subject property have the potential to impact the subject property:

- **Coastal Equipment SD/Coastal Watertruck:** 1985
- **Parkson Pipeline Mtrl:** 1990

Northwestern Adjacent Properties (407 Elkelton Blvd., 507-515 [odd] Broadview St.)

Based on our review of the documents listed above, it appears that the northwestern adjacent properties across Paradise Valley Road were developed with the following:

- 1904 to 1956: Undeveloped
- 1964 to 2016: Developed with the four existing residential buildings in their current configuration

Northeastern Adjacent Properties

Based on our review of the documents listed above, it appears that the northeastern adjacent properties were developed with the following:

- 1904 to 1956: Undeveloped
- 1964 to 1996: Developed with one former building and storage yard
- 2002 to 2016: Developed with the existing freeway on- and off-ramps and vacant land in their current configuration

Eastern Adjacent Properties

Based on our review of the documents listed above, it appears that the eastern adjacent properties were developed with the following:

- 1904 to 1956: Undeveloped
- 1964 to 1996: Developed with a portion of a former storage yard
- 2002 to 2016: Developed with the existing freeway on- and off-ramps and vacant land in their current configuration



*Southern Adjacent Properties (8555-8565 [odd] Paradise Valley Rd., 325
Elkelton Pl.)*

Based on our review of the documents listed above, it appears that the southwestern adjacent property north of Elkelton Place was developed with the following:

- 1904 to 1956: Undeveloped
- 1964 to 1996: Developed with two former commercial structures (**gasoline service station building and dispenser canopy**)
- 2002 to 2016: Developed with Elkelton Place in its current configuration

Based on our review of the documents listed above, it appears that the southeastern adjacent property north of Elkelton Place was developed with the following:

- 1904 to 1956: Undeveloped
- 1964 to 1996: Developed with at least two former commercial structures and **storage yard**
- 2002 to 2016: Vacant land and Elkelton Place in its current configuration

Based on our review of the documents listed above, it appears that the southwestern adjacent property south of Elkelton Place was developed with the following:

- 1904 to 1956: Undeveloped
- 1964 to 1996: Developed with a **storage yard**
- 2002 to 2016: Developed with a **storage yard** (soil, gravel, and topsoil facility) in its current configuration

The city directories reviewed for the southern adjacent properties indicate the following:

- 8555 Paradise Valley Road: **Erreca's Water Truck Service** (1976-1980); O K Mittry & Sons (1976-1980); Erreca's Equipment Rental (1980-1995/96); Erreca's Inc (1985-1995/96)
- 8565 Paradise Valley Road: **Bakers White Service** (1976); **A&A White Service Station** (1980); **Arco Diane's Minimart** (1990); U Haul Co (1990); **J R Mini Mart & Gas** (1995/96)
- 325 Elkelton Place: Franklin Trucking Co (1970-1976); Standard Truck Driving (1976); John & John Rentals (1980); Perry Electric (1980-1990); Graves Equipment (1985); T C B Electric Inc (1990); American Recycling (1995/96)

Gaps in Historical Sources

Several gaps of greater than five years were identified in the historical records reviewed, from 1904 to 1930, 1930 to 1944, 1956 to 1964, 1975 to 1981, 1985 to 1994, and 1996 to 2002. These gaps are considered insignificant because the subject property use appears to be similar prior to and following the gaps, with the exception of the gap from 1996 and 2002.



Interviews

Rincon performed interviews regarding the subject property and surrounding areas. The purpose of the interviews was to discuss current and historical conditions and to obtain information indicating the presence of RECs in connection with the subject property.

Interview with Owner/Site Manager

An interview questionnaire was provided to the property owner, Joseph Brikho, prior to the site reconnaissance. Mr. Brikho, Secretary with BPI1E&P, LLC, completed the Owner Questionnaire on June 10, 2019. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Mr. Brikho indicated the following:

- BPI1E&P, LLC is the current owner of the subject property and the LLC obtained ownership of the subject property in June 2018.
- The former owner of the subject property was Hyrosen Properties, Inc.
- There are no hazardous materials or petroleum products stored or used on the subject property.
- No hazardous wastes are generated at the subject property.

Mr. Brikho indicated that he is unaware of the presence of industrial drums, storage tanks (above or below ground), fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, transformers, capacitors, or hydraulic equipment, records indicating the presence of PCBs, or records indicating the presence of pesticides or herbicides at the subject property.

Mr. Brikho indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, he is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the subject property.

Interviews with Occupants

Because the subject property is vacant land, no occupants were interviewed as part of this research effort.

Interviews with Local Government Officials

Rincon contacted the San Diego County Department of Environmental Health (DEH) for records pertaining to the following properties:



- **8575 and 8577 Paradise Valley Road** – Records for the former subject property addresses of 8575 and 8577 Paradise Valley Road were searched on the DEH’s online document search database⁵; no records are available online for either address.

Records for the former subject property addresses of 8575 and 8577 Paradise Valley Road were searched on the DEH’s online Citizen Access portal⁶. Records available for 8575 Paradise Valley Road consist of one “completed” Unified Program Facility Permit for J. F. Shea Co. Inc. (a contractor) from 1993 and two “active” applications for hazardous/medical waste from 2002. Records available for 8577 Paradise Valley Road consist of one “completed” Unified Program Facility Permit for Kelley & Associates Inc. (a contractor) from 1987.

Records for the former subject property addresses of 8575 and 8577 Paradise Valley Road were requested from the DEH on June 19, 2019. On June 26, 2019 the DEH indicated that no records are available for these addresses.

- **8555 Paradise Valley Road** – Records for the adjacent former Erreca’s Equipment property and associated release case at 8555 Paradise Valley Road were requested on May 31, 2019. Records for 8555 Paradise Valley Road were provided on June 6, 2019.

Records for 8555 Paradise Valley Road were searched on the DEH’s online document search database. The record available for this address is a well permit application for the SDCWA from 1992.

Records for 8555 Paradise Valley Road were searched on the DEH’s online Citizen Access portal. Records available for this address include UST plan checks from 1986 and 1989 and a Unified Program facility permit from 2002. Additional information and documents were not available to view on the portal.

- **8565 Paradise Valley Road** – Records for the adjacent former J.R. Mini Mart site at 8565 Paradise Valley Road were searched on the DEH’s online document search database. Records available for this address include groundwater monitoring well construction and destruction logs and reports. A site map for 8565 Paradise Valley Road depicts an Erreca’s Inc. truck maintenance yard as located to the south of the former gasoline service station site (adjacent to the southeast of the subject property) and an Erreca’s Inc. heavy equipment storage area and an AST on the subject property.

Records for 8565 Paradise Valley Road were searched on the DEH’s online Citizen Access portal. Records available for this address include a UST plan check and a monitoring well program from 1997, a Unified Program facility permit from 2002, and a monitoring well program from 2010. Additional information and documents were not available to view on the portal.

- **325 Elkelton Place** – Records for the nearby former American Recycling site at 325 Elkelton Place were searched on the DEH’s online document search database. Records available for this address include groundwater monitoring well construction and destruction permit applications, inspections, and reports.

Records for 325 Elkelton Place were searched on the DEH’s online Citizen Access portal. Records available for this address include a UST plan check from 1986 and a Unified Program facility

⁵ <https://www.sandiegocounty.gov/content/sdc/deh/doclibrary/>

⁶ <https://publicservices.sdcounty.ca.gov/CitizenAccess/Cap/CapDetail.aspx>



permit, UST permits/records, and a hazardous/medical waste permit from 2002. Additional information and documents were not available to view on the portal.

Additionally, Rincon interviewed the County of San Diego and California Department of Transportation (Caltrans) in April 2020 to obtain information on the USTs potentially located on the subject property in association with two former onsite facilities. Interview correspondence is included in Appendix F. Based on these interviews, the County of San Diego and Caltrans do not have documentation regarding the USTs.

Interviews with Others

Rincon did not attempt to interview neighboring property owners or others as part of this Phase I ESA.



Site Reconnaissance

Rincon performed a reconnaissance of the subject property on June 10, 2019. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of RECs in connection with the subject property.

Methodology and Limiting Conditions

The site reconnaissance was conducted by:

1. Observing the subject property from public thoroughfares,
2. Observing the adjacent properties from public thoroughfares, and
3. Observing the subject property from driveways and sidewalks.

Current Use of the Property and Adjacent Properties

The subject property is currently vacant, undeveloped land. Adjacent properties include single-family residences, roadways, freeway on- and off-ramps, and a sand, gravel, and topsoil facility.

Past Use of the Property and Adjacent Properties

Based on our site reconnaissance, past uses at the subject property and adjacent properties are not readily apparent.

Current or Past Uses in the Surrounding Areas

The subject property is surrounded by residential and commercial land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Geologic, hydrogeologic, hydrologic, and topographic information are as previously stated in the Physical Settings Section of this report.

General Description of Structures

During the site reconnaissance, no structures, roads or other improvements were observed on the subject property.



Roads

Paradise Valley Road is located adjacent to the west of the subject property. Elkelton Place is located adjacent to the south of the subject property. SR 54/125 on- and off-ramps are located to the north and east of the subject property.

Potable Water Supply

Otay Water District does not currently supply potable water to the subject property.

Sewage Disposal System

No sewage disposal system, including a septic system, is currently located at the subject property.

Interior and/or Exterior Observations

Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products were identified at the subject property.

Storage Tanks

During the site reconnaissance, no above- or below-ground storage tanks or evidence of underground storage tanks were observed on the subject property.

Odors

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

Pools of Liquid

During the site reconnaissance, no pools of liquid were observed.

Drums

During the site reconnaissance, no drums were observed on the subject property.

Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses

No hazardous substances or petroleum products not in connection with identified uses were observed at the subject property.

Unidentified Substance Containers

No unidentified substance containers or unidentified containers that might contain hazardous substances were observed during the site reconnaissance.



Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, no indications of PCBs were observed on the subject property.

Other Conditions of Concern

During the site reconnaissance, Rincon did not note any of the following:

- Heating/cooling systems
- Stains or corrosion
- Clarifiers and sumps
- Degreasers/parts washers
- Pools of liquid
- Pits, ponds, and lagoons
- Stained soil or stained pavement
- Stressed vegetation
- Wastewater
- Wells (including water wells)
- Septic systems/effluent disposal system

Solid Waste/Debris. Scattered, trash was observed throughout the subject property. Two tires were observed along the western boundary of the subject property.

Piles of Woodchips. One pile of woodchips was observed on the northern portion of the subject property, and two piles of woodchips were observed on the southern portion of the subject property.



Evaluation

Findings

Known or suspect RECs associated with the subject property include the following:

- Former onsite storage yard with USTs
- Former southwestern adjacent gasoline service station with USTs and a known release
- Former southeastern adjacent, upgradient facility with USTs and a known release

Opinions

- A. **Former onsite storage yard with USTs.** According to the historical resources reviewed, the subject property was formerly developed with a storage yard from at least 1981 to 1994. According to the GeoSearch report, two former onsite facilities were associated with several USTs in at least 1988. Based on information currently available to Rincon, the location of the USTs is unknown. Interviews conducted with the County of San Diego as well as Caltrans did not indicate any evidence that USTs have been removed; however, a geophysical survey conducted on site in March 2020 did not reveal any subsurface objects indicative of the presence of a UST at the subject property. These listings are not indicative of a hazardous materials release; however, based on the former subject property use as a storage yard, there is the potential for unreported releases to have occurred. Therefore, the former onsite storage yard with USTs is considered a *potential REC*. Rincon recommends conducting a geophysical survey to determine if the USTs remain onsite.
- B. **Former southwestern adjacent gasoline service station with USTs and a known release.** According to the historical resources reviewed, the southwestern adjacent property was formerly developed with a gasoline service station from at least 1964 to 1996. According to the GeoSearch report and GeoTracker documents reviewed, the J. R. Mini Mart & Gas facility operated until 1998 and is associated with five former USTs and a release of gasoline to soil and groundwater. The documents reviewed indicate that TPH remains in soil at the J.R. Mini Mart & Gas site and groundwater does not appear to have been fully investigated. Based on the proximity of this known petroleum hydrocarbon-impacted soil and/or groundwater plumes to the subject property, and shallow groundwater (between 5 and 35 feet bgs), the former southwestern adjacent gasoline service station is considered a *potential REC*.
- C. **Former southeastern adjacent, upgradient facility with USTs and a known release.** According to the historical resources reviewed, the southeastern adjacent property was formerly developed with a storage yard from at least 1964 to 1996. According to the GeoSearch report and agency-provided documents reviewed, the Erreca's Equipment facility (8555 Paradise Valley Road) is associated with multiple former USTs that were removed in 1987 and 1989; a release of diesel to soil occurred in 1989, and the case was closed in 1990. Limited site documentation, including analytical results for confirmation soil samples collected during UST removal, is available via GeoSearch and online DEH records. Based on lack of documentation and proximity to the subject property, the former southeastern adjacent, upgradient Erreca's Equipment site is considered a *potential REC*.



Conclusions

Rincon has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 and the San Diego County DEH, 2004 SAM Manual for the property located east of the intersection of Paradise Valley Road and Elkelton Place in Spring Valley, California. Any exceptions to, or deletions from, this practice are described in the Deviations section of this report. This assessment has revealed evidence of three potential RECs in connection with the subject property as follows:

Potential Recognized Environmental Conditions

1. Former onsite storage yard with USTs
2. Former southwestern adjacent gasoline service station with USTs and a known release
3. Former southeastern adjacent, upgradient facility with USTs and a known release

Recommendations

Rincon recommends conducting a geophysical survey to determine if the USTs remain onsite. In addition, although not considered a REC, Rincon recommends the removal of the solid waste and piles of woodchips from the subject property.

Deviations

Deviations from ASTM E1527-13 practice were not encountered during the completion of this Phase I ESA.

In addition, a lien search was not completed as part of this assessment.



References

The following reference materials were used in preparation of this Phase I ESA:

Aerial Photographs

Photos provided by GeoSearch on May 30, 2019.

Building Permits

Reviewed online County of San Diego's online Citizen Access Portal:
<https://publicservices.sdcountry.ca.gov/CitizenAccess>. Accessed June 3, 2019.

City Directory Listings

Listings provided by GeoSearch on May 29, 2019.

Environmental Database

GeoSearch report dated May 24, 2019.

Geology

California Geologic Survey (CGS), *California Geomorphic Provinces Note 36*, December 2002.
Accessed May 22, 2019;

Kennedy, M.P., and Tan, S.S., 2008, *Geologic Map of the San Diego 30' x 60' Quadrangle, California*: California Geological Survey, Regional Geologic Map No. 3, scale 1:100,000. Accessed May 22, 2019.

Groundwater

California Natural Resources Agency, California Department of Water Resources, *California Groundwater Bulletin 118*, 2003, <https://water.ca.gov/Programs/Groundwater-Management/Bulletin-118>. Accessed May 22, 2019;

California State Water Resources Control Board (SWRCB) online database (GeoTracker),
<http://geotracker.waterboards.ca.gov/>. Accessed May 22, 2019.

Historical Topographic Maps

Maps provided by GeoSearch on May 28, 2019.

Oil and Gas Records

State of California, Division of Oil, Gas, and Geothermal Resources (DOGGR) website:
<http://www.consrv.ca.gov/DOG/index.html>. Accessed May 22, 2019.

Pipelines

National Pipeline Mapping System (NPMS) Public Map Viewer:
<https://www.npms.phmsa.dot.gov/PublicViewer/>. Accessed May 22, 2019.



Topography

USGS topographic map (National City Quadrangle, 2012).

Other

San Diego County Department of Environmental Health (DEH) online Environmental Health Document Search database: <https://www.sandiegocounty.gov/content/sdc/deh/doclibrary/>. Accessed June 2019.

San Diego County DEH online Citizen Access Portal database:
<https://publicservices.sdcountry.ca.gov/CitizenAccess/Cap/CapHome.aspx>. Accessed June 2019.

SWRCB. 1996. *Case Closure Summary, Leaking Underground Fuel Storage Tank Program, Perry Electric, 325 Elkelton Place, Spring Valley, California*. November 25.

SWRCB. 1996. *Case Closure Summary, Non-LOP or Voluntary Assistance Program, Perry Electric, 325 Elkelton Place, Spring Valley, California*. November 25.

SWRCB. 2010a. *Case Closure Summary, Leaking Underground Fuel Storage Tank Program, J.R. Mini Mart & Gas/Dianne's Mini Mart, 8565 Paradise Valley Road, Spring Valley, California*. December 15.

SWRCB. 2010b. *Second Underground Storage Tank Cleanup Fund Five-Year Review Summary*. December 21.

SWRCB online Groundwater Ambient Monitoring and Assessment Program (GAMA) database, <https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/>. Accessed June 2, 2020.

Department of Toxic Substances Control (DTSC) online EnviroStor database:
<http://www.envirostor.dtsc.ca.gov/public/>. Accessed May 2019.



Signatures of Environmental Professionals

The qualified environmental professionals that are responsible for preparing the report include Walt Hamann and Sarah Larese. Their qualifications are summarized in the following section.

"We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



Signature

Walt Hamann, PG, CEG, CHG

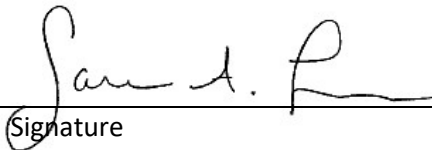
Name

June 4, 2020

Date

Vice President

Title



Signature

Sarah A. Larese

Name

June 4, 2020

Date

Senior Environmental Scientist

Title

Qualifications of Environmental Consultants

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Walt Hamann, Sarah Larese, and Savanna Vrevich. Their qualifications are summarized below.

Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG, CHG, CEG		MS Geology	30 years
Sarah Larese			BA Environmental Studies	19 years
Savanna Vrevich			BS Environmental Studies	4 years

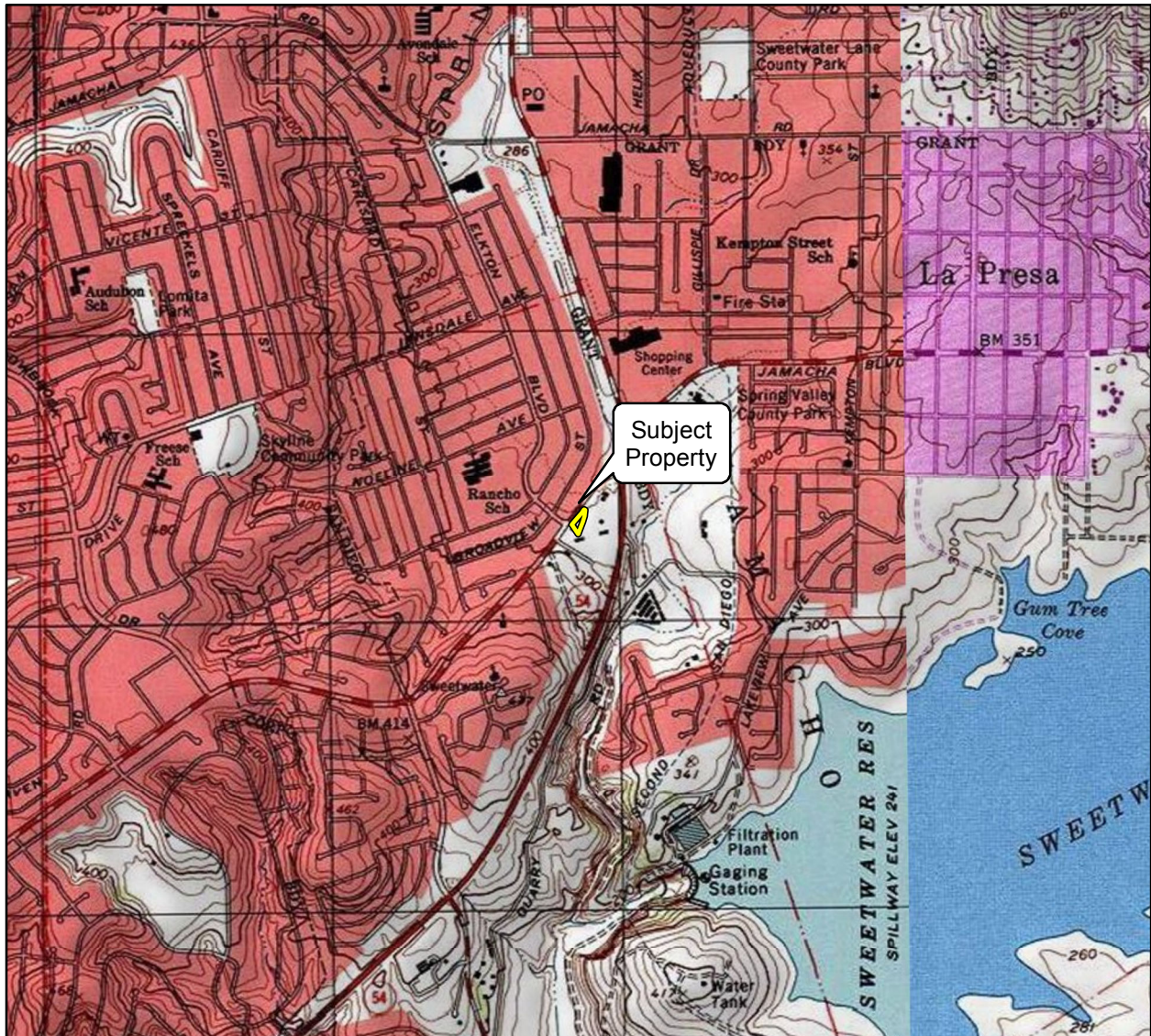
Walt Hamann, PG, CEG, CHG, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), and Certified Hydrogeologist (#208) with the State of California.

Sarah A. Larese is a Senior Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese's responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has 19 years of experience conducting research, assessment and remediation projects.

Savanna Vrevich is an Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Environmental Studies with an outside concentration in Ecology, Evolution, and Marine Biology from the University of California, Santa Barbara. Ms. Vrevich's responsibilities at Rincon include implementation of Phase I Environmental Site Assessments and preparation of other environmental reports for a variety of commercial, rural, and industrial properties.



Figures



Imagery provided by National Geographic Society, Esri and its licensors © 2019. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

0 1,000 2,000
 Scale in Feet



Vicinity Map

Figure 1



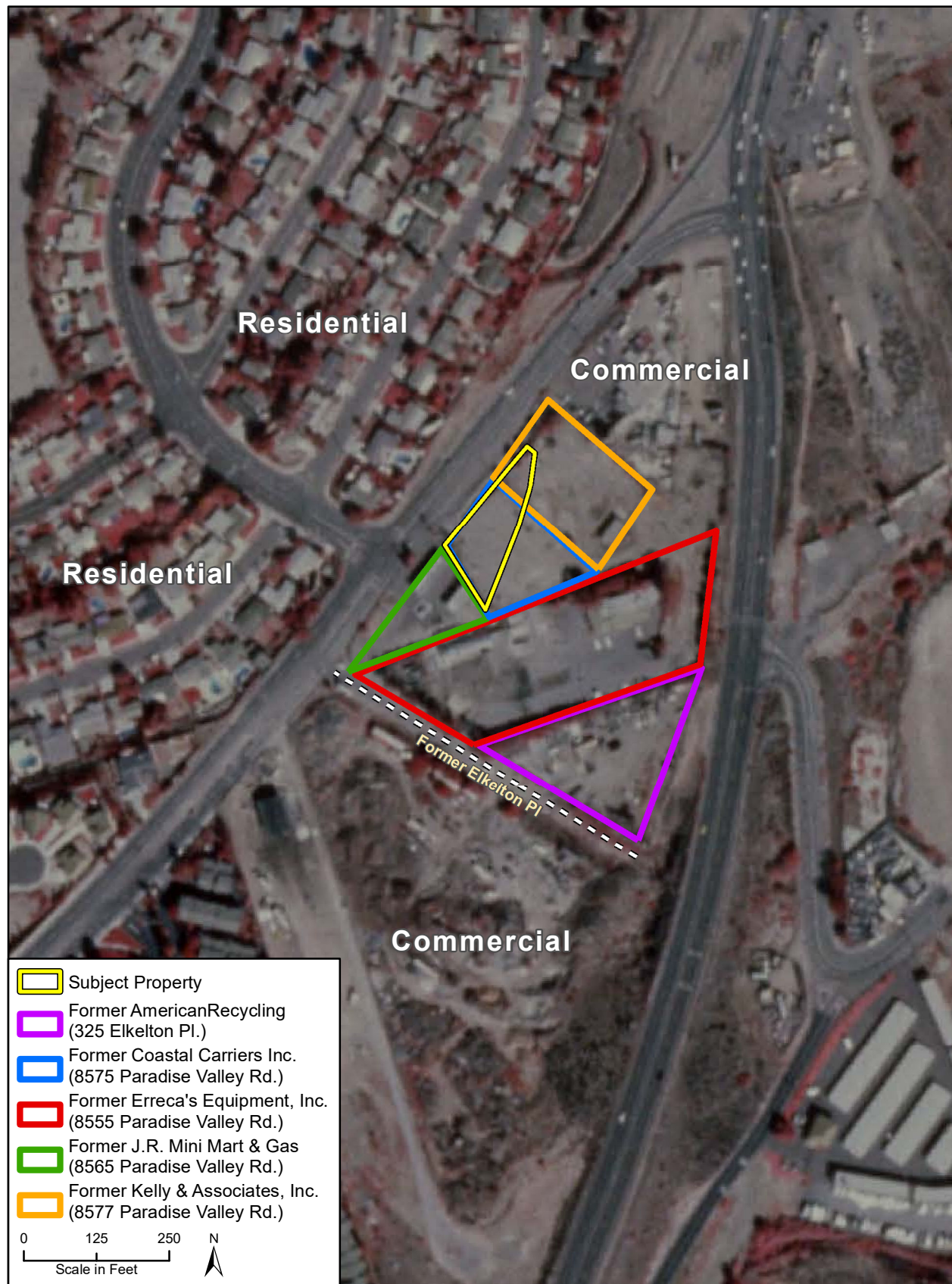
Site Map

Figure 2



Adjacent Land Use Map

Figure 3



Imagery provided by United States Geological Survey and its licensors © 1996.

Historical Land Use Map

Figure 4

Paradise Valley Gas Station Project, Spring Valley, California
Phase I Environmental Site Assessment



Photograph 1. View of the subject property, facing south from the northern corner of the property.



Photograph 2. View of the subject property, facing northeast from the southern portion of the property.



Photograph 3. View of the southwestern portion of the subject property, facing west.



Photograph 4. View of a pile of woodchips on the northern portion of the subject property.



Photograph 5. View of scattered trash on the northern portion of the subject property.



Photograph 6. View of one of two piles of woodchips on the southern portion of the subject property.

Paradise Valley Gas Station Project, Spring Valley, California
Phase I Environmental Site Assessment



Photograph 7. View of two tires along the western boundary of the subject property.



Photograph 8. View of the northern adjacent State Route (SR) 54/125 on-ramp, facing north.



Photograph 9. View of eastern adjacent properties, vacant land and a SR 54/125 on-ramp, facing east.



Photograph 10. View of eastern adjacent properties, vacant land and a SR 54/125 on-ramp, facing southeast.



Photograph 11. View of southern/southwestern adjacent properties, Elkelton Place followed by a sand, gravel, and topsoil facility, facing south.



Photograph 12. View of northwestern adjacent properties, Paradise Valley Road followed by single-family residences, facing southwest.



Appendix A

Interview Documentation



Property Owner Interview Questionnaire

Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

This questionnaire should be completed by the current property owner or a designated representative of the current property owner. We respectfully request that you fill out and return this form via fax at (760) 918-9444 or email to us at SVrevich@RinconConsultants.com within two weeks from the date of this transmittal.

1. Was the subject property or any adjoining property ever used as:

- | | |
|--|---|
| <input type="checkbox"/> a gasoline or other fueling station | <input type="checkbox"/> a junkyard or landfill |
| <input type="checkbox"/> a motor vehicle repair facility | <input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility |
| <input type="checkbox"/> a commercial printing facility | <input type="checkbox"/> a machine shop |
| <input type="checkbox"/> a dry cleaners | <input type="checkbox"/> a manufacturing facility |
| <input type="checkbox"/> a photo developing laboratory | <input type="checkbox"/> an oil production facility (including oil wells) |
| <input type="checkbox"/> a metal plating facility | <input type="checkbox"/> any other industrial use |
| <input type="checkbox"/> a farm | |

Please check all that apply above and describe:

N/A Vacant Land on a an island by itself

2. Please describe the current land uses of the subject property and those surrounding your property. Please indicate all businesses/companies located on property.

2a. Current Use of Subject Property:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>Vacant Land on a an island by itself</p>
--	---

2b. Current Use of Northern Adjoining Properties:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>Vacant Land on a an island by itself</p>
--	---



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

2c. Current Use of Southern Adjoining Properties:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>Vacant Land on a an island by itself</p>
--	---

2d. Current Use of Western Adjoining Properties:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>Vacant Land on a an island by itself</p>
--	---

2e. Current Use of Eastern Adjoining Properties:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>Vacant Land on a an island by itself</p>
--	---

3. Please describe the previous land uses of your property and those surrounding your property. Include property ownership and dates of operation if known.

3a. Previous Use of Subject Property:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>This was a parcel cut out from the Freeway 125 project. This is a remanence parcel.</p>
--	--

3b. Previous Use of Northern Adjoining Properties:

<p>Please check all that apply:</p> <p><input type="checkbox"/> Commercial (retail, offices, etc.)</p> <p><input type="checkbox"/> Residential (single family or apartments)</p> <p><input type="checkbox"/> Industrial (manufacturing, warehousing, processing)</p> <p><input checked="" type="checkbox"/> Other- Please Describe</p>	<p>Please include a brief description of current operation:</p> <p>This was a parcel cut out from the Freeway 125 project. This is a remanence parcel.</p>
--	--



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

3c. Previous Use of Southern Adjoining Properties:

Please check all that apply:

- ☐ Commercial (retail, offices, etc.)
☐ Residential (single family or apartments)
☐ Industrial (manufacturing, warehousing, processing)
☒ Other- Please Describe

Please include a brief description of current operation:

This was a parcel cut out from the Freeway 125 project. This is a remanence parcel.

3d. Previous Use of Western Adjoining Properties:

Please check all that apply:

- ☐ Commercial (retail, offices, etc.)
☐ Residential (single family or apartments)
☐ Industrial (manufacturing, warehousing, processing)
☒ Other- Please Describe

Please include a brief description of current operation:

This was a parcel cut out from the Freeway 125 project. This is a remanence parcel.

3e. Previous Use of Eastern Adjoining Properties:

Please check all that apply:

- ☐ Commercial (retail, offices, etc.)
☐ Residential (single family or apartments)
☐ Industrial (manufacturing, warehousing, processing)
☒ Other- Please Describe

Please include a brief description of current operation:

This was a parcel cut out from the Freeway 125 project. This is a remanence parcel.

4. Who is the current owner of the property?

BPI1E&P, LLC

5. When did current ownership begin?

6/6/2018

6. What is the age of the on-site facility?

There isnt anything on this site currently, it has always been vacant

7. Who is the previous owner of the property?

Hyrosen Properties Inc

8. Please indicate the property's current:

Electrical service provider

SDGE - There are no utilities on site at this time

Natural Gas service provider

SDGE - There are no utilities on site at this time

Water service provider

OTAY - There are no utilities on site at this time

Sewer service provider

OTAY - There are no utilities on site at this time

Solid waste hauler



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

9. To the best of your knowledge, has your facility previously or does your facility currently store or use any of the following in individual containers larger than 5 gallons in volume or 50 gallons in the aggregate? (if Yes or Unknown, include how many, type, and size)

<input type="checkbox"/> Damaged or discarded automotive or industrial batteries	
<input type="checkbox"/> Paints	
<input type="checkbox"/> Oils or solvents	
<input type="checkbox"/> Motor vehicle fleet	
<input type="checkbox"/> Pesticides or herbicides	
<input type="checkbox"/> Other chemicals or hazardous substances	

10. Please indicate any wastes generated at the facility:

Hazardous Waste	Quantity	Disposal Method

11. Are there currently or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe: We have only owned the property for 12 months and there was never any drums there.
<input type="checkbox"/> No	
<input checked="" type="checkbox"/> Unknown	

12. Are there currently or to the best of your knowledge have there been previously, any evidence of fill dirt having been brought onto the property that originated from a contaminated site or that is of an unknown origin?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

13. Are there currently or to the best of your knowledge have there been previously, any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

14. Are there currently or to the best of your knowledge have there been previously, any sumps, clarifiers, or solvent degreasers on the property?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

15. Are there currently or to the best of your knowledge have there been previously, any stained soil on the property?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

16. Are there currently or to the best of your knowledge have there been previously, any storage tanks (above or below ground) located on the property?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

17. Are there currently or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways (etc.) indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

18. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government agency?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

19. Are there currently or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

20. To the best of your knowledge has your facility previously or does your facility currently, discharge wastewater on or adjacent to the property other than storm water into a sanitary sewer system?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

21. Have any of the following ever been dumped above grade, buried and/or burned on the property? (please check all that apply and describe if possible)

<input type="checkbox"/> Hazardous substances	
<input type="checkbox"/> Petroleum products	
<input type="checkbox"/> Unidentified waste materials	
<input type="checkbox"/> Tires	
<input type="checkbox"/> Automotive or industrial batteries	
<input type="checkbox"/> Other waste materials (please describe)	

22. Are there currently or to the best of your knowledge have there been previously, a transformer, capacitor or any hydraulic equipment on the property?

☐ Yes
☐ No
☒ Unknown

If Yes or Unknown, please describe:

We have only own the property for 12 months and we have never used any of that type of equipment there.

23. Are there currently or to the best of your knowledge have there been previously any records indicating the presence of PCBs?

☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

24. Are there currently or to the best of your knowledge have there been previously any records indicating the presence of pesticides or herbicides?

- ☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

25. Do you have any knowledge of environmental liens that may have been recorded against the property or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

- ☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

26. Do you have any knowledge of activity and use limitations (AULs) such as engineering controls, deed restrictions, land use restrictions, or institutional controls that may have been recorded against the property?

- ☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

27. Have you been informed of the past or current existence of hazardous substances, petroleum products, or environmental violations with respect to the property or any facility located on the property?

- ☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

28. Do you have any knowledge of any environmental site assessments of the property or facility?

- ☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:

29. Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property?

- ☐ Yes
☒ No
☐ Unknown

If Yes or Unknown, please describe:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, California

30. Are there any site-specific geotechnical or geologic reports available for the subject property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

31. Is there a Title Report available for the subject property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

This questionnaire was completed by (please print)

Name Joseph Brikho
Title Sec
Firm BPI1E&P, LLC
Street Address 5494 Mission Center
City, State, Zip Code San Diego, CA 92108
Phone Number 619-954-9705
Fax Number 619-477-3321

What is the Preparer's relationship to the property (i.e., owner, occupant, property manager, employee, agent, consultant, etc.)? Owner

Copies of the completed questionnaire should be emailed (preferably), faxed, or mailed to:

Rincon Consultants, Inc.
Attention: Environmental Site Assessment Division
2215 Faraday Avenue, Suite A
Carlsbad, CA 92008
Fax: (760) 918-9444
Email: SVrevich@RinconConsultants.com

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.

Signature

Date

6/10/19



User Questionnaire

Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

To qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

We respectfully request that you fill out this form and email it to Savanna Vrevich at SVrevich@RinconConsultants.com within two weeks from the date of this transmittal.

Project Description

1. Why is the Phase I ESA required or being performed?

The County of San Diego is requiring a Phase 1 as part of the Entitlement process.

2. What type of property transaction is planned? (i.e. sale, purchase, exchange)

This property will be built into a Gas Stations with a Convenience store & Carwash.

3. What is the entire site address?

There is no Street address established yet, There is only a parcel # 584-160-52-00

4. What is the Assessor's Parcel Number(s)?

584-160-52-00

5. Are any considerations beyond the requirements of Practice E1527 to be considered? (i.e. lien search, asbestos & lead based paint, radon)

No this a vacant lot



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

6. Identify all parties who will rely on the Phase I report.

County of San Diego
APCD

7. Identify the Site Manager/Contact and how the contact can be reached.

Joseph Brikho
619-954-9705
JosephBrikho@yahoo.com

8. Identify the Site Owner and how the owner can be reached.

Joseph Brikho
619-954-9705
JosephBrikho@yahoo.com

9. Do you have copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning any other knowledge or experience with the property that may be pertinent to the environmental professional (i.e. title report, previous Ph I and II ESAs, Environmental Impact Studies)?

No



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

Subject Property Information

1. Did a search of recorded land title records (or judicial records, where appropriate) identify any environmental liens filed or recorded against the property?

Please mark the box with the most appropriate response:

- ☐ I **have not** reviewed the records and **do not know** if there are any filed or recorded environmental liens.
- ☒ I **have** reviewed the records, and **No, there aren't any** filed or recorded environmental liens.
- ☐ I **have** reviewed the records, and **Yes, there are** environmental liens. Explain:

2. Did a search of recorded land title records (or judicial records, where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

Please mark the box with the most appropriate response:

- ☐ I **have not** reviewed the records and **do not know** if there are any filed/recorded AULs or any AULs in place at the site.
- ☒ I **have** reviewed the records, and **No, there aren't any** filed/recorded AULs or any AULs in place at the site.
- ☐ I **have** reviewed the records, and **Yes, there are** AULs filed, recorded, and/or in place at the site. Explain:

3. Does the Title Report provide any information pertaining to environmental cleanup liens or activity and use limitations (AULs) for the subject property?

Please mark the box with the most appropriate response:

- ☐ I **have not** reviewed the Title Report and **do not know** if it provides environmental cleanup liens or AULs information.
- ☒ I **have** reviewed the Title Report, and **No, it does not provide** environmental cleanup liens or AULs information..
- ☐ I **have** reviewed the Title Report, and **Yes, it does provide** environmental cleanup liens or AULs information. Explain:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

4. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please mark the box with the most appropriate response:

- ☒ **No, I do not** have any specialized knowledge and/or experience related to the property or nearby properties.
- ☐ **Yes, I do** have specialized knowledge and/or experience related to the property or nearby properties. Explain:

5. As the user of this ESA, based on your knowledge and experience related to the property, are you aware of any information pertaining to a reduction in value for the subject property relative to any known environmental issues?

Please mark the box with the most appropriate response:

- ☒ **No, I do not** have any information about a reduction in property value relative to environmental issues.
- ☐ **Yes, I do** have information about a reduction in property value relative to environmental issues. Explain:

6. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please mark the box with the most appropriate response:

- ☒ **Yes, I do** believe the purchase price being paid for this property reasonably reflects the fair market value of the property. Skip to question #7.
- ☐ **No, I do not** believe the purchase price being paid for this property reasonably reflects the fair market value of the property. Proceed to question #6a.

- a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40 CFR 312.29)

Please mark the box with the most appropriate response

- ☐ **No, I have not** considered the idea that known or believed contamination at the site has caused the lower purchase price.
- ☐ **Yes, I have** considered the idea that known or believed contamination at the site has caused the lower purchase price. Explain:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

Please mark the box with the most appropriate response:

- a. Do you know the past uses of the property?

☒ I do not know.

☐ I do know. Explain:

- b. Do you know of specific chemicals are present or once were present at the property?

☒ I do not know.

☐ I do know. Explain:

- c. Do you know of any spills or other chemical releases that have taken place at the property?

☒ I do not know.

☐ I do know. Explain:

- d. Do you know of any environmental cleanups have taken place at the property?

☒ I do not know.

☐ I do know. Explain:

8. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

Please mark the box with the most appropriate response:

☒ No, I do not know and/or do not have any experience with any obvious indicators that point to the presence or likely presence of contamination at the property.

☐ Yes, I do know of and/or do have experience with obvious indicators that point to the presence or likely presence of contamination at the property. Explain:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

9. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site?

Please mark the box with the most appropriate response:

- ☒ **No**, I am not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site.
- ☐ **Yes**, I am aware of pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site. Explain:

10. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site?

Please mark the box with the most appropriate response:

- ☒ **No**, I am not aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site.
- ☐ **Yes**, I am aware of pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site. Explain:

11. Are you aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

Please mark the box with the most appropriate response:

- ☒ **No**, I am not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products..
- ☐ **Yes**, I am aware of a notice, or notices, from a government entity (or multiple government entities) regarding a possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Explain:



Rincon Project Number: 18-06337

Site Name and Full Address: Spring Valley Gas Station Project, Spring Valley, CA

This questionnaire was completed by (please print)

Name Joseph Brikho

Title Sec

Firm BPI1E&P, LLC

Street Address 5494 Mission Center Road

City, State, Zip Code San Diego, CA 92108

Phone Number 619-954-9705

Fax Number 619-477-3321

What is the Preparer's relationship to the property (i.e., owner, occupant, property manager, employee, agent, consultant, etc.)? Owner

Copies of the completed questionnaire should be emailed (preferably), faxed, or mailed to:

Rincon Consultants, Inc.

Attention: Environmental Site Assessment Division

2215 Faraday Avenue, Suite A

Carlsbad, CA 92008

Fax: (760) 918-9444

Email: SVrevich@RinconConsultants.com

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.

Signature

Date

6/10/19

Appendix B

Regulatory Records Search



On time. On target. In touch.™

Radius Report

[GeoLens by GeoSearch](#)

Target Property:

***Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl
La Presa, San Diego County, California 91977***

Prepared For:

Rincon Consultants-Carlsbad

Order #: 127102

Job #: 295781

Project #: 18-06337

Date: 05/24/2019

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<i>Unlocatable Report</i>	See Attachment
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Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl
La Presa, California 91977

Coordinates

Area centroid (-117.01198, 32.7028809)
284 feet above sea level

USGS Quadrangle

National City, CA

Geographic Coverage Information

County/Parish: San Diego (CA)

ZipCode(s):

Bonita CA: 91902

Spring Valley CA: 91977

San Diego CA: 92114, 92139

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCA	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR09	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR09	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR09	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCA	2	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR09	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		2	0	

Database Summary

STATE (CA) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
DTSC DEED RESTRICTIONS	DTSCDR	0	0	TP/AP
ABOVE GROUND STORAGE TANKS	ABST	0	0	0.2500
ABOVEGROUND STORAGE TANKS PRIOR TO JANUARY 2008	AST2007	0	0	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	HISTUST	5	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	SWEEPS	8	0	0.2500
UNDERGROUND STORAGE TANKS	USTCUPA	1	0	0.2500
BROWNFIELD SITES	BF	0	0	0.5000
CALSITES DATABASE	CALSITES	0	0	0.5000
GEOTRACKER CLEANUP SITES	CLEANUPSITES	13	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	11	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	SWIS	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	VCP	0	0	0.5000
ENVIROSTOR CLEANUP SITES	ENVIROSTOR	0	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	ENVIROSTORPCA	0	0	1.0000
SUB-TOTAL		38	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	CHMIRS	1	0	TP/AP
CLANDESTINE DRUG LABS	CDL	0	0	TP/AP
EMISSIONS INVENTORY DATA	EMI	0	0	TP/AP
HAZARDOUS WASTE TANNER SUMMARY	HWTS	2	0	TP/AP
LAND DISPOSAL SITES	LDS	0	0	TP/AP
MILITARY CLEANUP SITES	MCS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	0	0	TP/AP
RECORDED ENVIRONMENTAL CLEANUP LIENS	LIENS	0	0	TP/AP
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	MWMP	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	DTSCHWT	0	0	0.2500
DRY CLEANER FACILITIES	CLEANER	0	0	0.2500
MINES LISTING	MINES	0	0	0.2500

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	SLIC	0	0	0.2500
CORTESE LIST	CORTESE	0	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	ERAP	0	0	0.5000
HISTORICAL CORTESE LIST	HISTCORTESE	6	0	0.5000
LISTING OF CERTIFIED DROPOFF, COLLECTION, AND COMMUNITY SERVICE PROGRAMS	DROP	0	0	0.5000
LISTING OF CERTIFIED PROCESSORS	PROC	0	0	0.5000
NO FURTHER ACTION DETERMINATION	NFA	0	0	0.5000
RECYCLING CENTERS	SWRCY	0	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	REF	0	0	0.5000
SITES NEEDING FURTHER EVALUATION	NFE	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	WMUDS	0	0	0.5000
TOXIC PITS CLEANUP ACT SITES	TOXPITS	0	0	1.0000
SUB-TOTAL		9	0	

Database Summary

LOCAL LISTING

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
SAN DIEGO COUNTY ENVIRONMENTAL ASSESSMENT CASE LISTING	SDEACL	1	0	TP/AP
SAN DIEGO COUNTY HAZARDOUS MATERIALS MANAGEMENT DIVISION DATABASE	HMMDD	3	0	TP/AP
SAN DIEGO COUNTY SOLID WASTE FACILITIES	SDSWF	0	0	0.5000
SUB-TOTAL		4	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.2500
ILLEGAL DUMP SITES ON THE TORRES MARTINEZ RESERVATION	TORRESDUMPSITES	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		53	0	

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
ERNSCA	0.0200	0	NS	NS	NS	NS	NS	0
FRSCA	0.0200	2	NS	NS	NS	NS	NS	2
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR09	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR09	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		2	0	0	0	0	0	2

Database Radius Summary

STATE (CA) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CDL	0.0200	0	NS	NS	NS	NS	NS	0
CHMIRS	0.0200	1	NS	NS	NS	NS	NS	1
DTSCDR	0.0200	0	NS	NS	NS	NS	NS	0
EMI	0.0200	0	NS	NS	NS	NS	NS	0
HWTS	0.0200	2	NS	NS	NS	NS	NS	2
LDS	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MCS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
ABST	0.2500	0	0	0	NS	NS	NS	0
AST2007	0.2500	0	0	0	NS	NS	NS	0
CLEANER	0.2500	0	0	0	NS	NS	NS	0
DTSCHWT	0.2500	0	0	0	NS	NS	NS	0
HISTUST	0.2500	3	1	1	NS	NS	NS	5
MINES	0.2500	0	0	0	NS	NS	NS	0
MWMP	0.2500	0	0	0	NS	NS	NS	0
SLIC	0.2500	0	0	0	NS	NS	NS	0
SWEEPS	0.2500	1	4	3	NS	NS	NS	8
USTCUPA	0.2500	0	0	1	NS	NS	NS	1
BF	0.5000	0	0	0	0	NS	NS	0
CALSITES	0.5000	0	0	0	0	NS	NS	0
CLEANUPSITES	0.5000	2	3	4	4	NS	NS	13
CORTESE	0.5000	0	0	0	0	NS	NS	0
DROP	0.5000	0	0	0	0	NS	NS	0
ERAP	0.5000	0	0	0	0	NS	NS	0
HISTCORTESE	0.5000	1	2	2	1	NS	NS	6
LUST	0.5000	2	3	3	3	NS	NS	11
NFA	0.5000	0	0	0	0	NS	NS	0
NFE	0.5000	0	0	0	0	NS	NS	0
PROC	0.5000	0	0	0	0	NS	NS	0
REF	0.5000	0	0	0	0	NS	NS	0
SWIS	0.5000	0	0	0	0	NS	NS	0
SWRCY	0.5000	0	0	0	0	NS	NS	0
VCP	0.5000	0	0	0	0	NS	NS	0
WMUDS	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ENVIROSTOR	1.0000	0	0	0	0	0	NS	0
ENVIROSTORPCA	1.0000	0	0	0	0	0	NS	0
TOXPITS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		12	13	14	8	0	0	47

Database Radius Summary

LOCAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
HMMDD	0.0200	3	NS	NS	NS	NS	NS	3
SDEACL	0.0200	1	NS	NS	NS	NS	NS	1
SDSWF	0.5000	0	0	0	0	NS	NS	0
SUB-TOTAL		4	0	0	0	0	0	4

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR09	0.2500	0	0	0	NS	NS	NS	0
LUSTR09	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
TORRESDUMPSITES	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

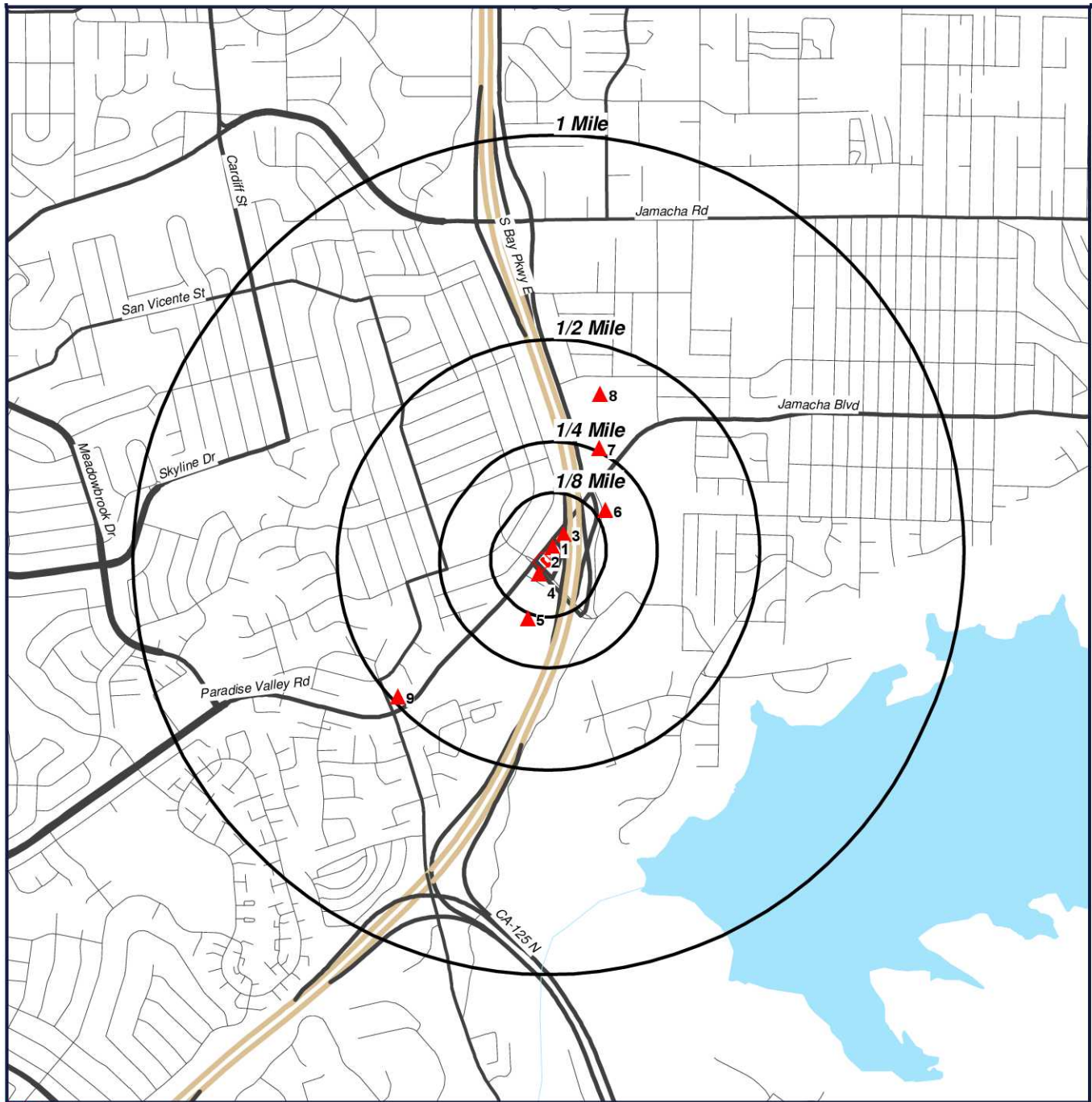
TOTAL		18	13	14	8	0	0	53
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NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



- Target Property (TP)
- CLEANUPSITES
- HISTUST

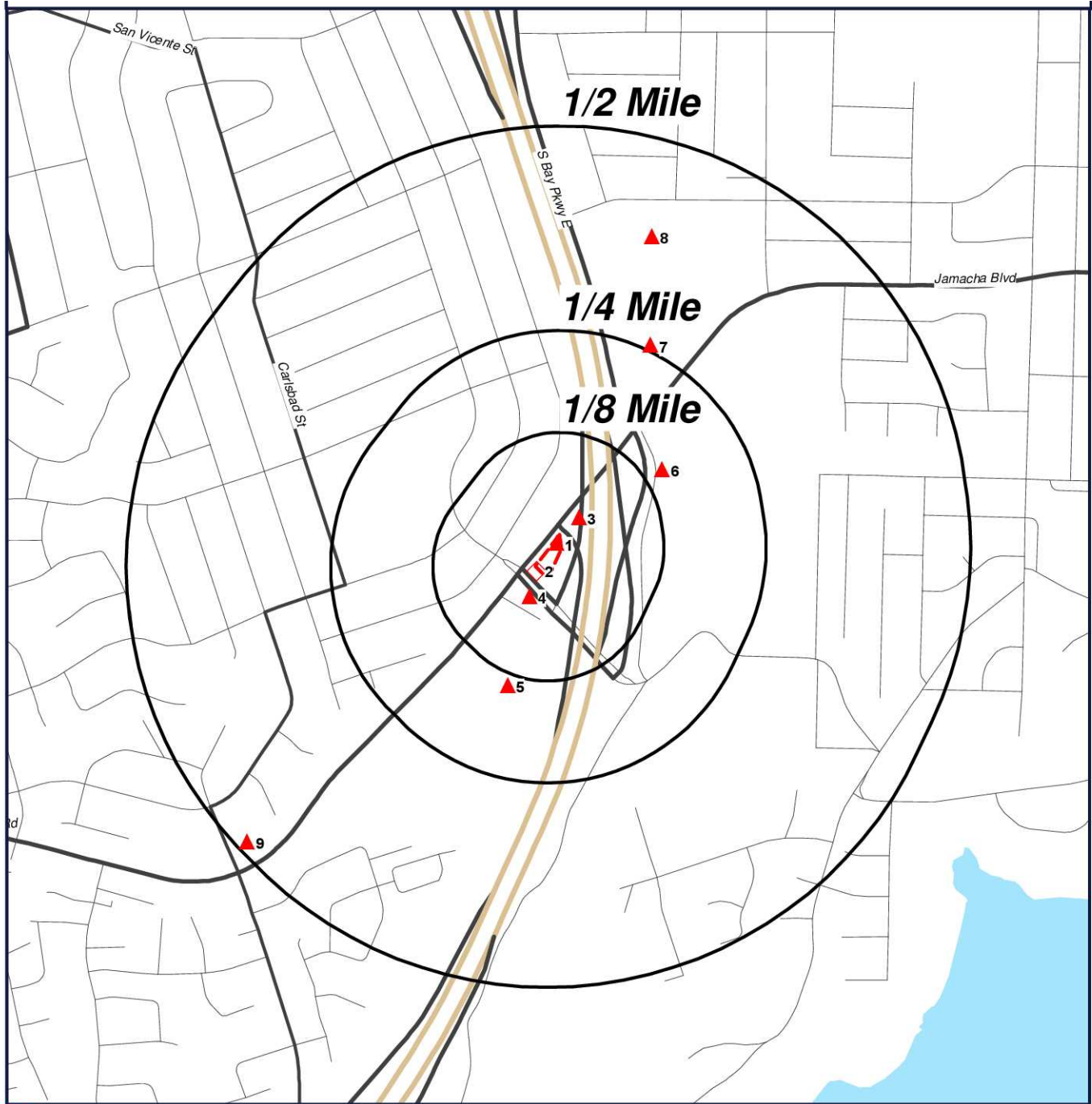
**Spring Valley Gas Station
Project
Paradise Valley Rd & Elkelton
Pl
La Presa, California
91977**



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Radius Map 2



- Target Property (TP)
- CLEANUPSITES
- HISTUST

**Spring Valley Gas Station
Project**
**Paradise Valley Rd & Elkelton
Pl**
**La Presa, California
91977**



0' 500' 1000' 1500'
SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Ortho Map



- Target Property (TP)
- CLEANUP SITES
- HISTUST

Quadrangle(s): National City
Spring Valley Gas Station
Project
Paradise Valley Rd & Elkelton
PJ
La Presa, California
91977

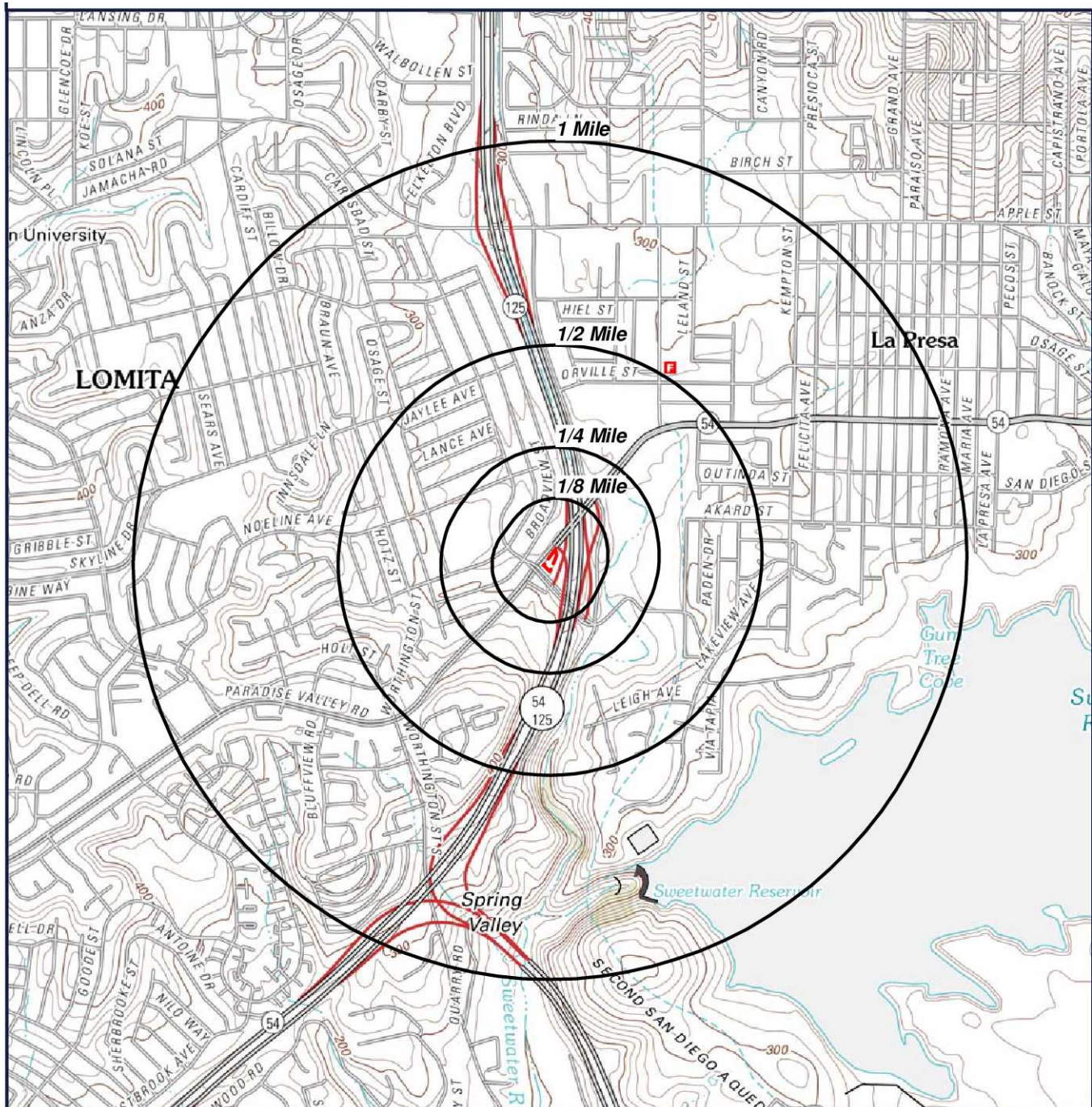


0' 500' 1000' 1500'

SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): National City
Source: USGS, 03/27/2012
Spring Valley Gas Station
Project
Paradise Valley Rd & Elkerton
Pl
La Presa, California
91977



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	CHMIRS	009774	Equal (284 ft.)	TP		8565 PARADISE VALLEY RD, SPRING VALLEY, CA	24
1	CLEANUPSITES	T0607301871	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	25
1	CLEANUPSITES	T0608149331	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	28
1	FRSCA	110043350030	Equal (284 ft.)	TP	12492 SAN DIEGO COUNTY SITE ASSESSMENT AND MITIGATION	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	30
1	FRSCA	110065603412	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	31
1	HISTCORTESE	9UT3105COR	Equal (284 ft.)	TP	JR MINI MART/DIANNES MINI	8565 PARADISE VALLEY, SPRING VALLEY, CA 92077	32
1	HISTUST	0002ACAA	Equal (284 ft.)	TP	BLACK GOLD	8565 PARADISE VALLEY, SPRING VALLEY, CA 92077	33
1	HISTUST	0002B5E9	Equal (284 ft.)	0.001 mi. E (5 ft.)	KELLY AND ASSOC INC	8577 PARADISE VALLEY RD, SPRING VALLEY, CA 92077	36
1	HMMDD	104855	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	38
1	HMMDD	119505	Equal (284 ft.)	0.001 mi. E (5 ft.)	KELLEY & ASSOC INC	8577 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	39
1	HWTS	CAC001169240	Equal (284 ft.)	TP	DEPARTMENT OF TRANSPORTATION	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	40
1	HWTS	CAL000129885	Equal (284 ft.)	TP	JR MINI MART & GAS	8565 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977	41
1	LUST	T0607301871L UST	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	43
1	LUST	T0608149331L UST	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	45
1	SDEACL	H04855	Equal (284 ft.)	TP	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	47
1	SWEEPS	A37-000-4855	Equal (284 ft.)	TP	DIANNES MINI MART	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	48
2	HISTUST	0002AFCA	Equal (284 ft.)	0.003 mi. SW (16 ft.)	COASTAL CARRIERS INC	8575 PARADISE VALLEY ROAD, SPRING VALLEY, CA 92077	49
2	HMMDD	133065	Equal (284 ft.)	0.003 mi. SW (16 ft.)	J F SHEA CO INC	8575 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	50
3	CLEANUPSITES	T0607301005	Equal (284 ft.)	0.031 mi. ENE (164 ft.)	CALTRANS PUBLIC LAND	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	51
3	HISTCORTESE	9UT2240COR	Equal (284 ft.)	0.029 mi. ENE (153 ft.)	PAT'S RENTALS INC.	8591 PARADISE VALLEY, SPRING VALLEY, CA 91977	52
3	LUST	T0607301005L UST	Equal (284 ft.)	0.031 mi. ENE (164 ft.)	CALTRANS PUBLIC LAND	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	53
3	SWEEPS	A37-000-3143	Equal (284 ft.)	0.029 mi. ENE (153 ft.)	PATS RENTALS INC	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	54

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
3	SWEEPS	I37-000-3143	Equal (284 ft.)	0.029 mi. ENE (153 ft.)	PATS RENTALS INC	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	55
4	CLEANUPSITE S	T0607302758	Equal (284 ft.)	0.032 mi. SW (169 ft.)	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	56
4	CLEANUPSITE S	T0608117133	Equal (284 ft.)	0.032 mi. SW (169 ft.)	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	57
4	HISTCORTESE	9UT456COR	Equal (284 ft.)	0.032 mi. SW (169 ft.)	PERRY ELECTRIC	325 ELKELTON, SPRING VALLEY, CA 92077	59
4	HISTUST	0002F595	Equal (284 ft.)	0.032 mi. SW (169 ft.)	WILLIAM E FRANKLIN	325 ELKELTON PLACE, SPRING VALLEY, CA 92077	60
4	LUST	T0607302758L UST	Equal (284 ft.)	0.032 mi. SW (169 ft.)	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	62
4	LUST	T0608117133L UST	Equal (284 ft.)	0.032 mi. SW (169 ft.)	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	63
4	SWEEPS	A37-000-4204	Equal (284 ft.)	0.032 mi. SW (169 ft.)	TRUST TRUCKING INC	325 ELKELTON PL, SPRING VALLEY, CA 91977	65
4	SWEEPS	I37-000-4204	Equal (284 ft.)	0.032 mi. SW (169 ft.)	TRUST TRUCKING INC	325 ELKELTON PL, SPRING VALLEY, CA 91977	66
5	CLEANUPSITE S	T0607300183	Higher (330 ft.)	0.142 mi. SSW (750 ft.)	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	67
5	HISTCORTESE	9UT1278COR	Higher (330 ft.)	0.142 mi. SSW (750 ft.)	ERRECA'S EQUIPMENT	8555 PARADISE VALLEY, SPRING VALLEY, CA 92077	69
5	HISTUST	0002B1F3	Higher (330 ft.)	0.142 mi. SSW (750 ft.)	ERRECA'S INC	8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 92077	70
5	LUST	T0607300183L UST	Higher (330 ft.)	0.142 mi. SSW (750 ft.)	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	76
5	SWEEPS	A37-000-3515	Higher (330 ft.)	0.142 mi. SSW (750 ft.)	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	77
5	SWEEPS	I37-000-3515	Higher (330 ft.)	0.142 mi. SSW (750 ft.)	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	78
6	CLEANUPSITE S	T0607303016	Lower (269 ft.)	0.148 mi. ENE (781 ft.)	CALTRANS T0168	NONE HY 54, CHULA VISTA, CA 91910	79
7	CLEANUPSITE S	T0607300597	Lower (257 ft.)	0.255 mi. NNE (1346 ft.)	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	80
7	CLEANUPSITE S	T0607301816	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	81
7	CLEANUPSITE S	T0607302932	Lower (257 ft.)	0.255 mi. NNE (1346 ft.)	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	85
7	CLEANUPSITE S	T0608162410	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	87

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
7	HISTCORTESE	9UT3053COR	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	CIRCLE K STORE #7953	481 SWEETWATER, SPRING VALLEY, CA 92077	88
7	LUST	T0607300597L UST	Lower (257 ft.)	0.255 mi. NNE (1346 ft.)	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	89
7	LUST	T0607301816L UST	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	90
7	LUST	T0607302932L UST	Lower (257 ft.)	0.255 mi. NNE (1346 ft.)	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	92
7	LUST	T0608162410L UST	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	93
7	SWEEPS	A37-000-24745	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	95
7	USTCUPA	254687530	Lower (257 ft.)	0.234 mi. NNE (1236 ft.)	UNITED #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	96
8	CLEANUPSITES	T10000010049	Lower (266 ft.)	0.38 mi. NNE (2006 ft.)	SPRING VALLEY CLEANERS	627 SWEETWATER ROAD, SPRING VALLEY, CA 91977	97
9	CLEANUPSITES	T0607301375	Higher (425 ft.)	0.489 mi. SW (2582 ft.)	7-ELEVEN FOOD STORE #16498	103 WORTHINGTON ST, SPRING VALLEY, CA 91977	99
9	HISTCORTESE	9UT2622COR	Higher (425 ft.)	0.489 mi. SW (2582 ft.)	7-ELEVEN STORE	103 WORTHINGTON, SPRING VALLEY, CA 92077	102
9	LUST	T0607301375L UST	Higher (425 ft.)	0.489 mi. SW (2582 ft.)	7-ELEVEN FOOD STORE #16498	103 WORTHINGTON ST, SPRING VALLEY, CA 91977	103

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 284 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	CHMIRS	284 ft.		8565 PARADISE VALLEY RD, SPRING VALLEY, CA	24
1	CLEANUPSITES	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	25
1	CLEANUPSITES	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	28
1	FRSCA	284 ft.	12492 SAN DIEGO COUNTY SITE ASSESSMENT AND MITIGATION	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	30
1	FRSCA	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	31
1	HISTCORTESE	284 ft.	JR MINI MART/DIANNES MINI	8565 PARADISE VALLEY, SPRING VALLEY, CA 92077	32
1	HISTUST	284 ft.	BLACK GOLD	8565 PARADISE VALLEY, SPRING VALLEY, CA 92077	33
1	HISTUST	284 ft.	KELLY AND ASSOC INC	8577 PARADISE VALLEY RD, SPRING VALLEY, CA 92077	36
1	HMMDD	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	38
1	HMMDD	284 ft.	KELLEY & ASSOC INC	8577 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	39
1	HWTS	284 ft.	DEPARTMENT OF TRANSPORTATION	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	40
1	HWTS	284 ft.	JR MINI MART & GAS	8565 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977	41
1	LUST	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	43
1	LUST	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	45
1	SDEACL	284 ft.	J.R. MINI MART & GAS	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	47
1	SWEEPS	284 ft.	DIANNES MINI MART	8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	48
2	HISTUST	284 ft.	COASTAL CARRIERS INC	8575 PARADISE VALLEY ROAD, SPRING VALLEY, CA 92077	49
2	HMMDD	284 ft.	J F SHEA CO INC	8575 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	50
3	CLEANUPSITES	284 ft.	CALTRANS PUBLIC LAND	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	51
3	HISTCORTESE	284 ft.	PAT'S RENTALS INC.	8591 PARADISE VALLEY, SPRING VALLEY, CA 91977	52
3	LUST	284 ft.	CALTRANS PUBLIC LAND	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	53
3	SWEEPS	284 ft.	PATS RENTALS INC	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	54

Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
3	SWEEPS	284 ft.	PATS RENTALS INC	8591 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	55
4	CLEANUPSITES	284 ft.	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	56
4	CLEANUPSITES	284 ft.	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	57
4	HISTCORTESE	284 ft.	PERRY ELECTRIC	325 ELKELTON, SPRING VALLEY, CA 92077	59
4	HISTUST	284 ft.	WILLIAM E FRANKLIN	325 ELKELTON PLACE, SPRING VALLEY, CA 92077	60
4	LUST	284 ft.	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	62
4	LUST	284 ft.	AMERICAN RECYCLING	325 ELKELTON PL, SPRING VALLEY, CA 91977	63
4	SWEEPS	284 ft.	TRUST TRUCKING INC	325 ELKELTON PL, SPRING VALLEY, CA 91977	65
4	SWEEPS	284 ft.	TRUST TRUCKING INC	325 ELKELTON PL, SPRING VALLEY, CA 91977	66
5	CLEANUPSITES	330 ft.	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	67
5	HISTCORTESE	330 ft.	ERRECA'S EQUIPMENT	8555 PARADISE VALLEY, SPRING VALLEY, CA 92077	69
5	HISTUST	330 ft.	ERRECA'S INC	8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 92077	70
5	LUST	330 ft.	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	76
5	SWEEPS	330 ft.	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	77
5	SWEEPS	330 ft.	ERRECA'S INC	8555 PARADISE VALLEY RD, SPRING VALLEY, CA 91977	78
9	CLEANUPSITES	425 ft.	7-ELEVEN FOOD STORE #16498	103 WORTHINGTON ST, SPRING VALLEY, CA 91977	99
9	HISTCORTESE	425 ft.	7-ELEVEN STORE	103 WORTHINGTON, SPRING VALLEY, CA 92077	102
9	LUST	425 ft.	7-ELEVEN FOOD STORE #16498	103 WORTHINGTON ST, SPRING VALLEY, CA 91977	103

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
6	CLEANUPSITES	269 ft.	CALTRANS T0168	NONE HY 54, CHULA VISTA, CA 91910	79
7	CLEANUPSITES	257 ft.	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	80
7	CLEANUPSITES	257 ft.	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	81
7	CLEANUPSITES	257 ft.	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	85
7	CLEANUPSITES	257 ft.	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	87
7	HISTCORTESE	257 ft.	CIRCLE K STORE #7953	481 SWEETWATER, SPRING VALLEY, CA 92077	88

Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
7	LUST	257 ft.	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	89
7	LUST	257 ft.	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	90
7	LUST	257 ft.	UNOCAL SERV STATION #4869	8626 JAMACHA BL, SPRING VALLEY, CA 91977	92
7	LUST	257 ft.	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	93
7	SWEEPS	257 ft.	CIRCLE K STORE #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	95
7	USTCUPA	257 ft.	UNITED #7953	481 SWEETWATER RD, SPRING VALLEY, CA 91977	96
8	CLEANUPSITES	266 ft.	SPRING VALLEY CLEANERS	627 SWEETWATER ROAD, SPRING VALLEY, CA 91977	97

California Hazardous Material Incident Report System (CHMIRS)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

INCIDENT INFORMATION

CONTROL #: 009774

NOTIFIED: 08/28/95

AGENCY: CHP-BORDER DIVISION

ADMINISTRATION: NOT REPORTED

INCIDENT LOCATION: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA

INCIDENT COUNTY: SAN DIEGO

SUBSTANCE INFORMATION

SUBSTANCE: GASOLINE

QUANTITY: NOT REPORTED

TYPE: ONS

INCIDENT DESCRIPTION

FIRE DEPT CALLED CHP AND ADVISED THEM THEY WERE ON SCENE OF A GAS SPILL, UNK SOURCE.

CONTAINED: YES

WATER INVOLVED / WATERWAY: NOT REPORTED / SEWER LINE

DATE AND TIME: 1226 28AUG

SITE: OTHER

INJURIES: NO

FATALITIES: NO

EVACUATIONS: NO

CLEANUP BY: UNKNOWN

[Back to Report Summary](#)

GeoTracker Cleanup Sites (CLEANUPSITES)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0607301871

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J.R. MINI MART & GAS

ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91777-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT3105

STATUS: COMPLETED - CASE CLOSED 01/21/2011

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

ON AUGUST 28, 1995 ON THIS SITE THE DEPARTMENT OF ENVIRONMENTAL HEALTH, SITE ASSESSMENT AND MITIGATION (SAM) RESPONDED TO A CITIZEN'S COMPLAINT. UPON INVESTIGATION IT WAS DETERMINED THAT AN UNAUTHORIZED RELEASE HAD OCCURRED WHICH CREATED A THREAT TO PUBLIC SAFETY IN THE IMMEDIATE AREA. SAM CONTRACTED WITH A COMPANY TO INSTALL FOUR (4) MONITORING WELLS AND COLLECT SOIL SAMPLES FOR AN INITIAL DETERMINATION OF THE POTENTIAL PUBLIC HEALTH THREAT. IT WAS DETERMINED THAT THE RELEASE OF FUEL IMPACTED A PORTION OF THE CITY SEWER LINE IN THE FORMER STREET LOCATION OF ELKELTON BLVD AND PARADISE VALLEY. THE CITY SEWER LINE WAS THEN REPAIRED SO THAT NO ADDITIONAL CONTAMINANTS COULD ENTER THE SEWER LINE FROM THE SOIL OR TRENCH EXCAVATION. THREE (3) 10,000 GALLON UNDERGROUND STORAGE TANKS AND ONE 250 GALLON WASTE OIL TANK WERE REMOVED ON 2/16/1996. DURING THE TANK REMOVAL SOME FREE PRODUCT WAS OBSERVED IN THE EXCAVATION. APPROXIMATELY 800 TONS OF TPH IMPACTED SOIL WAS REPORTEDLY REMOVED DURING THE UST REMOVAL. DURING THE EXCAVATION IT WAS NOTED THAT AN ABANDONED SEPTIC SYSTEM EXISTED ON THIS SITE. THE ABANDONED SEPTIC SYSTEM ON THIS SITE PROVIDED A CONDUIT FOR CONTAMINANTS TO ACCESS UTILITY TRENCHES AND A NEARBY SEWER MAIN. NEW UNDERGROUND STORAGE TANKS WERE INSTALLED ON THIS SITE WHILE OPERATIONS CONTINUED UNTIL 1998. ON 1/29/1998 TWO (2) UST'S WERE REMOVED; A 12,000 GALLON TANK AND AN 8,000 GALLON TANK; AND ADDITIONAL SITE INVESTIGATION CONTINUED. THE SITE IS CURRENTLY THE PROPERTY OF CALTRANS AND IS NOW A THOROUGHFARE FOR HIGHWAY 56. IN 1998 ADDITIONAL REMEDIAL EXCAVATION OCCURRED ON THIS SITE, APPROXIMATELY 2,825 TONS OF TPH-IMPACTED SOIL WAS TRANSPORTED OFF-SITE. AN APPROXIMATE TOTAL OF 3,625 TONS OF IMPACTED SOIL HAVE BEEN REMOVED FROM THIS SITE. ALL UST'S HAVE BEEN REMOVED AND NO ADDITIONAL REMEDIATION ACTIVITIES HAVE TAKEN PLACE ON THIS SITE. THE CONSULTANT STATES THAT BASED ON SOIL SAMPLES 7.25 CUBIC YARDS OF CONTAMINATED SOIL REMAIN ON THIS SITE WITH AN AVERAGE TPHG CONCENTRATION OF 94.6 MG/KG. A TOTAL OF EIGHT (8) MONITORING WELLS HAVE BEEN INSTALLED ON THIS SITE. THE GROUNDWATER MEASURED ONSITE WAS OBTAINED FROM MONITORING WELLS PLACED WITHIN THE AQUEDUCT BACKFILL. THE MONITORING WELLS UTILIZED FOR ANALYSIS ARE LIMITED TO BE WITHIN THE EXCAVATION TRENCH DEPTH OF THE SDCWA AQUEDUCT WHICH IS APPROXIMATELY 22 FEET BGS. THE TWO MONITORING WELLS CAPTURE

GeoTracker Cleanup Sites (CLEANUPSITES)

ONLY TRENCH SEEPAGE WATER FLOWING DOWN PARADISE VALLEY ROAD, WITHIN THE SDCWA CONSTRUCTION TRENCH AND DO NOT INTERCEPT GROUNDWATER OR PERCHED WATER ASSOCIATED WITH THE REGIONAL HYDROLOGIC BASINS. DUE TO THE LOCATION OF THE MONITORING WELLS WITHIN THE AQUEDUCT BACKFILL, GROUNDWATER OBSERVED IS NOT AN ACCURATE REPRESENTATION OF THE REGIONAL GROUNDWATER FOR THIS REGION. THE AQUEDUCT BACKFILL PROVIDES A CONDUIT FOR SURFACE WATER TO TRAVEL THROUGH THE TRENCH ALONG THE AQUEDUCT CREATING A BATH TUB EFFECT CONTAINING WATER WITHIN THE TRENCH. THERE IS NO EVIDENCE THAT ANY CONTAMINANTS FROM THIS SITE IMPACTED THE SDCWA AQUEDUCT, AS THE CONTAMINANTS HAVE ONLY BEEN IDENTIFIED IN THE AQUEDUCT TRENCH BACKFILL. THE CONSULTANT ESTIMATES REGIONAL GROUND WATER TO BE 35 TO 42 FEET BGS ON THIS SITE. THE CONSULTANT STATES THAT ANY REMAINING CONTAMINANTS OF CONCERN IN THE AQUEDUCT TRENCH WATER SEEPAGE WILL ATTENUATE PRIOR TO REACHING THE WATER TABLE, AND THUS, MCLS WILL BE ACHIEVED PRIOR TO REACHING ANY REGIONAL GROUNDWATER. THE CONSULTANT PERFORMED A VAPOR HEALTH RISK ASSESSMENT FOR THIS SITE AND STATES THAT THERE IS NO ADDITIONAL RISK TO HUMAN HEALTH.

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
ENFORCEMENT	02/24/2011	CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)
ENFORCEMENT	01/21/2011	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	01/14/2011	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	12/21/2010	CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
ENFORCEMENT	12/16/2010	LOP CASE CLOSURE SUMMARY TO RB
ENFORCEMENT	09/20/2010	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	05/13/2010	OTHER REPORT / DOCUMENT
RESPONSE	04/30/2010	OTHER REPORT / DOCUMENT
ENFORCEMENT	03/25/2010	LETTER - NOTICE
ENFORCEMENT	03/22/2010	CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)
ENFORCEMENT	02/08/2010	FILE REVIEW
RESPONSE	01/12/2010	CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
ENFORCEMENT	07/16/2009	LETTER - NOTICE
ENFORCEMENT	08/30/1995	NOTICE OF RESPONSIBILITY
OTHER	08/29/1995	LEAK BEGAN
OTHER	08/29/1995	LEAK DISCOVERY
OTHER	08/28/1995	LEAK REPORTED

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	01/21/2011
COMPLETED - CASE CLOSED	06/10/2004
OPEN - VERIFICATION MONITORING	06/10/2004
OPEN - CASE BEGIN DATE	08/28/1995

CONTACT DETAILS

ORGANIZATION: SAN DIEGO COUNTY LOP
ADDRESS: P.O. BOX 129261
CITY: SAN DIEGO
CONTACT NAME: COLLEEN HINES

GeoTracker Cleanup Sites (CLEANUPSITES)

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **8585056874**

EMAIL: **COLLEEN.HINES@SDCOUNTY.CA.GOV**

[Back to Report Summary](#)

GeoTracker Cleanup Sites (CLEANUPSITES)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0608149331

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J.R. MINI MART & GAS

ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 08/28/1995

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

UNDER INVESTIGATION

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
OTHER	08/28/1995	LEAK STOPPED
OTHER	08/27/1995	LEAK BEGAN
OTHER	08/27/1995	LEAK DISCOVERY
OTHER	08/27/1995	LEAK REPORTED

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	08/28/1995
OPEN - CASE BEGIN DATE	08/27/1995

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)

ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100

CITY: SAN DIEGO

CONTACT NAME: UNASSIGNED

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 619-516-1990

EMAIL: NOT REPORTED

GeoTracker Cleanup Sites (CLEANUPSITES)

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Facility Registry System (FRSCA)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

REGISTRY ID: 110043350030

NAME: 12492 SAN DIEGO COUNTY SITE ASSESSMENT AND MITIGATION

LOCATION ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

12492 SAN DIEGO COUNTY SITE ASSESSMENT AND MITIGATION

PROGRAM/S LISTED FOR THIS FACILITY

LUST-ARRA - LUST-ARRA

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

Facility Registry System (FRSCA)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

REGISTRY ID: 110065603412

NAME: J.R. MINI MART & GAS

LOCATION ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

J.R. MINI MART & GAS

PROGRAM/S LISTED FOR THIS FACILITY

CA-ENVIROVIEW - CA-ENVIROVIEW

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

Historical Cortese List (HISTCORTESE)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GEOSEARCH ID: 9UT3105COR

ID#: 9UT3105

NAME: JR MINI MART/DIANNES MINI

ADDRESS: 8565 PARADISE VALLEY
SPRING VALLEY, CA 92077

[Back to Report Summary](#)

Historical Underground Storage Tanks (HISTUST)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

BLACK GOLD, 8565 PARADISE VALLEY, , NO 92077
UNIQUE ID: 0002ACAA

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STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1 2 3 4 5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

BLACK GOLD OIL COMPANY
1194 E. HOLT BLVD.

ONTARIO

CA 91761

II FACILITY

BLACK GOLD
8565 PARADISE VALLEY
SPRING VALLEY

CA 92077

MAILING ADDRESS
TOWNSHIP/RANGE/SECTION
8565 PARADISE VALLEY
SPRING VALLEY

CA 92077

DEALER/FOREMAN/SUPERVISOR
TELEPHONE

KHHLAF

(619) 267-7644

TYPE OF BUSINESS
NO. OF CONTAINERS

GASOLINE STATION

5

CROSS STREET :
ELI TON

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: KINION, HOWARD

(714) 983-7763

NIGHT: KEENER, BILL

(714) 591-7292

***** OWNER ASSIGNED CONTAINER NUMBER: 143-1

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000036104001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK

B. MANUFACTURER/YR OF MFG:

C. YEAR INSTALLED : UNK

D. CAPACITY (GALLONS) : 10,000

E. REPAIRS : UNKN IF YES WHEN :

F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:

G. STORES : PRODUCT

H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:

D. MATERIAL : UNKNOWN

E. LINING : UNKNOWN

F. WRAPPING : UNKNOWN

B. VAULTING: NON-VAULTED

C. WALLING: UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING :

C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REP. IR:

B. UNDERGROUND PIPING : PRESSURE

VII LEAK DETECTION
STOCK INVENTORY

12032 COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
REGULAR MOTOR VEHICLE FUEL

*** H03 ***

HISTUST (HISTUST)

BLACK GOLD, 8565 PARADISE VALLEY, , NO 92077

UNIQUE ID: 0002ACAA

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STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: 143-2

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000036104002 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 10,000
E. REPAIRS : UNKN IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION STOCK INVENTORY

0

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12031 UNLEADED MOTOR VEHICLE FUEL

***** OWNER ASSIGNED CONTAINER NUMBER: 143-3

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000036104003 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 10,000
E. REPAIRS : UNKN IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: PREMIUM

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION STOCK INVENTORY

0

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12033 PREMIUM MOTOR VEHICLE FUEL

*** 103 ***

HISTUST (HISTUST)

BLACK GOLD, 8565 PARADISE VALLEY,, NO 92077

UNIQUE ID: 0002ACAA

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PAGE 505	STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY CONTAINER TYPES: 1,2,3,4,5 (1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)	06/01/88
***** OWNER ASSIGNED CONTAINER NUMBER: 37 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000036104004 *****		
IV DESCRIPTION		
A. CONTAINER TYPE : SUMP	E. REPAIRS : UNKN IF YES WHEN :	
B. MANUFACTURER/YR OF MFG: /	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:	
C. YEAR INSTALLED : UNK	G. STORES : WASTE	
D. CAPACITY (GALLONS) :	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: WASTE OIL	
IS CONTAINER LOCATED ON A FARM : NO		
V CONTAINER CONSTRUCTION		
A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN		
E. LINING : UNKNOWN		
F. WRAPPING : UNKNOWN		
VI PIPING		
A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE	
C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:		
VII LEAK DETECTION		
NONE		
COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER		
12035 WASTE OIL		
***** OWNER ASSIGNED CONTAINER NUMBER: 38 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000036104005 *****		
IV DESCRIPTION		
A. CONTAINER TYPE : SUMP	E. REPAIRS : UNKN IF YES WHEN :	
B. MANUFACTURER/YR OF MFG: /	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:	
C. YEAR INSTALLED : UNK	G. STORES : WASTE	
D. CAPACITY (GALLONS) :	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: WASTE OIL	
IS CONTAINER LOCATED ON A FARM : NO		
V CONTAINER CONSTRUCTION		
A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: WRAPPED
D. MATERIAL : UNKNOWN		
E. LINING : UNKNOWN		
F. WRAPPING : UNKNOWN		
VI PIPING		
A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : GRAVITY	
C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:		
VII LEAK DETECTION		
NONE		
COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER		
12035 WASTE OIL		

*** J03 ***

[Back to Report Summary](#)

Historical Underground Storage Tanks (HISTUST)

MAP ID# 1

Distance from Property: 0.001 mi. (5 ft.) E

Elevation: 284 ft. (Equal to TP)

KELLY AND ASSOC INC, 8577 PARADISE VALLEY RD., NO 92077

UNIQUE ID: 0002B5E9

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HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

KELLY & ASSOC., INC.
P.O. BOX 1212

LA MESA

CA 92041

II FACILITY

KELLY & ASSOC., INC.
8577 PARADISE VALLEY RD.
SPRING VALLEY CA 92077

MAILING ADDRESS
TOWNSHIP/RANGE/SECTION

P.O. BOX 1212
LA MESA

CA 92041

DEALER/FOREMAN/SUPERVISOR
TELEPHONE

JO KELLY

(619) 475-7772

TYPE OF BUSINESS
NO. OF CONTAINERS

TRUCKING CO.

2

CROSS STREET :
SWEETWATER

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: KELLY, JOE

(619) 475-7772

NIGHT: KELLY, JOE

(619) 697-7585

***** OWNER ASSIGNED CONTAINER NUMBER: 2

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000068299001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: UNKNOWN
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 6,000

E. REPAIRS : UNKN IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : WASTE
H. MOTOR VEHICLE FUEL/WASTE OIL : NO CONTAINS:

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: X INCHES B. VAULTING: NON-VAULTED C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING :
B. UNDERGROUND PIPING : SUCTION
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION STOCK INVENTORY

URE TEST COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

NONE

*** MO8 ***

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STATE WATER RESOURCES CONTROL BOARD

HISTUST (HISTUST)

KELLY AND ASSOC INC, 8577 PARADISE VALLEY RD., NO 92077
UNIQUE ID: 0002B5E9

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STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAUNDRY & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: 1 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000068299002 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: UNKNOWN /
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 5,000
E. REPAIRS : UNKN IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : SUCTION
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION STOCK INVENTORY

P

URE TEST COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12034 DIESEL MOTOR VEHICLE FUEL

*** NOB ***

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STATE WATER RESOURCES CONTROL BOARD

06/01/88

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San Diego County Hazardous Materials Management Division Database (HMMDD)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

RECORD ID: 104855

BUSINESS NAME: J.R. MINI MART & GAS

ADDRESS: 8565 PARADISE VALLEY RD

SPRING VALLEY, CA 91977

COUNTY: SAN DIEGO

FACILITY DETAILS

NO DETAILS REPORTED

HAZARDOUS MATERIALS INFORMATION

NO DETAILS REPORTED

ADDITIONAL FACILITY INFORMATION

OWNER NAME: JALAL RAZOUKI

ADDRESS: 8565 PARADISE VALLE

SPRING VALLEY, CA, 91977

PROPERTY OWNER: NOT REPORTED

ADDRESS: NOT REPORTED

NOT REPORTED,

INSPECTION DATE: 03/25/98

EPA ID #: NOT REPORTED

BUSINESS PHONE: 619-472-1201

INSPECTOR NAME: LEGACY

SITE CONTACT NAME: JALAL RAZOUKI

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San Diego County Hazardous Materials Management Division Database (HMMDD)

MAP ID# 1

Distance from Property: 0.001 mi. (5 ft.) E
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

RECORD ID: 119505

BUSINESS NAME: KELLEY & ASSOC INC

ADDRESS: 8577 PARADISE VALLEY RD
SPRING VALLEY, CA 91977

COUNTY: SAN DIEGO

FACILITY DETAILS NO DETAILS REPORTED

HAZARDOUS MATERIALS INFORMATION NO DETAILS REPORTED

ADDITIONAL FACILITY INFORMATION

OWNER NAME: NOT REPORTED

ADDRESS: NOT REPORTED
NOT REPORTED, NOT REPORTED,

PROPERTY OWNER: NOT REPORTED

ADDRESS: NOT REPORTED
NOT REPORTED,

INSPECTION DATE: 05/20/87

EPA ID #: NOT REPORTED

BUSINESS PHONE: NOT REPORTED

INSPECTOR NAME: LEGACY

SITE CONTACT NAME: JOE KELLY/PRESIDENT

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Hazardous Waste Tanner Summary (HWTS)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

SITE INFORMATION

EPA ID: **CAC001169240**
NAME: **DEPARTMENT OF TRANSPORTATION**
COUNTY: **NOT REPORTED**
ADDRESS: **8565 PARADISE VALLEY RD**
SPRING VALLEY, CA 91977

FACILITY LINK: [Department of Toxic Substances Control](#)

CONTACT INFORMATION

CONTACT: **DEPARTMENT OF TRANSPORTATION**
PHONE: **(619) 688-3681**
ADDRESS: **NOT REPORTED**
NOT REPORTED NOT REPORTED

MANIFEST SUMMARY INFORMATION

YEAR: **1998**
TSD ID: **CAT080013352**
GENERATOR COUNTY: **SAN DIEGO**
DISPOSAL COUNTY: **LOS ANGELES**
WASTE CATEGORY: **WASTE OIL AND MIXED OIL**
AMOUNT DISPOSED(TONS): **4.1700**
DISPOSAL METHOD: **RECYCLER**

[Back to Report Summary](#)

Hazardous Waste Tanner Summary (HWTS)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

SITE INFORMATION

EPA ID: **CAL000129885**
NAME: **JR MINI MART & GAS**
COUNTY: **NOT REPORTED**
ADDRESS: **8565 PARADISE VALLEY ROAD**
SPRING VALLEY, CA 91977

FACILITY LINK: [Department of Toxic Substances Control](#)

CONTACT INFORMATION

CONTACT: **JALAL RAZOUKI**
PHONE: **NOT REPORTED**
ADDRESS: **NOT REPORTED**
NOT REPORTED NOT REPORTED

MANIFEST SUMMARY INFORMATION

YEAR: **1996**
TSD ID: **CAT080013352**
GENERATOR COUNTY: **SAN DIEGO**
DISPOSAL COUNTY: **LOS ANGELES**
WASTE CATEGORY: **AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES LESS THAN 10 PERCENT**
AMOUNT DISPOSED(TONS): **10.4250**
DISPOSAL METHOD: **RECYCLER**

YEAR: **1996**
TSD ID: **CAT080013352**
GENERATOR COUNTY: **SAN DIEGO**
DISPOSAL COUNTY: **LOS ANGELES**
WASTE CATEGORY: **WASTE OIL AND MIXED OIL**
AMOUNT DISPOSED(TONS): **1.6680**
DISPOSAL METHOD: **RECYCLER**

YEAR: **1996**
TSD ID: **CAT080013352**
GENERATOR COUNTY: **SAN DIEGO**
DISPOSAL COUNTY: **LOS ANGELES**
WASTE CATEGORY: **UNSPECIFIED OIL-CONTAINING WASTE**
AMOUNT DISPOSED(TONS): **2.9190**
DISPOSAL METHOD: **RECYCLER**

YEAR: **1995**
TSD ID: **CAD028409019**
GENERATOR COUNTY: **SAN DIEGO**
DISPOSAL COUNTY: **LOS ANGELES**
WASTE CATEGORY: **AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES 10 PERCENT OR MORE**
AMOUNT DISPOSED(TONS): **0.4378**
DISPOSAL METHOD: **TREATMENT, TANK**

YEAR: **1995**
TSD ID: **CAT080013352**
GENERATOR COUNTY: **SAN DIEGO**
DISPOSAL COUNTY: **LOS ANGELES**
WASTE CATEGORY: **AQUEOUS SOLUTION WITH TOTAL ORGANIC RESIDUES LESS THAN 10 PERCENT**
AMOUNT DISPOSED(TONS): **0.4211**
DISPOSAL METHOD: **RECYCLER**

Hazardous Waste Tanner Summary (HWTS)

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Leaking Underground Storage Tanks (LUST)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0607301871

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J.R. MINI MART & GAS

ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT3105

STATUS: 01/21/2011

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

ON AUGUST 28, 1995 ON THIS SITE THE DEPARTMENT OF ENVIRONMENTAL HEALTH, SITE ASSESSMENT AND MITIGATION (SAM) RESPONDED TO A CITIZEN'S COMPLAINT. UPON INVESTIGATION IT WAS DETERMINED THAT AN UNAUTHORIZED RELEASE HAD OCCURRED WHICH CREATED A THREAT TO PUBLIC SAFETY IN THE IMMEDIATE AREA. SAM CONTRACTED WITH A COMPANY TO INSTALL FOUR (4) MONITORING WELLS AND COLLECT SOIL SAMPLES FOR AN INITIAL DETERMINATION OF THE POTENTIAL PUBLIC HEALTH THREAT. IT WAS DETERMINED THAT THE RELEASE OF FUEL IMPACTED A PORTION OF THE CITY SEWER LINE IN THE FORMER STREET LOCATION OF ELKELTON BLVD AND PARADISE VALLEY. THE CITY SEWER LINE WAS THEN REPAIRED SO THAT NO ADDITIONAL CONTAMINANTS COULD ENTER THE SEWER LINE FROM THE SOIL OR TRENCH EXCAVATION. THREE (3) 10,000 GALLON UNDERGROUND STORAGE TANKS AND ONE 250 GALLON WASTE OIL TANK WERE REMOVED ON 2/16/1996. DURING THE TANK REMOVAL SOME FREE PRODUCT WAS OBSERVED IN THE EXCAVATION. APPROXIMATELY 800 TONS OF TPH IMPACTED SOIL WAS REPORTEDLY REMOVED DURING THE UST REMOVAL. DURING THE EXCAVATION IT WAS NOTED THAT AN ABANDONED SEPTIC SYSTEM EXISTED ON THIS SITE. THE ABANDONED SEPTIC SYSTEM ON THIS SITE PROVIDED A CONDUIT FOR CONTAMINANTS TO ACCESS UTILITY TRENCHES AND A NEARBY SEWER MAIN. NEW UNDERGROUND STORAGE TANKS WERE INSTALLED ON THIS SITE WHILE OPERATIONS CONTINUED UNTIL 1998. ON 1/29/1998 TWO (2) UST'S WERE REMOVED; A 12,000 GALLON TANK AND AN 8,000 GALLON TANK; AND ADDITIONAL SITE INVESTIGATION CONTINUED. THE SITE IS CURRENTLY THE PROPERTY OF CALTRANS AND IS NOW A THOROUGHFARE FOR HIGHWAY 56. IN 1998 ADDITIONAL REMEDIAL EXCAVATION OCCURRED ON THIS SITE, APPROXIMATELY 2,825 TONS OF TPH-IMPACTED SOIL WAS TRANSPORTED OFF-SITE. AN APPROXIMATE TOTAL OF 3,625 TONS OF IMPACTED SOIL HAVE BEEN REMOVED FROM THIS SITE. ALL UST'S HAVE BEEN REMOVED AND NO ADDITIONAL REMEDIATION ACTIVITIES HAVE TAKEN PLACE ON THIS SITE. THE CONSULTANT STATES THAT BASED ON SOIL SAMPLES 7.25 CUBIC YARDS OF CONTAMINATED SOIL REMAIN ON THIS SITE WITH AN AVERAGE TPHG CONCENTRATION OF 94.6 MG/KG. A TOTAL OF EIGHT (8) MONITORING WELLS HAVE BEEN INSTALLED ON THIS SITE. THE GROUNDWATER MEASURED ONSITE WAS OBTAINED FROM MONITORING WELLS PLACED WITHIN THE AQUEDUCT BACKFILL. THE MONITORING WELLS UTILIZED FOR ANALYSIS ARE LIMITED TO BE WITHIN THE EXCAVATION TRENCH DEPTH OF THE SDCWA AQUEDUCT WHICH IS APPROXIMATELY 22 FEET BGS. THE TWO MONITORING WELLS CAPTURE

Leaking Underground Storage Tanks (LUST)

ONLY TRENCH SEEPAGE WATER FLOWING DOWN PARADISE VALLEY ROAD, WITHIN THE SDCWA CONSTRUCTION TRENCH AND DO NOT INTERCEPT GROUNDWATER OR PERCHED WATER ASSOCIATED WITH THE REGIONAL HYDROLOGIC BASINS. DUE TO THE LOCATION OF THE MONITORING WELLS WITHIN THE AQUEDUCT BACKFILL, GROUNDWATER OBSERVED IS NOT AN ACCURATE REPRESENTATION OF THE REGIONAL GROUNDWATER FOR THIS REGION. THE AQUEDUCT BACKFILL PROVIDES A CONDUIT FOR SURFACE WATER TO TRAVEL THROUGH THE TRENCH ALONG THE AQUEDUCT CREATING A BATH TUB EFFECT CONTAINING WATER WITHIN THE TRENCH. THERE IS NO EVIDENCE THAT ANY CONTAMINANTS FROM THIS SITE IMPACTED THE SDCWA AQUEDUCT, AS THE CONTAMINANTS HAVE ONLY BEEN IDENTIFIED IN THE AQUEDUCT TRENCH BACKFILL. THE CONSULTANT ESTIMATES REGIONAL GROUND WATER TO BE 35 TO 42 FEET BGS ON THIS SITE. THE CONSULTANT STATES THAT ANY REMAINING CONTAMINANTS OF CONCERN IN THE AQUEDUCT TRENCH WATER SEEPAGE WILL ATTENUATE PRIOR TO REACHING THE WATER TABLE, AND THUS, MCLS WILL BE ACHIEVED PRIOR TO REACHING ANY REGIONAL GROUNDWATER. THE CONSULTANT PERFORMED A VAPOR HEALTH RISK ASSESSMENT FOR THIS SITE AND STATES THAT THERE IS NO ADDITIONAL RISK TO HUMAN HEALTH.

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

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Leaking Underground Storage Tanks (LUST)

MAP ID# 1

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0608149331

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J.R. MINI MART & GAS

ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

NO DETAIL(S) INFORMATION REPORTED

HISTORICAL FACILITY DETAILS

SITE INFORMATION

ID#: T0608149331 REGIONAL CASE #: NOT REPORTED LOCAL CASE #: H04855-002

RESPONSIBLE PARTY:: NOT REPORTED

FACILITY OPERATOR: NOT REPORTED

CASE INFORMATION

CASE TYPE: UNDETERMINED

CASE WAS REPORTED: 1995-08-27

CASE ENTERED INTO SYSTEM: NOT REPORTED

CASE WAS REVIEWED: NOT REPORTED

CASE WAS CLOSED: 1995-08-28

ENFORCEMENT TYPE: NOT REPORTED

ENFORCEMENT BEGAN: NOT REPORTED

FUNDING TYPE: NOT REPORTED

REGIONAL BOARD RESPONSIBLE FOR CASE: SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD

PROGRAM FOR THE CASE: LOCNL - LOCAL AGENCY NON-LUST PROGRAM

INTERIM FOR THE CASE: NOT REPORTED

CURRENT STATUS: 9 - CASE CLOSED

LEAD AGENCY: LOCAL AGENCY LEAD LOCAL AGENCY: SAN DIEGO ENVIRONMENTAL HEALTH SERVICES

MTBE CLASSIFICATION: NOT REPORTED

MAXIMUM MTBE CONCENTRATION WAS FOUND: NOT REPORTED

MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: NOT REPORTED

MAXIMUM SOIL CONCENTRATION OF MTBE: NOT REPORTED

NUMBER OF MTBE ANALYTICAL RESULTS: 0 MTBE TESTED: NOT TESTED

NUMBER OF GASOLINE ANALYTICAL RESULTS: 1

CASE SUMMARY: NOT REPORTED

LEAKING TANK INFORMATION

HOW THE CASE/LEAK WAS DISCOVERED: NOT REPORTED

DATE LEAK WAS DISCOVERED: 1995-08-27

HOW THE CASE/LEAK WAS STOPPED: NOT REPORTED

LEAK WAS STOPPED: 1995-08-28

CAUSE OF LEAK: NOT REPORTED

SOURCE OF LEAK: NOT REPORTED

LEAK CONFIRMATION: NOT REPORTED

SUBSTANCE/S RELEASED: UNLEADED GASOLINE

QUANTITY OF SUBSTANCE RELEASED: NOT REPORTED

SITE ASSESSMENT AND REMEDIAL ACTION INFORMATION

PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: NOT REPORTED

PRELIMINARY SITE ASSESSEMENT UNDERWAY: NOT REPORTED

Leaking Underground Storage Tanks (LUST)

REMEDIATION ACTION UNDERWAY: **NOT REPORTED**

REMEDIAL ACTION PLAN: **NOT REPORTED**

CLEANUP FUND ID: **NOT REPORTED**

ABATEMENT METHOD: **NOT REPORTED**

POLLUTION CHARACTERIZATION: **NOT REPORTED**

VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**

PRIORITY: **NOT REPORTED**

ADDITIONAL INFORMATION

WATER SYSTEM ID #: **NOT REPORTED**

WATER WELL ID #: **NOT REPORTED**

WATER SYSTEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**

WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**

DISTANCE TO NEAREST DRINKING WATER WELL: **0**

GROUNDWATER BASIN: **909.12**

BENEFICIAL USE: **MUNICIPAL AND DOMESTIC SUPPLY, AGRICULTURAL SUPPLY, INDUSTRIAL SERVICE SUPPLY, WATER CONTACT RECREATION, NON-CONTACT WATER RECREATION, WARM FRESHWATER HABITAT, WILDLIFE HABITAT**

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San Diego County Environmental Assessment Case Listing (SDEACL)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

SITE INFORMATION

GEOSEARCH ID: H04855

CASE ID#: H04855-001

GLOBAL ID#: T0607301871

BUSINESS NAME: J.R. MINI MART & GAS

ADDRESS: 8565 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

SITE DETAILS

CASE BEGAN DATE: 8/29/1995

CASE STATUS: NOT REPORTED COMPLETED - CASE CLOSED

CASE TYPE: DRINKING WATER AQUIFER IMPACTED

FUNDING: LOP - STATE FUND

AGENCY: DEH SITE ASSESSMENT AND MITIGATION

CASE BEGAN DATE: 8/27/1995

CASE STATUS: NOT REPORTED COMPLETED - CASE CLOSED

CASE TYPE: SURFACE WATER IMPACT

FUNDING: NON BILLABLE

AGENCY: DEH SITE ASSESSMENT AND MITIGATION

[Back to Report Summary](#)

Statewide Environmental Evaluation and Planning System (SWEEPS)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY #:	4855	STATUS:	ACTIVE
BOE:	44-022118	JURISDICTION:	SAN DIEGO COUNTY
NAME:	DIANNES MINI MART	AGENCY:	SAN DIEGO COUNTY - U.S.T.
ADDRESS:	8565 PARADISE VALLEY RD SPRING VALLEY, CA 91977		

TANK INFORMATION

TANK #:	000001	CAPACITY:	10000
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	M.V. FUEL	STORAGE TYPE:	PRODUCT
CONTENT:	LEADED	CONTAINMENT:	NOT REPORTED

TANK #:	000002	CAPACITY:	10000
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	M.V. FUEL	STORAGE TYPE:	PRODUCT
CONTENT:	REG UNLEADED	CONTAINMENT:	NOT REPORTED

TANK #:	000003	CAPACITY:	10000
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	M.V. FUEL	STORAGE TYPE:	PRODUCT
CONTENT:	LEADED	CONTAINMENT:	NOT REPORTED

TANK #:	000004	CAPACITY:	550
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	PETROLEUM	STORAGE TYPE:	WASTE
CONTENT:	NOT REPORTED	CONTAINMENT:	NOT REPORTED

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Historical Underground Storage Tanks (HISTUST)

MAP ID# 2

Distance from Property: 0.003 mi. (16 ft.) SW
Elevation: 284 ft. (Equal to TP)

COASTAL CARRIERS INC, 8575 PARADISE VALLEY ROAD, , NO 92077
UNIQUE ID: 0002AFCA

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STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER
COASTAL CARRIERS, INC.
8575 PARADISE VALLEY ROAD

SPRING VALLEY

CA 92077

II FACILITY

COASTAL CARRIERS, INC.
8575 PARADISE VALLEY ROAD
SPRING VALLEY CA 92077

MAILING ADDRESS
TOWNSHIP/RANGE/SECTION
8626 VALENCIA STREET
SPRING VALLEY CA 92077

DEALER/FOREMAN/SUPERVISOR
TELEPHONE

JERRY DAVID

(619) 263-9019

TYPE OF BUSINESS
NO. OF CONTAINERS

HEAVY EQUIPMENT HAUL

1

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: DAVID, JERRY

(619) 563-9019

NIGHT: DAVID, JERRY

(619) 460-4591

***** OWNER ASSIGNED CONTAINER NUMBER: 1

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000024494001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK

B. MANUFACTURER/YR OF MFG:

C. YEAR INSTALLED : UNK

D. CAPACITY (GALLONS) : 2,000

E. REPAIRS : UNKN IF YES WHEN :

F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:

G. STORES : PRODUCT

H. MOTOR VEHICLE FUEL/WASTE OIL : NO CONTAINS:

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:

D. MATERIAL : UNKNOWN

E. LINING : UNKNOWN

F. WRAPPING : UNKNOWN

B. VAULTING: UNKNOWN

C. WALLING: UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING :

B. UNDERGROUND PIPING : UNKNOWN

C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

NONE

0

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

NONE

*** E07 ***

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San Diego County Hazardous Materials Management Division Database (HMMDD)

[MAP ID# 2](#)

Distance from Property: 0.003 mi. (16 ft.) SW
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

RECORD ID: 133065

BUSINESS NAME: J F SHEA CO INC

ADDRESS: 8575 PARADISE VALLEY RD
SPRING VALLEY, CA 91977

COUNTY: SAN DIEGO

FACILITY DETAILS NO DETAILS REPORTED

HAZARDOUS MATERIALS INFORMATION NO DETAILS REPORTED

ADDITIONAL FACILITY INFORMATION

OWNER NAME: NOT REPORTED

ADDRESS: NOT REPORTED
NOT REPORTED, NOT REPORTED,

PROPERTY OWNER: NOT REPORTED

ADDRESS: NOT REPORTED
NOT REPORTED,

INSPECTION DATE: 08/24/93

EPA ID #: CAL922254180

BUSINESS PHONE: NOT REPORTED

INSPECTOR NAME: LEGACY

SITE CONTACT NAME: PETER SHEA

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 3

Distance from Property: 0.031 mi. (164 ft.) ENE
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0607301005
URL LINK: [CLICK HERE](#)
BUSINESS NAME: CALTRANS PUBLIC LAND
ADDRESS: 8591 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704
COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE
CASE NUMBER: 9UT2240
STATUS: COMPLETED - CASE CLOSED 09/21/1999
POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
ENFORCEMENT	09/21/1999	CLOSURE/NO FURTHER ACTION LETTER - #H03143-001
ENFORCEMENT	05/28/1992	NOTICE OF RESPONSIBILITY

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	09/21/1999
OPEN - CASE BEGIN DATE	05/27/1992

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)
ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100
CITY: SAN DIEGO
CONTACT NAME: UNASSIGNED
CONTACT TYPE: REGIONAL BOARD CASEWORKER
CONTACT PHONE: 619-516-1990
EMAIL: NOT REPORTED

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Historical Cortese List (HISTCORTESE)

MAP ID# 3

Distance from Property: 0.029 mi. (153 ft.) ENE

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GEOSEARCH ID: 9UT2240COR

ID#: 9UT2240

NAME: PAT'S RENTALS INC.

ADDRESS: 8591 PARADISE VALLEY
SPRING VALLEY, CA 91977

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Leaking Underground Storage Tanks (LUST)

MAP ID# 3

Distance from Property: 0.031 mi. (164 ft.) ENE
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0607301005

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CALTRANS PUBLIC LAND

ADDRESS: 8591 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT2240

STATUS: 09/21/1999

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Statewide Environmental Evaluation and Planning System (SWEEPS)

[MAP ID# 3](#)

Distance from Property: 0.029 mi. (153 ft.) ENE
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY #: 3143

STATUS: ACTIVE

BOE: NOT REPORTED

JURISDICTION: SAN DIEGO COUNTY

NAME: PATS RENTALS INC

AGENCY: SAN DIEGO COUNTY - U.S.T.

ADDRESS: 8591 PARADISE VALLEY RD
SPRING VALLEY, CA 91977

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Statewide Environmental Evaluation and Planning System (SWEEPS)

MAP ID# 3

Distance from Property: 0.029 mi. (153 ft.) ENE
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY #: 3143	STATUS: INACTIVE
BOE: NOT REPORTED	JURISDICTION: SAN DIEGO COUNTY
NAME: PATS RENTALS INC	AGENCY: SAN DIEGO COUNTY - U.S.T.
ADDRESS: 8591 PARADISE VALLEY RD SPRING VALLEY, CA 91977	

TANK INFORMATION

TANK #: 000001	CAPACITY: 1000
INSTALLED: UNKNOWN	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: LEADED	CONTAINMENT: OTHER

TANK #: 000002	CAPACITY: 1000
INSTALLED: UNKNOWN	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: REG UNLEADED	CONTAINMENT: OTHER

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 4

Distance from Property: 0.032 mi. (169 ft.) SW

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0607302758

URL LINK: [CLICK HERE](#)

BUSINESS NAME: AMERICAN RECYCLING

ADDRESS: 325 ELKELTON PL

SPRING VALLEY, CA 91977-5702

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT456

STATUS: COMPLETED - CASE CLOSED 12/13/1996

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:

DATE:

ACTION:

ENFORCEMENT

12/13/1996

CLOSURE/NO FURTHER ACTION LETTER

ENFORCEMENT

11/25/1996

CLOSURE/NO FURTHER ACTION LETTER - #H04204-001

ENFORCEMENT

03/02/1987

NOTICE OF RESPONSIBILITY

STATUS HISTORY

STATUS:

DATE:

COMPLETED - CASE CLOSED 12/13/1996

OPEN - CASE BEGIN DATE 03/02/1987

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)

ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100

CITY: SAN DIEGO

CONTACT NAME: UNASSIGNED

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 619-516-1990

EMAIL: NOT REPORTED

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 4

Distance from Property: 0.032 mi. (169 ft.) SW

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0608117133

URL LINK: [CLICK HERE](#)

BUSINESS NAME: AMERICAN RECYCLING

ADDRESS: 325 ELKELTON PL

SPRING VALLEY, CA 91977-5702

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 12/12/1996

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	12/12/1996	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	11/25/1996	CLOSURE/NO FURTHER ACTION LETTER - #H04204-002
ENFORCEMENT	07/16/1992	NOTICE OF RESPONSIBILITY
OTHER	05/12/1992	LEAK BEGAN
OTHER	05/12/1992	LEAK DISCOVERY
OTHER	05/12/1992	LEAK REPORTED
OTHER	05/12/1992	LEAK STOPPED

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	12/12/1996
OPEN - CASE BEGIN DATE	05/12/1992

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)

ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100

CITY: SAN DIEGO

CONTACT NAME: UNASSIGNED

GeoTracker Cleanup Sites (CLEANUPSITES)

CONTACT TYPE: **REGIONAL BOARD CASEWORKER**

CONTACT PHONE: **619-516-1990**

EMAIL: **NOT REPORTED**

[Back to Report Summary](#)

Historical Cortese List (HISTCORTESE)

[MAP ID# 4](#)

Distance from Property: 0.032 mi. (169 ft.) SW

Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GEOSEARCH ID: 9UT456COR

ID#: 9UT456

NAME: PERRY ELECTRIC

ADDRESS: 325 ELKELTON

SPRING VALLEY, CA 92077

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Historical Underground Storage Tanks (HISTUST)

MAP ID# 4

Distance from Property: 0.032 mi. (169 ft.) SW
Elevation: 284 ft. (Equal to TP)

WILLIAM E FRANKLIN, 325 ELKELTON PLACE, , NO 92077
UNIQUE ID: 0002F595

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STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY
CONTAINER TYPES: 1, 2, 3, 4, 5

06/01/88

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

WILLIAM E FRANKLIN
P.O. BOX 655

CHULA VISTA

CA 92012

II FACILITY

WILLIAM E FRANKLIN
325 ELKELTON PLACE
SPRING VALLEY

CA 92077

MAILING ADDRESS
TOWNSHIP/RANGE/SECTION
P.O. BOX 655
CHULA VISTA

CA 92012

DEALER/FOREMAN/SUPERVISOR
TELEPHONE

(619) 422-4417

TYPE OF BUSINESS
NO. OF CONTAINERS

PRIVATE YARD

3

CROSS STREET :

III 24-HR. CONTACT PERSON / TELEPHONE
DAY: FRANKLIN WILLIAM

(619) 422-4417 NIGHT: SAME

() -

***** OWNER ASSIGNED CONTAINER NUMBER: 1

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000054824001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: JOOR
C. YEAR INSTALLED : 1965
D. CAPACITY (GALLONS) : 6,000

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:
D. MATERIAL : CARBON STEEL
E. LINING : UNKNOWN
F. WRAPPING : TAR

B. VAULTING: UNKNOWN

C. WALLING: SINGLE

TAR OR ASPHT

VI PIPING

A. ABOVEGROUND PIPING :
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:
B. UNDERGROUND PIPING : SUCTION

VII LEAK DETECTION
STOCK INVENTORY

P

URE TEST 12032 COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
REGULAR MOTOR VEHICLE FUEL

*** C10 ***

HISTUST (HISTUST)

WILLIAM E FRANKLIN, 325 ELKELTON PLACE, , NO 92077

UNIQUE ID: 0002F595

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HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1,2,3,4,5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: 2

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000054824002 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: JOOR /
C. YEAR INSTALLED : 1965
D. CAPACITY (GALLONS) : 550
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:
B. VAULTING: NON-VAULTED C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL
E. LINING : UNKNOWN
F. WRAPPING : CATHODIC

VI PIPING

A. ABOVEGROUND PIPING :
B. UNDERGROUND PIPING : SUCTION
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION STOCK INVENTORY

P

URE TEST COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12034 DIESEL MOTOR VEHICLE FUEL

***** OWNER ASSIGNED CONTAINER NUMBER: 3

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000054824003 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: JOOR /
C. YEAR INSTALLED : 1972
D. CAPACITY (GALLONS) : 8,000
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:
B. VAULTING: NON-VAULTED C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL
E. LINING : UNKNOWN
F. WRAPPING : TAR CATHODIC TAR OR ASPHT

VI PIPING

A. ABOVEGROUND PIPING :
B. UNDERGROUND PIPING : SUCTION
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION STOCK INVENTORY

P

URE TEST COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12031 UNLEADED MOTOR VEHICLE FUEL

*** D10 ***

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 4

Distance from Property: 0.032 mi. (169 ft.) SW
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0607302758

URL LINK: [CLICK HERE](#)

BUSINESS NAME: AMERICAN RECYCLING

ADDRESS: 325 ELKELTON PL
SPRING VALLEY, CA 91977-5702

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT456

STATUS: 12/13/1996

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 4

Distance from Property: 0.032 mi. (169 ft.) SW
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

GLOBAL ID: T0608117133
URL LINK: [CLICK HERE](#)
BUSINESS NAME: AMERICAN RECYCLING
ADDRESS: 325 ELKELTON PL
SPRING VALLEY, CA 91977-5702
COUNTY: SAN DIEGO

FACILITY DETAILS

NO DETAIL(S) INFORMATION REPORTED

HISTORICAL FACILITY DETAILS

SITE INFORMATION

ID#: T0608117133 REGIONAL CASE #: NOT REPORTED LOCAL CASE #: H04204-002
RESPONSIBLE PARTY:: NOT REPORTED
FACILITY OPERATOR: NOT REPORTED

CASE INFORMATION

CASE TYPE: DRINKING WATER AQUIFER CASE WAS REPORTED: 1992-05-12
CASE ENTERED INTO SYSTEM: NOT REPORTED CASE WAS REVIEWED: NOT REPORTED
CASE WAS CLOSED: 1996-12-12
ENFORCEMENT TYPE: NOTICE OF RESPONSIBILITY
ENFORCEMENT BEGAN: NOT REPORTED
FUNDING TYPE: NOT REPORTED
REGIONAL BOARD RESPONSIBLE FOR CASE: SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD
PROGRAM FOR THE CASE: LOCNL - LOCAL AGENCY NON-LUST PROGRAM
INTERIM FOR THE CASE: NOT REPORTED
CURRENT STATUS: 9 - CASE CLOSED
LEAD AGENCY: LOCAL AGENCY LEAD LOCAL AGENCY: SAN DIEGO ENVIRONMENTAL HEALTH SERVICES
MTBE CLASSIFICATION: NOT REPORTED
MAXIMUM MTBE CONCENTRATION WAS FOUND: NOT REPORTED
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: NOT REPORTED
MAXIMUM SOIL CONCENTRATION OF MTBE: NOT REPORTED
NUMBER OF MTBE ANALYTICAL RESULTS: 0 MTBE TESTED: NOT REQUIRED
NUMBER OF GASOLINE ANALYTICAL RESULTS: 0
CASE SUMMARY: NOT REPORTED

LEAKING TANK INFORMATION

HOW THE CASE/LEAK WAS DISCOVERED: NOT REPORTED DATE LEAK WAS DISCOVERED: 1992-05-12
HOW THE CASE/LEAK WAS STOPPED: NOT REPORTED LEAK WAS STOPPED: 1992-05-12
CAUSE OF LEAK: NOT REPORTED SOURCE OF LEAK: NOT REPORTED

LEAK CONFIRMATION: NOT REPORTED
SUBSTANCE/S RELEASED: DIESEL FUEL OIL AND ADDITIVES
QUANTITY OF SUBSTANCE RELEASED: NOT REPORTED

SITE ASSESSMENT AND REMEDIAL ACTION INFORMATION

PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: NOT REPORTED
PRELIMINARY SITE ASSESSEMENT UNDERWAY: NOT REPORTED

Leaking Underground Storage Tanks (LUST)

REMEDIATION ACTION UNDERWAY: **NOT REPORTED**

REMEDIATION PLAN: **NOT REPORTED**

CLEANUP FUND ID: **NOT REPORTED**

ABATEMENT METHOD: **NOT REPORTED**

POLLUTION CHARACTERIZATION: **NOT REPORTED**

VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**

PRIORITY: **NOT REPORTED**

ADDITIONAL INFORMATION

WATER SYSTEM ID #: **NOT REPORTED**

WATER WELL ID #: **NOT REPORTED**

WATER SYSTEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**

WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**

DISTANCE TO NEAREST DRINKING WATER WELL: **0**

GROUNDWATER BASIN: **909.12**

BENEFICIAL USE: **MUNICIPAL AND DOMESTIC SUPPLY, AGRICULTURAL SUPPLY, INDUSTRIAL SERVICE SUPPLY, WATER
CONTACT RECREATION, NON-CONTACT WATER RECREATION, WARM FRESHWATER HABITAT, WILDLIFE HABITAT**

[Back to Report Summary](#)

Statewide Environmental Evaluation and Planning System (SWEEPS)

[MAP ID# 4](#)

Distance from Property: 0.032 mi. (169 ft.) SW
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY #: 4204

STATUS: ACTIVE

BOE: 44-022013

JURISDICTION: SAN DIEGO COUNTY

NAME: TRUST TRUCKING INC

AGENCY: SAN DIEGO COUNTY - U.S.T.

ADDRESS: 325 ELKELTON PL
SPRING VALLEY, CA 91977

[Back to Report Summary](#)

Statewide Environmental Evaluation and Planning System (SWEEPS)

MAP ID# 4

Distance from Property: 0.032 mi. (169 ft.) SW
Elevation: 284 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY #: 4204	STATUS: INACTIVE
BOE: 44-022013	JURISDICTION: SAN DIEGO COUNTY
NAME: TRUST TRUCKING INC	AGENCY: SAN DIEGO COUNTY - U.S.T.
ADDRESS: 325 ELKELTON PL SPRING VALLEY, CA 91977	

TANK INFORMATION

TANK #: 000001	CAPACITY: 6000
INSTALLED: 01-65-01	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: LEADED	CONTAINMENT: OTHER

TANK #: 000002	CAPACITY: 550
INSTALLED: 01-65-01	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: OTHER	CONTAINMENT: OTHER

TANK #: 000003	CAPACITY: 8000
INSTALLED: 01-72-01	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: REG UNLEADED	CONTAINMENT: OTHER

TANK #: 000004	CAPACITY: 1000
INSTALLED: UNKNOWN	REMOVED: NOT REPORTED
TANK USE: OIL	STORAGE TYPE: PRODUCT
CONTENT: NOT REPORTED	CONTAINMENT: OTHER

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 5

Distance from Property: 0.142 mi. (750 ft.) SSW
Elevation: 330 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: T0607300183

URL LINK: [CLICK HERE](#)

BUSINESS NAME: ERRECA'S INC

ADDRESS: 8555 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT1278

STATUS: COMPLETED - CASE CLOSED 07/13/1990

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

SOIL

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
OTHER	01/31/1989	LEAK BEGAN
OTHER	01/31/1989	LEAK DISCOVERY
OTHER	01/31/1989	LEAK REPORTED
OTHER	01/31/1989	LEAK STOPPED

STATUS HISTORY

STATUS: DATE:
COMPLETED - CASE CLOSED 07/13/1990
OPEN - CASE BEGIN DATE 01/31/1989

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)
ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100
CITY: SAN DIEGO
CONTACT NAME: UNASSIGNED
CONTACT TYPE: REGIONAL BOARD CASEWORKER
CONTACT PHONE: 619-516-1990
EMAIL: NOT REPORTED

GeoTracker Cleanup Sites (CLEANUPSITES)

[Back to Report Summary](#)

Historical Cortese List (HISTCORTESE)

MAP ID# 5

Distance from Property: 0.142 mi. (750 ft.) SSW

Elevation: 330 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 9UT1278COR

ID#: 9UT1278

NAME: ERRECAS EQUIPMENT

ADDRESS: 8555 PARADISE VALLEY
SPRING VALLEY, CA 92077

[Back to Report Summary](#)

Historical Underground Storage Tanks (HISTUST)

MAP ID# 5

Distance from Property: 0.142 mi. (750 ft.) SSW
Elevation: 330 ft. (Higher than TP)

ERRECA'S INC, 8555 PARADISE VALLEY ROAD, , NO 92077
UNIQUE ID: 0002B1F3

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PAGE 1974	STATE WATER RESOURCES CONTROL BOARD			06/01/88
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY				
CONTAINER TYPES: 1, 2, 3, 4, 5				
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)				
I OWNER				
ERRECA'S INC.				
8555 PARADISE VALLEY ROAD SPRING VALLEY CA 92077				
II FACILITY				
ERRECA'S INC.		MAILING ADDRESS	DEALER/FOREMAN/SUPERVISOR	TYPE OF BUSINESS
8555 PARADISE VALLEY ROAD		TOWNSHIP/RANGE/SECTION	TELEPHONE	NO. OF CONTAINERS
SPRING VALLEY CA 92077		P.O. BOX 1161	CHARLES M. ERRECA	GENERAL ENG. CONTRAC
CROSS STREET :		SPRING VALLEY CA 92077	(619) 479-1758	10
ELKELTON				
III 24-HR. CONTACT PERSON / TELEPHONE				
DAY:		(619) 479-1758	NIGHT:	(619) 291-3354
***** OWNER ASSIGNED CONTAINER NUMBER: P1 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029X38001 *****				
IV DESCRIPTION				
A. CONTAINER TYPE : TANK				
B. MANUFACTURER/YR OF MFG: /				
C. YEAR INSTALLED : 1974				
D. CAPACITY (GALLONS) : 8,000				
E. REPAIRS : NONE IF YES WHEN :				
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:				
G. STORES : PRODUCT				
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED				
IS CONTAINER LOCATED ON A FARM : NO				
V CONTAINER CONSTRUCTION				
A. THICKNESS: 1/4 INCHES B. VAULTING:				
C. WALLING: SINGLE				
D. MATERIAL : UNKNOWN				
E. LINING : UNKNOWN				
F. WRAPPING : POLYETHYLENE				
VI PIPING				
A. ABOVEGROUND PIPING :				
B. UNDERGROUND PIPING : PRESSURE				
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:				
VII LEAK DETECTION				
SAN DIEGO COUNTY INS OTHER 0				
COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER				
12031 UNLEADED MOTOR VEHICLE FUEL				

*** N11 ***

PAGE 1975

STATE WATER RESOURCES CONTROL BOARD

HISTUST (HISTUST)

ERRECAS INC, 8555 PARADISE VALLEY ROAD, , NO 92077

UNIQUE ID: 0002B1F3

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PAGE 1975

STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY
CONTAINER TYPES: 1, 2, 3, 4, 5

06/01/88

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: P2A

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638002 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK

B. MANUFACTURER/YR OF MFG:

C. YEAR INSTALLED : 1974

D. CAPACITY (GALLONS) : 5,000

E. REPAIRS : NONE IF YES WHEN :

F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:

G. STORES : PRODUCT

H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4

INCHES B. VAULTING: VAULTED

C. WALLING: SINGLE

D. MATERIAL : UNKNOWN

E. LINING : UNKNOWN

F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING :

B. UNDERGROUND PIPING : PRESSURE

C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

0

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL

***** OWNER ASSIGNED CONTAINER NUMBER: P2B

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638003 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK

B. MANUFACTURER/YR OF MFG:

C. YEAR INSTALLED : 1974

D. CAPACITY (GALLONS) : 5,000

E. REPAIRS : NONE IF YES WHEN :

F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:

G. STORES : PRODUCT

H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4

INCHES B. VAULTING: VAULTED

C. WALLING: SINGLE

D. MATERIAL : UNKNOWN

E. LINING : UNKNOWN

F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING :

B. UNDERGROUND PIPING : PRESSURE

C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

0

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL

*** 011 ***

HISTUST (HISTUST)

ERRECAS INC, 8555 PARADISE VALLEY ROAD, , NO 92077

UNIQUE ID: 0002B1F3

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STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: P3A

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638004 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG:
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 5,000

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING:
D. MATERIAL : UNKNOWN C. WALLING: SINGLE
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

12034 COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
DIESEL MOTOR VEHICLE FUEL

***** OWNER ASSIGNED CONTAINER NUMBER: P3B

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638005 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG:
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 5,000

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: VAULTED C. WALLING: SINGLE
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

12034 COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
DIESEL MOTOR VEHICLE FUEL

*** A12 ***

HISTUST (HISTUST)

ERRECAS INC, 8555 PARADISE VALLEY ROAD, , NO 92077

UNIQUE ID: 0002B1F3

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HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1,2,3,4,5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: P4

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638006 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 5,000

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: VAULTED C. WALLING: SINGLE
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12034 DIESEL MOTOR VEHICLE FUEL

***** OWNER ASSIGNED CONTAINER NUMBER: P5-6

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638007 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 10,000

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: VAULTED C. WALLING: SINGLE
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12034 DIESEL MOTOR VEHICLE FUEL

*** B12 ***

HISTUST (HISTUST)

ERRECAS INC, 8555 PARADISE VALLEY ROAD, , NO 92077

UNIQUE ID: 0002B1F3

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STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: P7-8

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638008 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 5,000
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: VAULTED C. WALLING: SINGLE
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12034 DIESEL MOTOR VEHICLE FUEL

***** OWNER ASSIGNED CONTAINER NUMBER: P9

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638009 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 6,000
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: VAULTED C. WALLING: SINGLE
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12032 REGULAR MOTOR VEHICLE FUEL

*** C12 ***

HISTUST (HISTUST)

ERRECAS INC, 8555 PARADISE VALLEY ROAD, , NO 92077
UNIQUE ID: 0002B1F3

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*** U12 ***

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STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN DIEGO COUNTY
CONTAINER TYPES: 1,2,3,4,5

06/01/88

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

***** OWNER ASSIGNED CONTAINER NUMBER: P10

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000029638010 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : 1974
D. CAPACITY (GALLONS) : 6,000
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS; REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: VAULTED C. WALLING: SINGLE
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : POLYETHYLENE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

SAN DIEGO COUNTY INS OTHER

12032 COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
REGULAR MOTOR VEHICLE FUEL

*** D12 ***

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Leaking Underground Storage Tanks (LUST)

MAP ID# 5

Distance from Property: 0.142 mi. (750 ft.) SSW
Elevation: 330 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: T0607300183

URL LINK: [CLICK HERE](#)

BUSINESS NAME: ERRECA'S INC

ADDRESS: 8555 PARADISE VALLEY RD
SPRING VALLEY, CA 91977-5704

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT1278

STATUS: 07/13/1990

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

SOIL

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Statewide Environmental Evaluation and Planning System (SWEEPS)

[MAP ID# 5](#)

Distance from Property: 0.142 mi. (750 ft.) SSW
Elevation: 330 ft. (Higher than TP)

FACILITY INFORMATION

FACILITY #: 3515

STATUS: ACTIVE

BOE: 44-021874

JURISDICTION: SAN DIEGO COUNTY

NAME: ERRECA'S INC

AGENCY: SAN DIEGO COUNTY - U.S.T.

ADDRESS: 8555 PARADISE VALLEY RD
SPRING VALLEY, CA 91977

[Back to Report Summary](#)

Statewide Environmental Evaluation and Planning System (SWEEPS)

MAP ID# 5

Distance from Property: 0.142 mi. (750 ft.) SSW
Elevation: 330 ft. (Higher than TP)

FACILITY INFORMATION

FACILITY #: 3515	STATUS: INACTIVE
BOE: 44-021874	JURISDICTION: SAN DIEGO COUNTY
NAME: ERRECA'S INC	AGENCY: SAN DIEGO COUNTY - U.S.T.
ADDRESS: 8555 PARADISE VALLEY RD SPRING VALLEY, CA 91977	

TANK INFORMATION

TANK #: 000001	CAPACITY: 10000
INSTALLED: UNKNOWN	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: OTHER	CONTAINMENT: OTHER

TANK #: 000002	CAPACITY: 6000
INSTALLED: UNKNOWN	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: REG UNLEADED	CONTAINMENT: OTHER

TANK #: 000003	CAPACITY: 6000
INSTALLED: UNKNOWN	REMOVED: NOT REPORTED
TANK USE: M.V. FUEL	STORAGE TYPE: PRODUCT
CONTENT: REG UNLEADED	CONTAINMENT: OTHER

[Back to Report Summary](#)

GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 6

Distance from Property: 0.148 mi. (781 ft.) ENE
Elevation: 269 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607303016
URL LINK: [CLICK HERE](#)
BUSINESS NAME: CALTRANS T0168
ADDRESS: NONE HY 54
CHULA VISTA, CA 91910
COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: CLEANUP PROGRAM SITE
CASE NUMBER: 9UT6
STATUS: COMPLETED - CASE CLOSED 08/18/1986
POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

STATUS HISTORY

STATUS: DATE:
COMPLETED - CASE CLOSED 08/18/1986
OPEN - CASE BEGIN DATE 07/10/1986

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)
ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100
CITY: SAN DIEGO
CONTACT NAME: UNASSIGNED
CONTACT TYPE: REGIONAL BOARD CASEWORKER
CONTACT PHONE: 619-516-1990
EMAIL: NOT REPORTED

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 7

Distance from Property: 0.255 mi. (1,346 ft.) NNE
Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607300597
URL LINK: [CLICK HERE](#)
BUSINESS NAME: UNOCAL SERV STATION #4869
ADDRESS: 8626 JAMACHA BL
SPRING VALLEY, CA 91977-5629
COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE
CASE NUMBER: 9UT1803
STATUS: COMPLETED - CASE CLOSED 08/15/2000
POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
ENFORCEMENT	09/25/1990	NOTICE OF RESPONSIBILITY

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	08/15/2000
OPEN - CASE BEGIN DATE	09/24/1990

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)
ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100
CITY: SAN DIEGO
CONTACT NAME: UNASSIGNED
CONTACT TYPE: REGIONAL BOARD CASEWORKER
CONTACT PHONE: 619-516-1990
EMAIL: NOT REPORTED

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 7

Distance from Property: 0.234 mi. (1,236 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607301816

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CIRCLE K STORE #7953

ADDRESS: 481 SWEETWATER RD
SPRING VALLEY, CA 91977-5602

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT3053

STATUS: COMPLETED - CASE CLOSED 05/04/2017

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

THE SITE IS AN OPERATING CIRCLE K-BRANDED GASOLINE SERVICE STATION AND CONVENIENCE STORE, LOCATED AT 481 SWEETWATER ROAD IN SPRING VALLEY, CALIFORNIA. BETWEEN FEBRUARY 7 AND 17, 1995, STATION PERSONNEL NOTED DISCREPANCIES IN THE PREMIUM UNLEADED GASOLINE INVENTORY; A LEAKING TURBINE IN THE PREMIUM UNLEADED UNDERGROUND STORAGE TANK (UST) WAS DETERMINED TO BE THE CAUSE. A REVIEW OF INVENTORY RECORDS INDICATED THE ESTIMATED FUEL LOSS TO BE BETWEEN 2,500 AND 4,000 GALLONS. BETWEEN MARCH 1995 AND FEBRUARY 1996 A TOTAL OF 21 GROUNDWATER MONITORING WELLS WERE INSTALLED ON-SITE AND OFF-SITE. DURING ROAD IMPROVEMENTS BETWEEN APRIL 1997 AND JUNE 1998 FOR THE RELOCATION OF JAMACHA BOULEVARD AND THE CONSTRUCTION OF ROUTE 125, A NUMBER OF WELLS WERE ACCIDENTLY ABANDONED. THE WELLS LOST WERE MW-12, MW-13, MW-14, MW-15, MW-20 AND MW-21. THE WELLS WERE EITHER DAMAGED BY CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) CONSTRUCTION ACTIVITIES, OR WERE LOCATED IN THE PATH OF THE PLANNED ROAD OR UTILITY CONSTRUCTION ACTIVITIES. ATTEMPTS WERE MADE TO LOCATE THE WELLS BUT NONE OF THEM WERE LOCATED AND ARE CONSIDERED TO BE IMPROPERLY DESTROYED. FOUR ADDITIONAL WELLS WERE INSTALLED IN MAY 2004 TO COMPLETE THE ASSESSMENT TO THE SOUTH, NORTH AND NORTHWEST OF THE SITE (MW-22, MW-23, MW-24, AND MW-25). IN 2008, WITH THE CLOSURE OF THE UNOCAL CASE ON THE PROPERTY DIRECTLY EAST OF THE SUBJECT PROPERTY, THERE WERE SIX WELLS TRANSFERRED OVER TO CIRCLE K FOR THEIR USE AND FUTURE DESTRUCTION. THESE WELLS ARE DESIGNATED AS MW-4A, MW-11A, MW-20A, MW-21A, MW-22A AND MW-24A. THE ASSESSMENT IDENTIFIED THREE WELLS THAT HAD FREE-PRODUCT AND TWO WELLS TRACE TO SHEEN. BY APRIL 1995, WELL PURGING AND HYDROCARBON (LPH) REMOVAL ACTIVITIES ON WELLS MW-4, MW-6, AND MW-7 AND THE TANK EXCAVATION REMOVED AN ESTIMATED TOTAL OF 3,500 TO 4,000 GALLONS OF LPH AND 13,100 GALLONS OF LPH-WATER MIXTURE WERE REMOVED FROM THE UST CAVITY. IN FEBRUARY 2011, SIX SOIL GAS PROBES, SGP-1 THROUGH SGP-6, WERE INSTALLED AROUND THE SITE BUILDING TO MEASURE SOIL GAS LEVELS FOR USE IN A HUMAN HEALTH RISK ASSESSMENT. RESULTS OF SOIL GAS SAMPLING PERFORMED IN MARCH 2011 INDICATED THAT THE SUBSURFACE BENZENE VAPOR RISK WAS ESTIMATED TO BE 4.46×10^{-5} . THIS RISK LEVEL EXCEEDED THE DEH EXCESS CANCER RISK THRESHOLD OF 1.0×10^{-6} . IN JANUARY 2012, A 48-HOUR DUAL-PHASE EXTRACTION (DPE) FEASIBILITY TEST WAS

GeoTracker Cleanup Sites (CLEANUPSITES)

CONDUCTED UTILIZING MONITORING WELL MW-1 AS THE SOLE EXTRACTION POINT. THE DPE FEASIBILITY TEST RESULTED IN THE REMOVAL OF 21 POUNDS OF VAPOR-PHASE TPHG AND APPROXIMATELY 650 GALLONS OF GROUNDWATER. BASED ON THE OBSERVED VAPOR FLOW RATES, SIGNIFICANT DECREASES IN INFLUENT VAPOR-PHASE PETROLEUM HYDROCARBON CONCENTRATIONS OVER THE DURATION OF THE FEASIBILITY TEST, AND CALCULATED MASS RECOVERY RATES, IT WAS CONCLUDED THAT INSTALLATION OF A DPE SYSTEM AT THE SITE WAS NOT APPROPRIATE. IN JUNE 2012, SUB-SLAB VAPOR PROBES SSGP-1 THROUGH SSGP-4 WERE INSTALLED AROUND THE SITE BUILDING. RESULTS OF SUBSEQUENT VAPOR SAMPLING ACTIVITIES PERFORMED IN JULY 2012 INDICATED THAT UTILIZING THE DEH VAPOR RISK SPREADSHEET, THE SUBSURFACE VAPOR PHASE PETROLEUM HYDROCARBON CONCENTRATIONS EXCEEDED THE DEH THRESHOLD FOR AN EXCESS CANCER RISK OF 1×10^{-6} . IN AUGUST, 2013, HORIZONTAL VAPOR EXTRACTION WELL VE-3 WAS INSTALLED IN PREPARATION FOR A PILOT TEST TO VERIFY IF THE INSTALLATION OF A VAPOR EXTRACTION SYSTEM, DESIGNED TO MITIGATE VAPOR INTRUSION INTO THE STATION BUILDING, WOULD BE FEASIBLE. DURING THE DIGGING OF THE TRENCH FOR WELL VE-3, SOIL GAS PROBES SGP-3 AND SGP-4 WERE REMOVED BY OVER-EXCAVATION. FOLLOWING THE COMPLETION OF THE SEPTEMBER 10, 2013 PILOT TEST, ALL EXISTING SOIL GAS PROBES AND SUB-SLAB VAPOR PROBES WERE SAMPLED ON SEPTEMBER 24, 2013. RESULTS OF THE SEPTEMBER 24, 2013 VAPOR SAMPLING ACTIVITIES SUGGESTED INSTALLATION OF A SOIL VAPOR EXTRACTION SYSTEM AT THE SITE WAS WARRANTED. IN NOVEMBER AND DECEMBER, 2013, HORIZONTAL VAPOR EXTRACTION WELLS VE-1, VE-2, VE-4 AND VE-5 WERE INSTALLED. DURING THE DIGGING OF THE TRENCH FOR THE VAPOR EXTRACTION WELLS, SOIL GAS PROBES SGP-5 AND SGP-6 AND SUB-SLAB GAS PROBE SSGP-2 WERE REMOVED BY OVER-EXCAVATION. ON AUGUST 21, 2014, REPLACEMENT SOIL GAS PROBES WERE INSTALLED. THE NEWLY-INSTALLED SOIL GAS PROBES, ALONG WITH ALL OTHER SOIL GAS PROBES AND SUB-SLAB VAPOR PROBES, WERE SAMPLED ON AUGUST 27, 2014. VAPOR-PHASE PETROLEUM HYDROCARBON CONCENTRATIONS IN SOIL GAS PROBES SGP-3A THROUGH SGP-6A WERE GENERALLY SIMILAR TO THOSE OBSERVED DURING THE PREVIOUS SAMPLING OF SOIL GAS PROBES SGP-3 THROUGH SGP-6. AN SVE SYSTEM WAS INSTALLED AT THE SITE AND THE SYSTEM BEGAN OPERATION ON AUGUST 29, 2014 AND WAS SHUT DOWN IN FEBRUARY 9, 2016. THE SVE ACTIVITIES REMOVED APPROXIMATELY 1,092 POUNDS OF TPHG DURING 6,128 HOURS OF OPERATION. AFTER SYSTEM SHUTDOWN VAPOR DATA COLLECTED FROM THE SHALLOW SOIL VAPOR PROBES RESAMPLED IN MAY 2016. THE UPDATED VAPOR RISK ASSESSMENT ESTIMATED CUMULATIVE RISK WAS CALCULATED TO BE 9.30×10^{-7} , WHICH IS BELOW THE DEH THRESHOLD FOR AN EXCESS CANCER RISK OF 1×10^{-6} . THE ESTIMATED RESIDUAL MASS OF TPHG IMPACTED SOIL GREATER THAN A CONCENTRATION OF 100 MG/KG PRESENT AT THE SITE IS APPROXIMATELY 3.49 TONS. THE RESIDUAL CONCENTRATION OF MTBE IN GROUNDWATER IN WELL MW-21A (150 PARTS PER BILLION) REPRESENTS MTBE THAT HAS MIGRATED ON-SITE FROM THE EAST (ADJACENT FORMER 76 STATION NO. 4869 (UNAUTHORIZED RELEASE CASE H13227-001)). THE RESIDUAL IMPACT FROM OFF-SITE SOURCES IS ESTIMATED TO PERSIST FOR UP TO 15 YEARS. IN REFERENCE TO DISSOLVED-PHASE MTBE DETECTED IN THE VICINITY OF THE UST TANK EXCAVATION AND DISPENSER ISLANDS, IT IS CONCLUDED THAT THE CONTAMINANT PLUME IS STABLE AND THAT MTBE CONCENTRATIONS WILL REACH THE PRIMARY MCL WITHIN 10 YEARS. THE PROJECT'S ENVIRONMENTAL CONSULTANT RECOMMENDED THAT THE UNAUTHORIZED RELEASE CASE H24745-002 SHOULD BE CLOSED. DEH CONCURS WITH CASE CLOSURE. PUBLIC NOTIFICATION WAS CONDUCTED PRIOR TO CLOSURE. NO COMMENTS WERE RECEIVED. PERMIT DEH2016-LMWP-002621 WAS ISSUED FOR DESTRUCTION OF THE EXISTING MONITORING WELLS.

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	05/04/2017	CLOSURE/NO FURTHER ACTION LETTER
RESPONSE	03/23/2017	REQUEST FOR CLOSURE
RESPONSE	01/06/2017	MONITORING REPORT - QUARTERLY
ENFORCEMENT	12/05/2016	CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)

GeoTracker Cleanup Sites (CLEANUPSITES)

TYPE OF ACTION:	DATE:	ACTION:
RESPONSE	10/07/2016	PROGRESS REPORT (SOIL/GW/ UPDATES)
RESPONSE	08/15/2016	COMMUNITY RELATIONS
RESPONSE	07/08/2016	REQUEST FOR CLOSURE - REGULATOR RESPONDED
RESPONSE	04/05/2016	MONITORING REPORT - QUARTERLY
RESPONSE	01/26/2016	MONITORING REPORT - QUARTERLY - REGULATOR RESPONDED
RESPONSE	10/05/2015	MONITORING REPORT - QUARTERLY
RESPONSE	07/27/2015	MONITORING REPORT - QUARTERLY
RESPONSE	04/28/2015	MONITORING REPORT - QUARTERLY
RESPONSE	01/23/2015	MONITORING REPORT - QUARTERLY
REMEDATION	08/29/2014	SOIL VAPOR EXTRACTION (SVE)
ENFORCEMENT	08/19/2014	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	07/23/2014	MONITORING REPORT - QUARTERLY
RESPONSE	04/10/2014	MONITORING REPORT - QUARTERLY
RESPONSE	01/27/2014	MONITORING REPORT - QUARTERLY
RESPONSE	10/17/2013	MONITORING REPORT - QUARTERLY
RESPONSE	07/25/2013	MONITORING REPORT - QUARTERLY
RESPONSE	05/13/2013	OTHER REPORT / DOCUMENT
ENFORCEMENT	04/12/2013	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	04/11/2013	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	04/08/2013	MONITORING REPORT - QUARTERLY
RESPONSE	03/06/2013	RISK ASSESSMENT REPORT - REGULATOR RESPONDED
ENFORCEMENT	01/29/2013	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	01/16/2013	MONITORING REPORT - QUARTERLY - REGULATOR RESPONDED
ENFORCEMENT	11/28/2012	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	10/22/2012	MONITORING REPORT - QUARTERLY
RESPONSE	10/09/2012	CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM - REGULATOR RESPONDED
ENFORCEMENT	08/30/2012	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	08/08/2012	SOIL VAPOR INTRUSION INVESTIGATION REPORT - REGULATOR RESPONDED
RESPONSE	07/16/2012	MONITORING REPORT - QUARTERLY
ENFORCEMENT	05/04/2012	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	05/02/2012	SOIL AND WATER INVESTIGATION WORKPLAN - REGULATOR RESPONDED
RESPONSE	04/04/2012	MONITORING REPORT - QUARTERLY
ENFORCEMENT	03/06/2012	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	02/14/2012	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	02/13/2012	PILOT STUDY/ TREATABILITY REPORT - REGULATOR RESPONDED
RESPONSE	01/21/2012	MONITORING REPORT - QUARTERLY
REMEDATION	01/01/2012	DUAL PHASE EXTRACTION
ENFORCEMENT	11/04/2011	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	10/20/2011	MONITORING REPORT - QUARTERLY
ENFORCEMENT	08/12/2011	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	04/15/2011	OTHER REPORT / DOCUMENT
RESPONSE	01/18/2011	MONITORING REPORT - SEMI-ANNUALLY
ENFORCEMENT	08/26/2010	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

GeoTracker Cleanup Sites (CLEANUPSITES)

TYPE OF ACTION:	DATE:	ACTION:
RESPONSE	07/22/2010	SOIL AND WATER INVESTIGATION WORKPLAN
RESPONSE	07/14/2010	MONITORING REPORT - SEMI-ANNUALLY
ENFORCEMENT	05/18/2010	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	04/22/2010	SOIL AND WATER INVESTIGATION WORKPLAN - ADDENDUM
RESPONSE	01/26/2010	MONITORING REPORT - SEMI-ANNUALLY
RESPONSE	07/30/2009	MONITORING REPORT - QUARTERLY
ENFORCEMENT	07/09/2009	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	04/29/2009	MONITORING REPORT - QUARTERLY
ENFORCEMENT	11/07/2008	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
REMEDATION	04/01/1995	FREE PRODUCT REMOVAL
ENFORCEMENT	03/07/1995	NOTICE OF RESPONSIBILITY
OTHER	02/20/1995	LEAK BEGAN
OTHER	02/20/1995	LEAK DISCOVERY
OTHER	02/20/1995	LEAK REPORTED
OTHER	02/20/1995	LEAK STOPPED

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	05/04/2017
OPEN - REMEDIATION	06/15/1995
OPEN - CASE BEGIN DATE	02/20/1995

CONTACT DETAILS

ORGANIZATION: **SAN DIEGO COUNTY LOP**
ADDRESS: **P.O. BOX 129261**
CITY: **SAN DIEGO**
CONTACT NAME: **JAMES CLAY**
CONTACT TYPE: **LOCAL AGENCY CASEWORKER**
CONTACT PHONE: **NOT REPORTED**
EMAIL: **JAMES.CLAY@SDCOUNTY.CA.GOV**

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 7

Distance from Property: 0.255 mi. (1,346 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607302932

URL LINK: [CLICK HERE](#)

BUSINESS NAME: UNOCAL SERV STATION #4869

ADDRESS: 8626 JAMACHA BL

SPRING VALLEY, CA 91977-5629

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT665

STATUS: COMPLETED - CASE CLOSED 07/25/2008

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
RESPONSE	07/22/2009	MONITORING REPORT - QUARTERLY
ENFORCEMENT	07/25/2008	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	05/02/2008	NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE
ENFORCEMENT	04/01/1988	CLEAN-UP AND ABATEMENT ORDER
ENFORCEMENT	09/11/1984	NOTICE OF RESPONSIBILITY
OTHER	08/24/1984	LEAK BEGAN
OTHER	08/24/1984	LEAK DISCOVERY
OTHER	08/24/1984	LEAK REPORTED
OTHER	08/24/1984	LEAK STOPPED

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	07/25/2008
OPEN - VERIFICATION MONITORING	10/25/2007
OPEN - CASE BEGIN DATE	08/24/1984

CONTACT DETAILS

GeoTracker Cleanup Sites (CLEANUPSITES)

ORGANIZATION: **SAN DIEGO COUNTY LOP**

ADDRESS: **P.O. BOX 129261**

CITY: **SAN DIEGO**

CONTACT NAME: **EWAN MOFFAT**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **NOT REPORTED**

EMAIL: **EWAN.MOFFAT@SDCOUNTY.CA.GOV**

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 7

Distance from Property: 0.234 mi. (1,236 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0608162410

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CIRCLE K STORE #7953

ADDRESS: 481 SWEETWATER RD

SPRING VALLEY, CA 91977-5602

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 03/09/1995

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

UNDER INVESTIGATION

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	02/21/1995	LEAK REPORTED
OTHER	02/20/1995	LEAK BEGAN
OTHER	02/20/1995	LEAK DISCOVERY

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	03/09/1995
OPEN - CASE BEGIN DATE	02/20/1995

CONTACT DETAILS

ORGANIZATION: SAN DIEGO RWQCB (REGION 9)

ADDRESS: 2375 NORTHSIDE DRIVE, SUITE 100

CITY: SAN DIEGO

CONTACT NAME: UNASSIGNED

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 619-516-1990

EMAIL: NOT REPORTED

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Historical Cortese List (HISTCORTESE)

[MAP ID# 7](#)

Distance from Property: 0.234 mi. (1,236 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 9UT3053COR

ID#: 9UT3053

NAME: CIRCLE K STORE #7953

ADDRESS: 481 SWEETWATER

SPRING VALLEY, CA 92077

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Leaking Underground Storage Tanks (LUST)

[MAP ID# 7](#)

Distance from Property: 0.255 mi. (1,346 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607300597

URL LINK: [CLICK HERE](#)

BUSINESS NAME: UNOCAL SERV STATION #4869

ADDRESS: 8626 JAMACHA BL
SPRING VALLEY, CA 91977-5629

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT1803

STATUS: 08/15/2000

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

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Leaking Underground Storage Tanks (LUST)

MAP ID# 7

Distance from Property: 0.234 mi. (1,236 ft.) NNE
Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607301816

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CIRCLE K STORE #7953

ADDRESS: 481 SWEETWATER RD
SPRING VALLEY, CA 91977-5602

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT3053

STATUS: 05/04/2017

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

THE SITE IS AN OPERATING CIRCLE K-BRANDED GASOLINE SERVICE STATION AND CONVENIENCE STORE, LOCATED AT 481 SWEETWATER ROAD IN SPRING VALLEY, CALIFORNIA. BETWEEN FEBRUARY 7 AND 17, 1995, STATION PERSONNEL NOTED DISCREPANCIES IN THE PREMIUM UNLEADED GASOLINE INVENTORY; A LEAKING TURBINE IN THE PREMIUM UNLEADED UNDERGROUND STORAGE TANK (UST) WAS DETERMINED TO BE THE CAUSE. A REVIEW OF INVENTORY RECORDS INDICATED THE ESTIMATED FUEL LOSS TO BE BETWEEN 2,500 AND 4,000 GALLONS. BETWEEN MARCH 1995 AND FEBRUARY 1996 A TOTAL OF 21 GROUNDWATER MONITORING WELLS WERE INSTALLED ON-SITE AND OFF-SITE. DURING ROAD IMPROVEMENTS BETWEEN APRIL 1997 AND JUNE 1998 FOR THE RELOCATION OF JAMACHA BOULEVARD AND THE CONSTRUCTION OF ROUTE 125, A NUMBER OF WELLS WERE ACCIDENTLY ABANDONED. THE WELLS LOST WERE MW-12, MW-13, MW-14, MW-15, MW-20 AND MW-21. THE WELLS WERE EITHER DAMAGED BY CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) CONSTRUCTION ACTIVITIES, OR WERE LOCATED IN THE PATH OF THE PLANNED ROAD OR UTILITY CONSTRUCTION ACTIVITIES. ATTEMPTS WERE MADE TO LOCATE THE WELLS BUT NONE OF THEM WERE LOCATED AND ARE CONSIDERED TO BE IMPROPERLY DESTROYED. FOUR ADDITIONAL WELLS WERE INSTALLED IN MAY 2004 TO COMPLETE THE ASSESSMENT TO THE SOUTH, NORTH AND NORTHWEST OF THE SITE (MW-22, MW-23, MW-24, AND MW-25). IN 2008, WITH THE CLOSURE OF THE UNOCAL CASE ON THE PROPERTY DIRECTLY EAST OF THE SUBJECT PROPERTY, THERE WERE SIX WELLS TRANSFERRED OVER TO CIRCLE K FOR THEIR USE AND FUTURE DESTRUCTION. THESE WELLS ARE DESIGNATED AS MW-4A, MW-11A, MW-20A, MW-21A, MW-22A AND MW-24A. THE ASSESSMENT IDENTIFIED THREE WELLS THAT HAD FREE-PRODUCT AND TWO WELLS TRACE TO SHEEN. BY APRIL 1995, WELL PURGING AND HYDROCARBON (LPH) REMOVAL ACTIVITIES ON WELLS MW-4, MW-6, AND MW-7 AND THE TANK EXCAVATION REMOVED AN ESTIMATED TOTAL OF 3,500 TO 4,000 GALLONS OF LPH AND 13,100 GALLONS OF LPH-WATER MIXTURE WERE REMOVED FROM THE UST CAVITY. IN FEBRUARY 2011, SIX SOIL GAS PROBES, SGP-1 THROUGH SGP-6, WERE INSTALLED AROUND THE SITE BUILDING TO MEASURE SOIL GAS LEVELS FOR USE IN A HUMAN HEALTH RISK ASSESSMENT. RESULTS OF SOIL GAS SAMPLING PERFORMED IN MARCH 2011 INDICATED THAT THE SUBSURFACE BENZENE VAPOR RISK WAS ESTIMATED TO BE 4.46×10^{-5} . THIS RISK LEVEL EXCEEDED THE DEH EXCESS CANCER RISK THRESHOLD OF 1.0×10^{-6} . IN JANUARY 2012, A 48-HOUR DUAL-PHASE EXTRACTION (DPE) FEASIBILITY TEST WAS

Leaking Underground Storage Tanks (LUST)

CONDUCTED UTILIZING MONITORING WELL MW-1 AS THE SOLE EXTRACTION POINT. THE DPE FEASIBILITY TEST RESULTED IN THE REMOVAL OF 21 POUNDS OF VAPOR-PHASE TPHG AND APPROXIMATELY 650 GALLONS OF GROUNDWATER. BASED ON THE OBSERVED VAPOR FLOW RATES, SIGNIFICANT DECREASES IN INFLUENT VAPOR-PHASE PETROLEUM HYDROCARBON CONCENTRATIONS OVER THE DURATION OF THE FEASIBILITY TEST, AND CALCULATED MASS RECOVERY RATES, IT WAS CONCLUDED THAT INSTALLATION OF A DPE SYSTEM AT THE SITE WAS NOT APPROPRIATE. IN JUNE 2012, SUB-SLAB VAPOR PROBES SSGP-1 THROUGH SSGP-4 WERE INSTALLED AROUND THE SITE BUILDING. RESULTS OF SUBSEQUENT VAPOR SAMPLING ACTIVITIES PERFORMED IN JULY 2012 INDICATED THAT UTILIZING THE DEH VAPOR RISK SPREADSHEET, THE SUBSURFACE VAPOR PHASE PETROLEUM HYDROCARBON CONCENTRATIONS EXCEEDED THE DEH THRESHOLD FOR AN EXCESS CANCER RISK OF 1×10^{-6} . IN AUGUST, 2013, HORIZONTAL VAPOR EXTRACTION WELL VE-3 WAS INSTALLED IN PREPARATION FOR A PILOT TEST TO VERIFY IF THE INSTALLATION OF A VAPOR EXTRACTION SYSTEM, DESIGNED TO MITIGATE VAPOR INTRUSION INTO THE STATION BUILDING, WOULD BE FEASIBLE. DURING THE DIGGING OF THE TRENCH FOR WELL VE-3, SOIL GAS PROBES SGP-3 AND SGP-4 WERE REMOVED BY OVER-EXCAVATION. FOLLOWING THE COMPLETION OF THE SEPTEMBER 10, 2013 PILOT TEST, ALL EXISTING SOIL GAS PROBES AND SUB-SLAB VAPOR PROBES WERE SAMPLED ON SEPTEMBER 24, 2013. RESULTS OF THE SEPTEMBER 24, 2013 VAPOR SAMPLING ACTIVITIES SUGGESTED INSTALLATION OF A SOIL VAPOR EXTRACTION SYSTEM AT THE SITE WAS WARRANTED. IN NOVEMBER AND DECEMBER, 2013, HORIZONTAL VAPOR EXTRACTION WELLS VE-1, VE-2, VE-4 AND VE-5 WERE INSTALLED. DURING THE DIGGING OF THE TRENCH FOR THE VAPOR EXTRACTION WELLS, SOIL GAS PROBES SGP-5 AND SGP-6 AND SUB-SLAB GAS PROBE SSGP-2 WERE REMOVED BY OVER-EXCAVATION. ON AUGUST 21, 2014, REPLACEMENT SOIL GAS PROBES WERE INSTALLED. THE NEWLY-INSTALLED SOIL GAS PROBES, ALONG WITH ALL OTHER SOIL GAS PROBES AND SUB-SLAB VAPOR PROBES, WERE SAMPLED ON AUGUST 27, 2014. VAPOR-PHASE PETROLEUM HYDROCARBON CONCENTRATIONS IN SOIL GAS PROBES SGP-3A THROUGH SGP-6A WERE GENERALLY SIMILAR TO THOSE OBSERVED DURING THE PREVIOUS SAMPLING OF SOIL GAS PROBES SGP-3 THROUGH SGP-6. AN SVE SYSTEM WAS INSTALLED AT THE SITE AND THE SYSTEM BEGAN OPERATION ON AUGUST 29, 2014 AND WAS SHUT DOWN IN FEBRUARY 9, 2016. THE SVE ACTIVITIES REMOVED APPROXIMATELY 1,092 POUNDS OF TPHG DURING 6,128 HOURS OF OPERATION. AFTER SYSTEM SHUTDOWN VAPOR DATA COLLECTED FROM THE SHALLOW SOIL VAPOR PROBES RESAMPLED IN MAY 2016. THE UPDATED VAPOR RISK ASSESSMENT ESTIMATED CUMULATIVE RISK WAS CALCULATED TO BE 9.30×10^{-7} , WHICH IS BELOW THE DEH THRESHOLD FOR AN EXCESS CANCER RISK OF 1×10^{-6} . THE ESTIMATED RESIDUAL MASS OF TPHG IMPACTED SOIL GREATER THAN A CONCENTRATION OF 100 MG/KG PRESENT AT THE SITE IS APPROXIMATELY 3.49 TONS. THE RESIDUAL CONCENTRATION OF MTBE IN GROUNDWATER IN WELL MW-21A (150 PARTS PER BILLION) REPRESENTS MTBE THAT HAS MIGRATED ON-SITE FROM THE EAST (ADJACENT FORMER 76 STATION NO. 4869 (UNAUTHORIZED RELEASE CASE H13227-001)). THE RESIDUAL IMPACT FROM OFF-SITE SOURCES IS ESTIMATED TO PERSIST FOR UP TO 15 YEARS. IN REFERENCE TO DISSOLVED-PHASE MTBE DETECTED IN THE VICINITY OF THE UST TANK EXCAVATION AND DISPENSER ISLANDS, IT IS CONCLUDED THAT THE CONTAMINANT PLUME IS STABLE AND THAT MTBE CONCENTRATIONS WILL REACH THE PRIMARY MCL WITHIN 10 YEARS. THE PROJECT'S ENVIRONMENTAL CONSULTANT RECOMMENDED THAT THE UNAUTHORIZED RELEASE CASE H24745-002 SHOULD BE CLOSED. DEH CONCURS WITH CASE CLOSURE. PUBLIC NOTIFICATION WAS CONDUCTED PRIOR TO CLOSURE. NO COMMENTS WERE RECEIVED. PERMIT DEH2016-LMWP-002621 WAS ISSUED FOR DESTRUCTION OF THE EXISTING MONITORING WELLS.

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

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Leaking Underground Storage Tanks (LUST)

MAP ID# 7

Distance from Property: 0.255 mi. (1,346 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0607302932

URL LINK: [CLICK HERE](#)

BUSINESS NAME: UNOCAL SERV STATION #4869

ADDRESS: 8626 JAMACHA BL

SPRING VALLEY, CA 91977-5629

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT665

STATUS: 07/25/2008

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

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Leaking Underground Storage Tanks (LUST)

MAP ID# 7

Distance from Property: 0.234 mi. (1,236 ft.) NNE
Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0608162410
URL LINK: [CLICK HERE](#)
BUSINESS NAME: CIRCLE K STORE #7953
ADDRESS: 481 SWEETWATER RD
SPRING VALLEY, CA 91977-5602
COUNTY: SAN DIEGO

FACILITY DETAILS

NO DETAIL(S) INFORMATION REPORTED

HISTORICAL FACILITY DETAILS

SITE INFORMATION

ID#: T0608162410 REGIONAL CASE #: NOT REPORTED LOCAL CASE #: H24745-001
RESPONSIBLE PARTY:: NOT REPORTED
FACILITY OPERATOR: NOT REPORTED

CASE INFORMATION

CASE TYPE: UNDETERMINED CASE WAS REPORTED: 1995-02-21
CASE ENTERED INTO SYSTEM: NOT REPORTED CASE WAS REVIEWED: NOT REPORTED
CASE WAS CLOSED: 1995-03-09
ENFORCEMENT TYPE: NOT REPORTED
ENFORCEMENT BEGAN: NOT REPORTED
FUNDING TYPE: NOT REPORTED
REGIONAL BOARD RESPONSIBLE FOR CASE: SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD
PROGRAM FOR THE CASE: LOCNL - LOCAL AGENCY NON-LUST PROGRAM
INTERIM FOR THE CASE: NOT REPORTED
CURRENT STATUS: 9 - CASE CLOSED
LEAD AGENCY: LOCAL AGENCY LEAD LOCAL AGENCY: SAN DIEGO ENVIRONMENTAL HEALTH SERVICES
MTBE CLASSIFICATION: NOT REPORTED
MAXIMUM MTBE CONCENTRATION WAS FOUND: NOT REPORTED
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: NOT REPORTED
MAXIMUM SOIL CONCENTRATION OF MTBE: NOT REPORTED
NUMBER OF MTBE ANALYTICAL RESULTS: 0 MTBE TESTED: NOT TESTED
NUMBER OF GASOLINE ANALYTICAL RESULTS: 1
CASE SUMMARY: NOT REPORTED

LEAKING TANK INFORMATION

HOW THE CASE/LEAK WAS DISCOVERED: NOT REPORTED DATE LEAK WAS DISCOVERED: 1995-02-20
HOW THE CASE/LEAK WAS STOPPED: NOT REPORTED LEAK WAS STOPPED: NOT REPORTED
CAUSE OF LEAK: NOT REPORTED SOURCE OF LEAK: NOT REPORTED

LEAK CONFIRMATION: NOT REPORTED
SUBSTANCE/S RELEASED: UNLEADED GASOLINE
QUANTITY OF SUBSTANCE RELEASED: NOT REPORTED

SITE ASSESSMENT AND REMEDIAL ACTION INFORMATION

PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: NOT REPORTED
PRELIMINARY SITE ASSESSEMENT UNDERWAY: NOT REPORTED

Leaking Underground Storage Tanks (LUST)

REMEDIAL ACTION UNDERWAY: **NOT REPORTED**

POLLUTION CHARACTERIZATION: **NOT REPORTED**

REMEDIATION PLAN: **NOT REPORTED**

VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**

CLEANUP FUND ID: **NOT REPORTED**

PRIORITY: **NOT REPORTED**

ABATEMENT METHOD: **NOT REPORTED**

ADDITIONAL INFORMATION

WATER SYSTEM ID #: **NOT REPORTED**

WATER WELL ID #: **NOT REPORTED**

WATER SYSTEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**

WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**

DISTANCE TO NEAREST DRINKING WATER WELL: **0**

GROUNDWATER BASIN: **909.21**

BENEFICIAL USE: **MUNICIPAL AND DOMESTIC SUPPLY, AGRICULTURAL SUPPLY, INDUSTRIAL SERVICE SUPPLY, INDUSTRIAL PROCESS SUPPLY, WATER CONTACT RECREATION, NON-CONTACT WATER RECREATION, PRESERVATION OF AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE, WARM FRESHWATER HABITAT, WILDLIFE HABITAT, RARE, THREATENED, OR ENDANGERED SPECIES**

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Statewide Environmental Evaluation and Planning System (SWEEPS)

MAP ID# 7

Distance from Property: 0.234 mi. (1,236 ft.) NNE
Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY #:	24745	STATUS:	ACTIVE
BOE:	NOT REPORTED	JURISDICTION:	SAN DIEGO COUNTY
NAME:	CIRCLE K STORE #7953	AGENCY:	SAN DIEGO COUNTY - U.S.T.
ADDRESS:	481 SWEETWATER RD SPRING VALLEY, CA 91977		

TANK INFORMATION

TANK #:	000001	CAPACITY:	10000
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	M.V. FUEL	STORAGE TYPE:	PRODUCT
CONTENT:	REG UNLEADED	CONTAINMENT:	NOT REPORTED

TANK #:	000002	CAPACITY:	10000
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	M.V. FUEL	STORAGE TYPE:	PRODUCT
CONTENT:	REG UNLEADED	CONTAINMENT:	NOT REPORTED

TANK #:	000003	CAPACITY:	10000
INSTALLED:	NOT REPORTED	REMOVED:	NOT REPORTED
TANK USE:	M.V. FUEL	STORAGE TYPE:	PRODUCT
CONTENT:	LEADED	CONTAINMENT:	NOT REPORTED

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Underground Storage Tanks (USTCUPA)

[MAP ID# 7](#)

Distance from Property: 0.234 mi. (1,236 ft.) NNE

Elevation: 257 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 254687530

FACILITY ID: 37-000-210818

NAME: UNITED #7953

ADDRESS: 481 SWEETWATER RD

SPRING VALLEY, CA 91977

COUNTY: SAN DIEGO

FACILITY DETAILS

OTHER FACILITY NAME(S) LISTED FOR THIS SITE: UNITED #7953

PERMIT AGENCY: SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

FACILITY DETAILS LINK: [Click Here](#)

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 8

Distance from Property: 0.38 mi. (2,006 ft.) NNE

Elevation: 266 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T10000010049

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SPRING VALLEY CLEANERS

ADDRESS: 627 SWEETWATER ROAD
SPRING VALLEY, CA 91977

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: NOT REPORTED

STATUS: OPEN - SITE ASSESSMENT 01/20/2017

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
ENFORCEMENT	08/28/2018	EMAIL CORRESPONDENCE
ENFORCEMENT	01/05/2018	EMAIL CORRESPONDENCE
RESPONSE	10/16/2017	CAP/RAP - FINAL REMEDIATION / DESIGN PLAN - REGULATOR RESPONDED
ENFORCEMENT	10/11/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	08/10/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	08/03/2017	SITE INVESTIGATION - REGULATOR RESPONDED
ENFORCEMENT	05/23/2017	EMAIL CORRESPONDENCE
ENFORCEMENT	05/18/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	05/12/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	05/12/2017	REMEDIAL INVESTIGATION WORKPLAN - REGULATOR RESPONDED
RESPONSE	05/01/2017	SITE ASSESSMENT REPORT
ENFORCEMENT	04/28/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	02/28/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	02/21/2017	SOIL AND WATER INVESTIGATION WORKPLAN - REGULATOR RESPONDED
ENFORCEMENT	02/07/2017	EMAIL CORRESPONDENCE
ENFORCEMENT	01/26/2017	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
ENFORCEMENT	01/23/2017	LETTER - NOTICE
ENFORCEMENT	01/20/2017	COST RECOVERY AGREEMENT
ENFORCEMENT	01/20/2017	COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT
ENFORCEMENT	01/20/2017	LETTER - NOTICE

GeoTracker Cleanup Sites (CLEANUPSITES)

STATUS HISTORY

STATUS:

DATE:

OPEN - CASE BEGIN DATE **01/20/2017**

OPEN - SITE ASSESSMENT **01/20/2017**

CONTACT DETAILS

ORGANIZATION: **SAN DIEGO COUNTY LOP**

ADDRESS: **P.O. BOX 129261**

CITY: **SAN DIEGO**

CONTACT NAME: **JAMES CLAY**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **NOT REPORTED**

EMAIL: **JAMES.CLAY@SDCOUNTY.CA.GOV**

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 9

Distance from Property: 0.489 mi. (2,582 ft.) SW

Elevation: 425 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: T0607301375

URL LINK: [CLICK HERE](#)

BUSINESS NAME: 7-ELEVEN FOOD STORE #16498

ADDRESS: 103 WORTHINGTON ST

SPRING VALLEY, CA 91977-6106

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT2622

STATUS: COMPLETED - CASE CLOSED 01/21/2016

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

IN NOVEMBER 1993, SOIL SAMPLES WERE COLLECTED BENEATH PRODUCT PIPING AND ADJACENT TO THE THREE FORMER GASOLINE UNDERGROUND STORAGE TANKS (USTS) AT THE SITE. TOTAL PETROLEUM HYDROCARBONS AS GASOLINE (TPH-G) CONCENTRATIONS UP TO 12,200 MILLIGRAMS PER KILOGRAM (MG/KG) WERE DETECTED IN THE SAMPLES, AND UNAUTHORIZED RELEASE CASE #H20887-001 WAS OPENED BY DEH. BETWEEN 1994 AND 2002, THIRTEEN GROUNDWATER MONITORING WELLS WERE INSTALLED TO DELINEATE THE EXTENT OF CONTAMINATION. ELEVATED CONCENTRATIONS OF DISSOLVED TPH-G, BENZENE, AND METHYL TERTIARY BUTYL ETHER (MTBE) WERE DETECTED IN GROUNDWATER SAMPLES. THE GROUNDWATER BENEATH THE SITE HAS BEEN DESIGNATED IN THE STATE'S BASIN PLAN AS BENEFICIAL FOR MUNICIPAL, AGRICULTURAL, AND INDUSTRIAL USES. FREE PRODUCT HAS NOT BEEN OBSERVED AT THE SITE. IN 2003, THE THREE GASOLINE USTS, CONSISTING OF ONE 8,000-GALLON FIBERGLASS TANK AND TWO 10,000-GALLON SINGLE-WALLED STEEL TANKS, WERE REMOVED AND REPLACED WITH TWO NEW DOUBLE-WALLED FIBERGLASS GASOLINE USTS (ONE 10,000-GALLON AND ONE 15,000-GALLON). TPH-G CONCENTRATIONS AS HIGH AS 4,400 MG/KG WERE DETECTED IN SOIL SAMPLES COLLECTED FROM BENEATH THE TANKS AND DISPENSERS. MINOR AMOUNTS OF TPH IN THE DIESEL RANGE WERE DETECTED, BUT WERE LIKELY RELATED TO WEATHERED GASOLINE. IN ADDITION, CONCENTRATIONS OF MTBE UP TO 5.5 MG/KG WERE DETECTED. THE CONSULTANT ESTIMATES THAT 919 TONS (APPROXIMATELY 570 CUBIC YARDS) OF SOURCE AREA SOIL WAS REMOVED FROM THE EXCAVATION, TREATED, AND DISPOSED OFF SITE. A CORRECTIVE ACTION PLAN (CAP), DATED OCTOBER 26, 2005, WAS IMPLEMENTED AT THE SITE TO ADDRESS THE SOIL AND GROUNDWATER CONTAMINATION. BETWEEN DECEMBER 2006 AND JULY 2007, TWO OXYGEN INJECTION WELLS AND SIX AIR SPARGE (AS)/SOIL VAPOR EXTRACTION (SVE) WELLS WERE INSTALLED AND CONNECTED TO AN ON-SITE REMEDIATION SYSTEM. REMEDIATION WAS CONDUCTED BETWEEN AUGUST 7, 2007 AND DECEMBER 21, 2009, WITH PERIODIC SHUTDOWNS FOR REBOUND EVALUATION. THE CONSULTANT ESTIMATES THAT OPERATION OF THE AS/SVE SYSTEM REMOVED APPROXIMATELY 2,035 POUNDS OF HYDROCARBONS FROM THE SUBSURFACE. IN ADDITION, AN ESTIMATED 18.49 POUNDS OF HYDROCARBONS WERE REMOVED FROM THE SUBSURFACE DURING HIGH-VACUUM DUAL-PHASE EXTRACTION EVENTS CONDUCTED IN SEPTEMBER, OCTOBER, AND NOVEMBER 2012. THE CONSULTANT ESTIMATES THAT PRIOR TO REMEDIATION ACTIVITIES, THE TOTAL VOLUME OF

GeoTracker Cleanup Sites (CLEANUPSITES)

HYDROCARBON-IMPACTED SOIL WITH TPH-G CONCENTRATIONS GREATER THAN 100 MG/KG WAS APPROXIMATELY 693 CUBIC YARDS, OR AN EQUIVALENT OF APPROXIMATELY 2,756 POUNDS OF HYDROCARBONS. NO POST-REMEDATION SOIL SAMPLES WERE COLLECTED AT THE SITE FOLLOWING COMPLETION OF REMEDIATION ACTIVITIES. HOWEVER, THE CONSULTANT ESTIMATES THAT APPROXIMATELY 75 PERCENT OF THE TPH-G MASS WAS REMOVED DURING REMEDIATION ACTIVITIES (NOT INCLUDING THE SOIL REMOVED DURING THE 2003 UST REPLACEMENT ACTIVITIES), LEAVING A RESIDUAL OF APPROXIMATELY 703 POUNDS OF PETROLEUM HYDROCARBONS. FOLLOWING THE REMEDIATION ACTIVITIES, GROUNDWATER MONITORING WAS CONDUCTED UNTIL OCTOBER 2014 TO EVALUATE DISSOLVED CONTAMINANT CONCENTRATION TRENDS, PLUME STABILITY, AND THE TIMEFRAMES TO REACH THE CLEANUP GOALS ESTABLISHED IN THE CAP. THE CONSULTANT CONCLUDED THAT THE PLUME IS STABLE AND NOT MIGRATING, AND ESTIMATES THAT WITHIN FIFTY YEARS THE MTBE CONCENTRATIONS WILL REACH THE SECONDARY MAXIMUM CONTAMINANT LEVEL (MCL) OF 5 MICROGRAMS PER LITER (UG/L), AND THE TERTIARY BUTYL ALCOHOL (TBA) CONCENTRATIONS WILL REACH THE NOTIFICATION LEVEL OF 12 UG/L. BASED ON THE STABILITY OF THE PLUME AND THE RESIDUAL CONTAMINANT CONCENTRATIONS, THE ENVIRONMENTAL CONSULTANT RECOMMENDED THAT THE CASE BE EVALUATED FOR CLOSURE UNDER THE STATE'S LOW-THREAT UNDERGROUND STORAGE TANK CASE CLOSURE POLICY (LTCP). DEH CONCLUDES THAT THE CASE IS ELIGIBLE FOR CLOSURE UNDER THE LTCP. THE REQUIRED NOTIFICATIONS AND COMMENT/REVIEW PERIOD WERE COMPLETED (NO COMMENTS), AND WELL DESTRUCTIONS WILL BE COMPLETED UNDER DEH PERMIT LMWP-002114.

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK BEGAN
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	01/21/2016	CLOSURE/NO FURTHER ACTION LETTER
RESPONSE	04/09/2015	OTHER REPORT / DOCUMENT
ENFORCEMENT	01/28/2015	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	12/10/2014	MONITORING REPORT - QUARTERLY
RESPONSE	10/14/2014	MONITORING REPORT - QUARTERLY
RESPONSE	08/29/2014	REQUEST FOR CLOSURE - REGULATOR RESPONDED
RESPONSE	07/25/2014	MONITORING REPORT - QUARTERLY
RESPONSE	04/14/2014	MONITORING REPORT - QUARTERLY
RESPONSE	01/31/2014	MONITORING REPORT - QUARTERLY
RESPONSE	11/14/2013	MONITORING REPORT - QUARTERLY - REGULATOR RESPONDED
RESPONSE	08/01/2013	MONITORING REPORT - QUARTERLY
RESPONSE	02/11/2013	MONITORING REPORT - QUARTERLY
RESPONSE	10/05/2012	MONITORING REPORT - QUARTERLY
RESPONSE	08/27/2012	MONITORING REPORT - QUARTERLY
ENFORCEMENT	07/26/2012	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	07/09/2012	MONITORING REPORT - QUARTERLY
RESPONSE	05/11/2012	INTERIM REMEDIAL ACTION PLAN - REGULATOR RESPONDED
RESPONSE	04/27/2012	MONITORING REPORT - QUARTERLY
RESPONSE	01/31/2012	MONITORING REPORT - QUARTERLY
RESPONSE	10/31/2011	MONITORING REPORT - QUARTERLY
ENFORCEMENT	09/06/2011	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
RESPONSE	04/30/2011	MONITORING REPORT - QUARTERLY
RESPONSE	01/31/2011	MONITORING REPORT - QUARTERLY

GeoTracker Cleanup Sites (CLEANUPSITES)

TYPE OF ACTION:	DATE:	ACTION:
RESPONSE	10/31/2010	MONITORING REPORT - QUARTERLY
RESPONSE	07/30/2010	MONITORING REPORT - QUARTERLY
RESPONSE	04/30/2010	MONITORING REPORT - QUARTERLY
RESPONSE	01/30/2010	MONITORING REPORT - QUARTERLY
ENFORCEMENT	07/09/2009	LETTER - NOTICE
ENFORCEMENT	02/09/2009	TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
REMEDATION	08/07/2007	SOIL VAPOR EXTRACTION (SVE)
RESPONSE	11/01/2005	CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - REGULATOR RESPONDED
REMEDATION	10/20/2003	EXCAVATION
ENFORCEMENT	12/21/1993	NOTICE OF RESPONSIBILITY
OTHER	11/30/1993	LEAK BEGAN
OTHER	11/30/1993	LEAK DISCOVERY
OTHER	11/30/1993	LEAK REPORTED
OTHER	11/30/1993	LEAK STOPPED

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	01/21/2016
OPEN - ELIGIBLE FOR CLOSURE	01/04/2016
OPEN - ELIGIBLE FOR CLOSURE	04/01/2015
OPEN - ELIGIBLE FOR CLOSURE	01/23/2015
OPEN - ELIGIBLE FOR CLOSURE	01/04/2006
OPEN - REMEDIATION	03/16/1994
OPEN - CASE BEGIN DATE	11/30/1993

CONTACT DETAILS

ORGANIZATION: **SAN DIEGO COUNTY LOP**
ADDRESS: **P.O. BOX 129261**
CITY: **SAN DIEGO**
CONTACT NAME: **TERESA SHERMAN**
CONTACT TYPE: **LOCAL AGENCY CASEWORKER**
CONTACT PHONE: **NOT REPORTED**
EMAIL: **TERESA.SHERMAN@SDCOUNTY.CA.GOV**

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Historical Cortese List (HISTCORTESE)

MAP ID# 9

Distance from Property: 0.489 mi. (2,582 ft.) SW

Elevation: 425 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 9UT2622COR

ID#: 9UT2622

NAME: 7-ELEVEN STORE

ADDRESS: 103 WORTHINGTON

SPRING VALLEY, CA 92077

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 9

Distance from Property: 0.489 mi. (2,582 ft.) SW
Elevation: 425 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: T0607301375

URL LINK: [CLICK HERE](#)

BUSINESS NAME: 7-ELEVEN FOOD STORE #16498

ADDRESS: 103 WORTHINGTON ST
SPRING VALLEY, CA 91977-6106

COUNTY: SAN DIEGO

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT2622

STATUS: 01/21/2016

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

IN NOVEMBER 1993, SOIL SAMPLES WERE COLLECTED BENEATH PRODUCT PIPING AND ADJACENT TO THE THREE FORMER GASOLINE UNDERGROUND STORAGE TANKS (USTS) AT THE SITE. TOTAL PETROLEUM HYDROCARBONS AS GASOLINE (TPH-G) CONCENTRATIONS UP TO 12,200 MILLIGRAMS PER KILOGRAM (MG/KG) WERE DETECTED IN THE SAMPLES, AND UNAUTHORIZED RELEASE CASE #H20887-001 WAS OPENED BY DEH. BETWEEN 1994 AND 2002, THIRTEEN GROUNDWATER MONITORING WELLS WERE INSTALLED TO DELINEATE THE EXTENT OF CONTAMINATION. ELEVATED CONCENTRATIONS OF DISSOLVED TPH-G, BENZENE, AND METHYL TERTIARY BUTYL ETHER (MTBE) WERE DETECTED IN GROUNDWATER SAMPLES. THE GROUNDWATER BENEATH THE SITE HAS BEEN DESIGNATED IN THE STATE'S BASIN PLAN AS BENEFICIAL FOR MUNICIPAL, AGRICULTURAL, AND INDUSTRIAL USES. FREE PRODUCT HAS NOT BEEN OBSERVED AT THE SITE. IN 2003, THE THREE GASOLINE USTS, CONSISTING OF ONE 8,000-GALLON FIBERGLASS TANK AND TWO 10,000-GALLON SINGLE-WALLED STEEL TANKS, WERE REMOVED AND REPLACED WITH TWO NEW DOUBLE-WALLED FIBERGLASS GASOLINE USTS (ONE 10,000-GALLON AND ONE 15,000-GALLON). TPH-G CONCENTRATIONS AS HIGH AS 4,400 MG/KG WERE DETECTED IN SOIL SAMPLES COLLECTED FROM BENEATH THE TANKS AND DISPENSERS. MINOR AMOUNTS OF TPH IN THE DIESEL RANGE WERE DETECTED, BUT WERE LIKELY RELATED TO WEATHERED GASOLINE. IN ADDITION, CONCENTRATIONS OF MTBE UP TO 5.5 MG/KG WERE DETECTED. THE CONSULTANT ESTIMATES THAT 919 TONS (APPROXIMATELY 570 CUBIC YARDS) OF SOURCE AREA SOIL WAS REMOVED FROM THE EXCAVATION, TREATED, AND DISPOSED OFF SITE. A CORRECTIVE ACTION PLAN (CAP), DATED OCTOBER 26, 2005, WAS IMPLEMENTED AT THE SITE TO ADDRESS THE SOIL AND GROUNDWATER CONTAMINATION. BETWEEN DECEMBER 2006 AND JULY 2007, TWO OXYGEN INJECTION WELLS AND SIX AIR SPARGE (AS)/SOIL VAPOR EXTRACTION (SVE) WELLS WERE INSTALLED AND CONNECTED TO AN ON-SITE REMEDIATION SYSTEM. REMEDIATION WAS CONDUCTED BETWEEN AUGUST 7, 2007 AND DECEMBER 21, 2009, WITH PERIODIC SHUTDOWNS FOR REBOUND EVALUATION. THE CONSULTANT ESTIMATES THAT OPERATION OF THE AS/SVE SYSTEM REMOVED APPROXIMATELY 2,035 POUNDS OF HYDROCARBONS FROM THE SUBSURFACE. IN ADDITION, AN ESTIMATED 18.49 POUNDS OF HYDROCARBONS WERE REMOVED FROM THE SUBSURFACE DURING HIGH-VACUUM DUAL-PHASE EXTRACTION EVENTS CONDUCTED IN SEPTEMBER, OCTOBER, AND NOVEMBER 2012. THE CONSULTANT ESTIMATES THAT PRIOR TO REMEDIATION ACTIVITIES, THE TOTAL VOLUME OF

Leaking Underground Storage Tanks (LUST)

HYDROCARBON-IMPACTED SOIL WITH TPH-G CONCENTRATIONS GREATER THAN 100 MG/KG WAS APPROXIMATELY 693 CUBIC YARDS, OR AN EQUIVALENT OF APPROXIMATELY 2,756 POUNDS OF HYDROCARBONS. NO POST-REMEDATION SOIL SAMPLES WERE COLLECTED AT THE SITE FOLLOWING COMPLETION OF REMEDIATION ACTIVITIES. HOWEVER, THE CONSULTANT ESTIMATES THAT APPROXIMATELY 75 PERCENT OF THE TPH-G MASS WAS REMOVED DURING REMEDIATION ACTIVITIES (NOT INCLUDING THE SOIL REMOVED DURING THE 2003 UST REPLACEMENT ACTIVITIES), LEAVING A RESIDUAL OF APPROXIMATELY 703 POUNDS OF PETROLEUM HYDROCARBONS. FOLLOWING THE REMEDIATION ACTIVITIES, GROUNDWATER MONITORING WAS CONDUCTED UNTIL OCTOBER 2014 TO EVALUATE DISSOLVED CONTAMINANT CONCENTRATION TRENDS, PLUME STABILITY, AND THE TIMEFRAMES TO REACH THE CLEANUP GOALS ESTABLISHED IN THE CAP. THE CONSULTANT CONCLUDED THAT THE PLUME IS STABLE AND NOT MIGRATING, AND ESTIMATES THAT WITHIN FIFTY YEARS THE MTBE CONCENTRATIONS WILL REACH THE SECONDARY MAXIMUM CONTAMINANT LEVEL (MCL) OF 5 MICROGRAMS PER LITER (UG/L), AND THE TERTIARY BUTYL ALCOHOL (TBA) CONCENTRATIONS WILL REACH THE NOTIFICATION LEVEL OF 12 UG/L. BASED ON THE STABILITY OF THE PLUME AND THE RESIDUAL CONTAMINANT CONCENTRATIONS, THE ENVIRONMENTAL CONSULTANT RECOMMENDED THAT THE CASE BE EVALUATED FOR CLOSURE UNDER THE STATE'S LOW-THREAT UNDERGROUND STORAGE TANK CASE CLOSURE POLICY (LTCP). DEH CONCLUDES THAT THE CASE IS ELIGIBLE FOR CLOSURE UNDER THE LTCP. THE REQUIRED NOTIFICATIONS AND COMMENT/REVIEW PERIOD WERE COMPLETED (NO COMMENTS), AND WELL DESTRUCTIONS WILL BE COMPLETED UNDER DEH PERMIT LMWP-002114.

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 10/05/17

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination. The data included in this report was extracted from the final CERCLIS dataset (CERCLIS was a Superfund data system that EPA decommissioned in 2014 following its deployment of the Superfund Enterprise Management System), which represents program progress as of the end of fiscal year 2013.

ECHOR09 Enforcement and Compliance History Information

VERSION DATE: 03/09/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSCA Emergency Response Notification System

VERSION DATE: 04/07/19

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSCA Facility Registry System

VERSION DATE: 04/05/19

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRS09 Hazardous Materials Incident Reporting System

VERSION DATE: 04/14/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 03/09/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDES09 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR09 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 02/22/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

Environmental Records Definitions - FEDERAL

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR09 Resource Conservation & Recovery Act - Generator

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

Environmental Records Definitions - FEDERAL

to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRANGR09

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 03/01/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 03/09/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Environmental Records Definitions - FEDERAL

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 03/15/19

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 03/31/19

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 04/09/19

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 04/01/19

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

Environmental Records Definitions - FEDERAL

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 03/11/19

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 03/11/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 03/19/19

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type,

Environmental Records Definitions - FEDERAL

and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

USUMTRCA

Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD

Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS

Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP

Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Environmental Records Definitions - FEDERAL

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 04/01/19

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 04/09/19

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 04/09/19

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems

Environmental Records Definitions - FEDERAL

that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 02/06/19

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (CA)

CDL Clandestine Drug Labs

VERSION DATE: 12/31/17

The California Department of Toxic Substance Control (DTSC) maintains this listing of illegal drug laboratories. DTSC maintains a limited cost-tracking database to manage and pay appropriate contractor invoices for removal costs. The data source is an expenditure report with the contractors' invoice information and the reported removal action locations. The reported location information may or may not include the actual location of the illegal drug lab for several reasons. First, DTSC receives the location information verbally from law enforcement or local environmental health officials in the initial request for emergency support. Second, DTSC does not verify the information received and does not perform "data cleaning" or other measures to ensure data quality. Third, the location information may not be the actual location of an illegal drug lab or any hazardous substance release to the environment. The initial report may have provided the location of the nearest identifiable address to an illegal drug lab or mobile lab or abandonment of illegal drug lab wastes, or a nearby meeting location for the contractor. Please note the DTSC does not guarantee the accuracy of the address or location information or the condition of the location listed. The listing of an address or location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the address or location either requires or does not require additional cleanup work or mitigation action.

CHMIRS California Hazardous Material Incident Report System

VERSION DATE: 10/24/18

The California Hazardous Material Incident Report System list is maintained by the California Governor's Office of Emergency Services (OES). This list contains all spills called in to the California OES Warning Center for a specific year since 1993.

DTSCDR DTSC Deed Restrictions

VERSION DATE: 04/03/19

The California Department of Toxic Substances Control (DTSC) maintains this list of sites with deed restrictions. According to the DTSC, restricted land use indicates whether the site or area within the site has an environmental restriction recorded and/or other institutional control preventing certain types of land use or activities. The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please contact the DTSC to review associated Land Use Restriction documents.

EMI Emissions Inventory Data

VERSION DATE: 12/31/16

This list of Emissions Inventory Data is maintained by the California Environmental Protection Agency California Environmental Agency Air Resources Board. This list includes criteria pollutant data and toxic data. Please note gas stations, print shops, autobody shops, and dry cleaners are not included in this list.

Environmental Records Definitions - STATE (CA)

HWTS Hazardous Waste Tanner Summary

VERSION DATE: 12/31/17

The Hazardous Waste Tanner Summary is maintained by the California Department of Toxic Substances Control (DTSC). This list includes data extracted from the copies of hazardous waste manifests received each year by the DTSC.

LDS Land Disposal Sites

VERSION DATE: 04/09/19

This list of Land Disposal sites (Landfills) is a subset of the GeoTracker Cleanup Sites database, maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Land Disposal Site.

LIENS Recorded Environmental Cleanup Liens

VERSION DATE: 11/16/18

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

MCS Military Cleanup Sites

VERSION DATE: 04/09/19

This list of Military sites is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Military Cleanup Sites. This list includes : Military UST sites; Military Privatized sites; and Military Cleanup sites (formerly known as DoD non UST).

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 03/03/19

This list of active, historical, and terminated National Pollutant Discharge Elimination System Facilities permits is maintained by the California Environmental Protection Agency State Water Resources Control Board. This data includes storm water general permit enrollees that are active or have been active within the past three years. Please note there can be multiple listings for a single permit due to multiple dischargers, multiple facilities, and/or multiple address listings. Please use the Regulatory Measure ID to identify duplicates, as this is a unique identifier for each permit.

ABST Above Ground Storage Tanks

VERSION DATE: 03/10/19

Environmental Records Definitions - STATE (CA)

This database, provided by the California Environmental Protection Agency's (CalEPA) Regulated Site Portal, contains aboveground petroleum storage tank facilities originating from the California Environmental Reporting System (CERS). These facilities store petroleum in aboveground storage tanks with oversight by local agencies.

As of January 1, 2008, Assembly Bill No. 1130 of the Aboveground Petroleum Storage Act (APSA) authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. CalEPA Data Disclaimer: Information displayed in the portal is collected from separate agency databases and displayed unaltered. Information that is considered confidential, trade secret, or is otherwise protected by the agency that manages the database is not loaded into the portal. For more detail about information displayed in the portal, please visit the data source sites. Please refer to AST2007 database for aboveground storage tank information obtained from the California State Water Resources Control Board prior to 2008 APSA requirements.

AST2007 Aboveground Storage Tanks Prior to January 2008

VERSION DATE: 12/01/07

This database contains aboveground storage tank facilities registered with the California State Water Resources Control Board (SWRCB) between 2007 and 2003. Since 2006, tanks were required to contain a minimum (even as cumulative) of 1320 gallons to be in the program. As of January 1, 2008, the SWRCB no longer maintains a list of registered aboveground storage tanks, due to effective Assembly Bill No. 1130 (Laird) of the Aboveground Petroleum Storage Act (APSA). This Bill authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. Please refer to ABST database as a current source for aboveground petroleum storage tank data.

CLEANER Dry Cleaner Facilities

VERSION DATE: 06/20/18

This list of dry cleaners is maintained by the California Department of Toxic Substances Control (DTSC). Data is extracted from the DTSC Hazardous Waste Tracking System. This list includes dry cleaner facilities that have registered EPA identification numbers. These facilities are categorized by SIC codes (7211, 7212, 7213, 7215, 7216, 7217, 7218, 7219). This database may also include facilities other than dry cleaners who also register with these same NAICS Codes. Not all companies report their NAICS/SIC Codes to the DTSC, therefore this database may exclude registered dry cleaner facilities with incomplete classification information.

DTSCHWT DTSC Registered Hazardous Waste Transporters

VERSION DATE: 04/30/19

The California Department of Toxic Substances Control maintains this list of Registered Hazardous Waste Transporters.

HISTUST Historical Underground Storage Tanks

VERSION DATE: 12/31/87

The Hazardous Substance Storage Container Database is a historical list of Underground Storage Tank sites,

Environmental Records Definitions - STATE (CA)

compiled from tank survey and registration information collected at one time between 1984 and 1987 by the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

MINES Mines Listing

VERSION DATE: 04/24/19

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data.

MWMP California Medical Waste Management Program Facility List

VERSION DATE: 02/06/19

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

SLIC Spills, Leaks, Investigation & Cleanup Recovery Listing

VERSION DATE: 06/16/08

These records are maintained by the California Regional Water Quality Control Board (RWQCB). This list includes contaminated sites that impact groundwater or have the potential to impact ground water. Please refer to CLEANUPSITES database as source of current data.

SWEEPS Statewide Environmental Evaluation and Planning System

VERSION DATE: 10/01/94

The Statewide Environmental Evaluation and Planning System (SWEEPS) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials. Refer to CUPA listing for source of current data.

USTCUPA Underground Storage Tanks

VERSION DATE: 04/16/19

The California State Water Resources Control Board maintains this list of permitted underground storage tanks. Permitted Underground Storage Tank (UST) Facilities includes facilities at which the owner or operator has been issued a permit to operate one or more USTs by the local permitting agency. Permitted UST Facilities are

Environmental Records Definitions - STATE (CA)

imported weekly from the California Environmental Reporting System (CERS).

BF Brownfield Sites

VERSION DATE: 02/28/19

This database of Brownfield Memorandum of Agreement (MOA) sites is maintained by the California Environmental Protection Agency. The California Department of Toxic Substances Control (CTSC), the State Water Resources Control Board, and the Regional Water Quality Control Boards (RWQCBs) agreed to a Brownfield Memorandum of Agreement (MOA). The MOA limits the oversight of a brownfields site to one agency, establishes procedures and guidelines for identifying the lead agency, calls for a single uniform site assessment procedure, requires all cleanups to address the requirements of the agencies, defines roles and responsibilities, provides for ample opportunity for public involvement, commits agencies to review time frames, and commits agencies to coordinate and communicate on brownfields issues. The Brownfield MOA site list is obtained from the State Water Resources Control Board GeoTracker online database. This list contains both open and completed sites.

CALSITES CALSITES Database

VERSION DATE: 05/01/04

This historical database was maintained by the Department of Toxic Substance Control for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

CLEANUPSITES GeoTracker Cleanup Sites

VERSION DATE: 04/09/19

This list of GeoTracker Cleanup Sites is maintained by the California State Water Resources Control Board. The database contains contaminated sites that impact groundwater or have the potential to impact ground water, including sites that require cleanup, such as Leaking Underground Storage Tank Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. GeoTracker portals retrieve records and view integrated data sets from multiple State Water Board programs and other agencies.

CORTESE Cortese List

VERSION DATE: 04/15/19

This list of hazardous waste and substances sites (Cortese List) is maintained by the California Department of Toxic Substances Control (DTSC). The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist.

Environmental Records Definitions - STATE (CA)

DROP Listing of Certified Dropoff, Collection, and Community Service Programs

VERSION DATE: 04/09/19

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

ERAP Expedited Removal Action Program Sites

VERSION DATE: 04/12/19

This list of Expedited Removal Action Program Sites is a subset of the EnviroStor database, maintained by the California Department of the Toxic Substance Control. Sites are queried from Envirostor by site type = State Response ERAP.

HISTCORTESE Historical Cortese List

VERSION DATE: 11/02/02

This historical listing includes hazardous waste and substances sites designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substance Control. The Cortese List was utilized by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. See CACORTESE for an updated version of this database.

LUST Leaking Underground Storage Tanks

VERSION DATE: 04/09/19

This list of leaking underground storage tanks is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = LUST Cleanup Site.

NFA No Further Action Determination

VERSION DATE: 03/11/19

This list of No Further Action sites is maintained by the California Department of Toxic Substances Control. This data is queried from the Department of Toxic Substances Control Envirostor online database.

NFE Sites Needing Further Evaluation

VERSION DATE: 03/11/19

This list of Inactive - Needs Evaluation sites is maintained by the California Department of Toxic Substances Control. These are unconfirmed contaminated properties that need further assessment. This data is queried from

Environmental Records Definitions - STATE (CA)

the Department of Toxic Substances Control Envirostor online database.

PROC Listing of Certified Processors

VERSION DATE: 02/10/19

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

REF Referred to Another Local or State Agency

VERSION DATE: 03/12/19

This Referred to Another Local or State Agency list, maintained by the California Department of Toxic Substances Control (DTSC), contains properties where contamination has not been confirmed and which were determined as not requiring direct Department of Toxic Substance Control Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency. This data is extracted from the DTSC Envirostor online database and is queried by Status = "Refer state and local agencies".

SWIS Solid Waste Information System Sites

VERSION DATE: 04/03/19

This list of Solid Waste Information System Sites is extracted from the Solid Waste Information System (SWIS) database, maintained by the California Department of Resources Recycling and Recovery. The SWIS database includes information on solid waste facilities, operations, and disposal sites located in California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

SWRCY Recycling Centers

VERSION DATE: 02/11/19

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

VCP Voluntary Cleanup Program

VERSION DATE: 04/12/19

This list of Voluntary Cleanup Sites is a subset of the Envirostor database maintained by the California Department of Toxic Substance Control. Sites are queried from Envirostor by site type = Voluntary Cleanup.

WMUDS Waste Management Unit Database

VERSION DATE: 01/01/00

Environmental Records Definitions - STATE (CA)

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

ENVIROSTOR

EnviroStor Cleanup Sites

VERSION DATE: 04/12/19

This list of Envirostor Cleanup Sites is maintained by the California Department of Toxic Substances Control (DTSC). DTSC has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. Sites where DTSC has made a "No Action Required" determination are not included in this database, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

ENVIROSTORPCA

EnviroStor Permitted and Corrective Action Sites

VERSION DATE: 04/16/19

The California Department of Toxic Substance Control maintains this list of Hazardous Waste sites in their Envirostor online database. This list contains: 1) data pertaining to the Hazardous Waste Sites tracked in Envirostor; 2) the completed activities for Hazardous Waste Units; 3) the completed activities for Hazardous Waste Units undergoing closure; 4) completed maintenance activities; 5) the various "aliases" for a project (Some examples are: alt project name, alt address, EPA ID, etc.).

TOXPITS

Toxic Pits Cleanup Act Sites

VERSION DATE: 07/01/95

Toxic Pits are sites with possible contamination of hazardous substances where cleanup is necessary. This listing is no longer updated by the State Water Resources Control Board.

Environmental Records Definitions - LOCAL

HMMDD

San Diego County Hazardous Materials Management Division Database

VERSION DATE: 03/21/19

This list of hazardous waste and materials is maintained by the County of San Diego Department of Environmental Health (DEH). This list is a compilation of two databases maintained by the DEH. The first list, Hazardous Waste and Materials Data, provides the most frequently used and requested data associated with permitted Unified Program hazardous waste and inventory. Please note this disclaimer from DEH: This is not a full dataset. The second list, Facility Data, provides the most frequently used and requested data associated with permitted Unified Program facilities. Please note this disclaimer from DEH: This is not a full dataset.

SDEACL

San Diego County Environmental Assessment Case Listing

VERSION DATE: 09/25/18

This list of San Diego County Environmental Assessment Cases is maintained by the California State Water Resources Control Board (SWRCB). Historically, San Diego County Department of Environmental Health (DEH) provided a list of environmental cases (Case List) in San Diego County on the DEH website. The SWRCB now provides real-time case information on all open and closed cases throughout California, including San Diego County. This database is called the GeoTracker data management system (GeoTracker). DEH will now rely exclusively on Geotracker to provide case information.

SDSWF

San Diego County Solid Waste Facilities

VERSION DATE: 02/10/19

This list of solid waste facilities is maintained by the San Diego Department of Environmental Health. Completed, issued, renewed, received, and withdrawn permits are all included in this list.

Environmental Records Definitions - TRIBAL

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/10/19

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/10/18

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

TORRESDUMPSITES Illegal Dump Sites on the Torres Martinez Reservation

VERSION DATE: 10/29/07

This listing of illegal dump site locations on the Torres Martinez Reservation is maintained by the United States Environmental Protection Agency, Region IX. These dump sites contain unlawfully discarded household waste such as landscaping and wood wastes with no known soil or groundwater contamination. A majority of the sites have already been cleaned up through the collaborative efforts of the EPA, The California Integrated Waste Management Board and the Torres Martinez Tribe.

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

Appendix C

Historical Research Documentation

Historical Aerial Photographs

[NEW: GeoLens by Geosearch](#)

Target Property:

***Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl
La Presa, San Diego, California 91977***

Prepared For:

Rincon Consultants-Carlsbad

Order #: 127102

Job #: 295784

Project #: 18-06337

Date: 5/30/2019

Target Property Summary

Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl
La Presa, San Diego, California 91977

USGS Quadrangle: **National City**

Target Property Geometry: **Area**

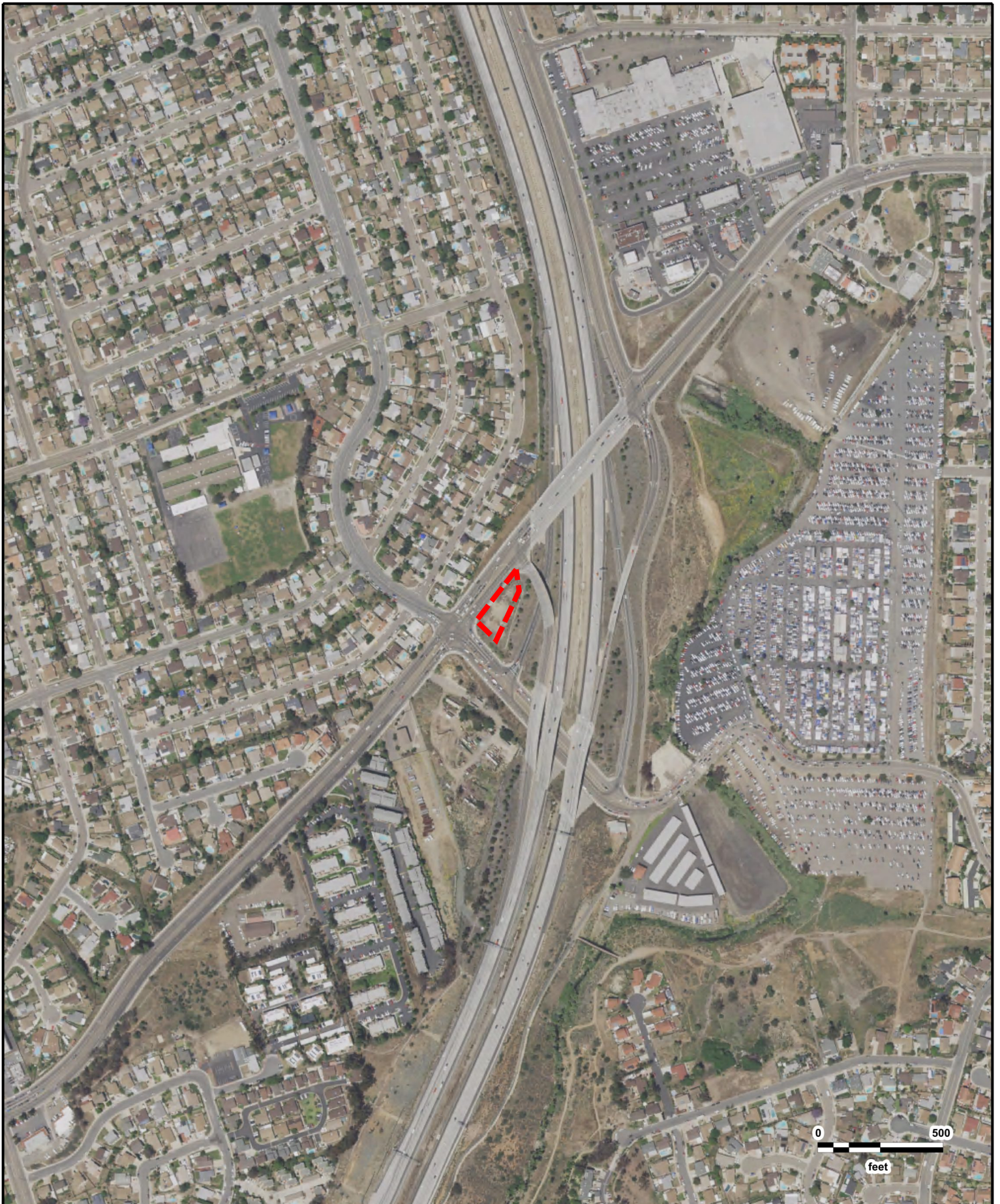
Target Property Longitude(s)/Latitude(s):

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(-117.012289535, 32.702737494)**

Aerial Research Summary

<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2016	USDA	1" = 500'	N/A
2014	USDA	1" = 500'	N/A
2012	USDA	1" = 500'	N/A
2010	USDA	1" = 500'	N/A
2009	USDA	1" = 500'	N/A
2005	USDA	1" = 500'	N/A
06/15/2002	USGS	1" = 500'	N/A
09/30/1996	USGS	1" = 500'	N/A
05/31/1994	USGS	1" = 500'	N/A
07/28/1985	USGS	1" = 500'	353-115
11/01/1981	USGS	1" = 500'	10-99
08/28/1971	USGS	1" = 500'	1-70
04/07/1964	CAS	1" = 500'	5-107
09/25/1956	AMS	1" = 500'	2063
04/14/1953	ASCS	1" = 500'	10-8
02/16/1949	ASCS	1" = 500'	2-11

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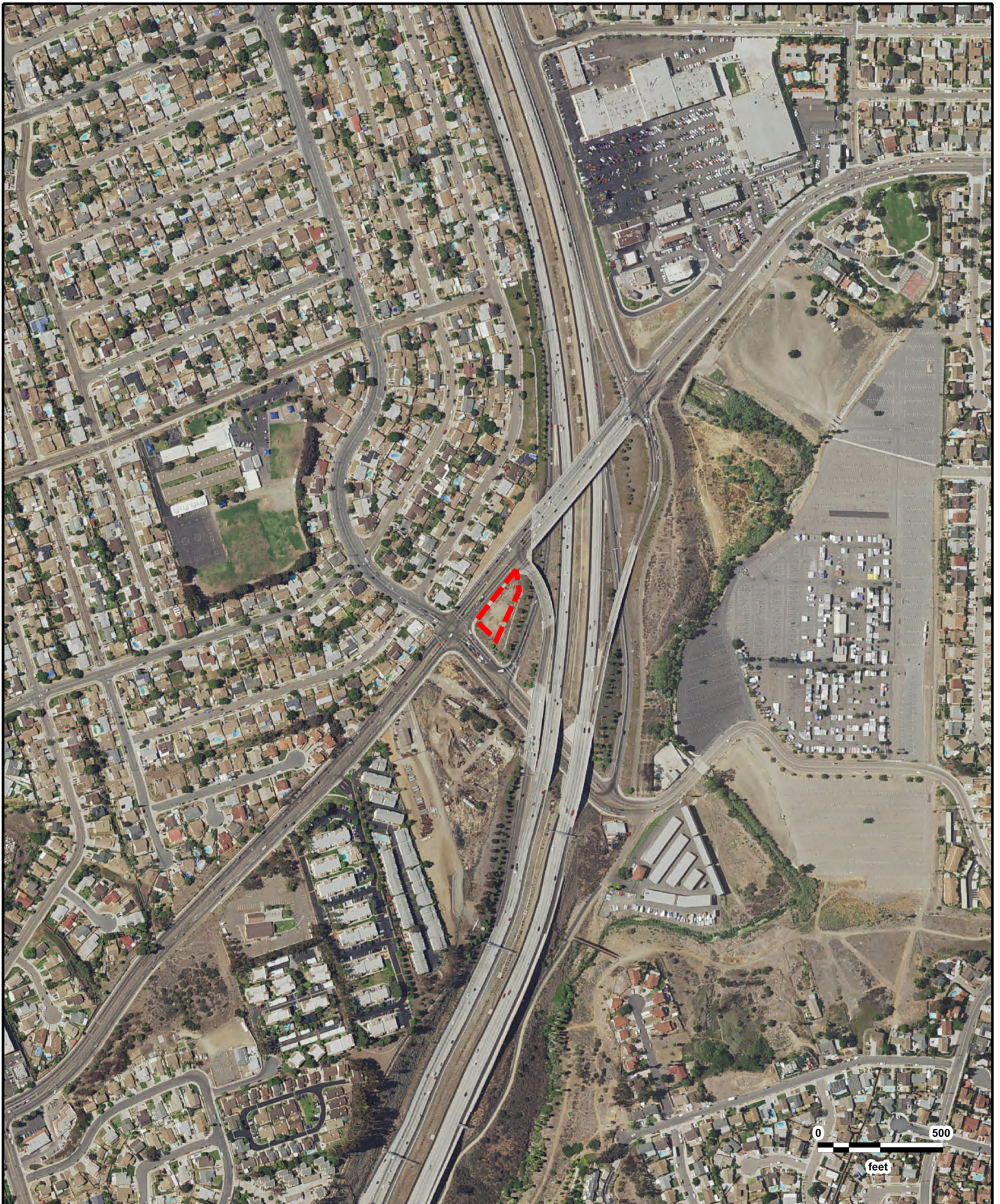


0 500
feet



Spring Valley Gas Station Project
USDA
2016

GeoSearch



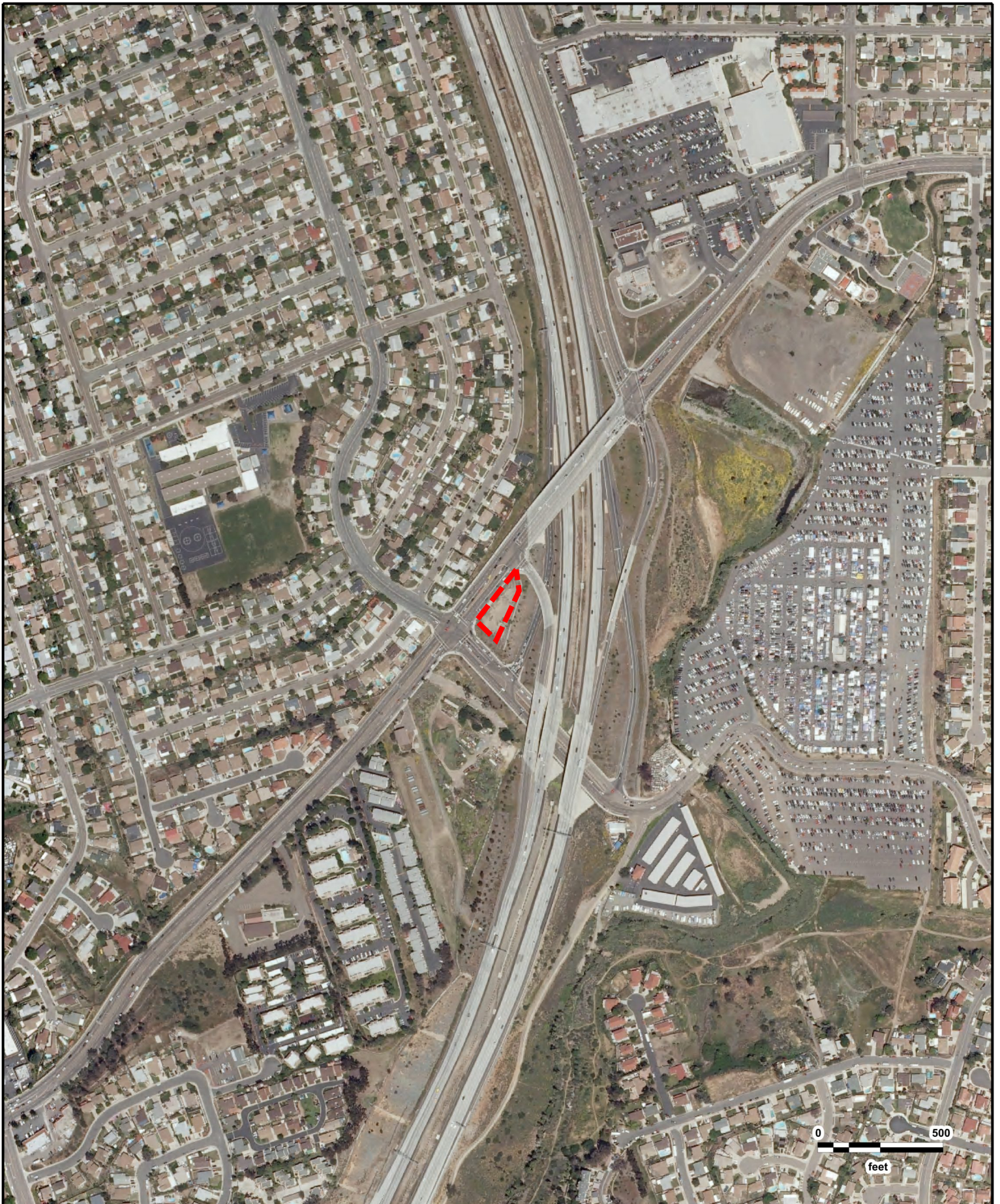
Spring Valley Gas Station Project
USDA
2014

GeoSearch



Spring Valley Gas Station Project
USDA
2012

GeoSearch



Spring Valley Gas Station Project
USDA
2010

GeoSearch



0 500
feet



Spring Valley Gas Station Project
USDA
2009

GeoSearch



Spring Valley Gas Station Project
USDA
2005

GeoSearch



Spring Valley Gas Station Project
USGS
06/15/2002

GeoSearch



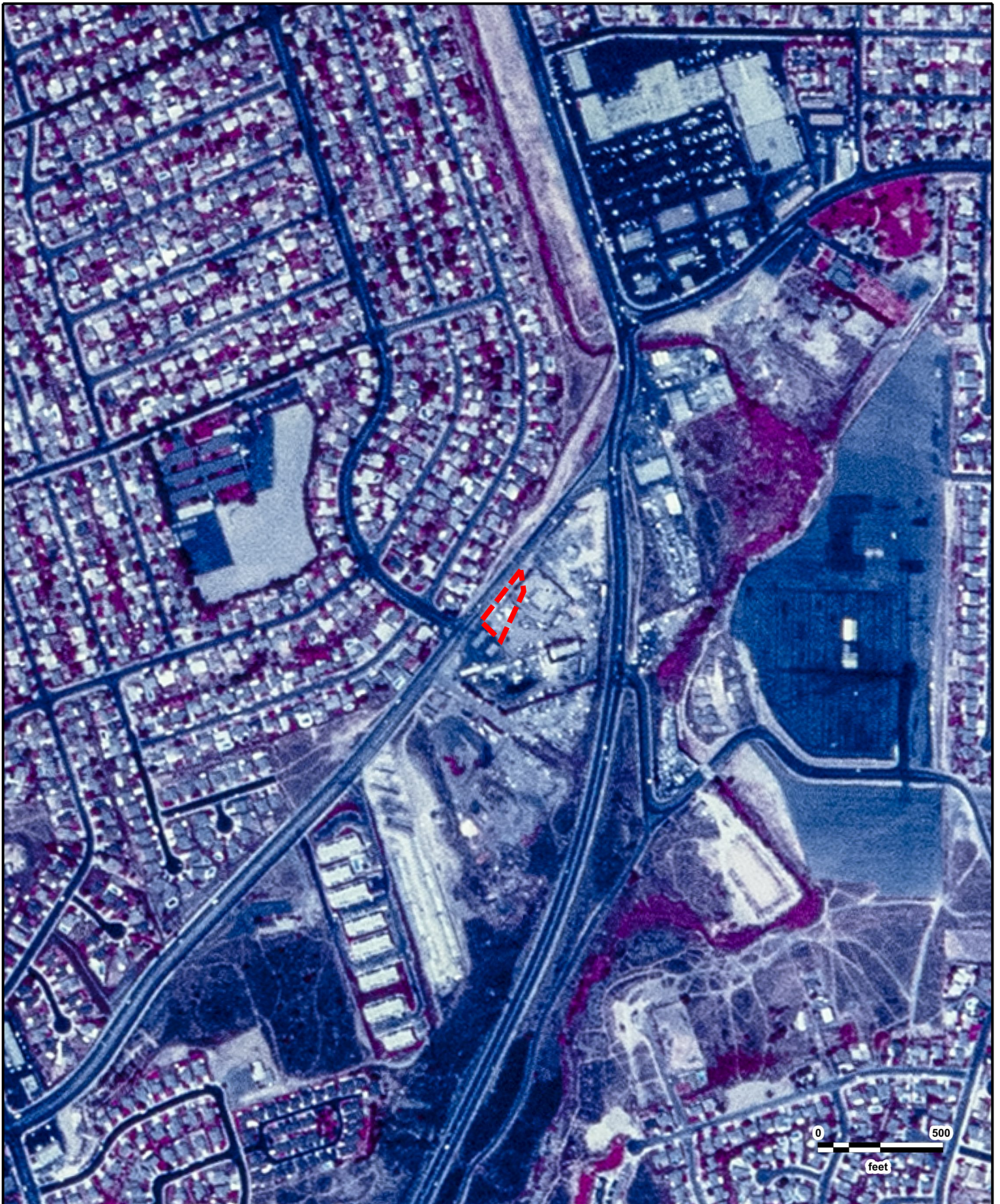
Spring Valley Gas Station Project
USGS
09/30/1996

GeoSearch



Spring Valley Gas Station Project
USGS
05/31/1994

GeoSearch



Spring Valley Gas Station Project
USGS
07/28/1985

GeoSearch



Spring Valley Gas Station Project
USGS
11/01/1981

GeoSearch



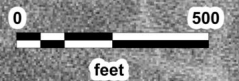
Spring Valley Gas Station Project
USGS
08/28/1971

GeoSearch



Spring Valley Gas Station Project
CAS
04/07/1964

GeoSearch



Spring Valley Gas Station Project
AMS
09/25/1956

GeoSearch



0 500
feet



Spring Valley Gas Station Project
ASCS
04/14/1953

GeoSearch



Spring Valley Gas Station Project
ASCS
02/16/1949

GeoSearch

Historical Topographic Maps

[NEW: GeoLens by Geosearch](#)

Target Property:

***Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl
La Presa, San Diego, California 91977***

Prepared For:

Rincon Consultants-Carlsbad

Order #: 127102

Job #: 295783

Project #: 18-06337

Date: 5/28/2019

Target Property Summary

Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl
La Presa, San Diego, California 91977

USGS Quadrangle: **National City**

Target Property Geometry: **Area**

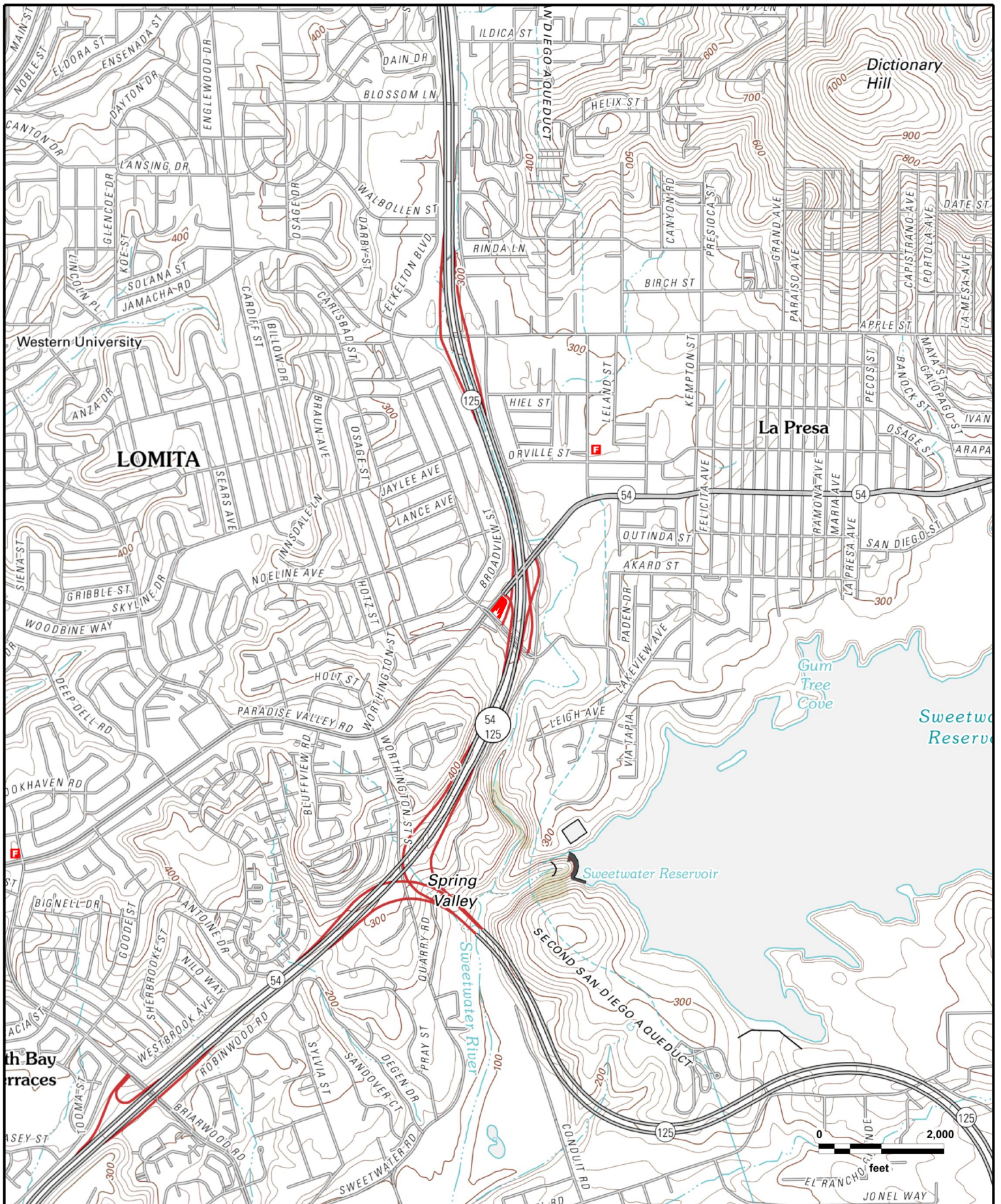
Target Property Longitude(s)/Latitude(s):

**(-117.011774551, 32.703297238), (-117.011731635, 32.703062507), (-117.012032043, 32.702520818),
(-117.012289535, 32.702737494)**

Topographic Map Summary

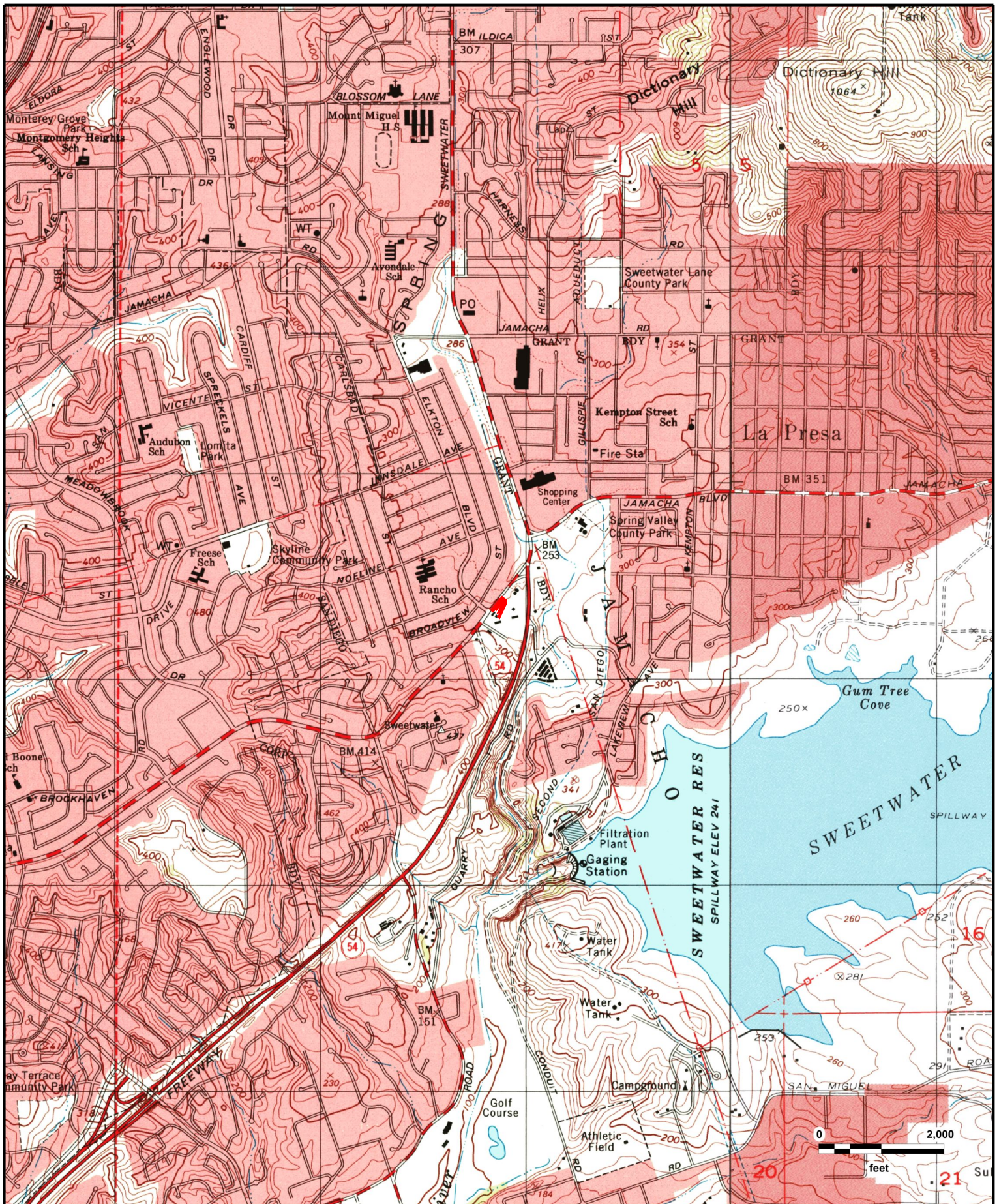
<u>Date</u>	<u>Quadrangle</u>	<u>Scale</u>
2012	National City, CA (2012)	1" = 2000'
	Jamul Mountains, CA (2012)	
1996	National City, CA (1996)	1" = 2000'
	Jamul Mountains, CA (1994)	
1967 PHOTOREVISED 1975	National City, CA (1975)	1" = 2000'
	Jamul Mountains, CA (1975)	
1967	National City, CA (1967)	1" = 2000'
	Jamul Mountains, CA (1971)	
1953	National City, CA (1953)	1" = 2000'
	Jamul Mountains, CA (1955)	
1944	National City, CA	1" = 2640'
1930	San Diego, CA (1930)	1" = 5208'
	Jamul, CA (1943)	
1904	San Diego, CA	1" = 5208'

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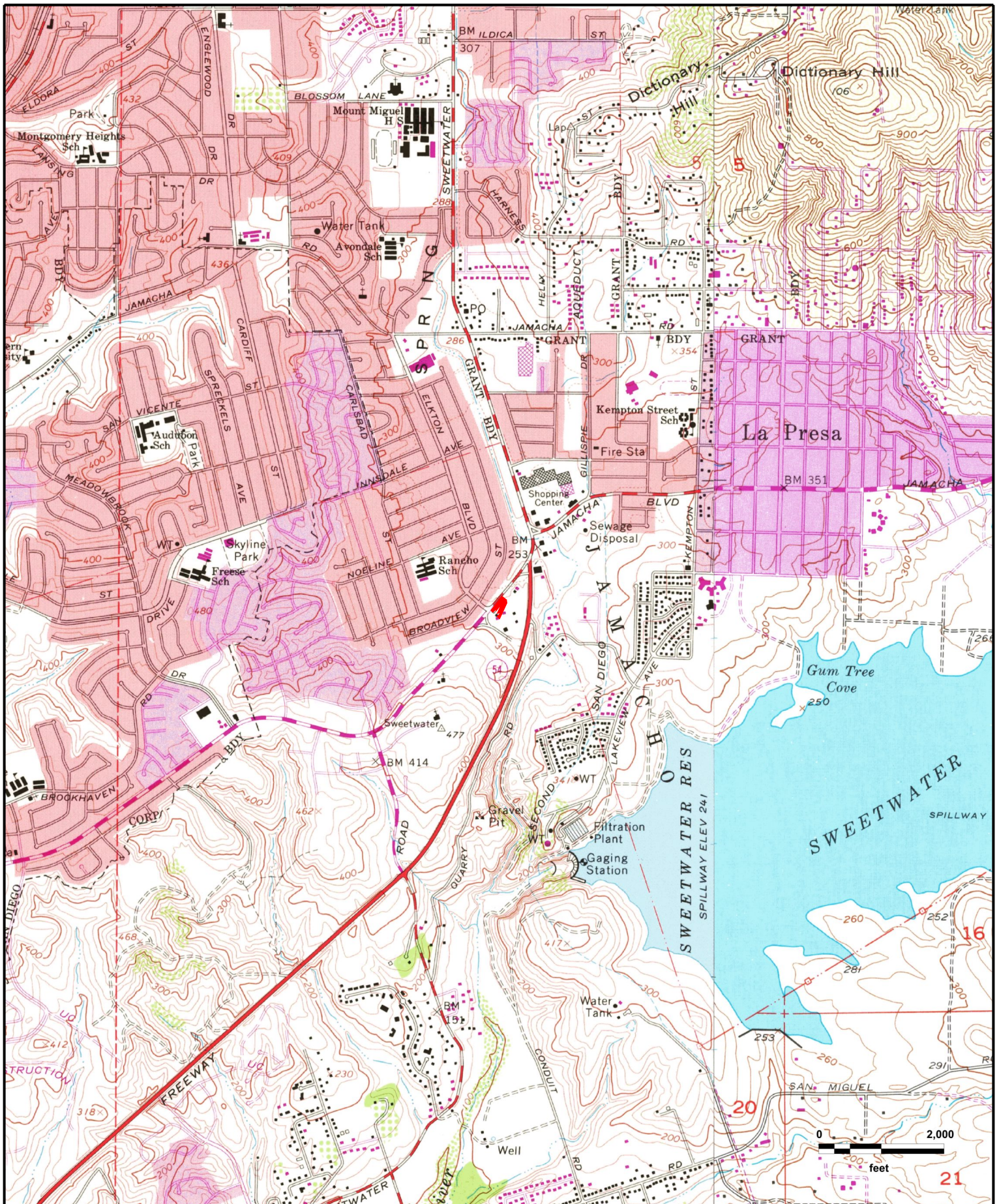
Spring Valley Gas Station Project
National City, CA (2012), Jamul Mountains, CA (2012)

GeoSearch



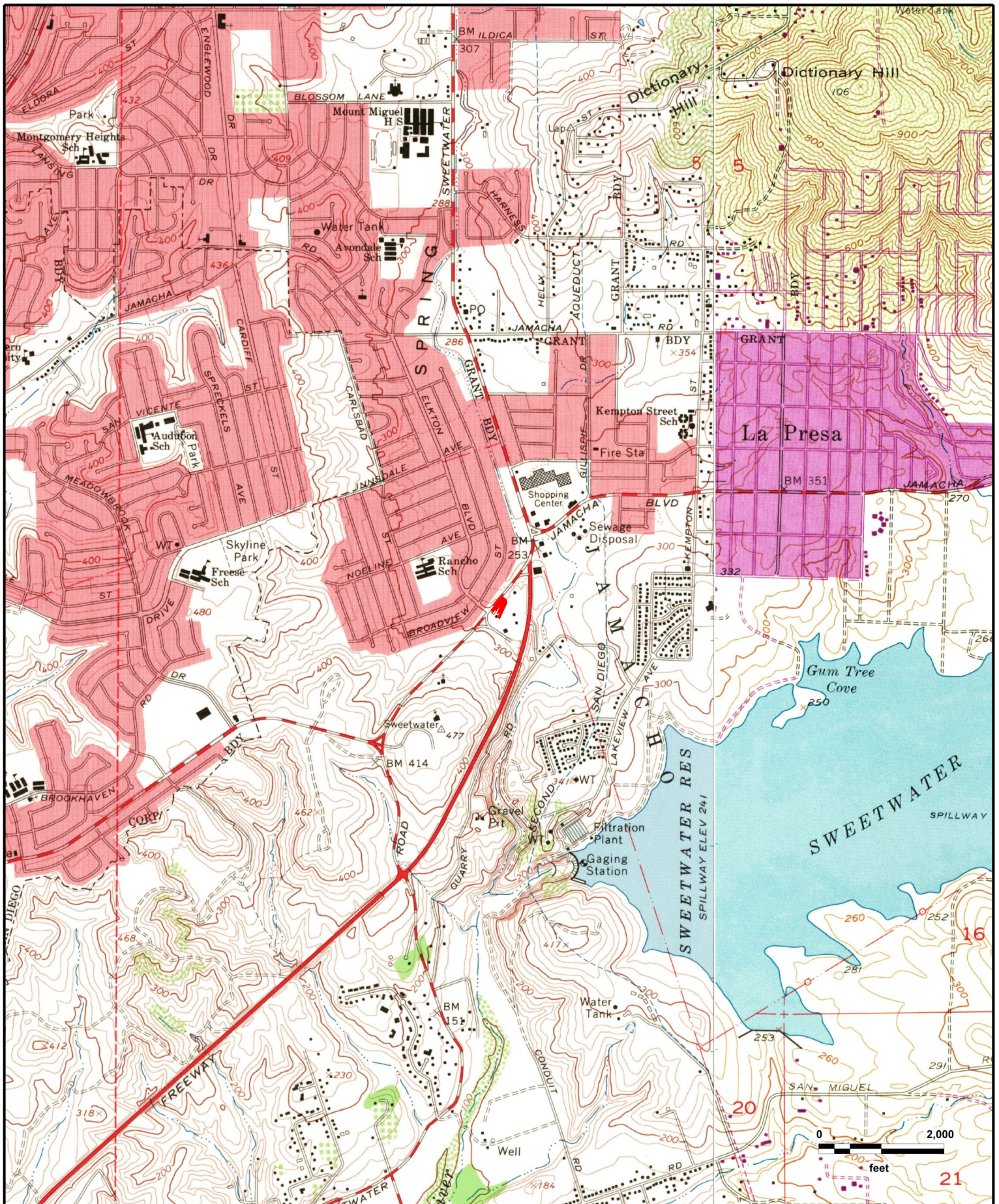
Spring Valley Gas Station Project
 National City, CA (1996), Jamul Mountains, CA (1994)

GeoSearch



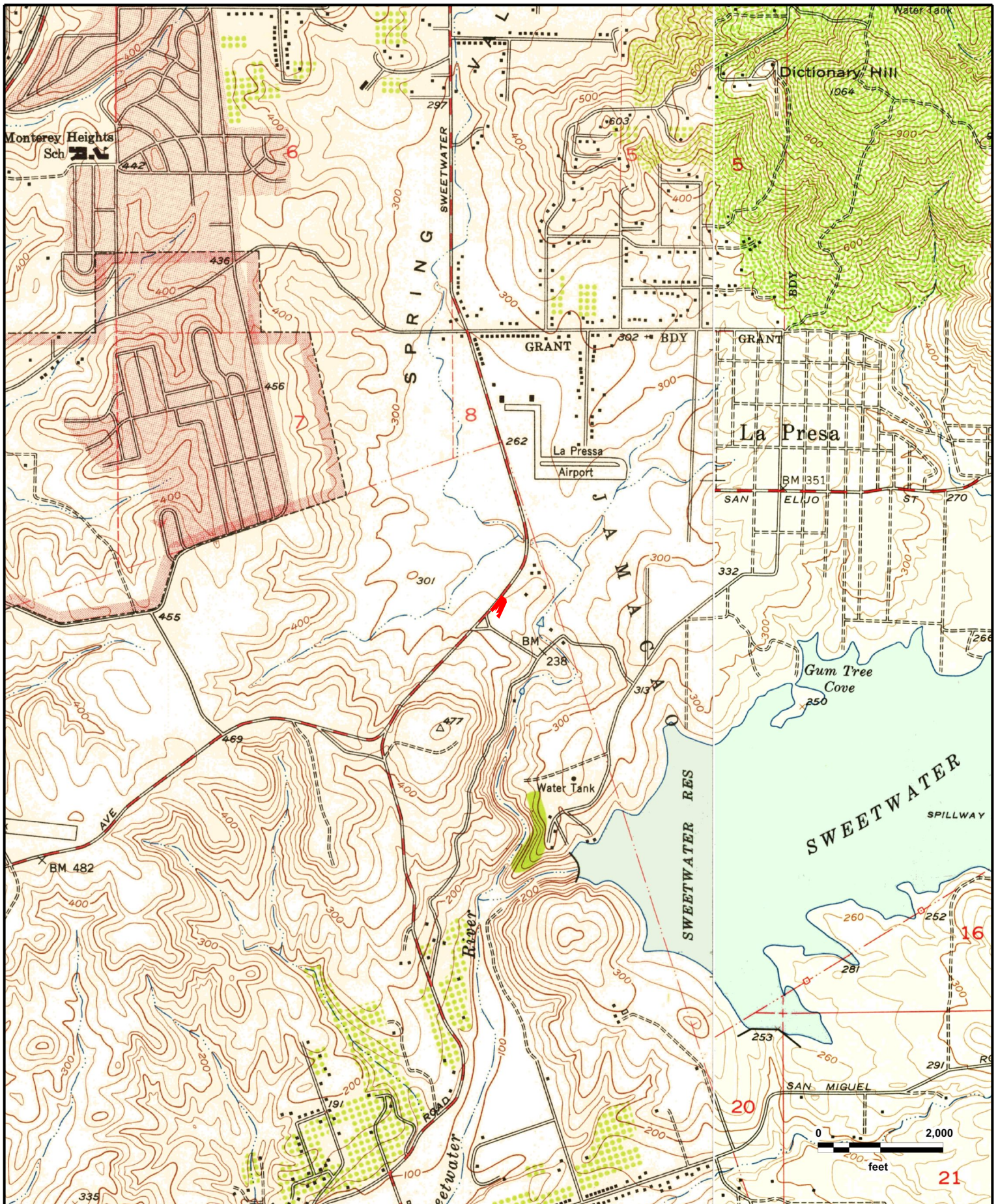
Spring Valley Gas Station Project
National City, CA (1975), Jamul Mountains, CA (1975)

GeoSearch



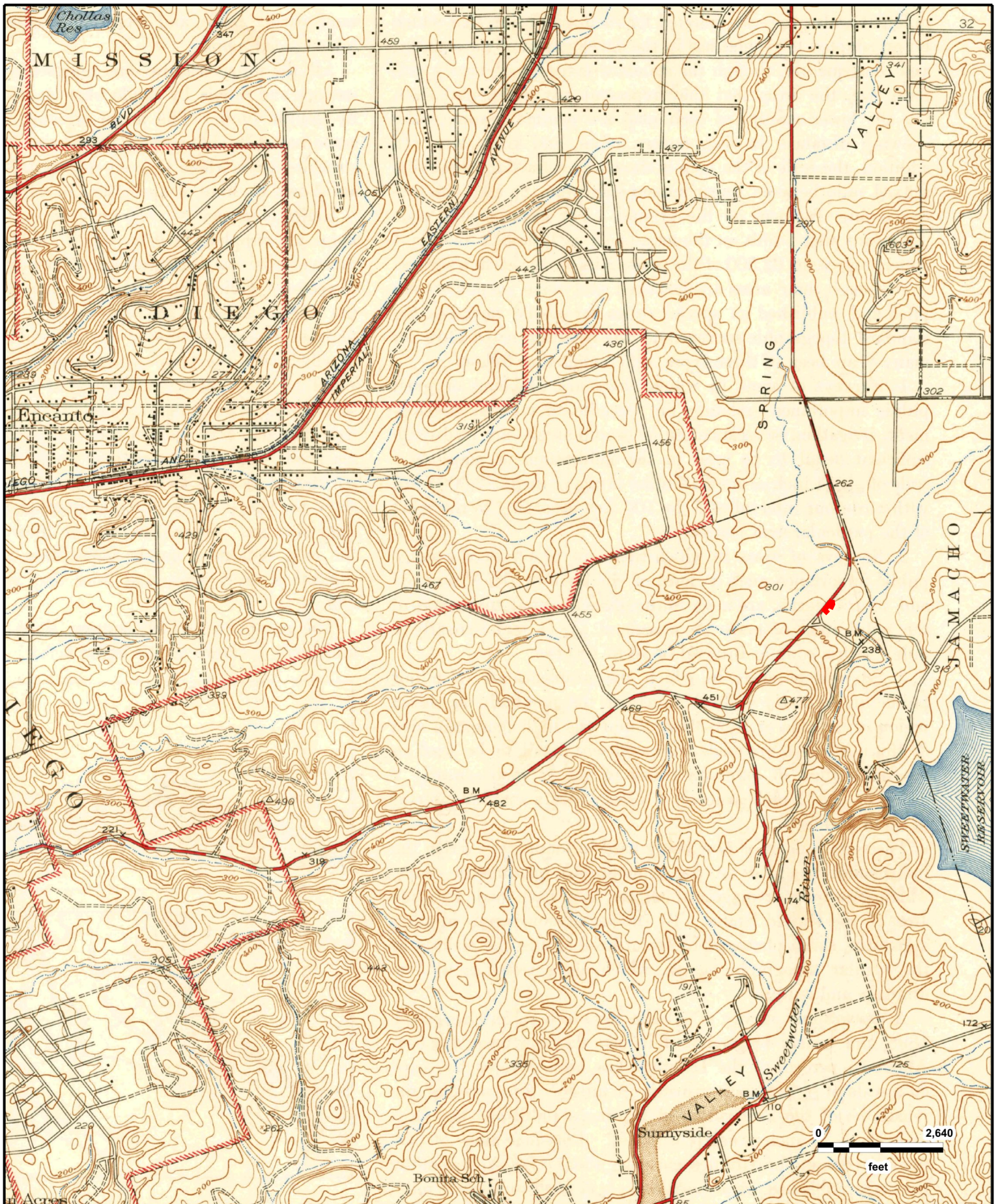
Spring Valley Gas Station Project
National City, CA (1967), Jamul Mountains, CA (1971)

GeoSearch



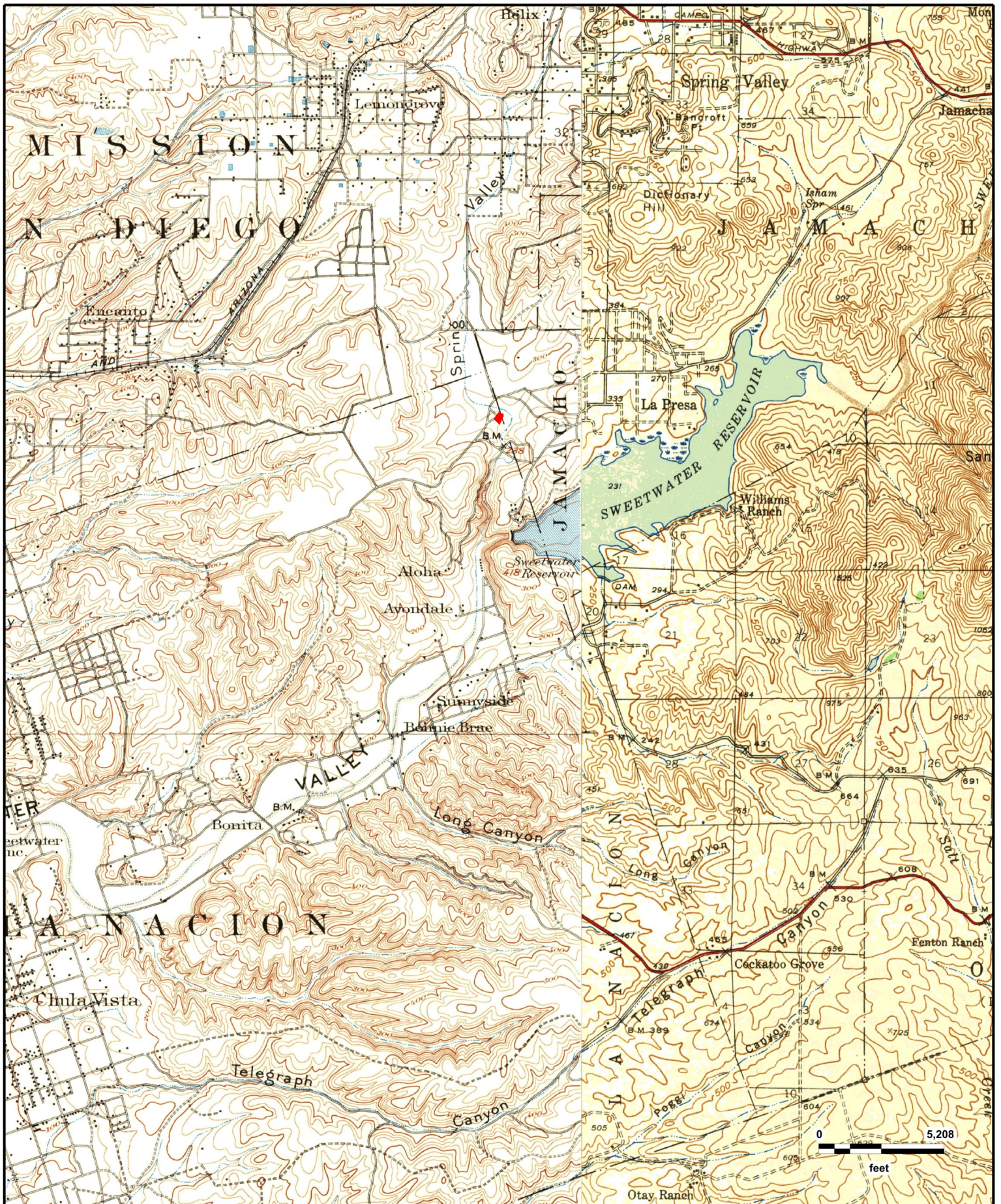
Spring Valley Gas Station Project
National City, CA (1953), Jamul Mountains, CA (1955)

GeoSearch



Spring Valley Gas Station Project
National City, CA (1944)

GeoSearch



Spring Valley Gas Station Project
San Diego, CA (1930), Jamul, CA (1943)

GeoSearch



Spring Valley Gas Station Project
San Diego, CA (1904)





Fire Insurance Map Abstract

Target Property:
Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl, La Presa, CA 91977

Prepared For:
Rincon Consultants-Carlsbad

Order #: 127102
Job #: 295787
Project #: 18-06337
Date #: 05/28/19



Date: 05/28/19

GS Job Number: 127102

Company Name: Rincon Consultants-Carlsbad

Project Number: 18-06337

Site Information: Spring Valley Gas Station Project
Paradise Valley Rd & Elkelton Pl, La Presa, CA 91977

The collections of fire insurance maps listed below were reviewed according to the site information supplied by client. Based on the information provided, no coverage is available.

Library of Congress
University Publications of America
Other Libraries (universities, state, local, etc.).

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Historical By Street Number

Target Property:

*Paradise Valley Rd,
Spring Valley, CA 91977*

Prepared For:

Rincon Consultants-Carlsbad

Order #: 127102

Project #: 18-06337

Date: 5/29/2019

City Directory Historical by Street Number

1 Paradise Valley Rd	Range Not Listed Listings End With 6506 (1965-1970); No Listing (1976-2019)
8487 Paradise Valley Rd	No Listing (1965-1970); Trinity Baptist Ch (1976-1999/00); Calvary Christian Academy (1999/00); Cabrales Ramon (2005); Grace Church (2005-2008); No Listing (2014-2019)
8515 Paradise Valley Rd	No Listing (1965-1980); Oakbrook Ridge (1985); Paradise VII Place (1985); Appel Marcos (1990); Cowan Charles (1990); No Current Listing (1995/96); Apartments (1999/00-2008); Multi Tenant Residential (2014); Swift Shuttle (2019)
8516 Paradise Valley Rd	No Listing (1965-1985); No Current Listing (1990-1999/00); No Listing (2005-2019)
8517 Paradise Valley Rd	No Listing (1965-1985); Oakbrook Ridge (1990-2008); Selassie Emanuel (1990); Yeingst Kevin (1990); Antwan Salim (1995/96); Foster Brent D (1995/96); Williams Christine (1995/96); Michael Griffith (1999/00); Sablan Marcel (1999/00); Washington Cal (1999/00); Christy James (2005); Walker Marcia (2005-2008); Davenport Cory (2008); Gil Hector (2008); Multi Tenant Residential (2014-2019)
8518 Paradise Valley Rd	No Listing (1965-1970); Schee Pressely (1976); No Listing (1980-2019)
8519 Paradise Valley Rd	No Listing (1965-1985); Apartments (1990); Amora Paul (1995/96); Curtiss David Scot (1995/96); Swoveland J (1995/96); Davis Bega N (1999/00); Guzman Salvador (1999/00); Guzman Veronica (1999/00); Mcclenny Philip (1999/00); No Current Listing (2005); No Listing (2008); Multi Tenant Residential (2014-2019)
8521 Paradise Valley Rd	No Listing (1965-1985); Bacame J A (1990); Estrada Ismael (1990); Hjerpe Kenneth (1990); Santos Marcos (1995/96); Graebner Jeanette (1999/00); Marquez Paul C (1999/00); Wirth Mark (1999/00); George L (2005); Pope Marie (2005); Apartments (2008); Multi Tenant Residential (2014-2019)
8523 Paradise Valley Rd	No Listing (1965-1985); Beedle William A (1990); Kennedy Michael W (1990); Thompson C (1995/96); Multi Tenant Residential (1999/00); Apartments (2005); Stowell Mercy (2008); Multi Tenant Residential (2014); Mota Armando (2019); Owens Dustin (2019)
8525 Paradise Valley Rd	No Listing (1965-1985); Alexander T (1990); No Current Listing (1995/96); Apartments (1999/00); Freeman Regina (2005); Nolen Rochelle (2005); Rognlein Denise (2005); Burks Judy (2008); Spratley Tonya (2008); Young George (2008); No Listing (2014); Multi Tenant Residential (2019)
8527 Paradise Valley Rd	No Listing (1965-1985); Romine A Q (1990); Wisener Charles (1990); No Listing (1995/96); Blackshire Evelyn (1999/00); Linares Gracy A (1999/00); Mariano Elvira F (1999/00); Apartments (2005); George Kevin (2008); Hodges Diana (2008); Hopkins Carolyn (2008); Washington Reginald (2008); Multi Tenant Residential (2014); Downtown Express (2014); No Listing (2019)
8529 Paradise Valley Rd	No Listing (1965-1985); Johnson Bryan (1990); Southall S D (1990); Burch Rodney (1995/96); Apartments (1999/00); Freeman Lidia (2005); Rozelma Benjamin (2005); Stcyr Joannette (2005); Cleofas Michelle (2008); Thomas Jennifer (2008); Multi Tenant Residential (2014); Soria Joi (2019)
8535 Paradise Valley Rd	No Listing (1965-1985); Apartments (1990); Multi Tenant Residential (1995/96-2019); Sweetwater Hills (1995/96-2008); Mcnally Matthew Dmd (1995/96); Sweetwtr Hls Twnhms (1995/96); Wendy M D Dds (1995/96)
8544 Paradise Valley Rd	No Listing (1965-1999/00); Cerutti Anthony (2005); Renteria Rapahel (2008-2019); X [End Of Listing] (2014-2019); Elizabeth Renteria (2019)
8555 Paradise Valley Rd	No Listing (1965-1970); Errecas Wtr Trck Sv (1976-1980); O K Mittry&Sons (1976-1980); Errecas Equip Rntl (1980-1995/96); Errecas Inc (1985-1995/96); No Current Listing (1999/00); No Listing (2005-2019)
8565 Paradise Valley Rd	No Listing (1965-1970); Bakers White Sv (1976); A&A White Srvc Sttn (1980); No Current Listing (1985); Arco Dianas Minimrt (1990); U Haul Co (1990); J R Mini Mart&Gas (1995/96); No Current Listing (1999/00); No Listing (2005-2019)

8575 Paradise Valley Rd	No Listing (1965-1976); Posey V E (1980); Coastal Equipmnt Sd (1985); Coastal Watertruck (1985); Parkson Pipline Mtrl (1990); No Current Listing (1995/96-1999/00); No Listing (2005-2019)
8577 Paradise Valley Rd	No Listing (1965-1976); No Current Listing (1980-1985); No Listing (1990-2019)
8591 Paradise Valley Rd	No Listing (1965-1970); Pates Rentals (1976-1990); Ca Rntl Asn Spg Vly (1985); Ruths (1995/96); No Listing (1999/00-2019)

Comments:

Historical By Street Number

Target Property:

*Elkelton Pl,
Spring Valley, CA 91977*

Prepared For:

Rincon Consultants-Carlsbad

Order #: 127102

Project #: 18-06337

Date: 5/29/2019

City Directory Historical by Street Number

1 Elkelton PI	No Listing (1959-1965); Street Begins (1970-2019)
325 Elkelton PI	No Listing (1959-1965); Franklin Truckng Co (1970-1976); Standard Trck Drvng (1976); John&John Rentals (1980); Perry Electric (1980-1990); Graves Equipment (1985); T C B Electric Inc (1990); Amer Recycling (1995/96); No Current Listing (1999/00); No Listing (2005-2019)
332 Elkelton PI	No Listing (1959-1980); Morrison L E Sand (1985-2019); Bracamonte Manuel (1999/00); X [End Of Listing] (2014-2019)
No # Elkelton PI	No Listing (1959-1965); Hallcraft Homes Co (1970); No Listing (1976-2019)

Comments:

Historical By Street Number

Target Property:

*Elkelton Blvd,
Spring Valley, CA 91977*

Prepared For:

Rincon Consultants-Carlsbad

Order #: 127102

Project #: 18-06337

Date: 5/29/2019

City Directory Historical by Street Number

1 Elkelton Blvd	Range Not Listed Listings Begin With 1103 (1959); Street Begins (1965-2019)
407 Elkelton Blvd	No Listing (1959-1965); Hashem Robt (1970-1976); No Current Listing (1980-1985); Gray Troy (1990); No Current Listing (1995/96-1999/00); Gray Troy (2005-2019)
451 Elkelton Blvd	No Listing (1959-1965); Bonneau Walter C (1970-1985); No Current Listing (1990-1995/96); Tompkins Kyle (1999/00-2014); Alvarado Ricardo Jr (2019)
512 Elkelton Blvd	No Listing (1959-1970); Dillivan Paul E (1976-1980); Dills Lawn Serv (1980-1985); No Current Listing (1990-1995/96); Dillivan Paul E (1999/00-2005); No Current Listing (2008); Dillivan Alicia (2014-2019)
513 Elkelton Blvd	No Listing (1959-1965); Morici Pietro (1970); No Current Listing (1976); Ewing John (1980); Bennett George L (1985-1990); No Current Listing (1995/96-2008); Navarra Vicente (2014); Lantano Fillipina (2019)
518 Elkelton Blvd	No Listing (1959-1965); Duckett Donald W (1970); No Current Listing (1976-1990); No Listing (1995/96); Draper Gregory J (1999/00-2005); Vergara Miguel (2005-2008); Bulmahn Donald (2014-2019)
519 Elkelton Blvd	No Listing (1959-1965); Mcdougall Gerald C (1970); No Current Listing (1976); Stewart David F (1980); No Current Listing (1985-1990); No Listing (1995/96); Villalvazo Ruben (1999/00-2005); Alexander D (2005); Krauss Victor (2008); Oasis Of Love Asstd Lvng Llc (2008); Taylor Peggy (2014); Castillo Crystal (2019)
524 Elkelton Blvd	No Listing (1959-1965); Tavares Armand M (1970-1995/96); Moore Wayne L (1999/00-2005); Servin Rodolfo (2008); Parra Patricia (2014); No Listing (2019)
530 Elkelton Blvd	No Listing (1959-1965); Mullikin L A (1970); No Current Listing (1976); Blackwell Danny P (1980-1990); No Current Listing (1995/96); Hernandez Dorothy (1999/00-2008); No Listing (2014-2019)
531 Elkelton Blvd	No Listing (1959-1965); Brunet Louis E (1970); No Current Listing (1976-1995/96); Bryant James R (1999/00-2019); Deguzman Jonothan (2014); Qualls Amanda (2019); Simpson Ericka (2019)
536 Elkelton Blvd	No Listing (1959-1976); Scott Andrew (1980); No Current Listing (1985); No Listing (1990-2005); Ware Garcia (2008); No Listing (2014-2019)
810 Elkelton Blvd	No Listing (1959); Hanks Clarence E (1965); No Listing (1970-2019)
811 Elkelton Blvd	No Listing (1959); Hodson G R (1965); No Listing (1970-2019)

Comments: No coverage available for Spring Valley prior to 1959

Appendix D

Regulatory Documentation

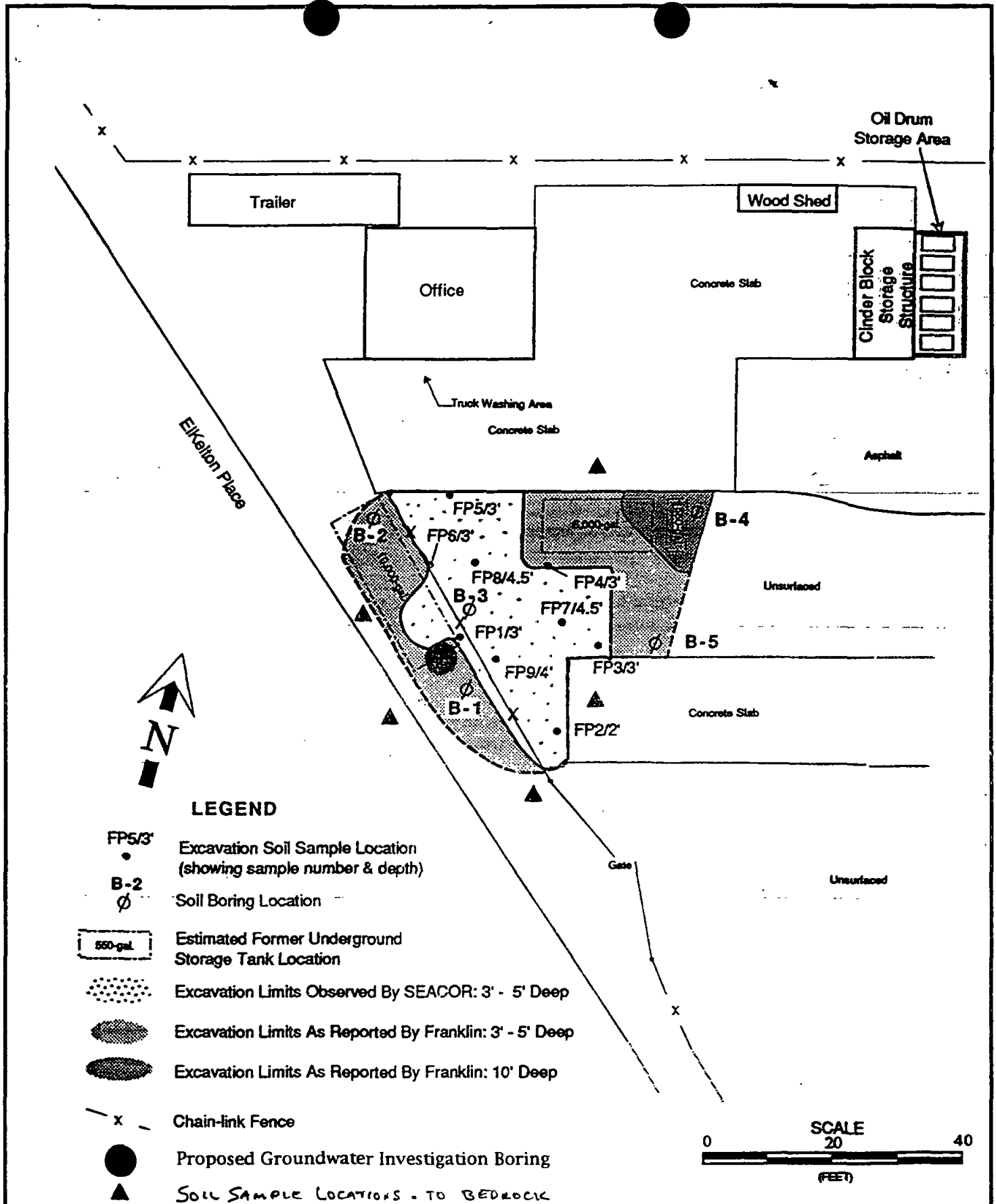
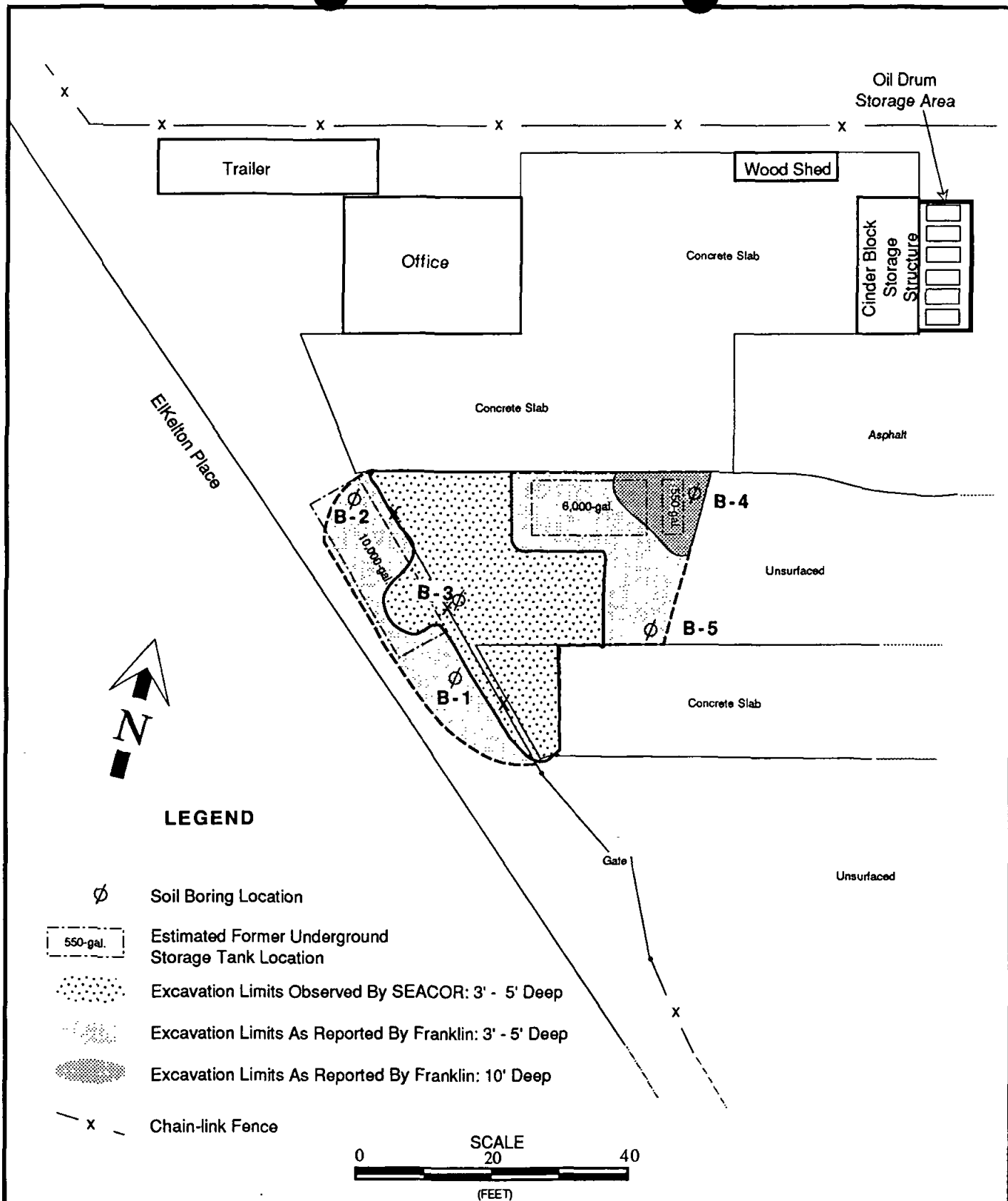


Figure 2

BIOTREATMENT INC
The Critter Company
FAX: (619) 746-2034 • PH: (619) 746-5145

SITE PLAN
325 ELKELTON PLACE
SPRING VALLEY, CA



SEACOR

SITE PLAN

FRANKLIN PROPERTY
325 ELKERTON PLACE
SPRING VALLEY, CA

Project No.

80026-001-01

Figure 2

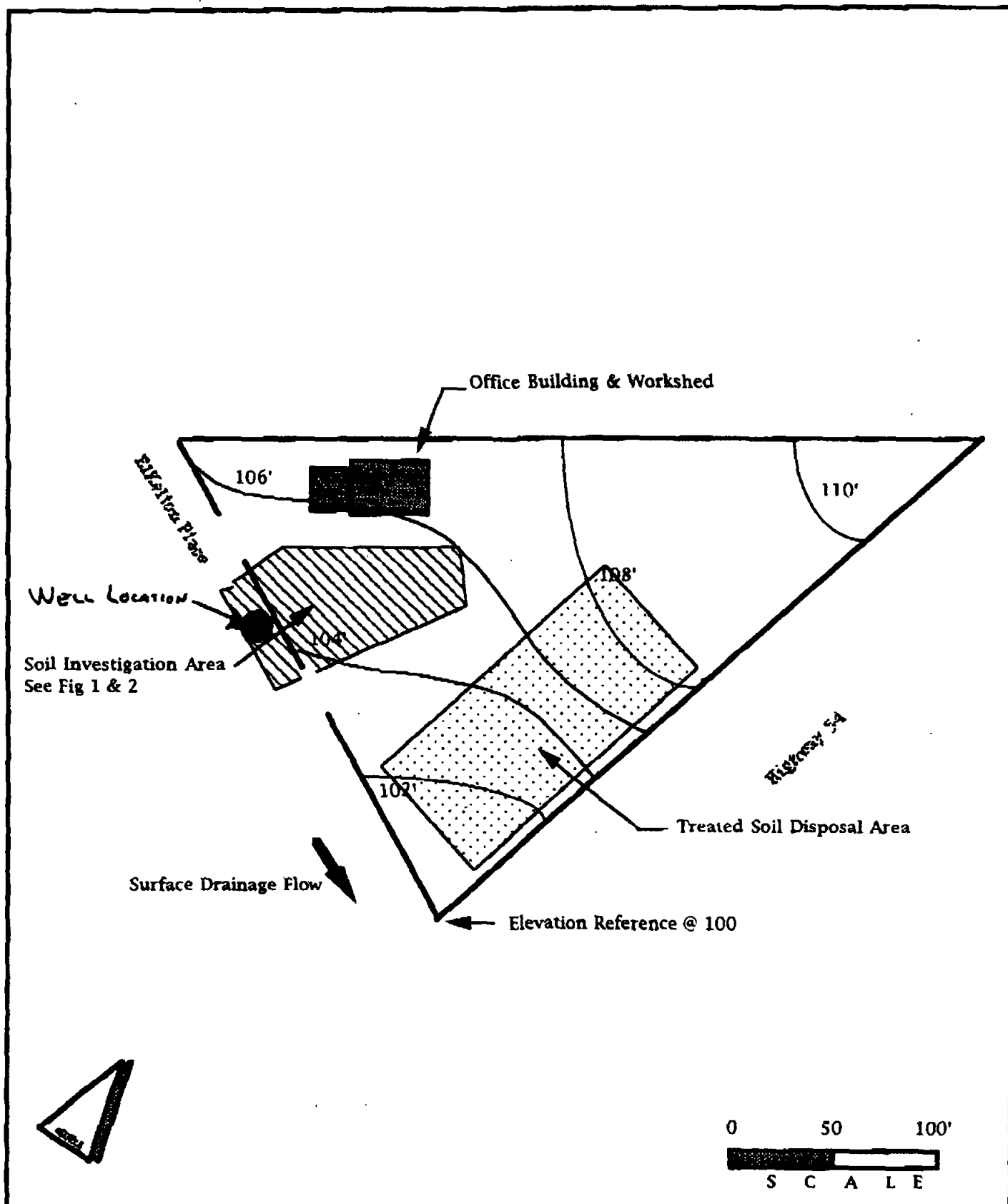


Figure 3



BIOTREATMENT INC.
The Critter Company

SITE PLAN

325 ELKELTON PLACE
 SPRING VALLEY, CA

N

Erreca's Equipment

8555 Paradise Valley Rd

Spring Valley, 92077

479-1758

Paradise Valley Rd

Elkelton Rd.

Lube bay

office

Drowny Entrance
OFF OF ELKELTON RD
FROM PARADISE
VALLEY

Fuel
island

BLACK TOP Parking lot.

County of San Diego
Department of Health Services
Hazardous Materials Management Division

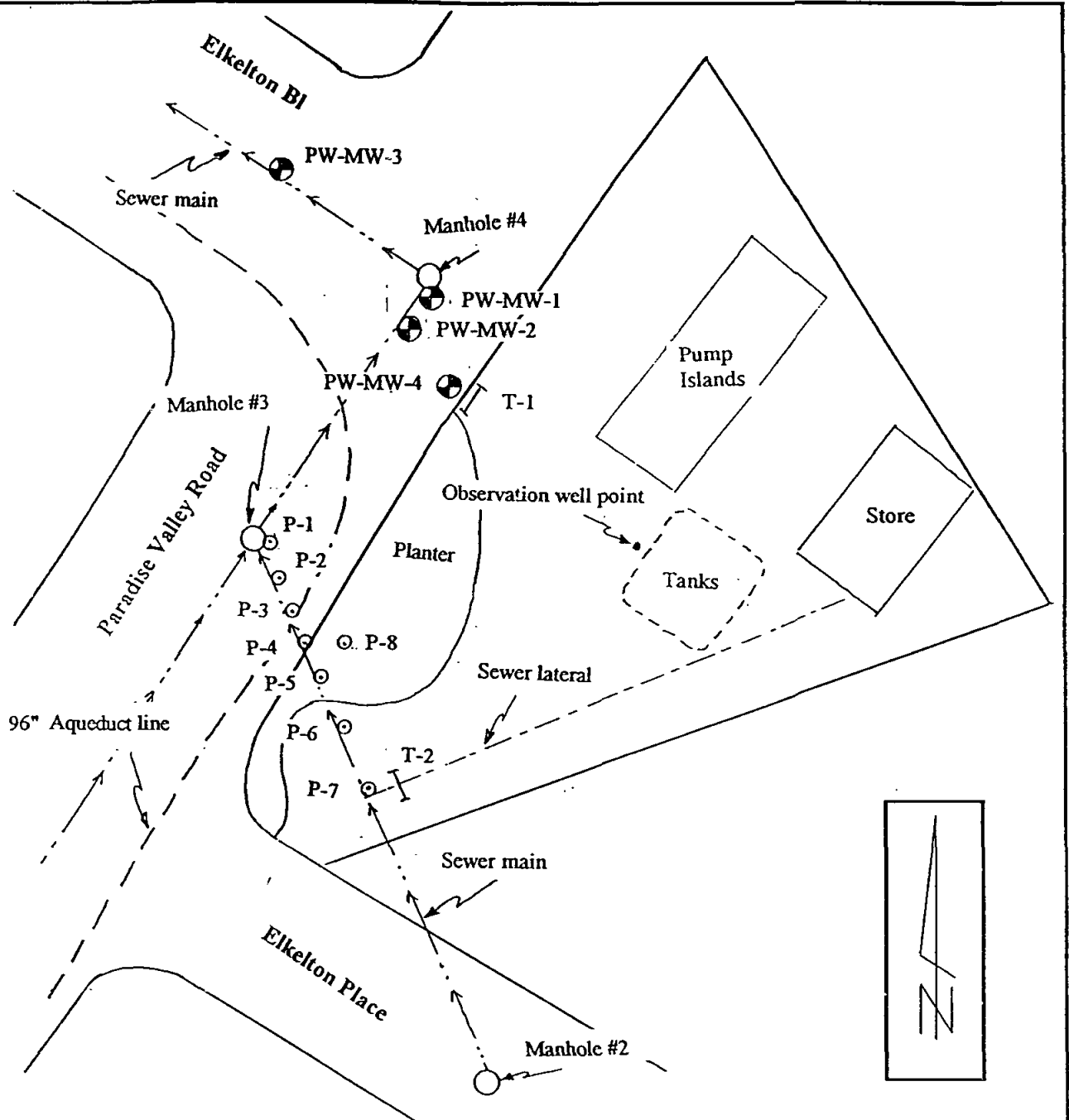
PLAN APPROVAL

H# 03575

177465
Date: 1/19/89
REMOVE 3 TANKS

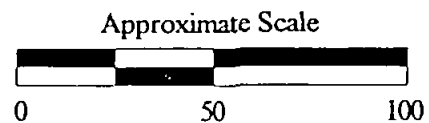
"Any change in these conditions requires re-approval by
This stamp does not constitute or imply approval by
other agencies."

S Bay
Furnace

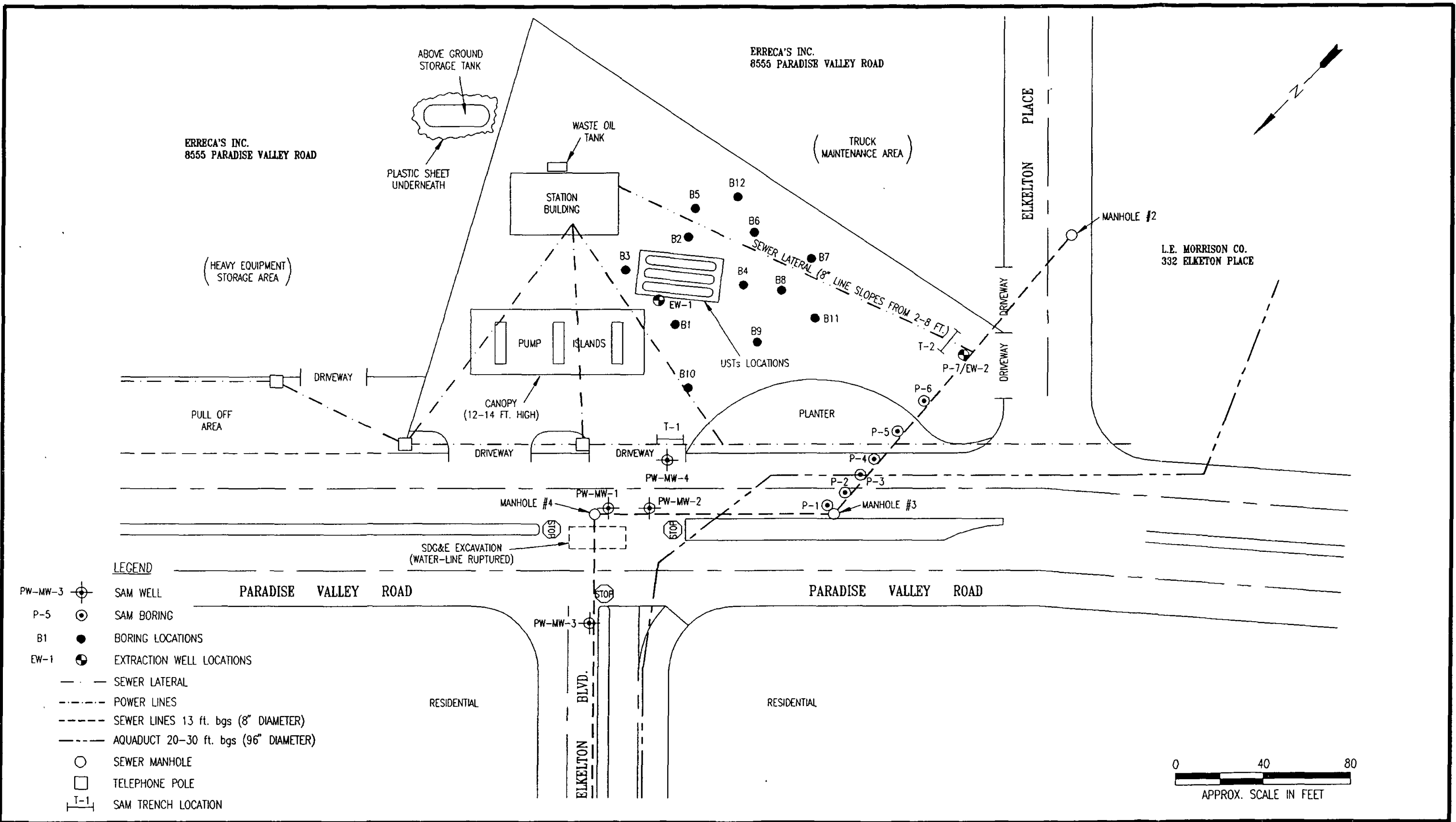


SITE MAP Figure 1

J.R. Mini Mart
8565 Paradise Valley Road
Spring Valley, CA 91977
H04855-001



Date: 09/19/95



SECOR

SITE PLAN
J.R. MINI MART
8565 PARADISE VALLEY ROAD
SPRING VALLEY, CALIFORNIA

PROJECT NO.
80132-001-01

FIGURE
1

PERMIT # W93004

A.P.N. # 586-180-03

EST # H04204

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

HAZARDOUS MATERIALS MANAGEMENT DIVISION

MONITORING WELL AND BORING CONSTRUCTION AND DESTRUCTION PERMIT

SITE NAME: FRANKLIN PROPERTY

SITE ADDRESS: 325 ELKELTON PLACE, SPRING VALLEY, CA 91977

PERMIT FOR: 1 GROUNDWATER MONITORING WELL

PERMIT APPROVAL DATE: 09/09/92

PERMIT EXPIRES ON: 01/06/93

PERMIT CONDITIONS:

1. All borings must be destroyed in accordance with Department of Water Resources Bulletin 74-81 and 74-90.
2. All wash water must be contained and disposed of properly.
3. Submit complete laboratory data for both soil and groundwater with the well logs.
4. Submit all the information specified in the SA/M Manual in:

Section 1, C., 4., c).

5. All water and soil that is placed in drums must be labeled and stored as specified in the SA/M Manual in:

Section 1, C., 5.

6. This office must be given 48 hour notice of any drilling activity on this site.
7. This office must be given advanced notification of drilling cancellation.

NOTE: This permit does not constitute approval of a workplan as defined in Section 2722 of Article 11 of C.C.R. Title 23. Workplans are required for all unauthorized release investigations in San Diego County.

APPROVED BY:

Notified: Left msg 9/8/92.

DATE: 9/9/92

PERMIT APPLICATION FOR GROUND WATER AND VADOSE MONITORING WELLS

ASSESSORS PARCEL NO. 5 8 6 — 1 8 0 — 0 3				PROPOSED DRILLING DATE 9/11/92		NO. OF WELLS TO BE CONSTRUCTED 1	
SITE NAME Franklin Property - TRUST TRUCKING, INC.							
SITE ADDRESS 325 ElKelton Place, Spring Valley, California		STREET		CITY 92077 91977		ZIP	
PROPERTY OWNER (NAME) William Franklin				PHONE NO. (619) 422-4408			
MAILING ADDRESS P. O. Box 655, Chula Vista, California 91912		STREET		CITY		ZIP	
DRILLER (NAME) Tri-County Drilling, Inc.				LICENSE NO. 547737		PHONE NO. (619) 484-3020	
MAILING ADDRESS 9921 Carmel Mountain Rd., Suite 265; San Diego, California 92129		STREET		CITY		ZIP	
REGISTERED GEOLOGIST/ENGINEERING GEOLOGIST/CIVIL ENGINEER (RG/CEG/RCE) Kyle D. Emerson				REG # CEG #1271		PHONE NO. (619) 296-6195	
MAILING ADDRESS 2655 Camino del Rio North, Suite 302; San Diego, CA 92108		STREET		CITY		ZIP	
BOND POSTED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Tri-County Drilling		TYPE OF WELL <input checked="" type="checkbox"/> GROUND WATER <input type="checkbox"/> BORING <input type="checkbox"/> VADOSE <input type="checkbox"/> OTHER		DRILLING METHOD <input checked="" type="checkbox"/> AUGER <input type="checkbox"/> AIR ROTARY <input type="checkbox"/> MUD ROTARY <input type="checkbox"/> PERCUSSION <input type="checkbox"/> OTHER			
MATERIALS TO BE USED CASING TYPE <u>PVC</u> GAUGE <u>Schedule 40</u> DIAMETER <u>4-inch</u> WELL SCREEN SIZE <u>.020 inch</u> FILTER PACK Specify <u>#3 Monterey Sand</u>		SEAL <input type="checkbox"/> NEAT CEMENT <input type="checkbox"/> CEMENT & BENTONITE <input checked="" type="checkbox"/> OTHER <u>Class A Concrete</u>		PROPOSED CONSTRUCTION Estimated ground water depth <u>10</u> ft CEMENT SEAL <u>0</u> TO <u>2'</u> BENTONITE SEAL <u>2</u> TO <u>5'</u> FILTER PACK <u>5</u> TO <u>20'</u> PERFORATION <u>7</u> TO <u>20'</u> NOTE: For wells with multiple completion attach a well construction diagram			
I hereby agree to comply with all regulations of Department of Health Services and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction and destruction.							
DRILLER SIGNATURE <i>Sheryl Peterson</i>				DATE 8/31/92			
Within 30 days of well completion, I will furnish the Department of Health Services with a complete and accurate well log. I will certify the design and construction of the well in accordance with the permit application.							
RG/CEG/RCE SIGNATURE <u>CEG #1271 Kyle D. Emerson</u>				DATE 09-08-92 8/31/92 09:18 DATE 45-915 429K25			
DISPOSITION OF APPLICATION CONDITIONS <u>Refer to attached conditions</u>				<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED CHECK \$150.00			
HEALTH OFFICER <i>W. M. H.</i>				DATE 9/9/92			
OFFICE USE ONLY NUMBER OF WELLS TO BE CONSTRUCTED <u>1</u> X \$150.00 = \$ <u>150.00</u> AMOUNT DUE CHECK NO. <u>19807-8/1/92</u> DATE <u>9/8/92</u> PROCESSED BY <i>[Signature]</i> PERMIT <u>W93004-V</u> ESTABLISHMENT <u>H04204</u>							

PER APPLICATION SUPPLEMENT
GROUND WATER AND VADOSE MONITORING WELLS

1. Well design, logging and construction must be supervised by a geologist, Engineering Geologist or Civil Engineer who is registered or certified by the State of California.
2. Provide verification of a well Drilling C-57 license
3. Provide a plot plan giving location of existing improvements such as structures, underground tanks, underground utilities, underground piping, and the proposed monitoring and/or observation wells.
4. What is the proposed purpose of the well? To collect soil and water samples for laboratory analysis.
5. What procedures will be used to prevent the well from providing an avenue to contamination during construction? Standard procedure will be steam-clean all drilling parts prior to drilling.
6. What field procedures will be utilized to determine if contamination exists? Field procedures will include physical observations and screening of soils with Organic Vapor Analyzer (OVA).
7. What procedures will be used to determine whether samples will be sent for laboratory testing or archiving? Screening of soils with an OVA, physical observations, and the particular depth or location of sample.
8. What constituents will be monitored and tested? Soil: TRPH (EPA Method 418.1), BTEX (EPA Method 8020). Water: TPH (CADOHS Method), TRPH (EPA Method 418.1), BTEX (EPA Method 602), Total Lead (CADOHS Method).

9. How will samples be transported and preserved? Samples will be transported and preserved in insulated container with ice under ERA manifest.

10. What sampling methods will be used?

Soil: Modified California Split-spoon sampler. Water: Disposable Teflon bailer.

11. Are you proposing a variation from the methods and/or procedures presented in the Requirements for the construction of vadose and Ground Water Monitoring Wells (dated January 1992) If yes, specify these variations?

No.

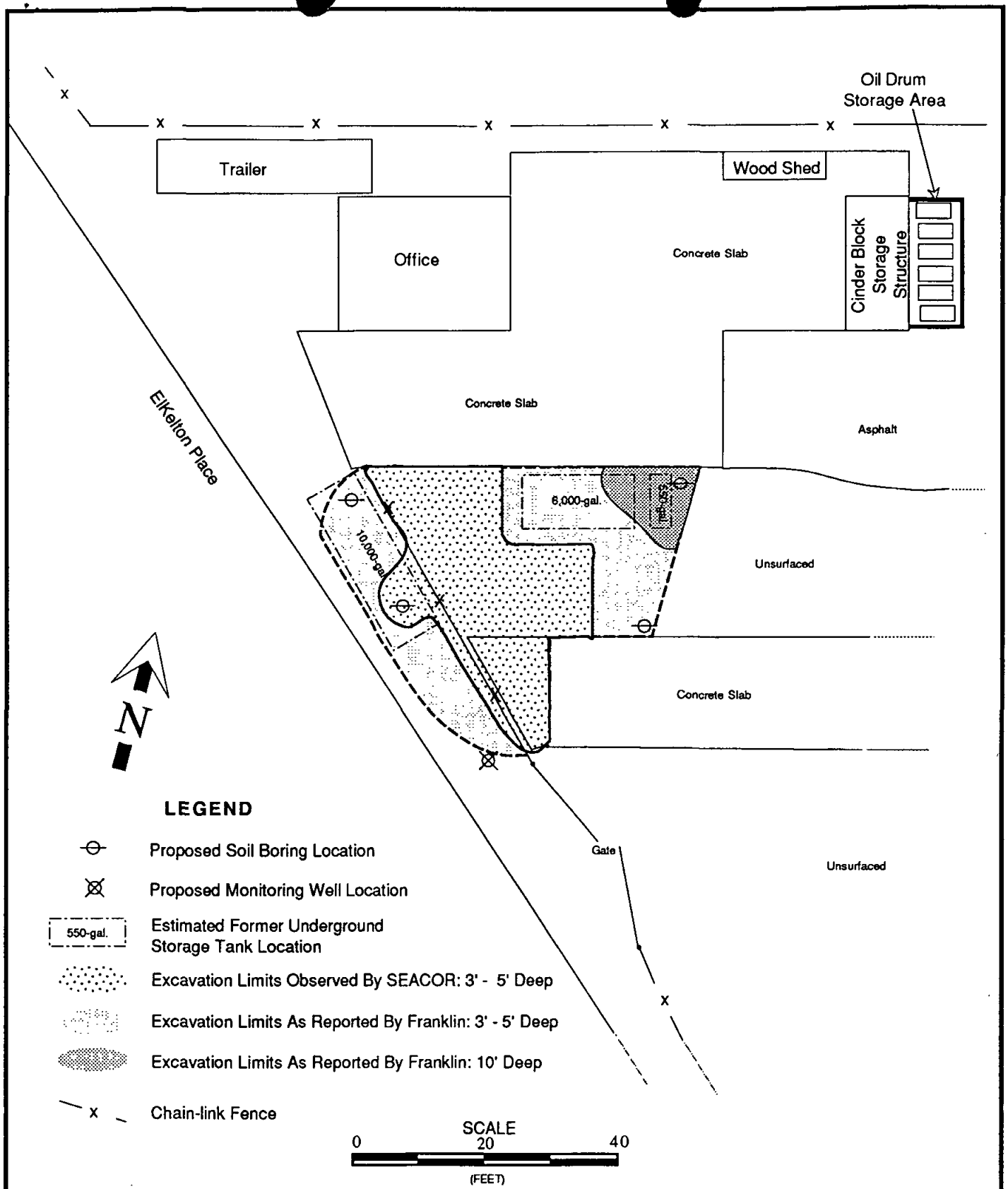
12. What procedures will be used to insure no contamination will be introduced by the drilling equipment?

Drill bits and auger will be steam cleaned.

13. What methods will be used to clean sampling equipment? Alconox detergent solution will be used to wash all sampling equipment followed by a fresh water rinse. Water sampling equipment will be additionally rinsed with distilled water.

14. What cleaning method will be used to clean casing and screen prior to installation?

Precleaned or wrapped casing will be used.



SEACOR

SITE PLAN

FRANKLIN PROPERTY
325 ELKELTON PLACE
SPRING VALLEY, CA

Project No.

80026-001-01

Figure 1

SEACOR

September 1, 1992

Project #080026-001-01

Mr. Kevin Heaton
Environmental Health Services
Hazardous Materials Management Division
P.O. Box 85261
San Diego, California 92138-5261

Subject: Permit Application for Monitoring Well
Franklin Property
325 ElKelton Place
Spring Valley, California

Dear Mr. Heaton:

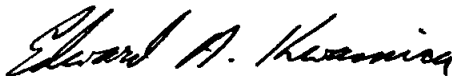
Pursuant to the County of San Diego, Well Ordinance No. 4286, Section 67.447, Science & Engineering Analysis Corporation (SEACOR) is enclosing herein a permit application (in triplicate) for the installation of one ground-water monitoring well at the subject property. The location of the monitoring well is presented on the attached Site Plan.

The monitoring well will be constructed in conformance with Department of Water Resources Monitoring Well Standards. In addition, four exploratory soil borings are to be drilled on the site to a depth of approximately 8 feet (see attached plan for locations). At this time it is not anticipated that the borings will penetrate into ground water. Additional fees will be submitted to your office if ground water is penetrated during the drilling of any borings per the requirements of the SA/M Manual, Section 1.C.1.b.4

If you have any questions or need additional information, please contact our office.

Respectfully,

Science & Engineering Analysis Corporation



Edward A. Kwasnica
Senior Geologist

EAK:ljs

Enclosure: Permit Application
Check for \$150.00
Site Plan

cc: Mr. Franklin

c:\wp51\letters\heaton29.ltr

RECEIVED
SEP 3 11 42 AM '92
ENVIRONMENTAL
HEALTH SERVICES

2655 Camino del Rio North
Suite 302
San Diego, CA 92108
(619) 296-6195
(619) 296-6199 (FAX)

Rec'd
11/12/92
KWA

SEACOR

RECEIVED

November 10, 1992

Nov 12 12 10 PM '92

Project #80026-001-01

ENVIRONMENTAL
HEALTH SERVICES

Mr. Kevin Heaton
Environmental Health Services
Hazardous Materials Management Division
P.O. Box 85261
San Diego, California 92138-5261

W93004

Subject: Well Permit Report #W93004
Franklin Property
325 ElKelton Place
Spring Valley, California
EST #H04204
APN #586-180-03

Dear Mr. Heaton:

Science & Engineering Analysis Corporation (SEACOR) is submitting the following information for the above-referenced well permit. On September 11, 1992, five borings (B-1 through B-5) were drilled to depths of 7 to 12 feet. A B-75 drill rig equipped with an 8-inch hollow stem auger was utilized to drill the borings. According to the well permit, one of the borings was to be converted to a ground water monitoring well at the site. However, no well was installed because all five borings reached potential bedrock at total depth and no ground water was encountered.

A site location map, site plan, and lithologic logs are enclosed. The laboratory results for selected soil samples are summarized on Table 1. Available laboratory reports and Chain-of-Custody documentation are also enclosed.

Medium bentonite chips, hydrated every few feet, were used to backfill the boreholes. Estimated quantities of bentonite for each boring are:

<u>Boring Number</u>	<u>Bags of Bentonite</u>
B-1	4
B-2	4
B-3	3
B-4	3
B-5	4

2655 Camino del Rio North
Suite 302
San Diego, CA 92108
(619) 296-6195
(619) 296-6199 (FAX)

Mr. Kevin Heaton - HMMD
Project #80026-001-01
November 10, 1992
Page 2

If any additional information is required, please contact our office.

Respectfully,

Science & Engineering Analysis Corporation

Benjamin G. Eastman (BGE)

Benjamin G. Eastman
Staff Geologist

Edward A. Kwasnica

Edward A. Kwasnica
Senior Geologist

BGE/EAK:ljs

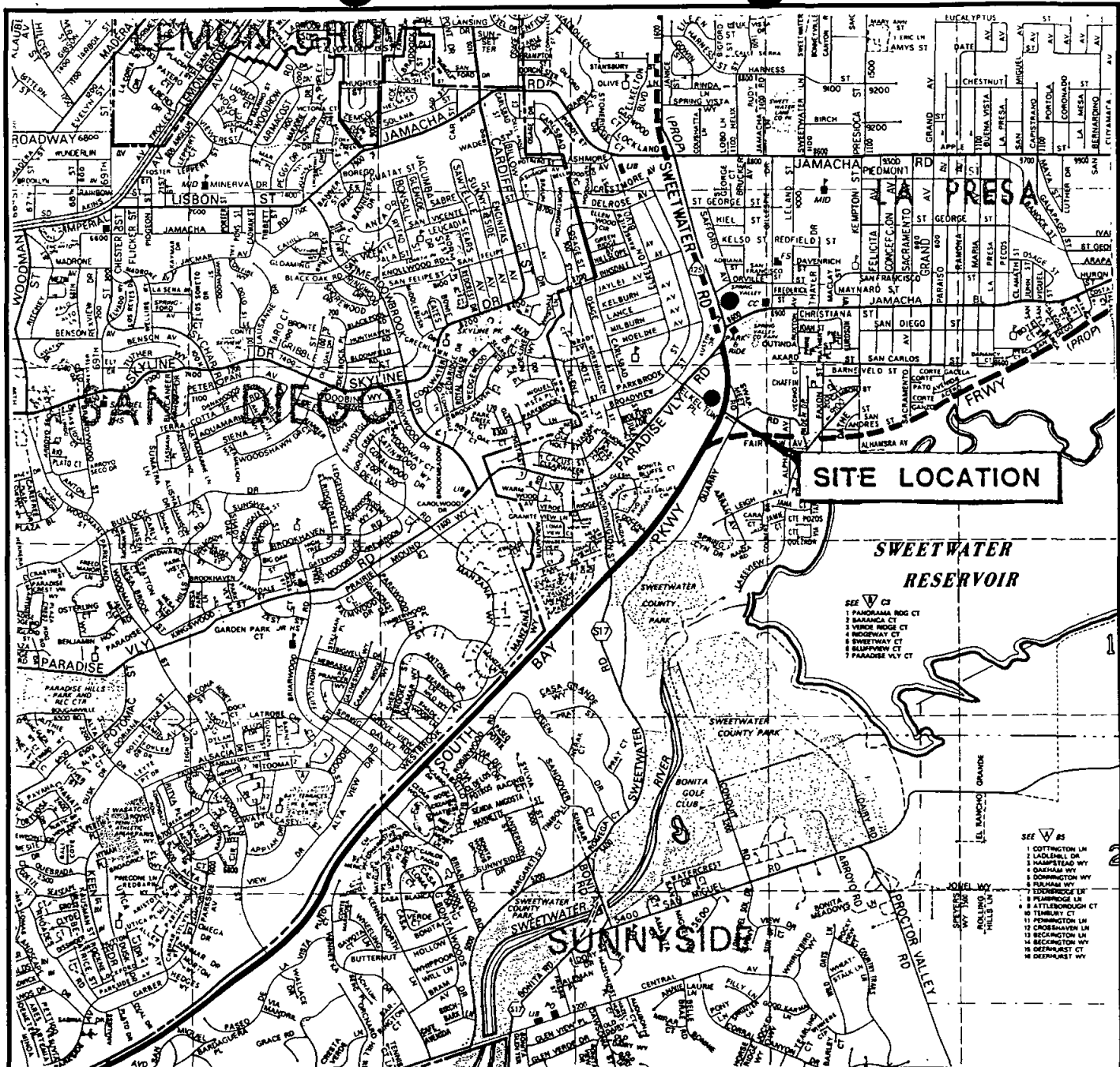
Enclosures: Site Location Map
 Site Plan
 Table 1
 Borehole Logs
 Laboratory Reports and Chain-of-Custody Documentation

cc: "The information in this grayed
 area has been blocked from
 public viewing pursuant to

TABLE 1
ANALYTICAL RESULTS OF SOIL BORING SOIL SAMPLES

Sampling Date	Soil Boring Number	Depth (feet bgs)	TPH (mg/kg)	B (µg/kg)	T (µg/kg)	E (µg/kg)	X (µg/kg)	OPb (mg/kg)
9/11/92	B-1	8	198	ND	ND	1.82	8.09	ND
9/11/92	B-2	9	ND	--	--	--	--	--
9/11/92	B-3	5	193	--	--	--	--	--
9/11/92	B-4	8	ND	ND	ND	ND	66.6	ND
9/11/92	B-5	8	ND	--	--	--	--	--

Notes: TPH = Total Petroleum Hydrocarbons
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylene
OPb = Organic Lead
ND = Not Detected
-- = Not Analyzed
bgs = Below Ground Surface



REFERENCE: THOMAS BROTHERS
GUIDE, 1991

SEACOR

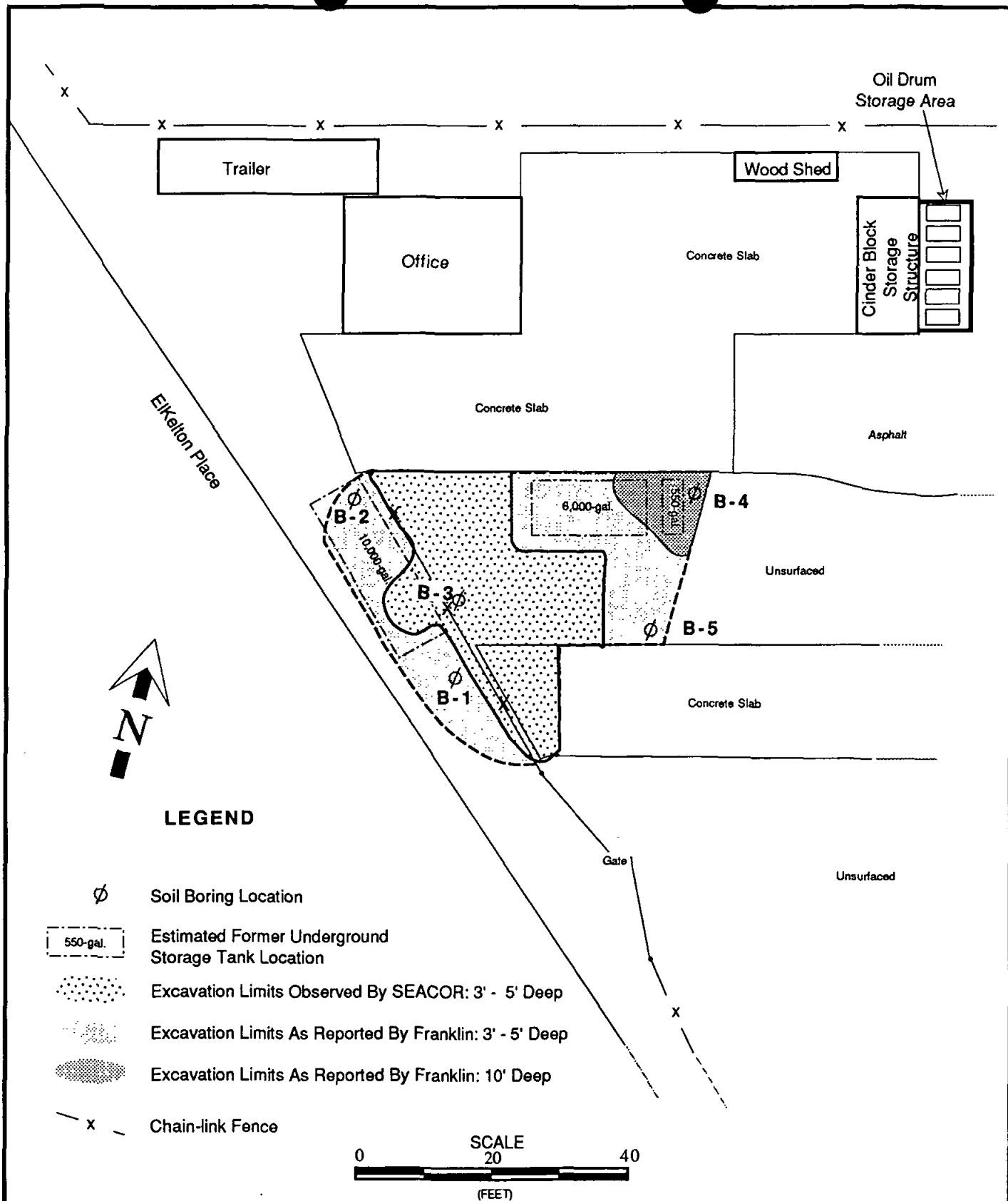
SITE LOCATION MAP

FRANKLIN PROPERTY
325 ELKELTON PLACE
SPRING VALLEY, CA

Project No.

80026-001-01

Figure 1



SEACOR

SITE PLAN


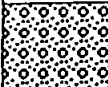












FRANKLIN PROPERTY
325 ELKERTON PLACE
SPRING VALLEY, CA

Project No.

80026-001-01

Figure 2

DEFINITION OF TERMS

PRIMARY DIVISIONS			GRAPHIC SYMBOL	GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS More Than Half Of Material Is Larger Than No. 200 Sieve Size	GRAVELS More Than Half Of Coarse Fraction Is Larger than No. 4 Sieve	Clean Gravels (Less Than 5% Fines)		GW	Well graded gravels, gravel sand mixtures, little or no fines.
				GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		Gravel With Fines		GM	Silty gravels, gravel-sand-clay mixtures, non-plastic fines.
				GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS More Than Half Of Coarse Fraction Is Smaller Than No. 4 Sieve	Clean Sands (Less Than 5% Fines)		SW	Well graded sands or gravelly sands, little or no fines.
				SP	Poorly graded sands or gravelly sands, little or no fines.
		Sands With Fines		SM	Silty sands, sand-silt mixtures, plastic fines.
				SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS More Than Half Of Material Is Smaller Than No. 200 Sieve Size	SILTS AND CLAYS Liquid Limit Is Less Than 50%			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS Liquid Limit Is Greater Than 50%			MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
			HIGHLY ORGANIC SOILS		

SEACOR

BOREHOLE/WELL LOG LEGEND

GRAIN SIZES

MILLIMETERS																	
	0.0625	0.125	0.25	0.50	1	2	4	8	16	32	64	128	256	512	1024	2048	
SILTS and CLAYS	SAND					GRAVEL											
	Very Fine	Fine	Medium	Coarse	Very Coarse	PEBBLES					COBBLES		BOULDERS				
						Very Fine	Fine	Medium	Coarse	Very Coarse	Small	Large	Small	Medium	Large	Very Large	

RELATIVE DENSITY

Sands and Gravels	Blows/Foot [†]
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	Over 50




CONSISTENCY

Silts and Clays	Strength [‡]	Blows/Foot [†]
Very Soft	0 - 1/4	0 - 2
Soft	1/4 - 1/2	2 - 4
Firm	1/2 - 1	4 - 8
Stiff	1 - 2	8 - 16
Very Stiff	2 - 4	16 - 32
Hard	Over 4	Over 32

[†] Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

[‡] Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (AST D-1586), pocket penetrometer, torvane, or visual observation.

Graphic Log Symbols

-  Free Product
-  Ground Water (Static)
-  Ground Water (First Encountered)






Well Design Symbol

  Centralizer

Abbreviations Used

ags	Above Ground Surface
msl	Mean Sea Level
bgs	Below Ground Surface
dia	Diameter
FP	Free Product
GW	Ground Water
HC	Hydrocarbon
"	Inches
NR	Not Recorded
ppm	Parts Per Million

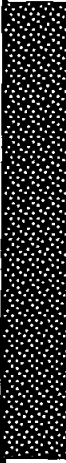
Well Design Fill Pattern

	Concrete
	Concrete Slurry
	Bentonite
	Sand
	Screened Interval

SEACOR

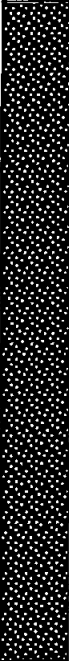
BOREHOLE/WELL LOG LEGEND

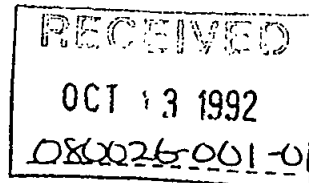
Logged By: Ed Kwasnica	Date Drilled: 9-11-92	Drilling Contractor: Tri-County Drilling		Method/Equipment: B75 Drill Rig / HSA	Boring Number B-1	
See "Legend to Logs" for sampling method, classifications and laboratory test methods		Boring Diam. 8-Inch	Ground Elevation	Groundwater Elevation (ft.)	Total Depth 12-Feet	
Well Construction	Depth (ft.)	Sample Location	Blow/Foot	Description	Sample #	OVA Reading
Bentonite Chips				SC/CL Fill material: Clayey SAND, yellowish gray (5Y 7/2), 40% fines, 60% fine-grained Sand; grades into silty Clay, dark yellowish brown (10 YR 4/2), 100% fines, medium stiff, damp, no petroleum odor.	B1/2'	0
	5		15	CL Silty CLAY, moderate yellowish brown (10YR 5/4), 90% fines, 10% coarse-grained Sand, stiff, damp, no petroleum odor.	B1/5'	90
			25	CL Same as above, with moderate petroleum odor, grades into silty SAND, yellowish gray (5 Y 7/2), 30% fines, 70% very fine-grained sand, medium dense, damp, moderate petroleum odor.	B1/8'	450
	10			SM		
			50-4"	No recovery @ 11 feet; encountered cobbles or bedrock.		
			TOTAL DEPTH = 12 FEET			
	15		(Boring 1 was left open for six hours but no water accumulated; boring was backfilled)			
<p>The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.</p>						
Project No. 80026-001-01		Date: 9-11-92		Figure: 1 of 1		

Logged By: Ed Kwasnica		Date Drilled: 9-11-92		Drilling Contractor: Tri-County Drilling		Method/Equipment: B75 Drill Rig / HSA		Boring Number B-3	
See "Legend to Logs" for sampling method, classifications and laboratory test methods				Boring Diam. 8-Inch	Ground Elevation	Groundwater Elevation (ft.)		Total Depth 7-Feet	
Well Construction	Depth (ft.)	Sample Location	Blow/Foot	Description			Sample #	OVA Reading	
									
	14			SM Silty SAND, yellowish gray (5 Y 7/2), 20% fines, 80% fine-grained Sand, stiff, dry, no petroleum odor.			B3/3'	2	
	22			CL Sandy CLAY, dark yellowish brown (10 YR 4/2), 70% fines, 30% fine to coarse grained Sand, very stiff, moist, no petroleum odor.			B3/5'	0	
	5			TOTAL DEPTH = 7 FEET (Auger refusal @ 7'; encountered potential bedrock)					
	10								
	15								

The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

[illegible]

Logged By: Ed Kwasnica		Date Drilled: 9-11-92		Drilling Contractor: Tri-County Drilling		Method/Equipment: B75 Drill Rig / HSA		Boring Number B-5	
See "Legend to Logs" for sampling method, classifications and laboratory test methods				Boring Diam. 8-Inch	Ground Elevation	Groundwater Elevation (ft.)		Total Depth 10-Feet	
Well Construction		Depth (ft.)	Sample Location	Blow/Foot	Description			Sample #	OVA Reading
 Bentonite Chips		12		5	SC Clayey SAND, yellowish gray (5 Y 7/2), 40% fines, 60% very fine grained Sand, medium dense, dry, no petroleum odor.			B5/3'	2
		5		5	SC (Same as above.)			B5/5'	6
		50-6"			CL Sandy CLAY, olive gray (5 Y 3/2), 60% fines, 40% medium-grained Sand, hard, damp, moderate petroleum odor.			B5/8'	40
		10			TOTAL DEPTH = 10 FEET (Auger refusal @ 10 feet - encountered potential bedrock)				
		15							
The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.									
Project No. 80026-001-01				Date: 9-11-92		Figure: 1 of 1			



QUALITY ASSURANCE LABORATORY
6605 NANCY RIDGE DRIVE
SAN DIEGO, CALIFORNIA 92121
(619) 552-3636

SEACOR
ATTN: ED KWASNICA
2655 CAMINO DEL RIO NORTH, STE. 302
SAN DIEGO, CA 92108

DATE OF REPORT
DATE RECEIVED
SAMPLING DATE
DATE OF FINAL REVIEW
ANALYZED BY
SAMPLE TYPE
PROJECT NUMBER

OCTOBER 12, 1992
SEPTEMBER 14, 1992
SEPTEMBER 11, 1992
OCTOBER 8, 1992
EA MAV MV
4 SOIL
80026-001-01

OCTOBER 12, 1992

SEACOR
ANALYSES RESULTS
SAMPLE TYPE - SOIL

LOG NUMBER	SAMPLE ID	ANALYSIS: PREP/ANALYSIS METHOD: UNITS:	TPH 3550 DHS * MG/KG	BENZENE 5030 8020 UG/KG	TOLUENE 5030 8020 UG/KG	ETHYLBENZENE 5030 8020 UG/KG	XYLENE 5030 8020 UG/KG	ORG. LEAD DHS MG/KG	DF
15683-92I	B-1/8'		198	<1.0	<1.0	1.82	8.09	<0.5	2
15684-92I	B-2/9'		<10.0						
15686-92I	B-3/5'		193						
15689-92I	B-4/8'		<10.0	<1.0	<1.0	<1.0	66.6	<0.5	2
15692-92I	B-5/8'		<10.0						

TPH - TOTAL PETROLEUM HYDROCARBONS

DHS - RECOMMENDED PROCEDURE FROM LEAKING UNDERGROUND FUEL TANK FIELD MANUAL, MAY 1988

SAMPLE ANALYZED FOR HYDROCARBON RANGE C4-C23.

TOTAL PETROLEUM HYDROCARBON ANALYSIS RESULTING IN HYDROCARBONS OF THE RANGE C10-C23. SAMPLE QUANTITATED AGAINST DIESEL.

* EXTRACTABLES

DF = DILUTION FACTOR. THE DETECTION LIMITS AND ANALYSES RESULTS WERE CORRECTED ACCORDINGLY.

DILUTION FACTOR APPLIES TO ORG. LEAD ANALYSIS ONLY.



PETER SHEN
LABORATORY DIRECTOR

PS/jb

QUALITY ASSURANCE LABORATORY
QUALITY CONTROL DATA REPORT

OCTOBER 9, 1992

SEACOR

LOG #15682-92I THROUGH 15692-92I

DATE EXTRACTED: SEPTEMBER 16, 1992 - TPH
SEPTEMBER 21, 1992 - ORGANIC LEAD
DATE ANALYZED: SEPTEMBER 17, 1992 - TPH
SEPTEMBER 21, 1992 - ORGANIC LEAD

ANALYSES	PREP/ANALYSIS METHOD	LCS % RECOVERY	SPIKE %RECOVERY	DUP. %RPD
TPH	3550/DHS EXT	96%	99%	0%
ORGANIC LEAD	DHS	104%	102%	10%


JENNIFER SHATTING
QA/QC ANALYST

QUALITY CONTROL TERMINOLOGY

•LCS - LABORATORY CONTROL STANDARD. REPORTED AS % RECOVERY OF AN INDEPENDENT STANDARD CARRIED THROUGH ALL SAMPLE PREPARATION PROCEDURES TO VERIFY METHOD PERFORMANCE. ACCEPTABLE RANGE IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 80%-120% RECOVERY RANGE.

•SPIKE - ENVIRONMENTAL SAMPLE IS MATRIX SPIKED WITH METHOD COMPOUNDS AND % RECOVERY OF CONCENTRATION SPIKED INTO SAMPLE IS CALCULATED. REPORTED AS % RECOVERY. ACCEPTABLE RANGE FOR "NORMAL MATRIX SAMPLE" IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 75%-125% RECOVERY RANGE.

•SURROGATES - COMPOUNDS REPRESENTATIVE OF A GROUP OF COMPOUNDS. SURROGATES ARE SPIKED INTO ENVIRONMENTAL SAMPLES AND % RECOVERY OF CONCENTRATION SPIKED IS CALCULATED AND REPORTED. ACCEPTABLE RANGE VARIES DEPENDING ON SAMPLE MATRIX AND ANALYSIS METHOD.

QUALITY CONTROL REPORT, CONTINUED
OCTOBER 9, 1992

SEACOR
SAMPLE LOG #15682-92I THROUGH 15692-92I
DATE ANALYZED: SEPTEMBER 29, 1992

EXTRACTION METHOD: EPA 5030
ANALYSIS METHOD: EPA METHOD 8020
METHOD BLANK

NO TARGET ANALYTES WERE DETECTED IN THE METHOD BLANK.

COMPOUND	LABORATORY CONTROL SAMPLE % (20ppb)
Benzene	82%
Toluene	80%
Ethylbenzene	84%
Xylenes	84%

SPIKE DATA

A QAL method blank was spiked in duplicate with a 20 ppb 8020 standard.

COMPOUND	SPIKE %RECOVERY	RELATIVE % DIFFERENCE
Benzene	80%	0%
Toluene	82%	0%
Ethylbenzene	97%	0%
Xylenes	84%	0%

A complete list of compounds is available upon request.


JENNIFER SHATTIN
QA ANALYST

QUALITY CONTROL TERMINOLOGY

•LCS - LABORATORY CONTROL STANDARD. REPORTED AS % RECOVERY OF AN INDEPENDENT STANDARD CARRIED THROUGH ALL SAMPLE PREPARATION PROCEDURES TO VERIFY METHOD PERFORMANCE. ACCEPTABLE RANGE IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 80%-120% RECOVERY RANGE.
•SPIKE - ENVIRONMENTAL SAMPLE IS MATRIX SPIKED WITH METHOD COMPOUNDS AND % RECOVERY OF CONCENTRATION SPIKED INTO SAMPLE IS CALCULATED. REPORTED AS % RECOVERY. ACCEPTABLE RANGE FOR "NORMAL MATRIX SAMPLE" IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 75%-125% RECOVERY RANGE.
•SURROGATES - COMPOUNDS REPRESENTATIVE OF A GROUP OF COMPOUNDS. SURROGATES ARE SPIKED INTO ENVIRONMENTAL SAMPLES AND % RECOVERY OF CONCENTRATION SPIKED IS CALCULATED AND REPORTED. ACCEPTABLE RANGE VARIES DEPENDING ON SAMPLE MATRIX AND ANALYSIS METHOD.

SEACOR Chain-of-Custody Record

1 of 2

Address

2655 Camino Del Rio N.
SUITE 302
SAN DIEGO, CA 92108

Project # 80026-001-01 Task #

Project Manager ED KwasnicaLaboratory QALTurn-around time: NORMALSampler's Name: ED KwasnicaSampler's Signature: Ed Kwasnica

Analysis Request

Sample ID	Date	Time	Matrix	TPH 8015 (modified) / 8020	TPHd DIESEL 8015 (modified)	TPH 418.1	Aromatic Volatiles 602/8020	Volatile Organics 624/8240 (GC/MS)	Halogenated Volatiles 601/8010	Semi-volatile Organics 625/8270 (GC/MS)	Pesticides/PCB's 608/8080	Total Lead 7421	Priority Pollutant Metals (13)	TCLP Metals	ORGANIC LEAD	Comments/Instructions	Number of Containers
B-1 / 5'	9/11/92	09:00	SOIL													ALSO -	1
B-1 / 8'		09:20			X							15683				TPH RESULT FROM	1
B-2 / 9'		11:00			X							15684				BORINGS B-1, -2, -3,	1
B-3 / 3'		12:00										15685				and -5 FOR BTX	1
B-3 / 5'		12:10			X							15686				AND ORGANIC LEAD	1
B-4 / 3'		12:30										15687				(ONE SAMPLE	1
B-4 / 5'		12:40										15688				TOTAL)	1
B-4 / 8'		12:50		X	X							15689		X		Call if questionable	1
B-5 / 3'		1:15										15690				296-6295	1
B-5 / 5'	✓	1:25	✓									15691				E M	1

Special Instructions/Comments:

TAT - Normal

Relinquished by:

Sign Ed Kwasnica
Print ED Kwasnica
Company SEACOR
Time 16:49 Date 9/11/92

Relinquished by:

Sign _____
Print _____
Company _____
Time _____ Date _____

Received by:

Sign Roger Lahr
Print Roger Lahr
Company _____
Time 16:49 Date 9/11

Received by:

Sign _____
Print _____
Company _____
Time _____ Date _____

Sample Receipt

Total no. of containers 11
Chain of custody seals: NY
Rec'd good condition/cold: yes
Conforms to record: yes

Client: _____
Client Contact: _____
Client Phone Number: _____

2082

Address

2655 CAMINO DEL RIO N.
SUITE 302
SAN DIEGO, CA 92108

Project # 80026-001-01 Task # _____
Project Manager ED Kwasnica
Laboratory QPL
Turn-around time: NORMAL
Sampler's Name: ED Kwasnica
Sampler's Signature: Ed Kwasnica

Number of Containers

Comments/
Instructions

49:49

TABLE

Special Instructions/Comments:

TAI - Normal

Relinquished by: Ed Kharnica
 Sign Ed Kharnica
 Print ED KHARNICA
 Company SIERRA
 Time 16:49 Date 9/11/92

Relinquished by: _____
 Sign _____
 Print _____
 Company _____
 Time _____ Date _____

Received by:
Sign Boyer [Signature]
Print Boyer - Luhn
Company _____
Time 16:49 Date 9/11/87

Received by: _____
 Sign _____
 Print _____
 Company _____
 Time _____ Date _____

Sample Receipt

Total no. of containers	11
Chain of custody seals:	NA
Rec'd good condition/cold:	Yes
Conforms to record:	Yes

Client: _____

Client Contact: _____

Client Phone Number: _____



County of San Diego

DANIEL J. AVERA
DIRECTOR

LARRY T. AKER
ASSISTANT DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 85261, SAN DIEGO, CA 92186-5261
(619) 338-2222 FAX (619) 338-2377

SITE ASSESSMENT & MITIGATION DIVISION

December 16, 1996

BIOTREATMENT INC
ATTN: JACK ROBERTS
380 THORPE CIRCLE
THOUSAND OAKS CA 91360

Dear MR. ROBERTS:

RE: EXPIRED WELL PERMIT -- W95618 TRUST TRUCKING
325 EL KELTON PL., SPRING VALLEY CA 91977

The well drilling permit issued on 12/4/95 for the above referenced site has expired pursuant to Section 67.444 of the San Diego County Code. Our records indicate that complete well logs and accompanying information have not been submitted to this office.

Within fifteen (15) days of the date of this notice, you must submit to this office the information listed on the well log reporting list, attached. If no work has been done in regards to this permit you must notify this office in writing.

Failure to provide the information specified above is a violation of Section 67.447 of the San Diego County Code. Violation of this section is a misdemeanor (Section 67.448).

If you have any questions please call the Monitoring Well Permitting Clerk at (619) 338-2339.

Sincerely,

HELEN T. DENNIN, Monitoring Well Permitting Clerk
Site Assessment & Mitigation Division

KMH:hd

Attachment

cc: Driller
Property Owner



BIOTREATMENT INC.
The Critter Company

RECEIVED

JAN 16 1 45 PM '97

ENVIRONMENTAL
HEALTH SERVICES

January 14, 1997

Helen T. Dennin
Monitoring Well Permitting Clerk
Site Assessment & Mitigation Division
Department of Environmental Health
P.O. Box 85261
San Diego, CA 92186-5261

RE: Groundwater Monitoring Well: W95618
25 ElKelton, Spring Valley, CA

Attached is a copy of the report dated January 20, 1996 on the above well installation and site investigation. The well was installed by Tri-County Drilling using an air percussion drill rig. The well was used for groundwater sampling and was not surveyed.

We have recently obtained closure at this site and have contacted Tri-County Drilling for a proposal to abandon the well.

Please call Jack Roberts at (619) 746-5145 if you need additional information or have any questions.

BIOTREATMENT INC.
The Critter Company

Jack Roberts, President

"The information in this grayed area
has been blocked from public viewing

Reviewed
1/27/97
CSC

TB
1291 A4



"Geotechnical & Environmental Services"

Phone: (805) 374-9721 • Fax: (805) 496-5244

RECEIVED

JAN 16 1 46 PM '97

ENVIRONMENTAL
HEALTH SERVICES

**EXPANDED INVESTIGATION AND WELL INSTALLATION
TRUST TRUCKING, INC.
325 EL KELTON
SPRING VALLEY, CALIFORNIA 91977**

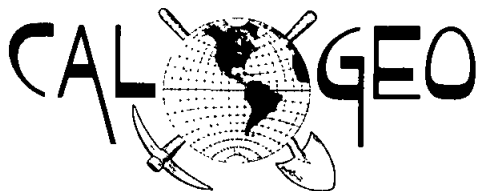
**A.P.N.586-180-03
D.E.H. Case No. H04204
Well Permit No. W95618**

JANUARY 20, 1996

Work Order 1105-E

Prepared for:

**WILLIAM FRANKLIN
PERRY ELECTRIC
P.O. BOX 655
CHULA VISTA, CA 92012**



Phone: (805) 374-9721 • Fax: (805) 496-5244

"Geotechnical & Environmental Services"

W.O.1105-E
January 21, 1996

To: **PERRY ELECTRIC**
P.O. Box 655
Chula Vista, CA 91977

Attention: "The information in this
graved area has been

Subject: **Expanded Investigation and Well Installation**
at 325 El Kelton Place
Spring Valley, CA 91977


California Geological Services Corp. (Cal-Geo) has completed an Expanded Investigation of the known contamination at the subject property. This report presents the results of a program of subsurface exploration and controlled laboratory testing. Our study was performed with the goal of defining the nature and extent of hydrocarbon contamination observed during UST removal operations.

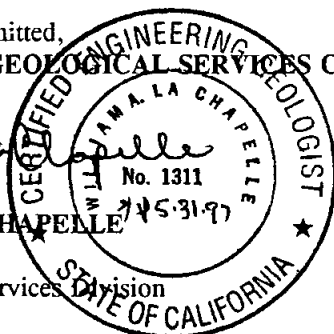
This Study demonstrates that sediments and groundwater underlying the site are contaminated with petroleum hydrocarbons. Chemical analyses performed on samples gathered from borings on the site all suggest that acceptable levels of hydrocarbon contaminant concentrations (per LUFT standards) are not exceeded in sampled soil and groundwater on the site.

Accordingly, California Geological Services Corp. recommends no further remedial action. Although some slightly contaminated soils may be left in place and allowed to biodegrade naturally, the contaminated soils beneath both gasoline transmission lines and gasoline tank sites must be remediated. The remediation recommendations contained in the attached report are subject to review by the County of San Diego, Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).

If you have any questions regarding this report, please do not hesitate to contact the undersigned at (805)374-9721. We appreciate this opportunity to be of continuing service to The Voit Companies and look forward to working with you in the future.

Respectfully submitted,
CALIFORNIA GEOLOGICAL SERVICES CORP.


WILLIAM LACHAPELLE
Project Manager
Environmental Services Division



Dist. (2) Addressee
(4) Critter Company
encl. CAL-GEO Report dated 1-21-96

CG31/FRANKLIN.RPT

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1.0

INTRODUCTION & PURPOSE

1.1

Introduction

In response to the request of Mr. Roberts, California Geological Services Corp. has completed an expanded investigation of the site of an underground fuel storage tanks and transmission and recovery line abandonment. This study was performed at the subject property in December 1995. This report documents the results of the study that was performed to further define the nature and extent of contamination encountered during the line abandonment operation.

In order to evaluate the required scope of services, we performed a site reconnaissance, discussed on-site operations with Mr. Franklin and Mr Roberts, reviewed existing regional information and site abandonment documents. Our work was performed in accordance with the Work Plan (10/4/95, revised 11/28/95) and the County of San Diego Site Assessment and Mitigation Division letter (12/12/95).

Following your review of this report we will forward a copy to the following agency:

County of San Diego
-Department of Environmental Health
P.O. Box 85261
San Diego, CA 92186-5261

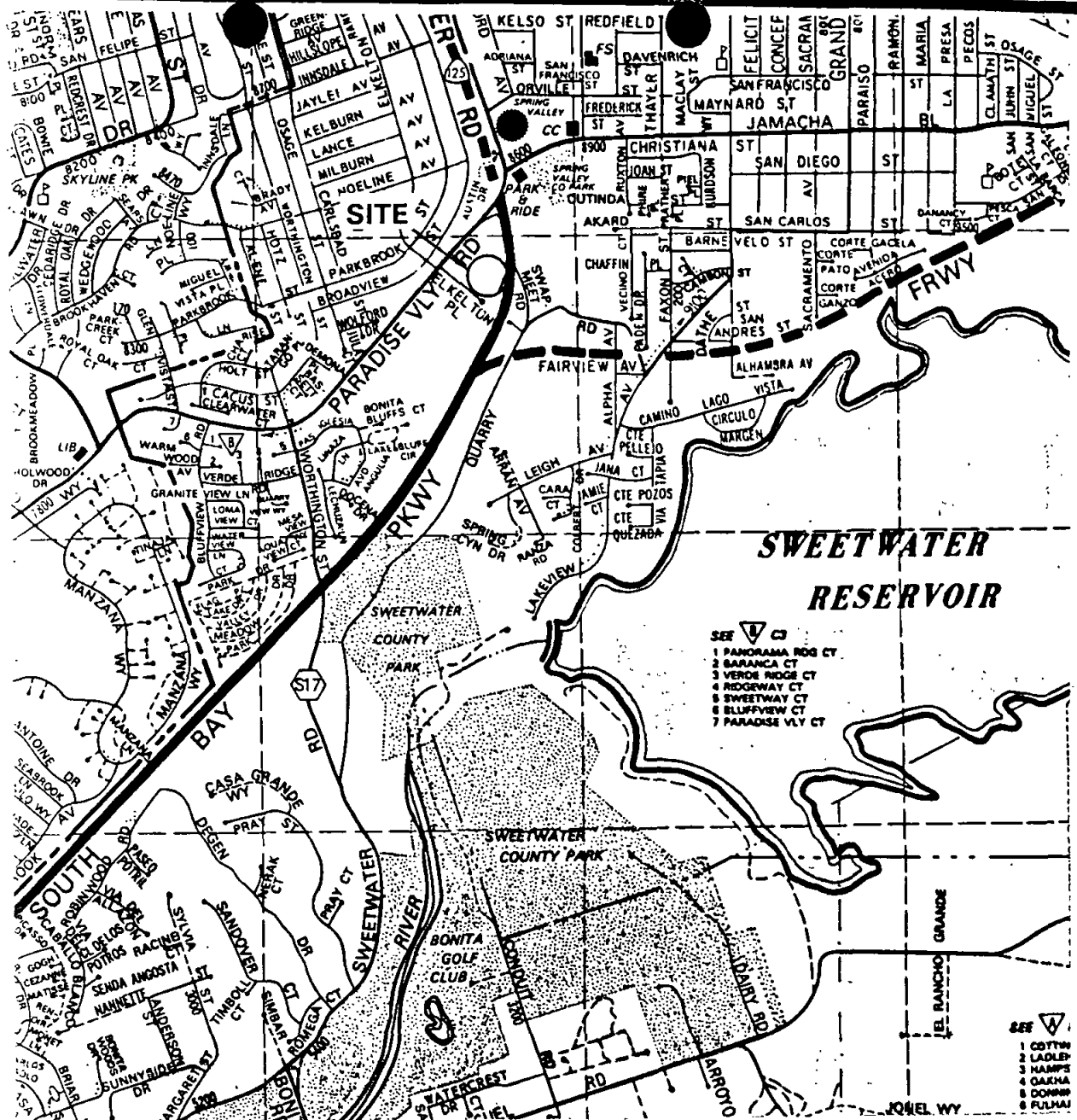
It is expected that groundwater information provided herein will not necessitate the project being turned over to the SDRWQCB as the lead agency.

1.2

Purpose of Study

This Expanded Investigation and Well Installation was performed with the the following goals:

- Detect, characterize and define subsurface contaminants on the site
- Develop Geologic and Hydrogeologic site models
- Identify and assess existing and potential effects on groundwater resources



REGIONAL LOCATION MAP
 325 El Kelton Place
 Spring Valley, CA

WORK ORDER
 W.O.1105-E

DATE
 1/96

SCALE

REVISED

PLATE

FIGURE 1

2.0 SITE DESCRIPTION

2.1 Site Description

The subject site is located approximately 200' southeast of the intersection of Paradise Valley Road and El Kelton Place in the Sunnyslope area of unincorporated San Diego County, California. This is mostly a commercial and industrial area with residential development east and west of the subject site.

The area of the subject site (Figure 1) comprises a shallow southeast re-entrant drainage on the northwest flank of Sweetwater Reservoir. The underlying sediment is comprised primarily of sand and gravel comprised chiefly of volcanic and igneous intrusive clasts to cobble size.

2.2 Historical Land Use

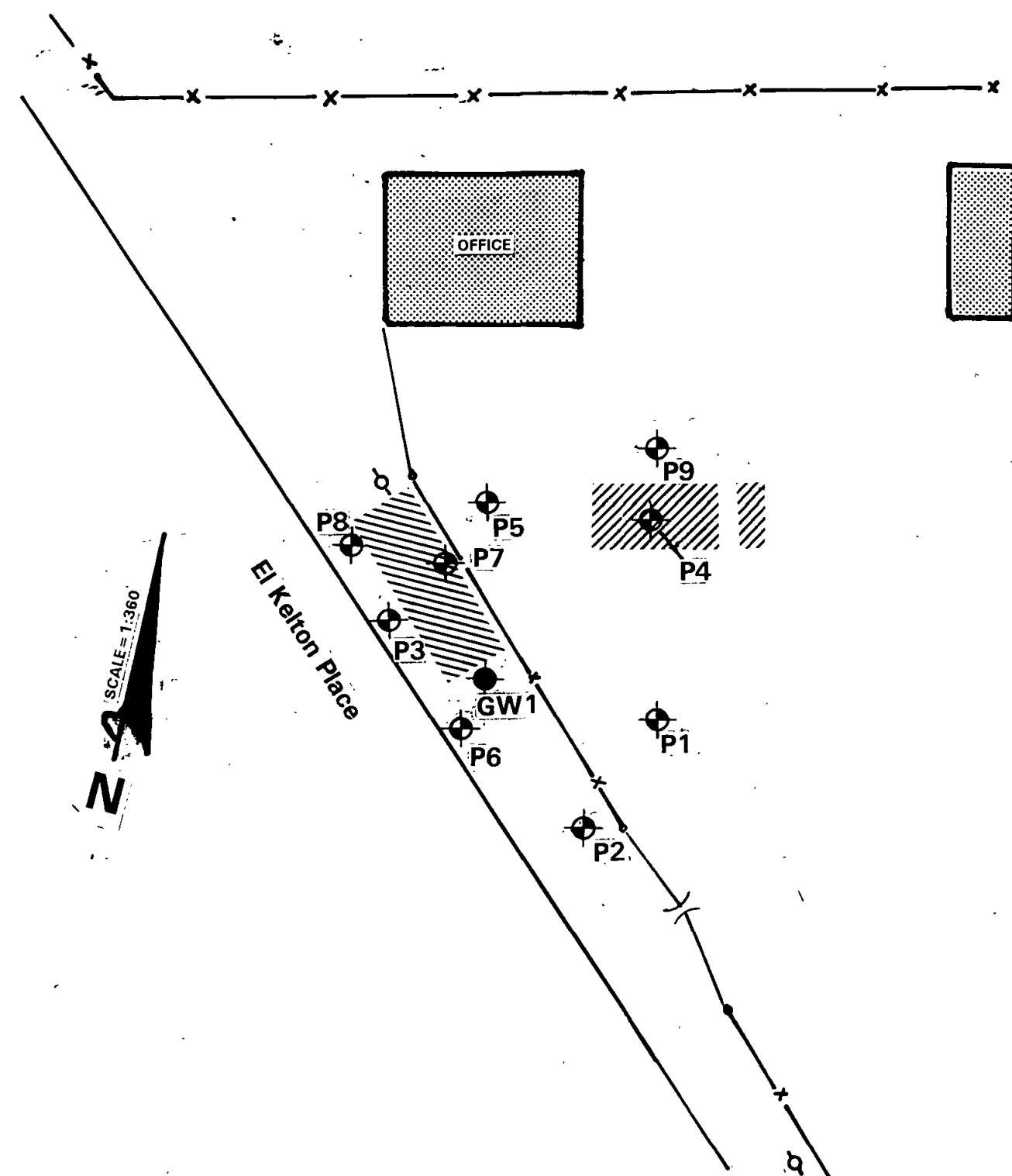
The site was formerly a truck and transport equipment yard. A review of available aerial photographs indicates that the use of property surrounding the subject site remained agricultural until the mid 1950's. The property to the north was developed between 1948 and 1955. The development there comprises single-story structures that are presently occupied by an auto maintenance facility. It was previously a retail gasoline distribution facility.

The southeastern boundary of the parcel was adjusted to allow construction of the South Bay Parkway. Placement of a fill embankment on the northwest margin of the Parkway altered surface drainage patterns along the southeast site boundary.

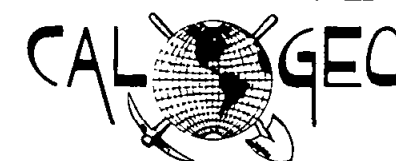
2.3 Underground Storage Tanks

The structures that currently exist within the site are related to its current use as a recycling facility. The office was converted from similar previous use as a trucking facility. During this previous use a fuel distribution facility existed with three underground fuel storage tanks on the site. The fuel storage for this system was provided by a 6,000 gallon underground storage tank located in the paved ramp area behind (south) the main office; a 550 gallon underground storage tank was situated at the east end of this tank with the long axis of the tank situated perpendicular to the first. A third 9,000 gallon capacity underground storage tank was situated outside the fence with long axis parallel to El Kelton Place.

According to records obtained from the Critter Company previous releases were detected on the site. Contamination above detectable concentration (less than action levels) was observed during this investigation in the two excavations (P-2 and P-6) for subsurface exploration. This investigation was intended to provide data to assess whether previous remediation (i.e., removal of contaminated soil) associated with these activities reduced contaminant concentrations below action levels.



EXPLANATION
 [Hatched Box] FORMER UST LOCATION
 [Circle with Cross] GEOPROBE SOUNDING
 [Circle with Dot] TEMPORARY MONITOR WELL



SITE PLAN
 325 El Kelton Place
 Spring Valley, CA

WORK ORDER
 W.O.1105-E

DATE
 1/96

SCALE

REVISED _____

PLATE

FIGURE 2

3.0

SCOPE OF WORK

California Geological Services Corp. has provided the following services for a Level II environmental assessment of the site:

- Review project data and reports furnished to CAL-GEO by Client.
- Attend meetings with Client or others as arranged for by Client.
- Attend meetings and conduct telephone interviews with regulatory agencies on behalf of Client.
- Prepare a site-specific Work Plan (WP) and Safety and Health Plan (SHP).
- Verify necessary drilling and monitor well development permits.
- Drill one soil test boring and collect soil samples.
- Install and develop one temporary monitor well.
- Install nine penetrometer soundings and collect soil samples.
- Field monitor soil samples for volatile organic compounds (VOCs)
- Screen, collect and prepare samples for transportation to a DHS-certified laboratory
- Prepare a report summarizing our findings, conclusions and recommendations.

4.0

REGIONAL GEOLOGY AND HYDROGEOLOGY

4.1 Regional Geology

The subject site is located on the northern flank of the Sweetwater River Valley (Figure 1). The Sweetwater River Valley is a drainage basin that is underlain by sediments that date from upper-Eocene time (about 38 million years ago). This basin is floored at shallow depth by Triassic to mid-Cretaceous Santiago Peak volcanic rocks and igneous intrusive rocks of the Southern California Batholith.

The area of the subject property is a portion on the basin that has been inferred by Kennedy and Tan (1977) to be comprised of Poway Group rocks which is a sequence of coarse grained sedimentary rocks on the eastern margin of the San Diego embayment. The sediments which underlie the valley are relatively permeable, and are a sequence of sediments comprised primarily of sand and gravel derived from sources in the Mojave Desert to the east. These rocks include (from oldest to youngest) the Stadium Formation Conglomerate, the Mission Valley Formation Sandstone and the Ponerado Formation Conglomerate. The Mission Valley Formation underlies the immediate area of the site.

The steepness of the hills which surround the site is a reflection of the character and competence of underlying bedrock. The relatively gentle topographic features in the vicinity of the subject site

suggests that the Mission Valley Formation rocks are more easily eroded than the conglomeratic sediments overlying and underlying it.

The bedrock immediately underlying the site consists of fine to medium sandstone that ranges from uncemented to moderately well cemented. The bedrock encountered during the excavation of Boring B-1 was thickly bedded to massive with well cemented interbeds that resulted in refusal at approximately 30'.

4.2 Regional Hydrogeology

The subject site is situated in the Lower Sweetwater Hydrographic Subunit of the Sweetwater Ground Water Basin (Unit 9.00; SDRWQCB, 1978). Groundwater within this subunit generally exceeds the recommended limits for drinking water standards due to high Total Dissolved Solids, Sodium and Chloride concentrations. In this basin, groundwater is stored in Sedimentary deposits which make up the Poway Group Rocks discussed in the previous section of this report. These rocks are underlain by Santiago Peak Volcanic Rocks and igneous intrusive rocks of the Southern California Batholith. Distribution of these rocks has resulted in a distinctive characteristic in groundwater conditions in the vicinity of the site.

Bedrock observed in exploratory excavations consists largely of fine-grained sediments and clays exhibiting low permeability and low water yield. The geologic units in the area of the site area have been categorized by water-bearing characteristics according to their ability to store and transmit water. The Mission Valley Formation is categorized as a moderately permeable water-bearing sandstone. Santiago Peak Volcanic rocks are categorized as nonwater-bearing although they may transmit small amounts of water through joints and fractures.

In the area of the subject property, groundwater beneath the site may be confined or partially confined within fill on generally less permeable bedrock. This perched groundwater (see References, Appendix A) was observed mostly within the fill with a depth to groundwater in the vicinity less than 10-feet. The temporary monitor well was easily overdraughted and exhibited extremely slow recharge.

No producing water wells are known to exist on the subject site. A study of the groundwater contours indicates that the regional groundwater gradient in the general vicinity is about 5 feet per year in a southwesterly direction.

5.0 FIELD INVESTIGATION PROGRAM

5.1 Work Plan Preparation and Approval

A Work Plan that detailed the tasks to be performed as part of this investigation was prepared and submitted to Client for approval prior to any field activities. Upon approval by Client's representative, authorization to proceed was given to CAL-GEO. The Work Plan was addressed in a County of San Diego, Department of Environmental Health letter dated 12/12/95.

5.2 Safety and Health Plan Preparation

A site-specific Safety and Health Plan (SHP) was prepared for the subsurface drilling, excavation and sampling to be performed at the site, in accordance with OSHA regulations. Prior to the commencement of field work, a copy of the SHP was reviewed and approved by all CAL-GEO personnel and all of its subcontractors who were to perform any field work. A copy of the SHP was available on the site during the performance of all field work.

5.3 Subsurface Exploration Program

The subsurface exploration program was accomplished in two (2) phases as follows:

- The initial phase of drilling was performed in order to explore the nature of materials at depth and to characterize the groundwater surface in the vicinity of the site one boring was extended to a depth of thirty feet. This boring encountered groundwater at 9.8'. Earth materials encountered comprised a generally thickly bedded to massive sequence of siltstone and sandstone to the depth explored. Difficult drilling was encountered at 30'.
- The second phase of subsurface exploration consisted of shallow geoprobe soundings in the area surrounding the excavated underground storage tanks. These soundings were advanced to the bedrock contact at a depth of 8-10 feet below the ground surface. Geoprobe soundings encountered groundwater at depths ranging from 9.2' through 9.8'.

The purpose of these soundings was to detect any leakage that might have occurred in USTs, product transmission or recovery lines. One of these shallow borings (P-7) encountered a thick slab of concrete and refusal. The other geoprobe soundings encountered no detectable contamination.

5.4 Soil Sample Collection

- Hollow Stem Auger Test Borings: Soil samples during the first phase and second phases of the exploration program were collected for chemical analysis at approximately 5 foot intervals, beginning at 5 feet bg and continuing until groundwater was encountered. Details of sampling, field monitoring and decontamination procedures are presented in Appendix B.
- Geoprobe Soundings: Additional samples were collected around the area of known transmission lines to define and characterize the contamination at the site. Standard drive samples were collected continuously.

5.5 Test Boring, Geoprobe and Soil Sample Collection Supervision

All test boring operations, soil sample collection, field monitoring and lithological logging operations were conducted under the supervision of a California Registered Geologist or Certified Engineering Geologist. Complete details of California Geological Services's specific field

procedures (drilling, sampling, field monitoring, sample handling and de-contamination) are outlined in Appendix B.

6.0 RESULTS OF FIELD INVESTIGATION PROGRAM

6.1 Field Monitoring -OVA

All soil samples collected were analyzed in the field using a portable organic vapor analyzer/flame ionization detector (OVA-FID). Samples with OVA readings greater than 100 ppm were chosen for analysis in a State of California Department of Health Services (DHS) certified laboratory.

6.2 Subsurface Conditions

Soil samples collected from the exploratory borings and observations of the exposed wall of the tank excavations indicate that the site is underlain by a sequence of gray to brownish-gray sand and gravel artificial fill overlying fine to medium sandstone bedrock. The sandstone is predominantly fine-grained, poorly graded and micaceous. The fine fraction of sediments encountered at shallow depths is considerably higher than those encountered at depth. Detailed boring logs are presented in Appendix C.

7.0 LABORATORY ANALYSES AND RESULTS

7.1 Soil Sample Chemical Analyses

Selected soil samples from the first, second and third phase test borings were submitted for chemical analysis to Centrum Analytical Laboratories Laboratories, Inc. Centrum Analytical Laboratories is a DHS certified analytical laboratory located in Redlands, California.

All soil samples collected from the hollow stem auger test borings that were submitted for analysis were tested by the following EPA standard test methods:

- EPA Method 8020 Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)
- EPA Method 8015M Diesel fuel - Total Extractable Petroleum Hydrocarbons (TEPH)

7.2 Water Sample Chemical Analyses

The temporary monitoring well was not developed and sampled as part of the scope of services reported herein. Groundwater samples will be collected (Appendix B) from the monitor well that will be developed in the first phase test borings (Section 5.3). These samples will be submitted for chemical analysis to American Analytic Laboratories, Inc. in Canoga Park, California.

SUMMARY OF ANALYTICAL RESULTS FOR SOIL SAMPLES
TRUST TRUCKING SITE
325 EL KELTON PLACE, SPRING VALLEY, CA

Boring/ Sounding	Depth (feet)	8015m (mg/kg) TEPH	8020 (ug/kg)			
			Benzene	Toluene	Ethyl benzene	Xylenes
Detection Limits (ref. Lab Rept.)		>10	> .05	> .05	> .1	> .1
P-1	5-8	ND	ND	ND	ND	ND
	8-8.5	ND	ND	ND	ND	ND
P-2	4-8	160	ND	ND	ND	ND
	8-10	700	ND	ND	ND	0.012
P-3	4-8	ND	ND	ND	ND	ND
	8-10	ND	ND	ND	ND	ND
P-4	5-7.5	ND	ND	ND	ND	ND
	9-10	ND	ND	ND	ND	ND
P-5	4-6	ND	ND	ND	ND	ND
	8-9	ND	ND	ND	ND	ND
P-6	4-8	ND	ND	ND	ND	ND
	8-10	170	ND	ND	ND	ND
P-8	0-5	ND	ND	ND	ND	ND
	5-8	ND	ND	ND	ND	ND
GW-1	1-10	ND	ND	ND	ND	ND
P-9	2-5	ND	ND	ND	ND	ND
	8-10	ND	ND	ND	ND	ND
ND: Not Detected						

Table 2

**SUMMARY OF ANALYTICAL RESULTS FOR TOTAL LEAD
TRUST TRUCKING SITE
325 EL KELTON PLACE, SPRING VALLEY, CA**

(From American Analytics Laboratories)

Boring	Depth	EPA 7420 (mg/KG) Total Pb by AA
Detection Limits		1.0
P-2	8-10	3.0
ND: Not Detected		

SUMMARY OF ANALYTICAL RESULTS FOR GROUND WATER SAMPLES
TRUST TRUCKING SITE
325 EL KELTON PLACE, SPRING VALLEY, CA

Boring	Depth (feet)	8015m (mg/kg) TVPH	8020 (ug/kg)			
			Benzene	Toluene	Ethyl benzene	Xylenes
Detection Limits (ref.Lab Rept.)		>0.5	>.05	>.05	>.1	>.1
GW-1	9.8	ND	ND	ND	ND	ND
ND: Not Detected						

All water samples collected from the developed monitor wells will be submitted for analysis were tested by the following EPA and California DHS standard test methods:

- EPA Method 602 - Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)
- California DHS LUFT 8015M - Total Volatile Petroleum Hydrocarbons (TPH)

7.2 Results of Chemical Analyses

The chemical test results suggest that no detectable release has occurred at diesel fuel transmission line or underground storage tank. Results (laboratory reports) of the chemical testing and Chain-of-Custody records are presented in Appendix D.

Results of the testing for Total Extractable Petroleum Hydrocarbons (TEPH) by EPA Method 8020 which was conducted in the area of the diesel fuel tank all indicate that diesel fuel contaminant concentrations are less than the detectable limit for this test. All of the samples tested indicated non-detectable concentrations or concentrations less than 1,000 ppm.

A summary of the test results for these samples is presented in Table 1. Detailed laboratory test results are presented in Appendix D.

8.0

FINDINGS AND CONCLUSIONS

Based on data from available previous reports, on-site observations, current test boring program and the chemical test data described above, the underground diesel fuel storage tank installation area appears to be free of contamination exceeding action level concentrations. The spectrographic characteristics of the lower P-6 sample suggest the presence of a hydrocarbon contaminant heavier than the modification of EPA test method 8015 might detect. This is a contaminant that has not previously been detected. It should be evaluated with respect to its potential to provide a future source of contamination. If the groundwater evaluation program currently assessing conditions at the location of the temporary monitoring well also demonstrates a lack of detectable contaminants, the site closure could be accomplished without site remediation.

9.0

LIMITATIONS

The findings set forth in this report are strictly limited in time and scope to the data used in the evaluation. The conclusions presented in the report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed upon services or the time budgeting constraints imposed by the client.

This report may contain recommendations which are partially based on the analysis of the data accumulated at the time and place set forth in the report through subsurface exploration. It is possible that future investigation or exploration may reveal additional data or variations of the existing data which may require the enclosed recommendations to be reevaluated.

Chemical analyses have been performed for specific parameters during the course of this assessment, as described in the text of this report. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil or groundwater at the site.

In so far as the findings of this investigation are based on data provided by others, no warranty is expressed or implied with the useage of that data.

This investigation took into account the natural and man-made features of the site, including any unusual or suspecdt phenomena. These factors, combined with the site's geology, hydrology, topography, past and present land use served as the basis for selecting a methodology and location for subsurface exploration as well as groundwater and subsurface sampling. These subsurface data are intended to give a representative overview of site conditions.

The location and analyses of the soil, groundwater, and surface water samples was based on the same considerations set forth in the paragraph above. Samples were analyzed for those paramenters unique to the site as determined from the preceding evaluation.

The information in this report is relevant to the date of our work on the site and should not be relied on to represent conditions at any later date. Facts, conditions, and acceptable risk factors change with time; accordingly, this report should be viewed within that context.

The information in
this grayed area has

CALIFORNIA
GEOTECHNICAL CORP. CLIENT

WORK ORDER NO. **W.O.1105-E**

BORING LOG

325 El Kelton Place, Spring Valley, CA

DATE EXCAVATED **12/96**

SAMPLE METHOD **SPT**

BORING NO. **GW-1** SHEET **1** OF **1**

Depth (ft.)	SAMPLE			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	DESCRIPTION OF MATERIAL
	Bulk	Undis- turbed	Blows/ft.				
							W/30" Fall
5			27/ 34/ 43	GP/GW	(Artificial Fill)		Light grayish-brown, slightly organic, poorly graded subangular GRAVEL to 1 1/2" longest dimension in a matrix of coarse sand; dry, loose, with interbedded well-sorted coarse sand layers. Scattered root fibers to 8'
10			14/ 19/ 27	SP/SW	(Bedrock) Mission Valley Formation	<u>▽</u>	Light, yellowish-brown, poorly graded, medium to coarse SAND; dry, loose; with interbedded subangular gravel layers. Thin (<1") interbedded silty, fine sand. Scattered rounded gravel to 1" diameter near base of unit.
15			26/ 34/ 38	GP			Light brownish-gray, poorly graded, medium to coarse matrix-supported gravel and cobble Conglomerate with clasts to 3" longest dimension; slightly moist, dense; Weak intergranular calcareous accumulation at base of aggregate.
20			33/ 39/ 42				
25			23/ 27/ 30	SP			Grades coarser with depth. Light brownish-gray, poorly graded SAND, slightly moist, dense, massive to weakly stratified coarse, slightly silty interbedded medium gravel sand layers. Scattered, matrix-supported rounded gravel to 1" longest dimension
30			20/ 24/ 30				
35							Total Depth 31.5' (Refusal) Seepage @ 11.0'



LABORATORY ANALYSIS RESULTS

Page 1

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 8015M (Diesel)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/Kg

AA I.D. No.	Client I.D. No.	Date Sampled	Date Extracted	Date Analyzed	Results	MRL
41567	P-1@ 5-8'	12/20/95	01/03/96	01/03/96	<10	10
41568	P-1@ 8-8.5'	12/20/95	01/03/96	01/03/96	<10	10
41570	P-2@ 4-8'	12/20/95	01/03/96	01/03/96	160	10
41571	P-2@ 8-10'	12/20/95	01/03/96	01/03/96	700	10
41573	P-3@ 4-8'	12/20/95	01/03/96	01/03/96	<10	10
41574	P-3@ 8-10'	12/20/95	01/03/96	01/03/96	<10	10
41576	P-4@ 5-7.5'	12/20/95	01/03/96	01/03/96	<10	10
41578	P-4@ 9-10'	12/20/95	01/03/96	01/03/96	<10	10
41579	P-5@ 4-6'	12/20/95	01/03/96	01/03/96	<10	10
41580	P-5@ 8-9'	12/20/95	01/03/96	01/03/96	<10	10
41581	P-6@ 4-8'	12/20/95	01/03/96	01/03/96	<10	10
41582	P-6@ 8-10'	12/20/95	01/03/96	01/03/96	170	10
41583	P-8@ 0-5'	12/20/95	01/03/96	01/03/96	<10	10
41584	P-8@ 5-8'	12/20/95	01/03/96	01/03/96	<10	10
41585	GW#1@1-10'	12/20/95	01/03/96	01/03/96	<10	10
41863	P9@8-10'	12/20/95	01/05/96	01/05/96	<10	10
41864	P9@2-5'	12/20/95	01/05/96	01/05/96	<10	10

MRL: Method Reporting Limit

NOTES:

The chromatogram for sample 41582 indicated the presence of heavier than diesel hydrocarbon fuel. The reported result reflects the concentration of the heavier fuel as quantified against a diesel standard.


George Havalias
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 1

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Water
Method: EPA 8015M (Gasoline)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/L

AA I.D. No.	Client I.D. No.	Date Sampled	Date Analyzed	Results	MRL
41586	GW#1	12/20/95	12/27/95	<0.1	0.1

MRL: Method Reporting Limit


George Havallas
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 1

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Water
Method: EPA 8020 (BTEX)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: ug/L

Date Sampled:	12/20/95	
Date Analyzed:	12/27/95	
AA ID No.:	41586	
Client ID No.:	GW#1	MRL
<u>Compounds:</u>		
Benzene	<0.5	0.5
Ethylbenzene	<0.5	0.5
Toluene	<0.5	0.5
Xylenes	<1	1

MRL: Method Reporting Limit


George Havalias
Laboratory Director



LABORATORY QA/QC REPORT

Page 1

Client: CAL-GEO
Project Name: Trust Trucking Co.
Method: EPA 8015M (Diesel)
Sample ID: Matrix Spike
Concentration: 200 mg/Kg

AA ID No.: 41835
Project No.: W.O.1105-E
AA Project No.: A20819
Date Analyzed: 01/03/96
Date Reported: 01/11/96

Compounds	Result (mg/Kg)	Spike Recovery (%)	Dup. Result (mg/Kg)	Spike/Dup. Recovery (%)	RPD (%)	Accept.Rec. Range (%)
Diesel Range Organics	158	79	187	94	17	19 - 181

George Havallas
Laboratory Director



LABORATORY QA/QC REPORT

Page 1

Client: CAL-GEO
Project Name: Trust Trucking Co.
Method: EPA 8015M (Diesel)
Sample ID: Matrix Spike
Concentration: 200 mg/Kg

AA ID No.: 41864
Project No.: W.O.1105-E
AA Project No.: A20819
Date Analyzed: 01/05/96
Date Reported: 01/11/96

Compounds	Result (mg/Kg)	Spike Recovery (%)	Dup. Result (mg/Kg)	Spike/Dup. Recovery (%)	RPD (%)	Accept.Rec. Range (%)
Diesel Range Organics	204	102	182	91	11	19 - 181


George Havalias
Laboratory Director



LABORATORY QA/QC REPORT

Page 1

Client: CAL-GEO
Project Name: Trust Trucking Co.
Method: EPA 8015M (Gasoline)
Sample ID: Matrix Spike
Concentration: 0.5 mg/L

AA ID No.: 41557
Project No.: W.O.1105-E
AA Project No.: A20819
Date Analyzed: 12/27/95
Date Reported: 01/11/96

Compounds	Result (mg/L)	Spike Recovery (%)	Dup. Result (mg/L)	Spike/Dup. Recovery (%)	RPD (%)	Accept.Rec. Range (%)
Gasoline Range Organics	0.34	68.0	0.44	88.0	25.6	51 - 149


George Havalias
Laboratory Director



LABORATORY QA/QC REPORT

Page 1

Client: CAL-GEO
Project Name: Trust Trucking Co.
Method: EPA 8020 (BTEX)
Sample ID: Matrix Spike
Concentration: 20 ug/L

AA ID No.: 41557
Project No.: W.O.1105-E
AA Project No.: A20819
Date Analyzed: 12/27/95
Date Reported: 01/11/96

Compounds	Result (ug/L)	Spike Recovery (%)	Dup. Result (ug/L)	Spike/Dup. Recovery (%)	RPD (%)	Accept.Rec. Range (%)
Benzene	19.844	99	19.448	97	2	65 - 135
Ethylbenzene	19.761	99	19.523	98	1	77 - 123
Toluene	19.663	98	19.807	99	1	66 - 134
Xylenes	20.207	101	19.746	99	2	73 - 127


George Havallas
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 1

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 8020 (BTEX)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/Kg

Date Sampled:	12/20/95	12/20/95	12/20/95	12/20/95	
Date Analyzed:	12/27/95	12/27/95	12/27/95	12/27/95	
AA ID No.:	41567	41568	41570	41571	
Client ID No.:	P-1@ 5-8'	P-1@ 8-8.5'	P-2@ 4-8'	P-2@ 8-10'	MRL
<u>Compounds:</u>					
Benzene	<0.005	<0.005	<0.005	<0.005	0.005
Ethylbenzene	<0.005	<0.005	<0.005	<0.005	0.005
Toluene	<0.005	<0.005	<0.005	<0.005	0.005
Xylenes	<0.01	<0.01	<0.01	0.012	0.01


George Havallas
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 2

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 8020 (BTEX)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/Kg

Date Sampled:	12/20/95	12/20/95	12/20/95	12/20/95	
Date Analyzed:	12/27/95	12/27/95	12/27/95	12/27/95	
AA ID No.:	41573	41574	41576	41578	
Client ID No.:	P-3@ 4-8'	P-3@ 8-10'	P-4@ 5-7.5'	P-4@ 9-10'	MRL
<u>Compounds:</u>					
Benzene	<0.005	<0.005	<0.005	<0.005	0.005
Ethylbenzene	<0.005	<0.005	<0.005	<0.005	0.005
Toluene	<0.005	<0.005	<0.005	<0.005	0.005
Xylenes	<0.01	<0.01	<0.01	<0.01	0.01


George Havalias
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 3

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 8020 (BTEX)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/Kg

Date Sampled:	12/20/95	12/20/95	12/20/95	12/20/95	
Date Analyzed:	12/27/95	12/27/95	12/27/95	12/27/95	
AA ID No.:	41579	41580	41581	41582	
Client ID No.:	P-5@ 4-6'	P-5@ 8-9'	P-6@ 4-8'	P-6@ 8-10'	MRL
<u>Compounds:</u>					
Benzene	<0.005	<0.005	<0.005	<0.005	0.005
Ethylbenzene	<0.005	<0.005	<0.005	<0.005	0.005
Toluene	<0.005	<0.005	<0.005	<0.005	0.005
Xylenes	<0.01	<0.01	<0.01	<0.01	0.01


George Havallas
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 4

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 8020 (BTEX)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/Kg

Date Sampled:	12/20/95	12/20/95	12/20/95	12/20/95	
Date Analyzed:	12/27/95	12/27/95	12/27/95	12/27/95	
AA ID No.:	41583	41584	41585	41863	
Client ID No.:	P-8@ 0-5'	P-8@ 5-8'	GW#1@1-10'	P9@8-10'	MRL

Compounds:

Benzene	<0.005	<0.005	<0.005	<0.005	0.005
Ethylbenzene	<0.005	<0.005	<0.005	<0.005	0.005
Toluene	<0.005	<0.005	<0.005	<0.005	0.005
Xylenes	<0.01	<0.01	<0.01	<0.01	0.01


George Havalias
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 5

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 8020 (BTEX)

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/11/96
Units: mg/Kg

Date Sampled:	12/20/95	
Date Analyzed:	12/27/95	
AA ID No.:	41864	
Client ID No.:	P9@2-5'	MRL
<u>Compounds:</u>		
Benzene	<0.005	0.005
Ethylbenzene	<0.005	0.005
Toluene	<0.005	0.005
Xylenes	<0.01	0.01

MRL: Method Reporting Limit


George Havalas
Laboratory Director



LABORATORY QA/QC REPORT

Page 1

Client: CAL-GEO
Project Name: Trust Trucking Co.
Method: EPA 8020 (BTEX)
Sample ID: Matrix Spike
Concentration: 0.04 mg/Kg

AA ID No.: 41578
Project No.: W.O.1105-E
AA Project No.: A20819
Date Analyzed: 12/27/95
Date Reported: 01/11/96

Compounds	Result (mg/Kg)	Spike Recovery (%)	Dup. Result (mg/Kg)	Spike/Dup. Recovery (%)	RPD (%)	Accept.Rec. Range (%)
Benzene	0.0430	108.00	0.033	83.00	26.18	65 - 135
Ethylbenzene	0.0432	108.00	0.032	80.00	29.79	77 - 123
Toluene	0.0438	110.00	0.033	83.00	27.98	66 - 134
Xylenes	0.0443	111.00	0.033	84.00	27.69	73 - 126


George Havalias
Laboratory Director



LABORATORY ANALYSIS RESULTS

Page 1

Client: CAL-GEO
Project No.: W.O.1105-E
Project Name: Trust Trucking Co.
Sample Matrix: Soil
Method: EPA 7421 (Total Lead)*

AA Project No.: A20819
Date Received: 12/22/95
Date Reported: 01/12/96
Units: mg/Kg

AA I.D. No.	Client I.D. No.	Date Sampled	Date Analyzed	Results	MRL
41571	P-2@ 8-10'	12/20/95	01/11/96	3.3	1

MRL: Method Reporting Limit

*: Subcontracted to a DOHS State-Certified Laboratory.


George Havallas
Laboratory Director



Phone: (805) 374-9721 • Fax: (805) 496-5244

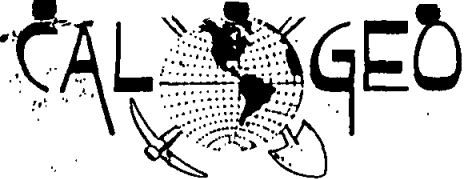
2 of 2

"Geotechnical & Environmental Services"

Chain of Custody Record Analytical Services Request

CLIENT NAME		ADDRESS/PHONE/FAX		ANALYSES REQUESTED								GSAS JOB #			
PROJECT NAME/LOCATION				CLIENT PROJECT NO.											
PROJECT MANAGER				SAMPLER(S)											
SAMPLE IDENTIFICATION NO.		DATE	TIME	LAB SAMPLE NO.	SAMPLE MATRIX	8015M (Diesel)		8020		CA-DOMS - TPA		EPA COL		REQUESTED TURNAROUND TIME	REMARKS
PAE	9'-10'	12/20		41578	Soil	/	/								EPA 7220 (Pb)
P5E	4'-6'			41579		/	/								ON SAMPLE W/
	8-9			41580		/	/								HIGHEST - 8015'
P6	4'-8'			41581		/	/								
	8-10'			41582		/	/								ARCHIVE ALL
P8 e	0-5'			41583		/	/								UNTESTED SAMPLE
	5-8'			41584		/	/								
GW#1 @ 1-10'				41585	Soil	/	/								SAMPLE @ BLACK CAP
GW#1 -				41586	H ₂ O					/	/				
P9 2	8-10'			41863	Soil	X	X								
P9 2	2-5'			41864		X	X								
RELINQUISHED BY: (Signature)				DATE	TIME	RECEIVED BY: (Signature)				DATE	TIME				
RELINQUISHED BY: (Signature)				DATE	TIME	RECEIVED BY: (Signature)				DATE	TIME				
RELINQUISHED BY: (Signature)				DATE	TIME	RECEIVED BY: (Signature)				DATE	TIME				
SEND INVOICE TO:						WHITE COPY: Accompanies Samples YELLOW COPY: Sampler									

A 208/9



Phone: (805) 374-9721 • Fax: (805) 496-5244

"Geotechnical & Environmental Services"

Chain of Custody Record Analytical Services Request

CLIENT NAME "The information in this grayed area has been blocked from public"		ADDRESS/PHONE/FAX		ANALYSES REQUESTED								GSAS JOB #			
PROJECT NAME/LOCATION TRUST TRUCKING Co 325 EL KELTON PL, SPRING VALLEY				CLIENT PROJECT NO. H01105-E				<div style="display: flex; flex-direction: column; align-items: center;"> <div>BO15 M (Diesel)</div> <div>BO20</div> </div>							
PROJECT MANAGER ROBERTS, J.		SAMPLER(S) LACINTELLA		P.O. NO.											
SAMPLE IDENTIFICATION NO.	DATE	TIME	LAB SAMPLE NO.	SAMPLE MATRIX	REQUESTED TURNAROUND TIME								REMARKS		
P-1 @ 2-5'	12/20		41566	SOIL									Pls. run EPA 720		
5-8'			41567		/	/							ON SAMPLE W/		
8-8 1/2'			41568		/	/							HIGHEST BO15		
P-2 @ 0-4'			41569												
4-8'			41570		/	/									
8-10'			41571		/	/							ARCHIVE ALL		
P-3 @ 0-4'			41572										UNTESTED SAMPLES		
4-8'			41573		/	/									
8-10'			41574		/	/									
P4 @ 12-13'			41575										SAMPLE @ BLACK CH		
5'-7 1/2'		41576		/	/										
7 1/2-9'		41577													
RELINQUISHED BY: (Signature) Jim LaCintella			DATE 12/22/95	TIME	RECEIVED BY: (Signature)			DATE			TIME				
RELINQUISHED BY: (Signature)			DATE	TIME	RECEIVED BY: (Signature)			DATE			TIME				
RELINQUISHED BY: (Signature)			DATE	TIME	RECEIVED BY: (Signature)			DATE			TIME				
SEND INVOICE TO: Brotheastment, Inc (Caterpillar Co.) Attn: Jack Roberts					WHITE COPY: Accompanies Samples YELLOW COPY: Sampler <div style="text-align: right; font-size: 1.5em;">A 208/9</div>										

APPENDIX A

REFERENCES

1. **California State Water Rights Board**, 1962, Report of Referee, County of San Diego vs. City of Chula Vista, et al: San Diego County Superior Court No. 65079.
2. **California Department of Water Resources**, Hydrologic Data: 1977 Vol. V Southern California, Bulletin No. 130-75.
3. **San Diego County-Department of Public Works**, 1988, Hydrologic Report 1980-1987.
4. **Kennedy, M.P., and Moore, G.W.**, 1975, Stratigraphic relations of upper Cretaceous and Eocene Formations, San Diego Coastal area, California: California Division of Mines and Geology, Bulletin 200A.

PERMIT # W96500

A.P.N. # 586-180-03

EST # H04204

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH

SITE ASSESSMENT AND MITIGATION DIVISION

MONITORING WELL AND BORING CONSTRUCTION AND DESTRUCTION PERMIT

SITE NAME: TRUST TRUCKING AMERICAN RECYCLING

SITE ADDRESS: 325 ELKETON PLACE, SPRING VALLEY, CA 91977

PERMIT FOR: DESTROY ONE GROUND WATER MONITORING WELL

PERMIT APPROVAL DATE: 1/27/97

PERMIT EXPIRES ON: 5/27/97

PERMIT CONDITIONS:

1. All wells must be destroyed in accordance with Department of Water Resources Bulletin 74-81 and 74-90.
2. All wash water must be contained and disposed of properly.
3. Provide documentation of well destruction. This should include:
 - a) A description of the method of destruction,
 - b) A description of the type of sealing materials and quantity used and
 - c) The date the work was started and the date the work was completed.
4. All water and soil that is placed in drums must be labeled and stored as specified in the SA/M Manual in:

Section 1, Page 12, 5.

5. This office must be given 48 hour notice of any drilling activity on this site. Please contact Helen Dennin at (619)338-2339.
6. This office must be given advanced notification of drilling cancellation. Please contact Helen Dennin at (619)338-2339.

NOTE: This permit does not constitute approval of a workplan as defined in Section 2722 of Article 11 of C.C.R. Title 23. Workplans are required for all unauthorized release investigations in San Diego County.

APPROVED BY: Mary Peters

DATE: 1/27/97

Notified: 1/27/97-HD



PERMIT APPLICATION
GROUNDWATER
AND

VADOSE MONITORING WELLS
AND EXPLORATORY OR TEST BORINGS

TCD #1608

JOB 124

OFFICE USE ONLY

PERMIT#: W 96500

SAM CASE Y/N H 04204

DATE RECEIVED: 1/23/97

FEE PAID 1507 2060

REC-100

JAN 22

ENVIRONMENTAL
HEALTH SERVICES

A. RESPONSIBLE PARTY William Franklin
Mailing Address PO Box 655, Chula Vista, CA 91912

B. SITE ASSESSMENT PROJECT IF APPLICABLE #H (Former permit W 95618)

C. CONSULTING FIRM Tri-County Drilling (Abandoned) Contact Person Sheryl Peterson
Registered Professional (RG, RCE, CEG) C-57 Registration # 547737 Phone 484-9775
Mailing Address 9921 Carmel Mtn Rd #265 City San Diego State CA Zip 92129

D. DRILLING COMPANY Tri-County Drilling, Inc. C57# 547737 Phone (619) 484-9775
Mailing Address 9921 Carmel Mtn. Rd., #265 City San Diego State CA Zip 92129

E. CONSTRUCTION INFORMATION

REG 01-27-97 09:07

SALLY

60724

TYPE OF WELLS/ BORINGS TO BE CONSTRUCTED	MATERIALS TO BE USED		PROPOSED CONSTRUCTION
#	CASING	SEAL	Estimated ground water depth <u>20-22</u>
<input type="checkbox"/> Groundwater	Type _____	<input type="checkbox"/> Neat Cement	CEMENT SEAL <u>0</u> to <u>2</u>
<input type="checkbox"/> Vadose	Gauge _____	<input type="checkbox"/> Cement & Bentonite	BENTONITE SEAL <u>2</u> to <u>32 Ft</u>
<input type="checkbox"/> Boring	Diameter _____	<input type="checkbox"/> Sand-Cement	FILTER PACK _____ to _____
<input type="checkbox"/> Other	Well Screen Size _____	<input type="checkbox"/> Bentonite	PERFORATION _____ to _____
	Filter Pack _____	<input type="checkbox"/> Other	PROPOSED DRILLING DATE <u>1/31/97</u>
	(Specify) _____		NOTE:
NUMBER OF WELLS TO BE DESTROYED # <u>1</u>	DRILLING METHOD		For wells with multiple completion attach a well construction diagram
	<input checked="" type="checkbox"/> Auger	<input type="checkbox"/> Air Rotor	
	<input type="checkbox"/> Mud Rotary		
	<input type="checkbox"/> Percussion	<input type="checkbox"/> Other	

I agree to comply with the requirements of the current Site Assessment and Mitigation Division Manual, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well/boring construction and destruction.

Sheryl Peterson
DRILLERS SIGNATURE

1/20/97
DATE

Within 30 days of completion, I will furnish the Site Assessment and Mitigation Division with a complete and accurate well/boring log. I will certify the design and construction/or destruction of the well/borings in accordance with the permit application.

Sheryl Peterson
RG/CEG/RCE SIGNATURE

1/20/97
DATE

F. SITE INFORMATION

1. ASSESSORS PARCEL NUMBER <u>586-180-03</u>			
Site Name <u>Trust Trucking / American Recycling</u>			
Site Address <u>325 Elkton Pl</u>		City <u>Spring Valley</u>	Zip <u>91977</u>
PROPERTY OWNER _____		Phone _____	
Mailing Address _____		City _____	State _____ Zip _____
NUMBER OF WELLS _____		TYPE OF WELLS _____	
2. ASSESSORS PARCEL NUMBER _____			
Site Name _____			
Site Address _____		City _____	Zip _____
PROPERTY OWNER _____		Phone _____	
Mailing Address _____		City _____	State _____ Zip _____
NUMBER OF WELLS _____		TYPE OF WELLS _____	
3. ASSESSORS PARCEL NUMBER _____			
Site Name _____			
Site Address _____		City _____	Zip _____
PROPERTY OWNER _____		Phone _____	
Mailing Address _____		City _____	State _____ Zip _____
NUMBER OF WELLS _____		TYPE OF WELLS _____	
4. ASSESSORS PARCEL NUMBER _____			
Site Name _____			
Site Address _____		City _____	Zip _____
PROPERTY OWNER _____		Phone _____	
Mailing Address _____		City _____	State _____ Zip _____
NUMBER OF WELLS _____		TYPE OF WELLS _____	

G. FEES:

FEE CODE	BASE FEE INCLUDES FIRST BORING/WELL	FEE FOR ADDITIONAL
1 Groundwater MW's Vapor Extraction MW's Vadose Wells	\$150.00	_____ x \$150 = _____
2 Boring/Hydropunch Geoprobes, etc.	\$150.00	_____ x \$90 = _____
3 Destruction	\$150.00	_____ x \$140 = _____

PERMIT APPLICATION FOR
GROUND WATER AND VADOSE MONITORING WELLS
EXPLORATORY OR TEST BORINGS

- For well destruction, complete only #1 below.
- Well design, logging and construction must be supervised by a Geologist, Engineering Geologist or Civil Engineer who is registered or certified by the State of California.
- Provide verification of a Well Drilling C-57 License.
- Provide a plot plan giving location of property lines, existing improvements such as structures, underground tanks, underground utilities, underground piping, and the proposed monitoring and/or observation wells.
- Provide a signed copy of the Property Owner Responsibility form for each property listed in Section "F".

1. If wells are to be destroyed, provide a description of method of destruction. Well will be
overdrilled and Hemie grout backfill with Groutwell.

2. What is the proposed purpose of the well/boring? _____

3. What procedures will be used to prevent the well/boring from providing an avenue to contamination during construction?

4. What field procedures will be utilized to determine if contamination exists? _____

5. What procedures will be used to determine whether samples will be sent for laboratory testing or archiving?

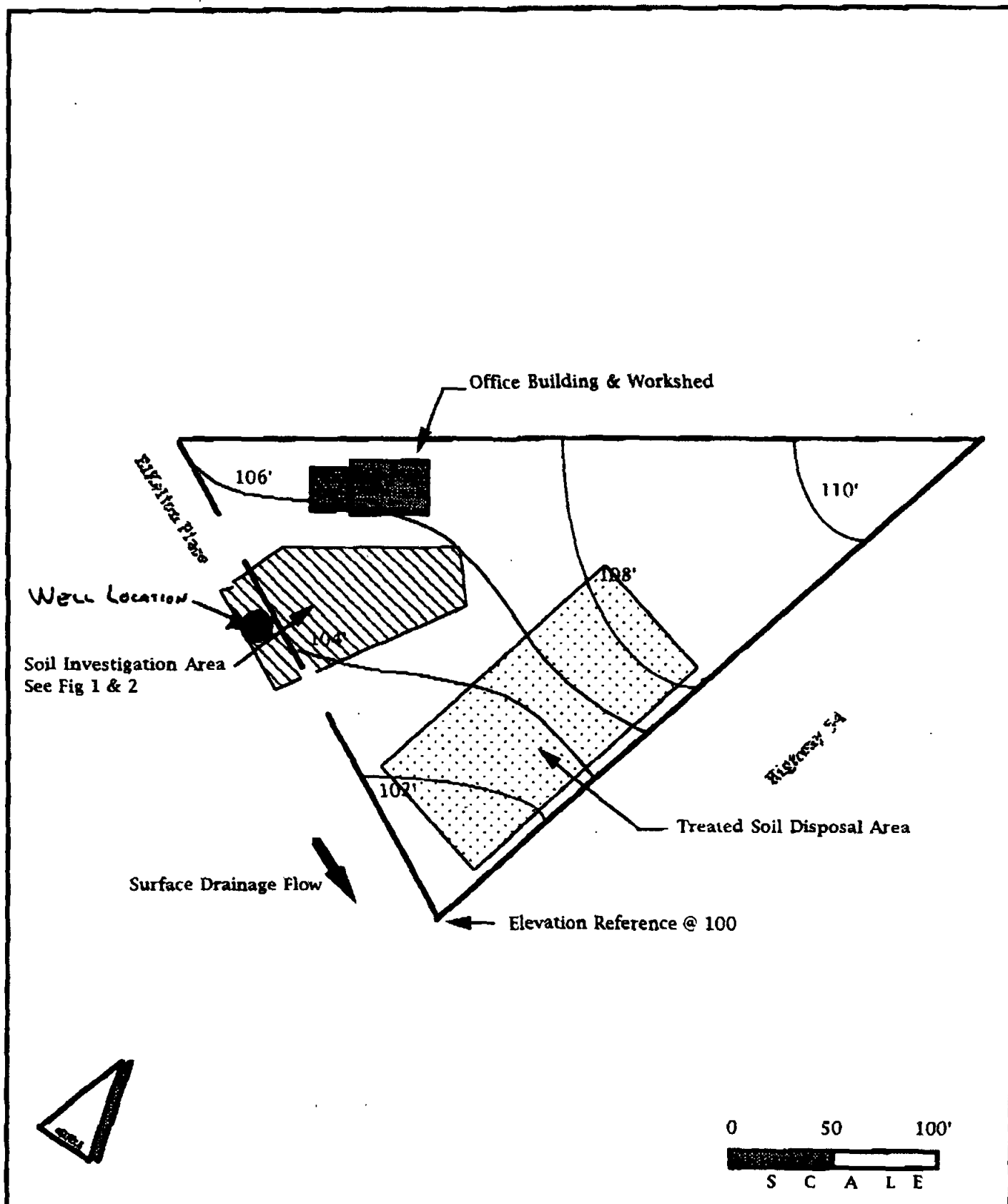


Figure 3



BIOTREATMENT INC.
The Critter Company

SITE PLAN

325 ELKELTON PLACE
 SPRING VALLEY, CA



TRI-COUNTY DRILLING, INC.

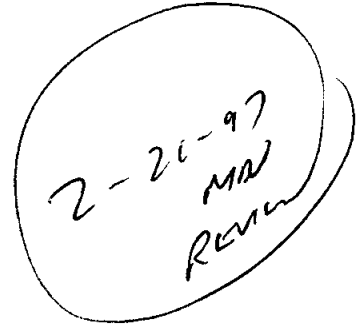
Providing Services For Geotechnical * Environmental * Construction Industries

C-57 License #547737

9921 Carmel Mountain Road, Suite 265 San Diego, CA 92129
97 FEB 10 P1 24 Telephone (619) 484-9775 or 271-0099 Fax (619) 271-6707

February 6, 1997

Mr. Kevin M. Heaton, Hydrogeologist
County of San Diego
Department of Health Services, Environmental Health Services
Hazardous Materials Management Division
P. O. Box 85261
San Diego, CA 92186-5261



Re: Closure Letter for Well Destruction, Trust Trucking American Recycling
325 El Kelton Place, Spring Valley, CA 91977
Permit No. W96500, APN No. 586-180-03

Dear Mr. Heaton:

This letter is to confirm the destruction of the above-referenced well.

The well was overdrilled to 32 ft. BGS by utilizing 6" diameter solid stem on January 30, 1997. After overdrilling the wells, the casing was pulled and the borehole was grouted with Wyoben Groutwell grout mixed according to the manufacturer's specifications. Placement was done with a Groutmaster grout unit utilizing tremie pipe. The borehole was then capped with redicrete chips. A total of 1½ sacks of Groutwell were utilized (45 gallons) and 3 sacks of redicrete.

Please feel free to contact me at (619) 484-9775 if you have any questions.

Sincerely yours,

TRI-COUNTY DRILLING, INC.

Sheryl M. Peterson
President

cc: Jack Roberts
BIOTREATMENT, INC.
11956 Bernardo Plaza Drive, Suite 547
San Diego, CA 92128



APN 586 - 180 - 03
PERMIT W 95618 / 96500
EST. # H 04204

MONITORING WELL INSPECTION REPORT

SITE ADDRESS 325 El Ketton Pl. CITY Spring Valley ZIP 91977 T.B. 1
PROPERTY OWNER William Franklin
MAILING ADDRESS P.O. Box 655 CITY Chula Vista STATE CA ZIP 91912
OCCUPANCY TRUST TRUCKING INC. DATE 4 FEB '97

MW	V	B	D	AS
			1	

TYPE

#

KEY

MW = Monitoring Well
V = Vadose Well
B = Boring

D = Destruction
AS = Air Sparging

E X T E R I O R	WELL LOCATION NUMBER	GW																
	COVER CONDITION																	
	PERIMETER SEAL CONDITION																	
	STRUCTURE DRAINAGE																	
	SECURED																	
I N T E R I O R	TYPE OF SEAL																	
	INNER VAULT INTEGRITY																	
	CASING TYPE																	
	LOCKED CAP																	
	SEALED CAP																	
	LIQUIDS PRESENT																	

KEY

G = Good P = Poor B = Bentonite Y = Yes M = Missing V = Visual Inspection Only
F = Fair C = Concrete S = Soil N = No U = Unable to Locate * - Other

REMARKS W96500 is for destruction of GW 1
grade seal of bentonite / some cement, with dirt
over bore hole. No concrete (hard) seal at
ground surface.
2 (55) gallon drums next to hole

RECEIVED BY

Elery Chisen
DEPARTMENT OF ENVIRONMENTAL HEALTH/INSPECTOR

Site Assessment & Mitigation Division, P. O. Box 85261, San Diego, CA 92186-5261
(619) 338-2222

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

AGENCY INFORMATION

Date: November 25, 1996

Agency Name: County of San Diego, Environmental Health, SAM	Address: PO Box 85261
City/State/ZIP: San Diego, CA 92186-5261	Phone: (619) 338-2222 Fax: (619) 338-2377
Responsible Staff Person: Fitzmaurice	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: PERRY ELECTRIC				
Site Facility Address: 325 ELKELTON PLACE, SPRING VALLEY, CA 91977				
RB LUSTIS Case No: N/A		Local Case No: H04204-001		LOP Case No: N/A
URF Filing Date: April 8, 1987		SWEEPS No: N/A		
Responsible Parties		Addresses		Phone Number
William Franklin		P.O. Box 655 Chula Vista, CA 92012		(619) 422-4408
Tank No.	Size in Gal.	Contents	Removed?	Date
1	6,000	Gasoline	Removed	2-27-87
2	550	Diesel	Removed	2-27-87
3	8,000	Gasoline	Removed	2-27-87

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Release from underground storage tank systems.				
Site Characterization complete?		Yes	Date Approved By Oversight Agency: November 4, 1996	
Monitoring Wells Installed?		Yes	Number: 1	Proper Screened Interval? Yes
Highest GW Depth Below Ground Surface: 9.8 feet			Lowest Depth: 9.8 feet	Flow Direction: Unknown
Most Sensitive Current Use: Municipal				
Are Drinking Water Wells Affected?			No	Aquifer Name: Middle Sweetwater H.A. (9.20)
Is Surface Water Affected?			No	Nearest SW name: Sweetwater Reservoir
Off-Site Beneficial Use Impacts: None				
Report(s) on file?		Yes	Where is Report(s) Filed? County of San Diego, Environmental Health	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Underground storage tanks	#1: 6,000 gallon capacity #2: 550 gallon capacity #3: 8,000 gallon capacity	Disposed of to Mexico.	2-27-87
Piping	4 feet	Disposed of to Mexico	2-27-87
Soil	175 cubic yards	Remediated and left on site	N/A

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

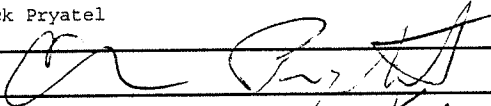

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- BEFORE AND AFTER CLEANUP									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	<5	<5	<0.5	<500	Xylene	0.066	0.012	<0.1	<0.1
TPH (Diesel)	14,000	700	<0.5	<500	Ethylbenzene	0.00182	<0.005	<0.1	<0.1
Benzene	<1	<0.005	18	<0.05	Total lead	3	3	N/A	N/A
Toluene	<0.001	<0.005	<0.05	<0.05	Organic Lead	<0.5	<0.5	N/A	N/A
Benzo(a)pyrene	N/A	N/A	1.4	<0.062	MTBE	N/A	N/A	N/A	N/A

Comments: After the removal of the underground storage tanks, six trenches were dug to assess the extent of the petroleum contamination. Groundwater samples collected from within the trenches contained as much as 18 ppb benzene. All visibly contaminated soil was then excavated, after which all 175 cubic yards of petroleum contaminated soil being bio-remediated on site and left in place. Soil samples were later collected from 15 bore holes, with one of the holes being converted into a groundwater monitoring well. Less than 50 cubic yards of soil containing greater than 100 ppm TPH remains on site.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?		Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?		Yes
Does corrective action protect public health for current land use?		Yes
Site Management Requirements: At the time when land-use is changed or when excavation is proposed in areas of known contamination, this office recommends that the proposed project be evaluated to determine if public health and the environment will be adversely affected.		
Should corrective action be reviewed if land use changes?		Yes
Monitoring Wells Decommissioned:	Yes	Number Decommissioned: N/A Number Retained: 1
List Enforcement Actions Taken: Notice of Corrective Action and Reimbursement Responsibility		
List Enforcement Actions Rescinded: None		

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Chuck Pryatel		Title: Chief Site Assessment and Mitigation	
Signature: 		Date: 12-5-96	
Hydrogeologist Concurrence: Kevin Heaton 		Date: 12/3/96	

VI. RWQCB NOTIFICATION

Date Submitted to RB: November 21, 1996		RB Response: No additional assessment, remediation, or monitoring is required.	
RWQCB Staff Name: Charles Cheng		Title: Associate Engineering Geologist	Date: 11-21-96

VII. ADDITIONAL COMMENTS, DATA, ETC.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

Case Closure Summary

Non-LOP or Voluntary Assistance Program

I. AGENCY INFORMATION

Date: November 25, 1996

Lead Agency: County of San Diego, Environmental Health, SAM P.O. Box 85261 San Diego, CA 92186-5261	Phone: (619) 338-2222 Fax: (619) 338-2315
DEH Staff Person: Fitzmaurice	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Case No. H04204-002		
Site Name: Perry Electric		
Site Address: 325 Elkelton Place, Spring Valley, CA 91977		
Property Owner: William Franklin	Address: P.O. Box 655 Chula Vista, CA 92012	Phone: (619) 422-4408
Responsible/Requesting Party: William Franklin	Address: P.O. Box 655 Chula Vista, CA 92012	Phone: (619) 422-4408
Type of Case: Non-Tank Case		
RWQCB approve DEH Oversight: N/A		

III. SITE CHARACTERIZATION AND/OR INFORMATION

Cause and Type of Contamination: Spillage of diesel fuel from an above ground storage tank to the surface of a dirt lot.			
Site Characterization complete? Yes			
Monitoring Wells Installed? Yes	Total Number: One	Proper Screened Interval? Yes	Number of decommissioned wells: None
Range of groundwater levels on the site? 9.8 feet below grade			Groundwater flow direction: Unknown
Most Sensitive Current Use: Municipal			
Are Drinking Water Wells Affected?		No	RWQCB Basin Number: Middle Sweetwater H.A. (9.20)
Is Surface Water Affected?		No	Nearest Surface Water name: Sweetwater Reservoir
Off-Site Beneficial Use Impacts: None			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Soil	175 cubic yards	Remediated and left on site	N/A

Non-LOP - Underground Storage Tank Oversight handled outside the LOP
 Non-Tank - Voluntary Assistance Program

Case Closure Summary

Non-LOP or Voluntary Assistance Program

III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- BEFORE AND AFTER CLEANUP									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (gasoline)	<5	<5	<5	<500	Xylene	0.066	0.012	<0.1	<0.1
TPH (diesel)	14,000	700	<0.5	<500	Ethylbenzene	0.00182	<0.005	<0.1	<0.1
Benzene	<1	<0.005	<0.05	<0.05	Total Lead	3	3	N/A	N/A
Toluene	<0.001	<0.005	<0.05	<0.05	Organic Lead	<0.05	<0.05	N/A	N/A
Benzo(a)pyrene	N/A	N/A	1.4	<0.062	MTBE	N/A	N/A	N/A	N/A

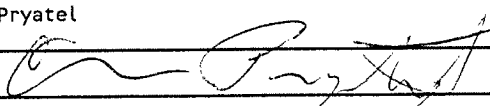

Comments: In 1987, petroleum contaminated soil was detected at this site after 3 underground storage tanks were removed. This resulted in SAM opening up case H04204-001. While the petroleum contamination was being investigated, a spill of diesel fuel from a 5,000 gallon capacity above ground storage tank took place, causing SAM to open case H04204-002. Since both cases involved the same general area and dealt with diesel contamination, assessment and remedial work for the cases took place concurrently.

All 175 cubic yards of visibly contaminated soil was excavated, bio-remediated on site, and left in place. Soil samples were later collected from 15 bore holes, with one of the holes being converted into groundwater monitoring well. Less than 50 cubic yards of soil containing greater than 100 ppm TPH remains on site.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?	Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?	Yes
Does corrective action protect public health for current land use?	Yes
Are their other issues DEH needs to follow up on: No	
Site Management Requirements: At the time when land-use is changed or when excavation is proposed in areas of known contamination, this office recommends that the proposed project be evaluated to determine if public health and the environment will be adversely affected.	
Should corrective action be reviewed if land use changes?	Yes
Enforcement Action Taken: None	
Enforcement Actions Rescinded: None	

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Chuck Pryatel	Title: Chief Site Assessment and Mitigation
Signature: 	Date: 12-5-96
Hydrogeologist Concurrence: Kevin Heaton 	Date: 12/3/96

VI. RWQCB NOTIFICATION

Date submitted to the RWQCB: November 21, 1996	RWQCB Response date: 11-21-96
RWQCB Staff: Charles Cheng	Title: Associate Engineering Geologist

VII. ADDITIONAL COMMENTS, DATA, ETC.

--

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

EST. NUMBER H 03515
DATE 8 15 1996
PAGE 1 OF 1
BUS CODE K 70
SPECIALIST J Martinez
CONTACT Mike Conroy
TITLE CFO
PHONE 263 1275

BUSINESS NAME ERRECA'S INC
ADDRESS 8555 PARADISE VALLEY RD
CITY/ZIP SPRING VALLEY 91977

On the above date an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Routine Inspection

AUG 29 1996

PROCESSED
8/31/96 Jellman

Office Use Only

INACTIVATED
8/14/97
g

This Business is no longer doing servicing of vehicles at this facility. All service related operations have been moved to Lakeside Site located at 12570 Slaughter Canyon Rd.

An inspection of the yard was conducted and ~~one~~ hazardous materials / waste are no longer onsite.

You will be required to submit a new Permit Application to obtain a valid Health Permit from this Department. Within 30 days please complete & submit the Application & Hazardous Materials Business Plan pages 21-24 provided to you this date.

The Health Permit for this site will be deactivated upon expiration date as requested by Mike Conroy.

DEACTIVATE

Mike Conroy

Signature of Business Representative

CFO

Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222

9AM
COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY

PERMIT APPLICATION

PART I

GENERAL PROJECT INFORMATION

FOR HMMU USE:
Plan Check # AT0429
Date Received 8/15/86
Fee Paid \$ 420
Plan Approval 8/18/86
Estab # _____
Hydro Unit 9.1
Benef. Use YES

A. SITE ADDRESS: 8555 PARADISE VALLEY RD SPRING VALLEY 92077
Street City Zip Code

B. PROPERTY OWNER:
Company KEPAC'S EQUIPMENT Contact CHARLEY EDELLA
Mailing Address 8555 PARADISE VALLEY City SV. CA Zip 92077
Phone (619) 263-1275
24 Hr. Emergency Contact CHARLEY EDELLA Phone (619) 263-1275

IMPORTANT: CONTACT THE DEPT. OF HEALTH SERVICES
AT 236-2222 AT LEAST TWO WORKING DAYS BEFORE
STARTING CONSTRUCTION TO SCHEDULE THE FIRST
REQUIRED FIELD INSPECTION.
8/18/86
WOL

TANK OPERATOR:
Company EDELLA'S EQUIPMENT Contact _____
Mailing Address SAME City _____ Zip _____
Phone () SAME
24 Hr. Emergency Contact SAME Phone () _____

CONTRACTOR:
Primary Contractor LRT INC Contact BOB JACKSON
Mailing Address 2712 NATIONAL AVE City SD CA Zip 92115
Phone (619) 239-1253
State Contractor License No. 475870
Worker's Compensation Insurance Company INDUSTRIAL Phone () _____
INDEMNITY

Check Here if Owner/Builder: ☐

E. APPLICATION SUBMITTAL, PLAN APPROVAL, PERMIT ISSUANCE, AND REQUIRED INSPECTIONS:

Submit three (3) copies of this application package, including plan drawings, with the required fee to the Department of Health Services, Hazardous Materials Management Unit, Room 311, 1700 Pacific Highway, San Diego, CA 92101. Checks should be made payable to the County of San Diego.

A permit will be issued by the Department of Health Services (DHS) upon review and approval of the application and plans. The required fees must be submitted with the application package. Information in addition to that presented in this application package may be needed in order to obtain final approval. No work is to begin on the proposed project until a permit has been issued. The required inspections cannot be scheduled until a permit has been issued.

Once the permit has been issued, it is the permittee's responsibility to notify the DHS at least two (2) working days in advance to schedule each required inspection.

Construction stages at which inspections are required are indicated in each subpart of this application form (i.e., Part II, III and IV).

F. Indicate the Company/Person you wish to have our plan check comments directed to by circling the appropriate section letter above or if different enter below.

G. PROJECT WORK TO BE COMPLETED:

Check Applicable Box	COMPLETE APPLICATION PARTS	FEE CODE (TABLE H.)	CODES FOR OFFICE USE ONLY
<input type="checkbox"/> Installation/Construction of new tank(s) only (without removing/abandoning any existing tanks.)	I & II	1	NT
<input type="checkbox"/> Removal/Destruction of existing tanks with installation of new tanks (tank replacement).	I, II & III	1 & 2	NR
<input checked="" type="checkbox"/> Removal/Destruction of existing tank(s) with no new tank installation.	I & III	2	AT
<input type="checkbox"/> Removal <u>only</u> of one tank less than 1000 gallon with no new tank installation.	I & III	4	AT
<input type="checkbox"/> Repiping of an existing tank facility.	I & II (Sections E thru N Only)	3	NM
<input type="checkbox"/> Interior coating of an existing tank facility.	I & IV	1	NM

H. FEES: The fees shown below cover plan review and approval and the required field inspections. Use the appropriate Fee Code as determined in Section G above.

Fee Code

<input checked="" type="checkbox"/> 1 Base fee for one tank (\$310)	Fee: \$ <u>310</u>
Fee for additional tanks (\$85 each)	Fee: \$ <u>255</u>
<input checked="" type="checkbox"/> 2 Fee to abandon 1 tank (\$120)	Fee: \$ <u>120</u>
Fee for additional abandoned tanks (\$60 each)	Fee: \$ <u>300</u>
<input checked="" type="checkbox"/> 3 Fee per Facility (\$260) (Repipe Only)	Fee: \$ <u>260</u>
<input checked="" type="checkbox"/> 4 Fee to remove only one tank less than 1000 gallons (\$50)	Fee: \$ <u>50</u>
TOTAL FEE: \$ <u>420</u>	
CASH _____ CHECK # _____	

I. PERMITS REQUIRED BY OTHER AGENCIES:

Application #'s:

Fire Dept. XXX APCD _____ Bldg. Dept. _____ Cal OSHA XXX Other _____

Provide copies of approved applications from other agencies requiring permits for this project.

County of San Diego
Department of Health Services

UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY

PART III

APPLICATION FOR PERMIT TO ABANDON

Complete all sections of Part III. If information is not known or applicable please indicate on application.

A. Total number of tanks to be abandoned SIX

B. Tank Information - Complete the following information for each tank to be abandoned. Attach additional sheets as necessary.

Tank Number (Label tanks on plot plan to correspond to application)		1	2	3	4
Tank Capacity (gallons)		8000	8000	8000	8000
Date Tank Installed		UNK	UNK	UNK	UNK
Tank Composition (Steel, Fiberglass, Fiberglass Coated Steel, Concrete, etc.)		STEEL	STEEL	STEEL	STEEL
Tank Manufacturer		UNK	UNK	UNK	UNK
Tank Presently in Use? (Yes-No)		YES	YES	YES	NO
Materials Stored in Tank	Material: _____ dates: _____	GAS to	GAS to	GAS to	GAS to
	Material: _____ dates: _____	to	to	to	to
Has Tank System Leaked? (Yes, No, Not Known)	Tank Piping	UNK	UNK	UNK	UNK
	Basis of determination (Inventory records, tank system testing/monitoring, environmental monitoring)				
Is any part of the system cathodically protected? (Yes-No-Not Known)					
	Tank	UNK	UNK	UNK	UNK
	Piping Lines				
Piping materials					

County of San Diego
Department of Health Services

UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY

PART III

APPLICATION FOR PERMIT TO ABANDON

Complete all sections of Part III. If information is not known or applicable please indicate on application.

- A. Total number of tanks to be abandoned _____
- B. Tank Information - Complete the following information for each tank to be abandoned. Attach additional sheets as necessary.

Tank Number (Label tanks on plot plan to correspond to application)		1	2	3	4
Tank Capacity (gallons)		8 000	8000		
Date Tank Installed		UNK	UNK		
Tank Composition (Steel, Fiberglass, Fiberglass Coated Steel, Concrete, etc.)		STEEL	STEEL		
Tank Manufacturer		UNK	UNK		
Tank Presently in Use? (Yes-No)		NO	NO		
Materials Stored in Tank	Material: _____ dates: _____	GAS to	GAS to	to	to
	Material: _____ dates: _____	to	to	to	to
Has Tank System Leaked? (Yes, No, Not Known)	Tank Piping	UNK	UNK		
Basis of determination (Inventory records, tank system testing/monitoring, environmental monitoring)					
Is any part of the system cathodically protected? (Yes-No-Not Known)					
		Tank	UNK	UNK	
		Piping Lines			
Piping materials					

C. PREVIOUS OWNERS AND OPERATORS OF THE TANK(S):

Dates

Owner/Operator

AFRICAS EQUIPMENT

D. Approximate depth to groundwater: UNK

Basis of Determination: —

E. Proposed method of abandonment: ☒ Removal ☐ Destruction in place

NOTE: Removal of the tank(s) is the preferred method of abandonment. Destruction of the tank in place, for example, by filling with an inert substance, will only be considered in special cases upon submittal of additional information to determine the risks and hazards of contamination. Additional information required includes recent tank testing results, soils data, special site characteristics and approval from the local Fire Department.

F. Future use/disposal site of tank: MEXICO

G. ATTACH A PLOT PLAN ON 8-1/2" x 11" paper showing the following:

1. Property Lines, Site Address, Scale, North Arrow
2. Location of 100 year flood plain, if applicable
3. Location of all existing and proposed structures
4. Location of all existing and proposed underground storage tank facilities
5. Location of underground tank(s) to be abandoned (number tanks to correspond to application)
6. Location of underground utility lines and vaults

H. REQUIRED INSPECTION - PERMIT TO ABANDON

A representative of the Department of Health Services (DHS) must be on site at the time the tank(s) is removed from the ground to evaluate the condition of the tank and the surrounding soil and/or groundwater. Any evidence of an unauthorized release of a hazardous material from the tank will require the submittal of additional information by the permittee to the DHS.

When a permit has been issued by the DHS to destroy a tank in place, the DHS will inspect to verify that the tank has been properly emptied and purged of all hazardous materials immediately prior to filling with an approved inert substance.

I. I declare that to the best of my knowledge and belief the statements and information provided are correct and true. I understand that information in addition to that provided above may be needed in order to obtain final approval by the Department of Health Services.

I understand that tests and procedures that may be required by other departments and agencies to demonstrate adequate site safety or suitability for future development (e.g., soil compaction testing) are in addition to the requirements of the Department of Health Services.

I will notify the Department of Health Services at least two working days (48 hours) before work is to begin in order to schedule the required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of San Diego.

Signature & Title

Dan P. Schreck BOB HILL

Print Name

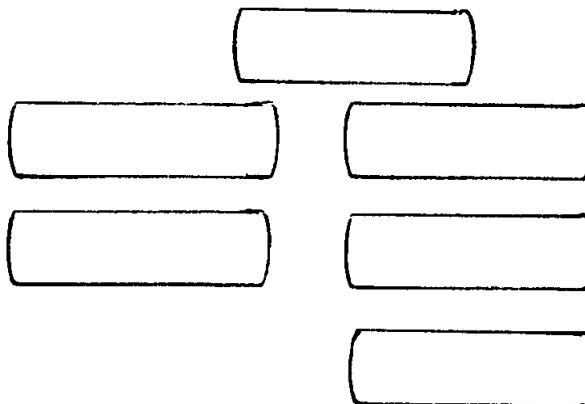
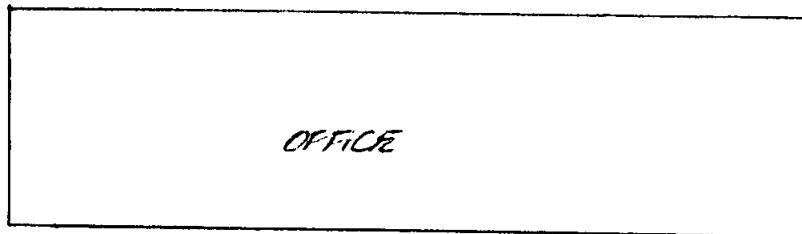
DAN SCHRECK

Telephone (619) 239-1253

Date 8-5-86

N

FEDERALS EQUIPMENT
8555 PARADISE VALLEY RD
SPRING VALLEY 92077
479-1758



TANKS TO BE
REMOVED

WIDENING ENTRANCE OFF OF
FELTON RD FROM PARADISE VALLEY RD

BLACK TOP PARKING LOT

PUBLIC HEALTH SERVICES
HAZARDOUS MATERIALS MANAGEMENT UNIT
COUNTY OF SAN DIEGO, CALIFORNIA

PC# AT0429 PLAN APPROVAL
Approved By: [Signature]
Date 8/18/82
Comments Remove 6 tanks

"Any change in these plans may void this approval.
This Stamp does not constitute or imply approval by
other agencies."

SCAFFOLDING—FALSEWORK—EXCAVATIONS/TRENCHES

JOB DESCRIPTION FORM #1

INSTRUCTIONS

This form must be completed and signed by a person knowledgeable about the jobsite, for each jobsite to be covered by the permit. Please complete or check blanks where appropriate, and write "NA" in blanks which do not apply. Attach information on separate sheet and sign it if additional space is required for any item.

Notification to DOSH is required before the commencement of each project covered by an annual permit. Advance notice by phone to the appropriate DOSH District Office is sufficient to start the project, but this written notification must be mailed promptly to follow up the phone call.

This notice confirms a phone call to _____	
(Name)	
at _____	District Office on _____
(Name of District Office)	(Date)
Annual Permit No. <u>0514900</u>	Issued from _____ District Office

Employer name	<u>CRT INC ROBERT M. JACKSON</u>		
Mailing address	<u>2772 NATIONAL AVE</u>		
Specific jobsite location	<u>8555 PARADISE VALLEY RD</u> <u>SPRING VALLEY</u>		
Nearest major cross street	<u>ELVERTON PL</u>		
City	<u>SPRING VALLEY</u>	County	<u>SAN DIEGO</u>
Name and title of jobsite supervisor	_____		
Field phone	<u>263-1775</u>	Office phone	<u>239-1253</u>
No. of employees	<u>2</u>		
Starting date	<u>5-16-86</u>	Anticipated completion date	<u>8-22-86</u>
<u>WILL NOTIFY IF CHANGED</u>			

High Voltage Lines In Proximity	<u>Yes</u>	<u>X</u> No
Clearances/Procedures in High Voltage Safety Orders, Article 86		

TYPE OF JOB

(1) <u>SCAFFOLDING</u>	Height _____	<u> </u> Metal <u> </u> Wood
<u> </u> Metal over 125 ft. <u> </u> Wood over 60 ft. (Require design by California Registered Civil Engineer, plans at site.) [CSO 1643, 1644(c)(7)]		
Job description _____		

Construction Safety Orders, Article 22 - Scaffolds-Variou Types		

(2) FALSEWORK/VERTICAL SHORING

Maximum Height _____ Maximum Span _____ Material _____

Vehicle or railroad thru traffic

Individual Span Lengths over 16 ft.

Sill to soffit over 14 ft. (Require design by California Registered Civil Engineer, plans at site.) [CSO 1717(b)]

As built certification available at site. [CSO 1717(c)]

Job description _____

CSO Article 29, Erection and Construction

(3) EXCAVATIONS/TRENCHES

Depth range 12' 4' Width range 50' 50' Total length 50'
(Maximum/Minimum) (Maximum/Minimum)

Project is: Trench Excavation

For REMOVE TANKS
(Examples: 36 inch Sanitary Sewer, Retaining wall, 40-Story Building Foundation)

Anticipated Soil Conditions: Y Hard compact Running
(Reminder: Locate existing underground installations.)

Anticipated method of guarding against the hazard of moving ground:

Shoring _____ CSO 1540, 1541

Sloping IF DEMONSTRATION TO CIVIL CSO 1541(f)

*Trench Shield !!!

**Alternate _____

Project description: TANK REMOVALS

CSO Article 6, Excavations, Trenches, Earthwork

* Design by California Registered Engineer with plans available at site. CSO 1541(d)(2).

** Alternate proposed shoring/sloping system to those in California Safety Order must be by California Registered Civil Engineer per CSO 1541(a)(6) and submitted to Division for acceptance. Plans to be available at site.

The above information is true and correct to the best of my knowledge, and appropriate district office will be notified of significant changes in the information supplied with this form, including job start-up and completion dates.

SIGNATURE [Signature]

TITLE BUS MGR

Cal/O.S.H.A., San Diego
Annual Permit No. 0514900
Notification Document Received

AUG 13 1986

Signature [Signature]

Date

EST. # H 03515P.C. # AT 1465HAZARDOUS MATERIALS MANAGEMENT DIVISION
UNDERGROUND TANK REMOVAL/CLOSURE IN PLACE REPORTSITE NAME Erricas EquipmentPHONE 263-1275ADDRESS 8555 Paradise Valley Rd Spring Valley ZIP 92077CONTRACTOR SelfPHONE 263-1275# of Tanks 3Removal ☒ Closure In Place ☐

1. Tank ID #
2. U/L #
3. Capacity (Gallons)
4. Material Stored
5. Decontamination:
Manifest Available?
6. Tank Inerting: (CGIRDS)
Dry Ice/Nitrogen (Qty)
7. Tank Condition (Holes)
8. Condition of Back Fill/Type
9. Condition of Native Soil/Type
10. Odors From Excavation?
11. Pooled Product?
12. Ground Water Contamination
13. Pipeline Leak Evident?
14. Reinspection Required?
15. Reinspection Receipt Available?

Tank 1	Tank 2	Tank 3	Tank 4	Tank 5
①	②	③		
10,000	6,000	6,000		
Diesel	Gas	Gas		
Yes	→	→		
(A)	→	→		
0%	0%	0%		
150	90	90		
①	②	③		
DG	DG	DG		
DG	DG	DG		
No	No	No		
No	Water in excavation			
Unk	Unk	Unk		
Unk	Unk	Unk		
No	No	No		
N/A	→	→		

REMARKS:

① #87107579
Triad → Deming/
Kardon 325 gal.
② Good condition, no
holes seen
③ No holes seen
General rusting,
seams OK, moisture
in bottom of excavation
④ Good condition,
no holes seen
perched groundwater
in bottom of
excavation.

NOTICE: You are hereby notified that on 1/31/89, Susan Pease, Hazardous Materials Specialist conducted an inspection for the removal of 3 hazardous substance underground storage tanks. A summary of the conditions found is noted as follows:

☒ The site determination is pending receipt of Laboratory Analyses Results for samples taken this date. Have the Laboratory send the results directly to Sue Pease of the HMD (see address below).

☐ Contamination of the excavation area has been confirmed by observations made during the tank removal this date. Begin Site Assessment phase (see reverse).

Laboratory results received and reviewed by Sue Pease (of the HMD) on 3/12/89:

☐ No further action is required.

☒ Begin Site Assessment phase (see attached)

-REFER TO REVERSE SIDE TO NOTE ADDITIONAL OBSERVATIONS-

Received By Charles Erreca (Sign)

Print Name CHARLES ERRECA

Phone Number _____

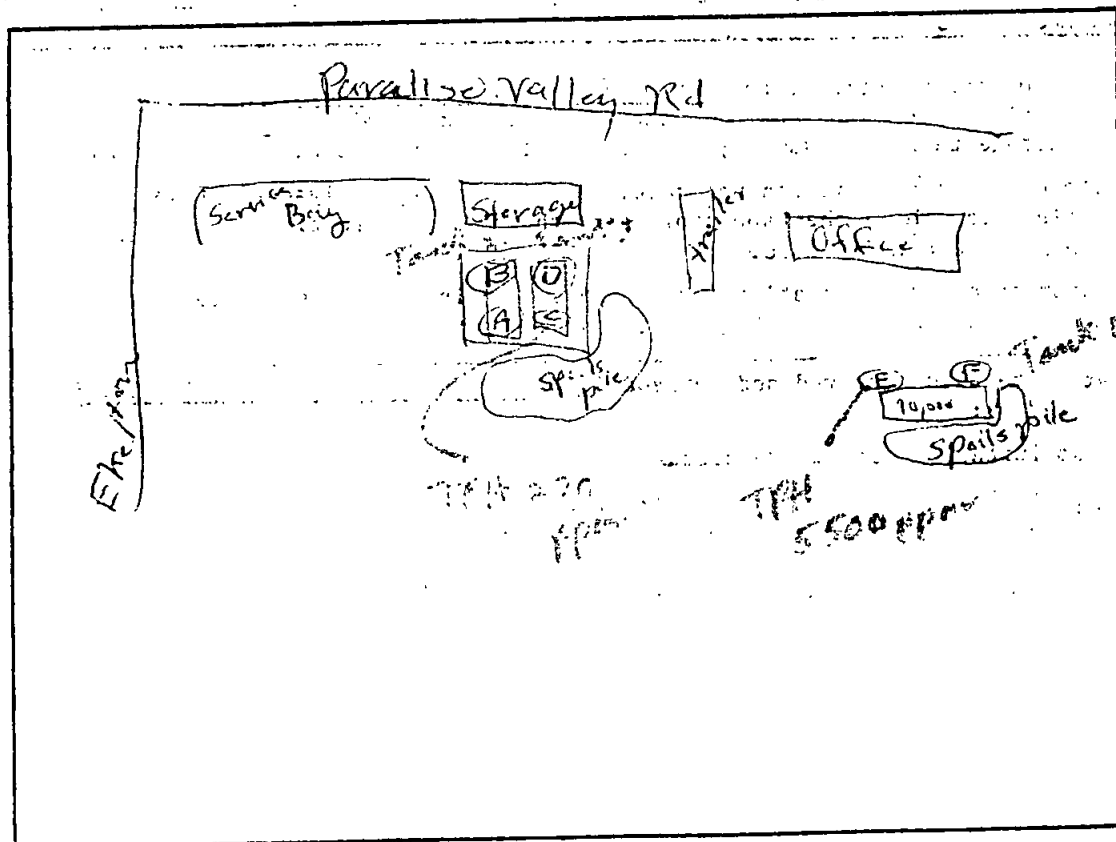
Susan Pease
Hazardous Materials Specialist
County of San Diego
Department of Health Services
HMD - P.O. Box 85261
San Diego, CA 92138-5261
(619) 236-2222

(HMD Copy)

EST. # H 03515

Field Observations and Notes:

1. Type of hazardous substance released: pending lab results used tanks
2. Is hazardous substance ponded? ponded H₂O in excavation Estimated amount _____
3. Is amount of hazardous substance release known? No Estimated amount _____
4. Estimated depth to groundwater 7' to ground H₂O Beneficial use of groundwater? Yes
5. Soil conditions:
 - a. Is backfill discolored? No Estimated amount _____
 - b. Is backfill saturated? No Estimated amount _____
 - c. Is native soil discolored? No Estimated amount _____
 - d. Is native soil saturated? No Estimated amount _____
 - e. Type of native soil (sandy, clay, etc.) Decomposed Granite
6. Description of odors from excavation None
7. Condition of tank (holes, corrosion, deteriorated wrapping, etc.) All tanks in good condition no leaks, no corrosion, 1000 gal - rusty
8. Pipeline leak evident? None
9. Nearby underground vaults or utilities or basements? (Specify) No
10. Nearby water wells or surface waters? No
11. Other comments/observations: _____



PLOT PLAN

HAZARDOUS MATERIALS MANAGEMENT UNIT ABANDONED UNDERGROUND TANK REPORT

EST. # _____
P.C. # ATO429

OF TANKS TO BE ABANDONED 6 PHONE 263-1275
ERRECA'S INC
SITE NAME/ADDRESS 8555 Paradise Valley Rd. ZIP SV 92077
CONTRACTOR CRT Inc. PHONE 239-1253

☒ YES FIRE AGENCY ☐ NO
FIRE AGENCY PERMIT # _____
JURISDICTION SV
PHONE _____
C.G.I. _____

	Tank 1	Tank 2	Tank 3	Tank 4	Tank 5	REMARKS:
1. Tank ID #						<u>Trinidad Services</u>
2. U/L #						<u>did cleaning</u>
3. Capacity (Gallons)	<u>5000</u>	<u>5000</u>	<u>5000</u>	<u>5000</u>	<u>5000</u>	<u>All Tanks Tank out</u>
4. Material Stored	<u>Diesel</u>	<u>Diesel</u>	<u>Diesel</u>	<u>Gasoline</u>		<u>of Service & no. app</u>
5. Decontamination:						<u>Tanks 5 yrs old.</u>
Manifest Available?						<u># Tank #1</u>
6. Tank Inerting: (CGIRDS)						<u>#7 No holes observed</u>
Dry Ice/Nitrogen (Qty)	<u>100 lbs</u>	<u>100 lbs</u>	<u>100 lbs</u>	<u>100 lbs</u>	<u>100 lbs</u>	<u>Moderate Corrosion</u>
7. Tank Condition (Holes)	<u>See Remarks</u>					<u>#8 Staining? Possibly</u>
8. Condition of Back Fill & Type	<u>See Remarks</u>					<u>due to rusting flakes from</u>
9. Condition of Native Soil/Type	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u>Tanks</u>
10. Odors From Excavation?	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>		<u>Tank #2</u>
11. Pooled Product?	<u>None</u>	<u>None</u>	<u>Groundwater</u>		<u>GW</u>	<u>#7 No holes observed</u>
12. Ground Water Contamination	<u>unk</u>	<u>unk</u>	<u>unk</u>			<u>Tank in fair contact. Wrapping</u>
13. Tank Closure in Place	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>intact. Staining due to</u>
14. Pipeline Leak Evident?	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>wrapping.</u>
15. Reinspection Required?	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	
16. Reinspection Receipt Available?	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	

NOTICE: You are hereby notified that on 4/1/87, D. Fowler, Hazardous Materials Specialist of County Department of Health Services, conducted an inspection for the removal and/or abandonment of 6 underground storage tanks of hazardous substances. A summary of conditions found is noted as follows:

- ☒ No indication of soil or groundwater contamination apparent this date. Excavation may be backfilled.
- ☐ The conditions noted below must be reported and corrected in accordance with Chapters 6.5 and 6.7 of the California Health and Safety Code and Chapters 9 and 10 of the San Diego County Code.
- ☐ Hazardous substance/waste is ponded in the excavation. Immediately take steps to remove the ponded hazardous liquid from the excavation. This liquid is a hazardous waste that shall be properly transported, under manifest, by a licensed hazardous waste hauler to a licensed recycling or disposal facility.
- ☐ Contaminated soil and/or contaminated groundwater is suspected in the excavation. Determining the extent and impact of this contamination and completing any required clean-up is the responsibility of the tank owner/operator. Within 5 work days, the tank owner/operator or his agent must submit a written UNAUTHORIZED RELEASE REPORT to the Department of Health Services including all of the following information that is known at the time of filing the report:
- Describe the type, quantity and concentration of the hazardous substance released.
 - Provide the results of all investigations completed at this time to determine the extent of soil, groundwater, or surface water contamination due to the release.
 - Describe the method of cleanup implemented to date, proposed cleanup actions, and approximate costs of actions taken to date.
 - Indicate the method and location of disposal of the released hazardous substance and any contaminated soils or groundwater or surface water. (If any contaminated soil/water is hauled off-site, include copies of the hazard waste manifests).
 - Include the tank operator's name and telephone number, the name and telephone number of any consultants retained, and a projection of proposed activity schedule.
- Subsequent mitigation actions will be discussed upon review of the submitted Report and consultation with other appropriate agencies.

- REFER TO REVERSE SIDE FOR ADDITIONAL INFORMATION/REQUIREMENTS -

Received by R. McEnroe
Phone # _____

Daryl J. Fowler
Hazardous Materials Specialist Signature

County of San Diego
Department of Health Services
HMMU - 1700 Pacific Highway
San Diego, CA 92101-2489
(619) 236-2222

Field Observations and Notes:

1. Type of hazardous substance released: none
2. Is hazardous substance ponded? Only groundwater Estimated amount _____
3. Is amount of hazardous substance release known? N/A Estimated amount _____
4. Estimated depth to groundwater 10'
5. Is there an existing or potential beneficial use of the groundwater identified in the Basin Plan? yes
6. Soil conditions:
 - a. Is backfill discolored? Slightly Estimated amount _____
 - b. Is backfill saturated? none Estimated amount _____
 - c. Is native soil discolored? none Estimated amount _____
 - d. Is native soil saturated? none Estimated amount _____
 - e. Type of native soil (sandy, clay, etc.) Clay natural soil
7. Description of odors from excavation No odors from excavation
8. Condition of tank (holes, corrosion, deteriorated wrapping, etc.) All Tanks were Moderately corroded except Tank #2. Tank #2 had a tar wrapping. No holes observed in all Tanks
9. Pipeline leak evident? —
10. Nearby underground vaults or utilities or basements? (Specify) —
11. Nearby water wells or surface waters? —
12. Other comments/observations: Staining to backfill is the result of corrosion from tanks & Tar wrapping. Staining was slight and not relevant.

HAZARDOUS MATERIALS MANAGEMENT UNIT
ABANDONED UNDERGROUND TANK REPORT

EST. # Continuation
P.C. # ATO429

Page 2 of 2

☒ YES ☐ NO
FIRE AGENCY PERMIT # _____
JURISDICTION SU
PHONE _____
C.G.I. OK

OF TANKS TO BE ABANDONED 6 PHONE _____
SITE NAME/ADDRESS ERRECA'S INC ZIP 92077
8555 Paradise Valley
CONTRACTOR CRT INC PHONE 239-1252

	Tank 4	Tank 5	Tank 3	Tank 4	Tank 5	REMARKS:
1. Tank ID #						<u>Tank #3</u>
2. U/L #						<u>#7 No holes observed</u>
3. Capacity (Gallons)						<u>Moderate Corrosion</u>
4. Material Stored						<u>#8 No evidence of leak.</u>
5. Decontamination:						<u>Tank #4</u>
Manifest Available?						<u>#7 No holes observed</u>
6. Tank Inerting: (CGIRDS)						<u>Moderate Corrosion</u>
Dry Ice/Nitrogen (Qty)						<u>#8 No evidence of leak</u>
7. Tank Condition (Holes)						<u>Tank #5</u>
8. Condition of Back Fill & Type						<u>#7 No holes observed</u>
9. Condition of Native Soil Type						<u>Heavy Corrosion</u>
10. Odors From Excavation?						<u>#8 No Evidence of</u>
11. Pooled Product?						<u>Leak.</u>
12. Groundwater Contamination						
13. Tank Closure In Place						<u>Tank #6</u>
14. Pipeline Leak Evident?						<u>#7 No holes observed</u>
15. Reinspection Required?						<u>#8 Moderate Corrosion</u>
16. Reinspection Receipt Available?						<u>#8 No evidence of leak</u>

NOTICE: You are hereby notified that on _____, Hazardous Materials Specialist of County Department of Health Services conducted an inspection for the removal and/or abandonment of underground storage tanks containing hazardous substances. A summary of conditions found is noted as follows:

☒ No indication of soil or groundwater contamination apparent this date. Excavation may be backfilled.
☐ The conditions noted below must be reported and corrected in accordance with Chapters 6.5 and 6.7 of the California Health and Safety Code and Chapters 9 and 10 of the San Diego County Code.

☐ Hazardous substance/waste is ponded in the excavation. Immediately take steps to remove the ponded hazardous liquid from the excavation. This liquid is a hazardous waste that shall be properly transported, under manifest, by a licensed hazardous waste hauler to a licensed recycling or disposal facility.

☐ Contaminated soil and/or contaminated groundwater is suspected in the excavation. Determining the extent and impact of this contamination and completing any required clean-up is the responsibility of the tank owner/operator. Within 5 work days, the tank owner/operator or his agent must submit a written UNAUTHORIZED RELEASE REPORT to the Department of Health Services including all of the following information that is known at the time of filing the report:

- Describe the type, quantity and concentration of the hazardous substance released.
 - Provide the results of all investigations completed at this time to determine the extent of soil, groundwater, or surface water contamination due to the release.
 - Describe the method of cleanup implemented to date, proposed cleanup actions, and approximate costs of actions taken to date.
 - Indicate the method and location of disposal of the released hazardous substance and any contaminated soils or groundwater or surface water. (If any contaminated soil/water is hauled off-site, include copies of the hazard waste manifests).
 - Include the tank operator's name and telephone number, the name and telephone number of any consultants retained, and a projection of proposed activity schedule.
- Subsequent mitigation actions will be discussed upon review of the submitted Report and consultation with other appropriate agencies.

- REFER TO REVERSE SIDE FOR ADDITIONAL INFORMATION/REQUIREMENTS -

Received by R. M. Mica
Phone # _____

Samuel J. Fowler
Hazardous Materials Specialist Signature

County of San Diego
Department of Health Services
HMMU - 1700 Pacific Highway
San Diego, CA 92101-2489
(619) 236-2222

Field Observations and Notes:

1. Type of hazardous substance released: _____
2. Is hazardous substance ponded? _____ Estimated amount _____
3. Is amount of hazardous substance release known? _____ Estimated amount _____
4. Estimated depth to groundwater _____
5. Is there an existing or potential beneficial use of the groundwater identified in the Basin Plan? _____
6. Soil conditions:
 - a. Is backfill discolored? _____ Estimated amount _____
 - b. Is backfill saturated? _____ Estimated amount _____
 - c. Is native soil discolored? _____ Estimated amount _____
 - d. Is native soil saturated? _____ Estimated amount _____
 - e. Type of native soil (sandy, clay, etc.) _____
7. Description of odors from excavation _____
8. Condition of tank (holes, corrosion, deteriorated wrapping, etc.) _____

9. Pipeline leak evident? _____
10. Nearby underground vaults or utilities or basements? (Specify) _____
11. Nearby water wells or surface waters? _____
12. Other comments/observations: _____

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY

PERMIT APPLICATION

PART I

GENERAL PROJECT INFORMATION

A. SITE ADDRESS: 8555 Paradise Valley Rd Spring Valley 92077
Street City Zip Code

B. PROPERTY OWNER:
Company Erreca's Equipment Contact Charley Erreca
Mailing Address 8555 Paradise Valley City S.D. Ca. Zip 92077
Phone (619) 263-1275
24 Hr. Emergency Contact Charley Erreca Phone (619) 263-1275

TANK OPERATOR:
Company Erreca's Equipment Contact _____
Mailing Address Same City _____ Zip _____
Phone () Same
24 Hr. Emergency Contact Same Phone () _____

CONTRACTOR:
Primary Contractor ERRECA EQUIPMENT Contact Charley ERRECA
Mailing Address 8555 Paradise Valley City Spring Valley Zip 92077
Phone (619) 263-1275
State Contractor License No. UNKNOWN
Worker's Compensation Insurance Company UNKNOWN Phone () _____

Check Here if Owner/Builder: ☒

APPLICATION SUBMITTAL, PLAN APPROVAL, PERMIT ISSUANCE, AND REQUIRED INSPECTIONS:

Submit three (3) copies of this application package, including plan drawings, with the required fee to the Department of Health Services, Hazardous Materials Management Unit, Room 311, 1700 Pacific Highway, San Diego, CA 92101. Checks should be made payable to the County of San Diego.

A permit will be issued by the Department of Health Services (DHS) upon review and approval of the application and plans. The required fees must be submitted with the application package. Information in addition to that presented in this application package may be needed in order to obtain final approval. No work is to begin on the proposed project until a permit has been issued. The required inspections cannot be scheduled until a permit has been issued.

Once the permit has been issued, it is the permittee's responsibility to notify the DHS at least two (2) working days in advance to schedule each required inspection.

Construction stages at which inspections are required are indicated in each subpart of this application form (i.e., Part II, III and IV).

FOR HMMU USE:
Plan Check # 171465
Date Received 1/17/89
Fee Paid 312.00
Plan Approval 1/19/89
Estab # H03515
Hydro Unit 91
Benef. Use YES

PREVIOUS OWNERS AND OPERATORS OF THE TANK(S):

Dates

Owner/Operator

Unknown Unknown

D. Approximate depth to groundwater: Unknown

Basis of Determination: Unknown

E. Proposed method of abandonment: ☒ Removal ☐ Destruction in place

NOTE: Removal of the tank(s) is the preferred method of abandonment. Destruction of the tank in place, for example, by filling with an inert substance, will only be considered in special cases upon submittal of additional information to determine the risks and hazards of contamination. Additional information required includes recent tank testing results, soils data, special site characteristics and approval from the local Fire Department.

F. Future use/disposal site of tank: Scrap

G. ATTACH A PLOT PLAN ON 8-1/2" x 11" paper showing the following:

1. Property Lines, Site Address, Scale, North Arrow
2. Location of 100 year flood plain, if applicable
3. Location of all existing and proposed structures
4. Location of all existing and proposed underground storage tank facilities
5. Location of underground tank(s) to be abandoned (number tanks to correspond to application)
6. Location of underground utility lines and vaults

H. REQUIRED INSPECTION - PERMIT TO ABANDON

A representative of the Department of Health Services (DHS) must be on site at the time the tank(s) is removed from the ground to evaluate the condition of the tank and the surrounding soil and/or groundwater. Any evidence of an unauthorized release of a hazardous material from the tank will require the submittal of additional information by the permittee to the DHS.

When a permit has been issued by the DHS to destroy a tank in place, the DHS will inspect to verify that the tank has been properly emptied and purged of all hazardous materials immediately prior to filling with an approved inert substance.

I. I declare that to the best of my knowledge and belief the statements and information provided are correct and true. I understand that information in addition to that provided above may be needed in order to obtain final approval by the Department of Health Services.

I understand that tests and procedures that may be required by other departments and agencies to demonstrate adequate site safety or suitability for future development (e.g., soil compaction testing) are in addition to the requirements of the Department of Health Services.

I will notify the Department of Health Services at least two working days (48 hours) before work is to begin in order to schedule the required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of San Diego.

Signature & Title John Jackson Bus. mgr

Print Name John Jackson

Telephone (619) 422-8700 Date 1-17-89

County of San Diego
Department of Health Services

UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY

PART III

APPLICATION FOR PERMIT TO ABANDON

Complete all sections of Part III. If information is not known or applicable please indicate on application.

A. Total number of tanks to be abandoned 3

B. Tank Information - Complete the following information for each tank to be abandoned. Attach additional sheets as necessary.

Tank Number (Label tanks on plot plan to correspond to application)		1	2	3	4
Tank Capacity (gallons)		10,000	6,000	6,000	
Date Tank Installed		unk	unk	unk	
Tank Composition (Steel, Fiberglass, Fiberglass Coated Steel, Concrete, etc.)		steel	steel	steel	
Tank Manufacturer		unk	unk	unk	
Tank Presently in Use? (Yes-No)		yes	yes	yes	
Materials Stored in Tank	Material: dates: --- to ---	GAS to	GAS to	GAS to	to
	Material: dates: --- to ---	unk to	unk to	unk to	to
Has Tank System Leaked? (Yes, No, Not Known)	Tank Piping	unk	unk	unk	
Basis of determination (Inventory records, tank system testing/monitoring, environmental monitoring)					
Is any part of the system cathodically protected? (Yes-No-Not Known)					
	Tank	unk	unk	unk	
	Piping Lines	unk	unk	unk	
Piping materials					

N

Erreca's Equipment

8555 Paradise Valley Rd

Spring Valley, 92077

479-1758

Paradise Valley Rd

Elkelton Rd.

Lube bay

office

Drowny Entrance
OFF OF ELKELTON RD
FROM PARADISE
VALLEY

Fuel
island

BLACK TOP Parking lot.

County of San Diego
Department of Health Services
Hazardous Materials Management Division

PLAN APPROVAL

H# 03575

177465
Date: 1/19/89
REMOVE 3 TANKS

"Any change in these conditions requires re-approval by
This stamp does not constitute or imply approval by
other agencies."

S Bay
Furnace

SPRING VALLEY FIRE PROTECTION DISTRICT

PERMIT

BUSINESS ADDRESS 8555 PARADISE VLY ROAD	DATE 1-17-89
BUSINESS NAME ERRECA'S EQUIPMENT	PHONE 263-1275
ISSUED TO CRS INC	
NAME OF LICENSEE BOB JACKSON	
MAILING ADDRESS	ZIP

STATEMENT: All permits or certifications issued shall be presumed to carry the proviso that the owner, his agents and employees shall carry out the proposed activity in compliance with all laws and regulations thereto, whether specified or not, and in complete accordance with approved plans and specifications. Any permit or certification which purports to sanction a violation of any applicable law or regulation shall be void and any approval of plans and specifications in the issuance of such permits shall likewise be void. This permit shall continue until revoked by the fire chief or until such time as there are any changes in use occupancy, operation or ownership, at which time a new permit shall be required. This does not constitute a permit until it has been approved by the Chief or his Deputy. I hereby acknowledge that the information given is correct and that I am the owner or the duly authorized agent of the owner.

SIGNATURE (Owner or Agent) <i>John Jackson</i>	DATE SIGNED 1-17-89
---	------------------------

CODE SECTION UPC M179	TYPE OF PERMIT REQUIRED REMOVAL OF V/G FUEL TANKS
-----------------------------	--

1 @ 10K GAS
2 @ 6K GAS

ADDITIONAL COMMENTS: CALL AT LEAST 24 HRS
PRIOR TO REMOVAL

The above named Company or person is authorized under the provisions of the Uniform Fire Code to engage in the above Processes and Activities.

SIGNATURE <i>Tommy Nicholson</i>	TITLE FIRE MARSHAL
-------------------------------------	-----------------------

DATE APPROVED 1-17-89 FOR ADDITIONAL INFORMATION DIRECT INQUIRIES TO 670-0500

Permit No.

FPP done 2/13/89 TP

EST. # 03515

P.C. # AT1465

HAZARDOUS MATERIALS MANAGEMENT DIVISION
UNDERGROUND TANK REMOVAL/CLOSURE IN PLACE REPORT

SITE NAME Erricas Equipment

PHONE 263-1275

ADDRESS 8555 Paradise Valley Rd Spring Valley ZIP 92077

CONTRACTOR Self PHONE 263-1275

of Tanks 3

Removal ☒ Closure In Place ☐

☒ YES FIRE AGENCY ☐ NO

FIRE AGENCY PERMIT #

JURISDICTION San Miguel Fire Dept

PHONE John Fitch

C.G.I. _____

1. Tank ID #
2. U/L #
3. Capacity (Gallons)
4. Material Stored
5. Decontamination:
Manifest Available?
6. Tank Inerting: (CGIRDS)
Dry Ice/Nitrogen (Qty)
7. Tank Condition (Holes)
8. Condition of Back Fill/Type
9. Condition of Native Soil/Type
10. Odors From Excavation?
11. Pooled Product?
12. Ground Water Contamination
13. Pipeline Leak Evident?
14. Reinspection Required?
15. Reinspection Receipt Available?

Tank 1	Tank 2	Tank 3	Tank 4	Tank 5
①	②	③		
10,000	6,000	6,000		
Diesel	Gas	Gas		
Yes	→	→		
(A)	→	→		
0%	0%	0%		
150	90	90		
(C)	(B)	(D)		
DG	DG	DG		
DG	DG	DG		
No	No	No		
No	Water in excavation			
Unk	Unk	Unk		
Unk	Unk	Unk		
No	No	No		
N/A	→	→		

REMARKS:

- (A) #87107529
Tried → Demolish/
Kardon 320 gal
(B) Good condition, no
holes seen
(C) No holes seen
general rusting,
seams OK, moisture
in bottom of excavation
(D) Good condition,
no holes seen,
perched groundwater
in bottom of
excavation

NOTICE: You are hereby notified that on 1/31/89, Susan Pease, Hazardous Materials Specialist conducted an inspection for the removal of 3 hazardous substance underground storage tanks. A summary of the conditions found is noted as follows:

☒ The site determination is pending receipt of Laboratory Analyses Results for samples taken this date. Have the Laboratory send the results directly to Sue Pease of the HMMD (see address below).

☐ Contamination of the excavation area has been confirmed by observations made during the tank removal this date. Begin Site Assessment phase (see reverse).

Laboratory results received and reviewed by _____ (of the HMMD)
on 1/1:

☐ No further action is required.

☐ Begin Site Assessment phase (see attached)

-REFER TO REVERSE SIDE TO NOTE ADDITIONAL OBSERVATIONS-

Received By Charles Erreca (Sign)

Print Name CHARLES ERRECA

Phone Number _____

Susan Pease
Hazardous Materials Specialist
County of San Diego
Department of Health Services
HMMD - P.O. Box 85261
San Diego, CA 92138-5261
(619) 236-2222

(HMMD Copy)



File
12/5/95
MO

APN 584 - 160 - 26

PERMIT W 95433

EST. # H 01855

WELLS/BORING CONSTRUCTION REPORT

SITE ADDRESS 8465 Danvers Valley Rd CITY Spring Valley ZIP _____ T.B. 1
PROPERTY OWNER J. R. Mini Mart
MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____
OCCUPANCY _____ DATE 12/5/95

MW	V	B	D	AS
6				

TYPE

#

KEY

MW = Monitoring Well

V = Vadose Well

B = Boring

D = Destruction

AS - Air Sparging

CONSULTANT: General

GEOLOGIST: Ben Eastman

DRILLER: West Harnat

LIC. #: 554979

TYPE RIG:

AUGERS:

WELL #															
BORE DEPTH															
WATER DEPTH															
SOIL TYPE: <u>EW-1</u>	<u>EW-2</u>	<u>MW-1</u>	MATERIALS USED: <u>MW-2</u>			<u>MW-3</u>	<u>MW-4</u>								
REMARKS: <u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>								
<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>								
<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>								
<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>								
<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>								
<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>								
<u>4"</u>	<u>4"</u>	<u>4"</u>	<u>4"</u>	<u>4"</u>	<u>4"</u>	<u>4"</u>	<u>4"</u>								
<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>								
<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>								
<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>								

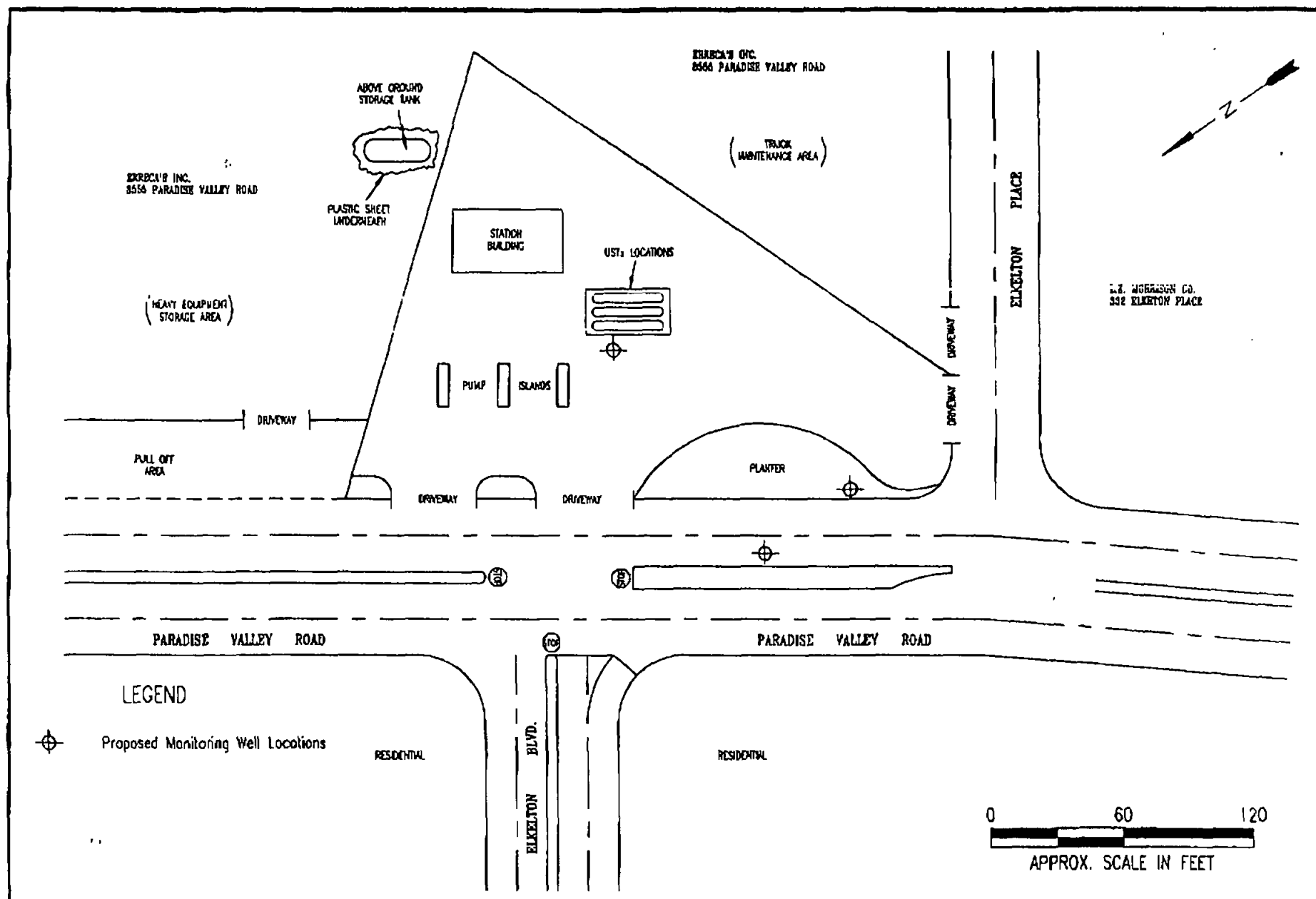
SOIL BORINGS PROPERLY CONTAINED AND LABELED _____ Yes _____ No

HEALTH/SAFETY: BOOTS _____ HARD HATS _____ TRAFFIC _____ OTHER _____

RECEIVED BY _____

DEPARTMENT OF ENVIRONMENTAL HEALTH/INSPECTOR

Site Assessment & Mitigation Division, P. O. Box 85261, San Diego, CA 92186-5261
(619) 338-2222



SECOR

SITE PLAN
J.R. MINI MART
8565 PARADISE VALLEY ROAD
SAN DIEGO, CALIFORNIA

PROJECT NO.
80132-001-01

FIGURE

November 3, 1995

Project #80132-001-01

Ms. Helen Dennin
County of San Diego, SAM
P.O. Box 85261
San Diego, California 92186-5261

3 45 11 '95

*Received
J.B.M.
11-30-95*

Subject: 30-Day Well Report
J.R. Mini Mart
8465 Paradise Valley Road
Spring Valley, CA

Reference: Well Permit #: W95433
Control #: H04855-001
APN: 584-160-26

Dear Ms. Dennin:

On October 5, 1995, a SECOR International Incorporated (*SECOR*) geologist supervised the drilling and subsequent installation of two groundwater/Liquid Phase Hydrocarbon (LPH) extraction wells (EW-1 and EW-2; Figure 1). Drilling activities were conducted using a CME-75 mobile drill rig equipped with ten-inch diameter hollow-stem augers. Both extraction wells were installed to a depth of approximately 12 feet below ground surface (bgs). Well construction details are provided on the borehole well logs.

Monterey #3 sand and medium bentonite chips were used to backfill the annulus space in each well. The well annulus was completed to ground surface with cement and a well box. The estimated quantities of sand and bentonite used during construction of each well are as follows: seven bags of sand and two bags of bentonite chips.

Soil samples were collected from the boreholes for lithologic logging purposes and sample headspace was analyzed with a Photoionization Detector (PID); no samples were laboratory analyzed. If any additional information is required, please contact our office.

Respectfully,

SECOR International Incorporated



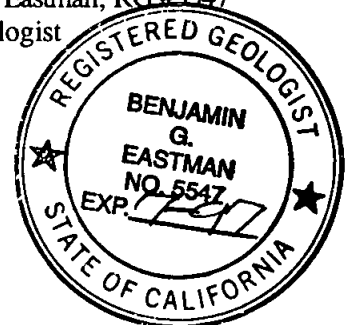
Edward A. Kwasnica
Senior Geologist

EAK/BGE:pjm

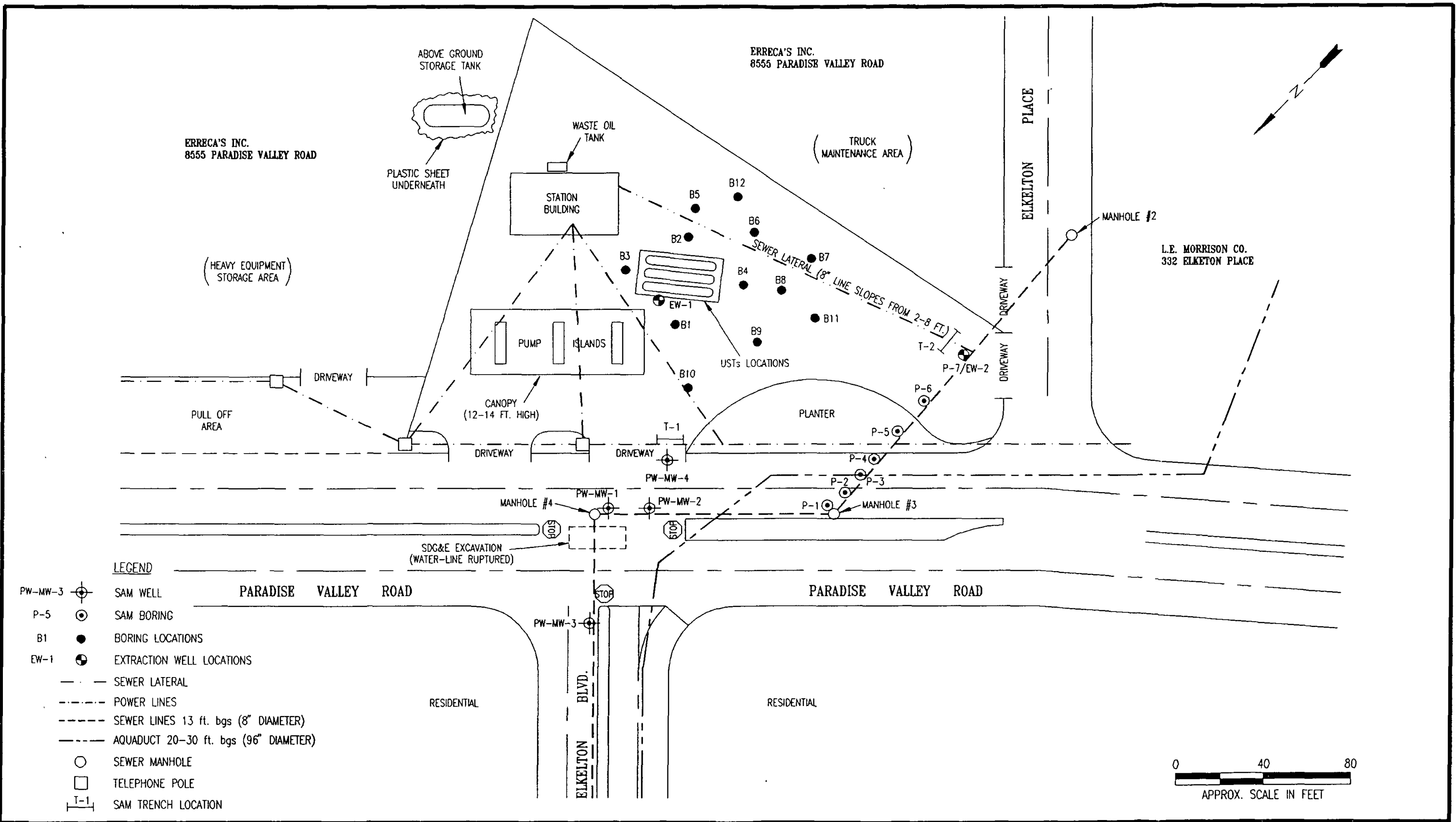


Benjamin G. Eastman, RG #5547
Project Geologist

Enclosures: Figure 1 - Site Plan
Approved Monitoring Well and Boring Construction Permit
Borehole Well Logs and Legend



cc: Mr. Jalal Razouki, J.R. Mini Mart



SECOR

SITE PLAN
J.R. MINI MART
8565 PARADISE VALLEY ROAD
SPRING VALLEY, CALIFORNIA

PROJECT NO.
80132-001-01

FIGURE
1

PERMIT # W95435

A.P.N. # 584-160-26

EST # H04855-001

**COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES**

SITE ASSESSMENT AND MITIGATION DIVISION

MONITORING WELL AND BORING CONSTRUCTION AND DESTRUCTION PERMIT

SITE NAME: J.R. MINI MART

SITE ADDRESS: 8565 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977

PERMIT FOR: 4 GROUNDWATER MONITORING WELLS

PERMIT APPROVAL DATE: 09/11/95

PERMIT EXPIRES ON: N/A

PERMIT CONDITIONS:

1. All borings must be destroyed in accordance with Department of Water Resources Bulletin 74-81 and 74-90.
2. All wash water must be contained and disposed of properly.

APPROVED BY: _____

DATE: _____

[Handwritten Signature]

9/11/95



PERMIT APPLICATION
GROUNDWATER
AND
VADOSE MONITORING WELLS
AND EXPLORATORY OR TEST BORINGS

OFFICE USE ONLY

PERMIT#: W 95435
SAM CASE # HN H04855-001EL
DATE RECEIVED: _____
FEE PAID: _____
BOND POSTED YN: _____

A. ASSESSORS PARCEL NUMBER 584-160-26
Site Address 8565 Paradise Valley Rd City Lemon Grove Zip 91977

B. PROPERTY OWNER Mr & Mrs Hyman Rosen C/o Hyman Property Inc.
Mailing Address 1000 Via Pintada, #3D City Riverside Zip 92507
Property Owner's Authorized Agent Same (Operator: Jalal Razouki) Phone _____
Mailing Address Same City _____ State _____ Zip _____
Has Property Owner Been Consulted? ☒ Yes ☐ No

C. CONSULTANT INFORMATION County of San Diego RG 4163
Registered Professional (RG, RCE, CEG) Kevin Herton Registration # CHG 163 Phone 338-2221
Mailing Address P.O. Box 85261 City San Diego State CA Zip 92186-5261

D. DRILLER INFORMATION
Drillers Name West Haz-Mat Drilling C57# 554979 Phone (619) 686-5800
Mailing Address 3620 Kurtz St City San Diego State CA Zip 92110

<p><u>4</u> Number of wells or borings to be constructed/destroyed</p> <p>Type of wells or borings</p> <p><input checked="" type="checkbox"/> Groundwater</p> <p><input type="checkbox"/> Vadose</p> <p><input type="checkbox"/> Boring</p> <p><input type="checkbox"/> Other</p> <p>DRILLING METHOD</p> <p><input checked="" type="checkbox"/> Auger <input type="checkbox"/> Air Rotor</p> <p><input type="checkbox"/> Mud Rotary</p> <p><input type="checkbox"/> Percussion <input type="checkbox"/> Other</p>	<p>MATERIALS TO BE USED</p> <table><tr><td>CASING</td><td>SEAL</td></tr><tr><td>Type <u>PVC</u></td><td><input type="checkbox"/> Neat Cement</td></tr><tr><td>Gauge <u>0.02</u></td><td><input type="checkbox"/> Cement & Bentonite</td></tr><tr><td>Diameter <u>4"</u></td><td><input checked="" type="checkbox"/> Sand-Cement</td></tr><tr><td>Well Screen Size <u>0.02</u></td><td><input checked="" type="checkbox"/> Bentonite</td></tr><tr><td>Filter Pack</td><td><input type="checkbox"/> Other</td></tr><tr><td>(Specify) <u>#3 Monterey Sand</u></td><td></td></tr></table>	CASING	SEAL	Type <u>PVC</u>	<input type="checkbox"/> Neat Cement	Gauge <u>0.02</u>	<input type="checkbox"/> Cement & Bentonite	Diameter <u>4"</u>	<input checked="" type="checkbox"/> Sand-Cement	Well Screen Size <u>0.02</u>	<input checked="" type="checkbox"/> Bentonite	Filter Pack	<input type="checkbox"/> Other	(Specify) <u>#3 Monterey Sand</u>		<p>PROPOSED CONSTRUCTION</p> <p>Estimated ground water depth <u>8'</u> ft.</p> <p>CEMENT SEAL <u>0'</u> to <u>2'</u></p> <p>BENTONITE SEAL <u>2'</u> to <u>4'</u></p> <p>FILTER PACK <u>4'</u> to <u>15'</u></p> <p>PERFORATION <u>5'</u> to <u>15'</u></p> <p>NOTE: For wells with multiple completion attach a well construction diagram</p>
CASING	SEAL															
Type <u>PVC</u>	<input type="checkbox"/> Neat Cement															
Gauge <u>0.02</u>	<input type="checkbox"/> Cement & Bentonite															
Diameter <u>4"</u>	<input checked="" type="checkbox"/> Sand-Cement															
Well Screen Size <u>0.02</u>	<input checked="" type="checkbox"/> Bentonite															
Filter Pack	<input type="checkbox"/> Other															
(Specify) <u>#3 Monterey Sand</u>																

I agree to comply with the requirements of the current Site Assessment Division Manual, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well/boring construction and destruction.

DRILLERS SIGNATURE	DATE
<u>[Signature]</u>	<u>9/11/95</u>
RG/CEG/RCE SIGNATURE	DATE
<u>[Signature]</u>	<u>9/11/95</u>

Within 30 days of completion, I will furnish the Site Assessment and Mitigation Division with a complete and accurate well/boring log. I will certify the design and construction/or destruction of the well/borings in accordance with the permit application.

PERMIT APPLICATION FOR
GROUND WATER AND VADOSE MONITORING WELLS
EXPLORATORY OR TEST BORINGS

1. Well design, logging and construction must be supervised by a Geologist, Engineering Geologist or Civil Engineer who is registered or certified by the State of California.
2. Provide verification of a Well Drilling C-57 License.
3. Provide a plot plan giving location of existing improvements such as structures, underground tanks, underground utilities, underground piping, and the proposed monitoring and/or observation wells.
4. If wells are to be destroyed, provide a description of method of destruction. Not Applicable

5. What is the proposed purpose of the well/boring? Installed for emergency evaluation of fuel impacts to public sewer system

6. What procedures will be used to prevent the well/boring from providing an avenue to contamination during construction?

Will be utilizing hollow stem augers. Wells will be constructed immediately upon completion of hole.

7. What field procedures will be utilized to determine if contamination exists? Due to power lines overhead, drilling must be completed without using the rigs drilling mast. Due to this problem in place samples were not possible to obtain. Used observation and odors to identify contamination.

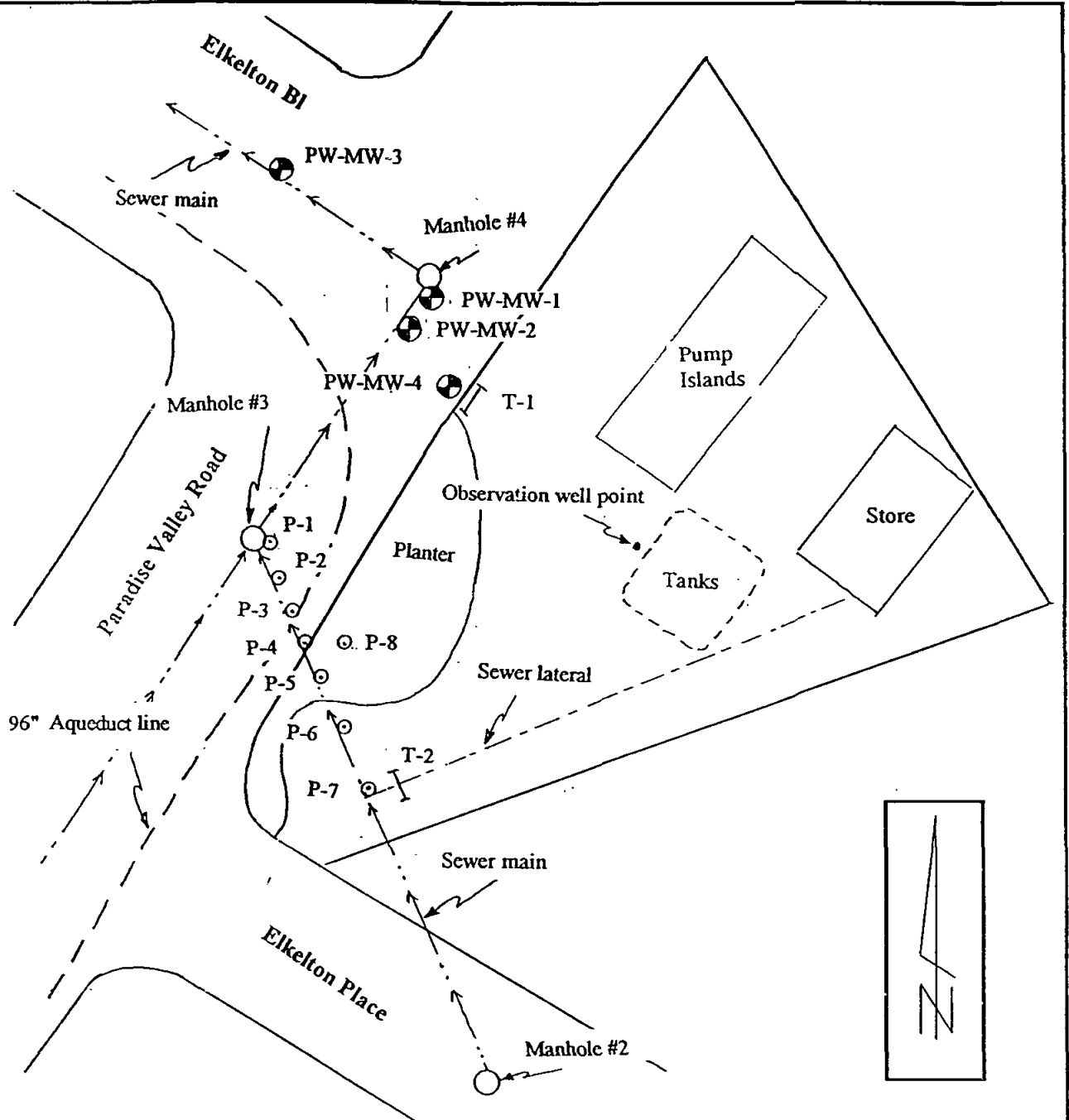
8. What procedures will be used to determine whether samples will be sent for laboratory testing or archiving?

Odors and visual observation

9. What constituents will be monitored and tested (Include EPA Laboratory Test Methods to be used)

TPH(g) by EPA-8015

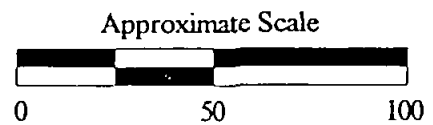
10. How will samples be transported and preserved? Sample were placed in glass jars with no preservative and placed on Ice. Sampler delivered same day as collection.
11. What sampling methods will be used? Due to not being able to use a split spoon sampler grab sampler were collected from the augers.
12. Are you proposing a variation from the methods and/or procedures presented in the requirements for the construction of Vadose and Ground Water Monitoring Wells (Current SAM Manual Requirements). If yes, specify these variations.
No
13. What procedures will be used to ensure no contamination will be introduced by the drilling equipment? All equipment placed down hole was steam cleaned prior to use.
14. What methods will be used to clean sampling equipment? Not applicable.
15. What cleaning method will be used to clean casing and screen prior to installation? Pre-cleaned and on-site in protective plastic.



SITE MAP

Figure 1

J.R. Mini Mart
8565 Paradise Valley Road
Spring Valley, CA 91977
H04855-001



Date: 09/19/95

SECOR

BOREHOLE/WELL LOG

Number:
EW-1

Client: J.R. Mini Mart

Job No:
80132-001-01

Sheet:
1 of 1

SECOR Rep:
W. Charles Lawrence

Location:
8565 Paradise Valley Road
Spring Valley, California

Drilling Company/Driller:
West HazMat / Bob Jorje

Date Started:
10/05/95

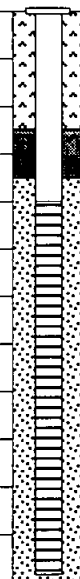



Date Finished:
10/05/95

Drill Rig/Sampling Method:
CME 75 Mobile Rig / No Sampling

Borehole Dia :
10"

Casing Dia.:
9"

Surface Elevation:

SAMPLE LOG				BOREHOLE LOG				WELL LOG
Sample Number	OVA/PID (ppm)	Lab Results (ppm)	Density Blows/ft	Depth in Feet	USCS Symbol	Graphic Log	Geologic Description (Soil Type, color, grain, minor soil component, moisture, density, odor, etc.)	Well Design
				0			Asphalt	
	3,500			1	SP		SAND, medium dark gray (N-4), strong HC odor (fill material).	
				2				
				3				
				4				
				5				
				6				
				7				
				8				
				9	SP			
				10				
				1	DG		Very dense, hard decomposed granite (DG)	
				2			Total depth of borehole= 12 feet bgs	
				3				
				4				
				15				
				6				
				7				
				8				
				9				
				20				
				1				
				2				
				3				
				4				
				25				
				6				
				7				
				8				
				9				
				30				

SECOR

BOREHOLE/WELL LOG

Number:
EW-2

Client: J.R. Mini Mart

Job No:
80132-001-01

Sheet:
1 of 1

SECOR Rep:
W. Charles Lawrence

Location:
8565 Paradise Valley Road
Spring Valley, California

Drilling Company/Driller:
West HazMat / Bob Jorje

Date Started:
10/05/95

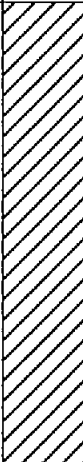
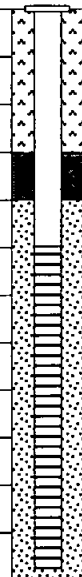


Date Finished:
10/05/95

Drill Rig/Sampling Method:
CME 75 Mobile Rig

Borehole Dia.:
10"

Casing Dia.:
4"

Surface Elevation:
—

SAMPLE LOG				BOREHOLE LOG				WELL LOG
Sample Number	OVA/PID (ppm)	Lab Results (ppm)	Density Blows/ft	Depth in Feet	USCS Symbol	Graphic Log	Geologic Description (Soil Type, color, grain, minor soil component, moisture, density, odor, etc.)	Well Design
				0			Asphalt	
				1	CL		Sandy CLAY with gravels, moderate brown (5YR 4/4)	
				2				
				3			CLAY, dark yellowish brown (10YR 4/2), 5-10% fine-medium sands, no HC odor.	
				4				
				5				
—	186		50	6	SM		Sandy CLAY with gravels, 10-15% medium coarse grained sands, moderate brown (5YR 4/4), slight HC odor, dense.	
				7				
				8				
				9				
				10				
—	17		61-6	1	SM		Silty SAND with gravels , very dense, light olive brown (5YR 5/6), no HC odor, very dense.	
				2				
				3				
				4				
				15				
				6				
				7				
				8				
				9				
				20				
				1				
				2				
				3				
				4				
				25				
				6				
				7				
				8				
				9				
				30				

DEFINITION OF TERMS

PRIMARY DIVISIONS			GRAPHIC SYMBOL	GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS More Than Half Of Material Is Larger Than No. 200 Sieve Size	GRAVELS More Than Half Of Coarse Fraction Is Larger than No. 4 Sieve	Clean Gravels (Less Than 5% Fines)		GW	Well graded gravels, gravel sand mixtures, little or no fines.
		Gravel With Fines		GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
				GM	Silty gravels, gravel-sand-clay mixtures, non-plastic fines.
				GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS More Than Half Of Coarse Fraction Is Smaller Than No. 4 Sieve	Clean Sands (Less Than 5% Fines)		SW	Well graded sands or gravelly sands, little or no fines.
		Sands With Fines		SP	Poorly graded sands or gravelly sands, little or no fines.
				SM	Silty sands, sand-silt mixtures, plastic fines.
				SC	Clayey sands, sand-clay mixtures, plastic.
FINE GRAINED SOILS More Than Half Of Material Is Smaller Than No. 200 Sieve Size	SILTS AND CLAYS Liquid Limit Is Less Than 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean.	
			OL	Organic silts and organic silty clays of low plasticity.	
	SILTS AND CLAYS Liquid Limit Is Greater Than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	
			CH	Inorganic clays of high plasticity, fat clays.	
			OH	Organic clays of medium to high plasticity, organic silts.	
		HIGHLY ORGANIC SOILS			Pt

SEACOR

BOREHOLE/WELL LOG LEGEND

GRAIN SIZES

U.S. Standard Series Sieve							Clear Square Sieve Openings						
200		40		10		4		3/4"		3"		12"	
SILTS and CLAYS		SAND				GRAVEL		COBBLES		BOULDERS			
		Fine		Medium		Coarse						Fine	

RELATIVE DENSITY

Sands and Gravels	Blows/Foot [†]
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	Over 50

CONSISTENCY

Silts and Clays	Strength [‡]	Blows/Foot [†]
Very Soft	0 - 1/4	0 - 2
Soft	1/4 - 1/2	2 - 4
Firm	1/2 - 1	4 - 8
Stiff	1 - 2	8 - 16
Very Stiff	2 - 4	16 - 32
Hard	Over 4	Over 32

MOISTURE CONTENT




Dry	0 - 5%	Wet	75 - 99%
Damp	5 - 50%	Saturated	100% (Below Water Table)
Moist	50 - 75%		

[†] Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

[‡] Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (AST D-1586), pocket penetrometer, torvane, or visual observation.

Soil Component %: Percentages of individual soil component described are relative and based on field observation only.

Graphic Log Symbols

-  Free Product
-  Ground Water (Static)
-  Ground Water (First Encountered)






Well Design Symbol

-  Centralizer

Abbreviations Used

- ags Above Ground Surface
- msl Mean Sea Level
- A/C Asphalt/Concrete
- Bent Bentonite
- bgs Below Ground Surface
- dia Diameter
- ' Feet
- FP Free Product
- GW Ground Water
- HC Hydrocarbon
- " Inches
- med Medium
- mod Moderate
- NA Not Analyzed
- ND Not Detected
- NR Not Recovered
- ppm Parts Per Million

Well Design Fill Pattern

-  Concrete
-  Concrete Slurry
-  Bentonite
-  Sand
-  Screened Interval

SEACOR

BOREHOLE/WELL LOG LEGEND



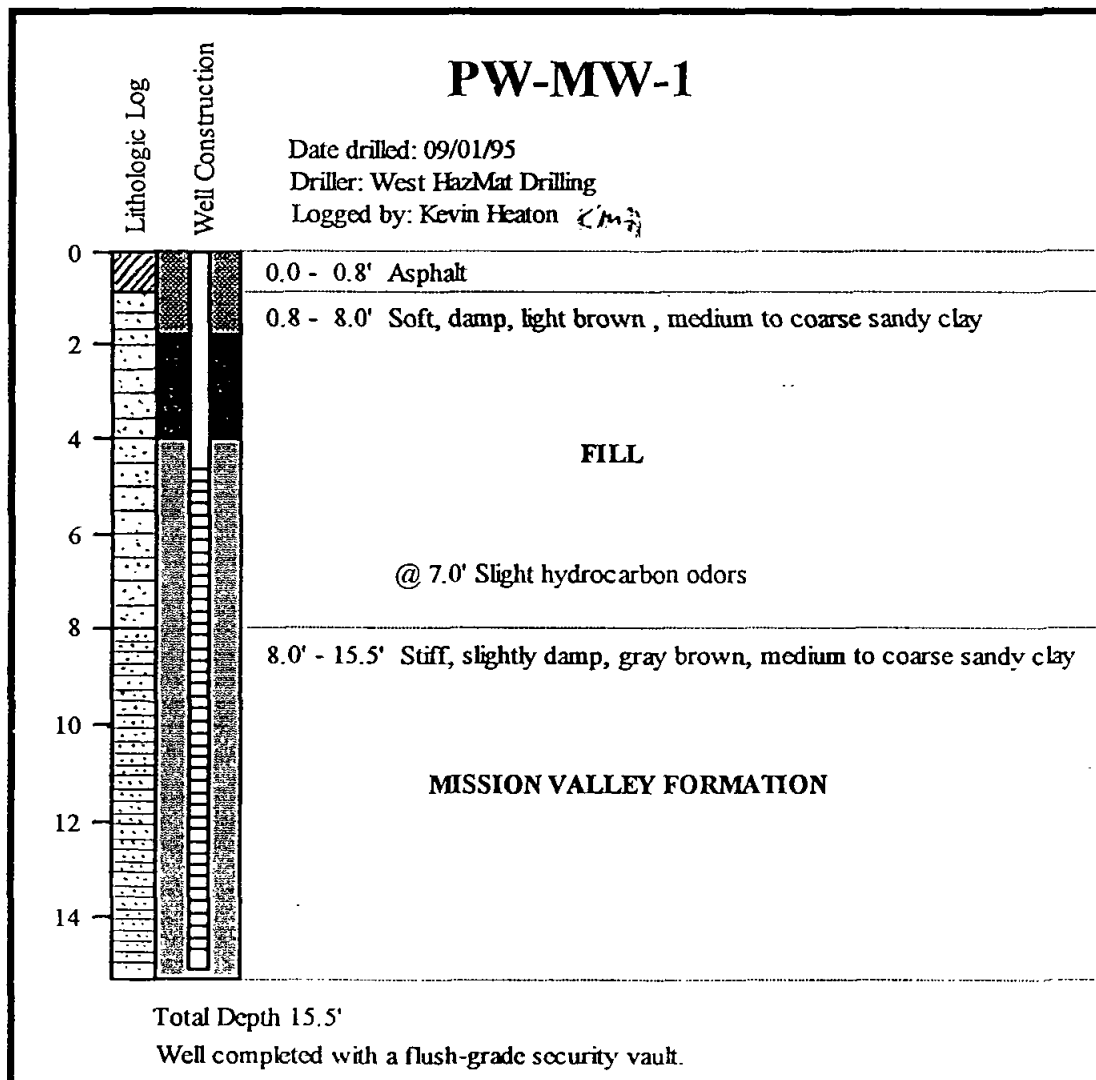
County of San Diego

GARY R. STEPHANY
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 85261, SAN DIEGO, CA 92186-5261
(619) 338-2222 FAX (619) 338-2377

DANIEL J. AVERA
ASSISTANT DIRECTOR



J.R. Mini Mart
8565 Paradise Valley Road
Spring Valley, CA 91977
H04855-001

"Prevention Comes First"



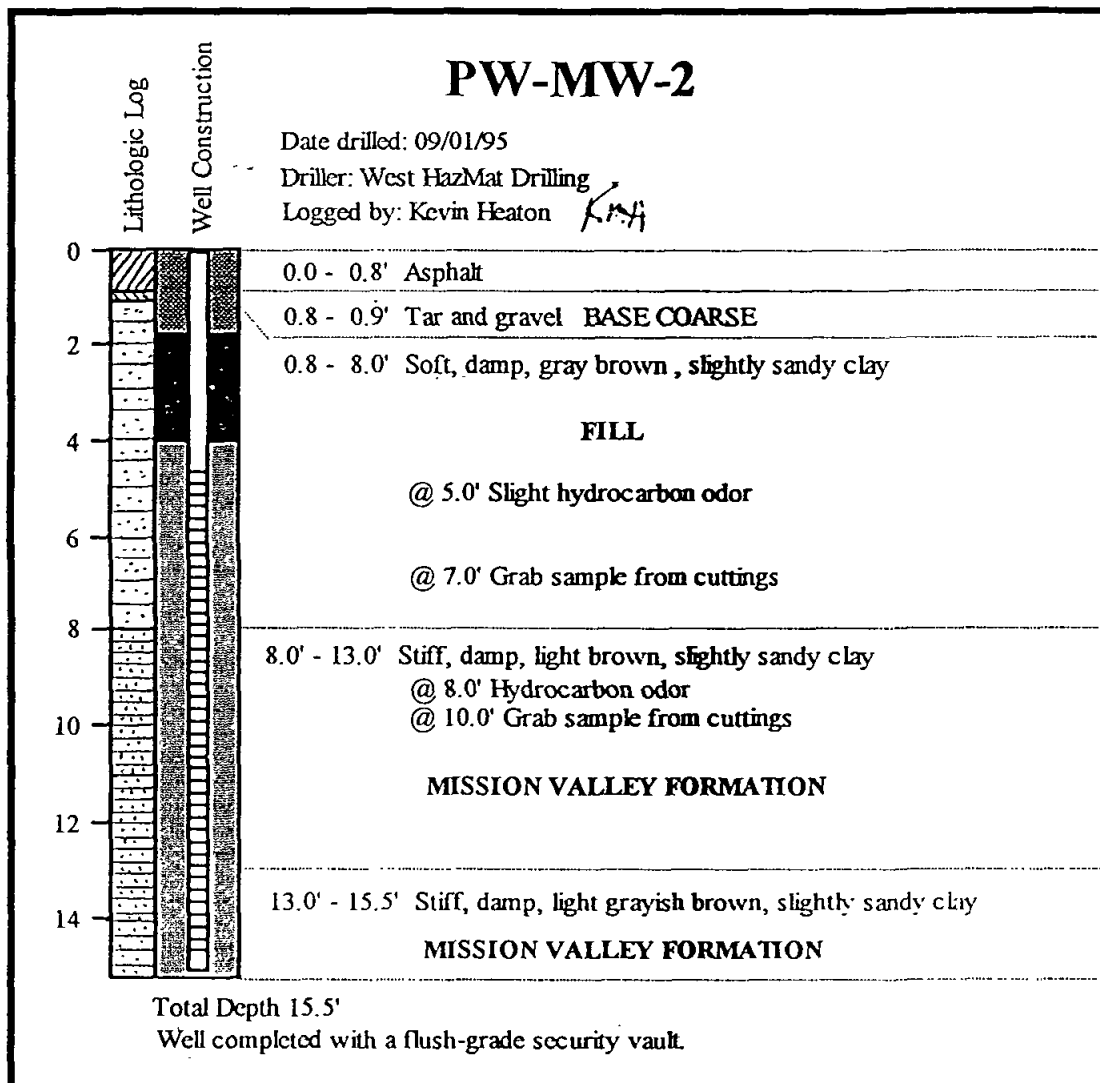
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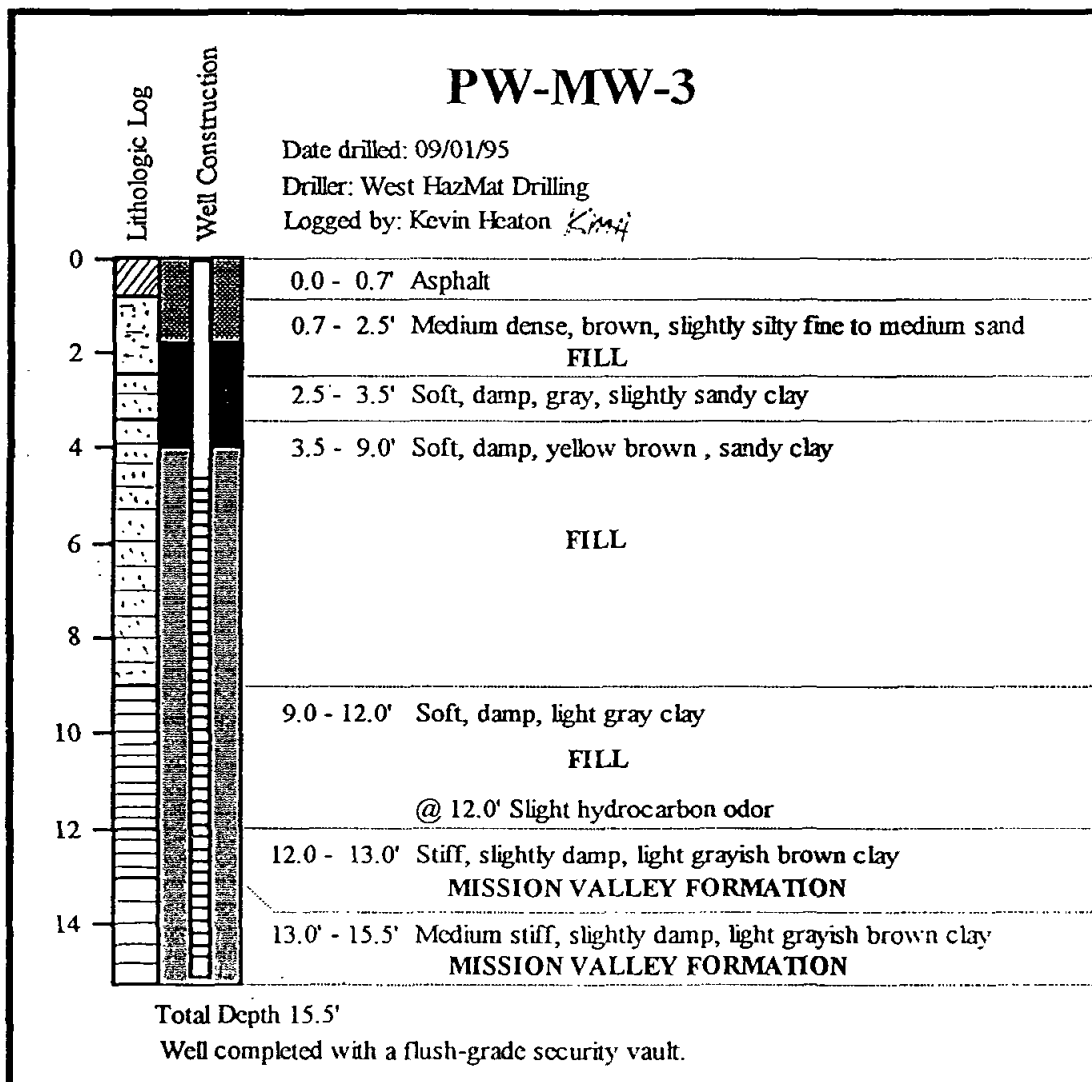
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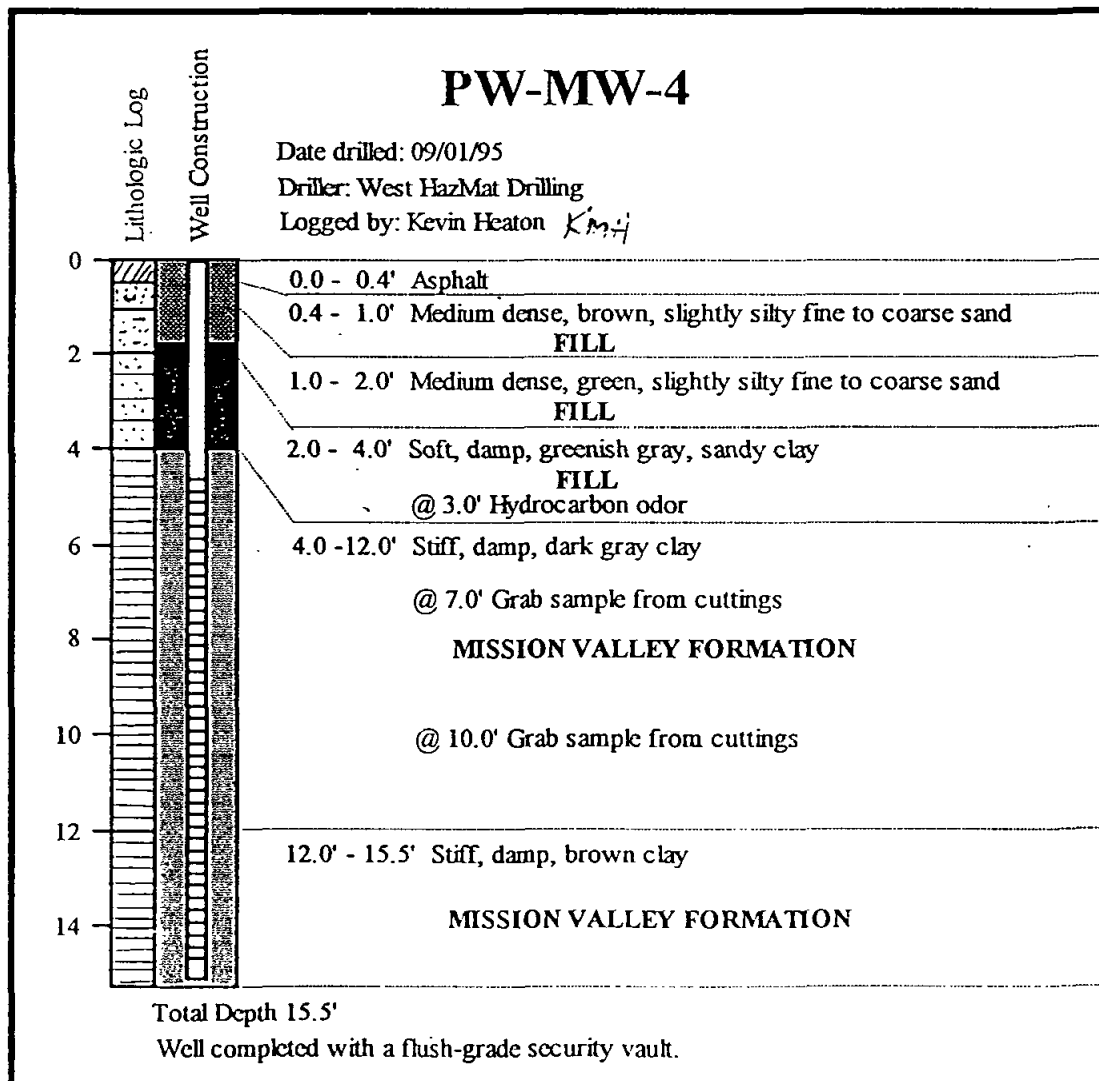
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H04855-001



JACK MILLER
Director

County of San Diego

ELIZABETH POZZEBON
Assistant Director

DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 129261, SAN DIEGO, CA 92112-9261

Phone: (619) 338-2222 FAX (619) 338-2088

1 (800) 253-9933

www.sdcdeh.org

January 21, 2011

Mr. Jalal Razouki
J.R. Mini Mart & Gas/Dianne's Mini Mart
11029 Via Merida
La Mesa, CA 91941

Mr. Bryan Rosen
Hyrosen Properties, Inc.
1887 Business Center Dr., #1-B
San Bernardino, CA 92408

Dear Mr. Razouki and Mr. Rosen:

UNDERGROUND STORAGE TANK (UST) CASE #H04855-001
J.R. MINI MART & GAS/DIANNE'S MINI MART
8565 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977-5704

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code, and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact Colleen Hines, at (619) 338-2244, if you have questions regarding this matter.

Sincerely,

JACK MILLER, Director
Department of Environmental Health
Site Assessment and Mitigation Program

JM:CH:kd

Enclosure

cc: Beth Breitenbach, Haley & Aldrich, Inc.
Ramesh Sundareswaran, SWRCB, UST Cleanup Fund Program (via e-mail)

WP/H04855-001-111CLO

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

DATE: 12/15/2010

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/Zip: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
Responsible Staff Person: Colleen Hines	Title: ENVIRONMENTAL HEALTH SPECIALIST II

II. CASE INFORMATION

Site Facility Name: J.R. MINI MART & GAS/DIANNE'S MINI MART				
Site Facility Address: 8565 PARADISE VALLEY RD, SPRING VALLEY, CA 91977-5704				
RB LUSTIS Case No: 9UT3105	Local Case No: H04855-001	LOP Case No: N/A		
URF Filing Date: 8/28/1995	SWEEPS No: N/A			
<u>Responsible Parties</u> BRYAN ROSEN, HYROSEN PROPERTIES, INC. JALAL RAZOUKI, J.R. MINI MART & GAS/DIANNE'S MINI MART		<u>Address</u> 1887 BUSINESS CENTER DR., #1-B, SAN BERNARDINO, CA 92408 11029 VIA MERIDA, LA MESA, CA 91941		<u>Phone Number</u> 909-682-7237 619-670-3024
<u>Tank No.</u>	<u>Size in Gal.</u>	<u>Contents</u>	<u>Status</u>	<u>Date</u>
T001	10000 gallons	LEADED	CLOSED BY REMOVAL	2/16/1996
T002	10000 gallons	REGULAR UNLEADED	CLOSED BY REMOVAL	2/16/1996
T003	10000 gallons	SUPER UNLEADED	CLOSED BY REMOVAL	2/16/1996
T004	250 gallons	WASTE OIL	CLOSED BY REMOVAL	2/16/1996
T005	12000 gallons	REGULAR UNLEADED	CLOSED BY REMOVAL	1/29/1998
T006	8,000 gallons	REGULAR UNLEADED	CLOSED BY REMOVAL	1/29/1998

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause of Release: SUBSTANCE RELEASED FROM UST		Substance Released: GASOLINE	
Site Characterization complete? YES		Date Approved By Oversight Agency: 6/16/1998	
Monitoring Wells Installed? YES		Number: 8	Proper Screened Interval? YES
Highest GW Depth B.G. Surface: 5 FEET (MEASURED)*		Lowest Depth: 35 FEET (ESTIMATED)*	Flow Direction: NORTH (MEASURED)
Most Sensitive Current Use: Existing Beneficial Groundwater Use: MUN, AGR, IND Existing Beneficial Surface Water Use: IND, REC2 and Potential: REC1			
Are Drinking Water Wells Affected? NO		Aquifer Name: 909.12 - LA NACION HYDROLOGIC SUB AREA	
Is Surface Water Affected? NO		Nearest SW name: SWEETWATER RESERVOIR, 3000 FEET SOUTHEAST	
Off-Site Beneficial Use Impacts (addresses/locations): N/A			
Report(s) on file? YES		Where is Report(s) Filed? COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH	
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
<u>Material</u>	<u>Amount (Include Units)</u>	<u>Action (Treatment or Disposal)</u>	<u>Date</u>
TANK(S)	4 N/A	RECYCLED/ALWAYS RECYCLING	2/16/1996
PRODUCT/WATER	1000 GALLON	TREAT OFF-SITE/DEMENNO KERDOON	1/29/1998
PRODUCT/WATER	2300 GALLON	TREAT OFF-SITE/DEMENNO KERDOON	2/16/1996
SOIL	2825 TONS	TREAT OFF-SITE/CANDELARIA	8/4/1998
TANK(S)	2 N/A	RECYCLED/ADAMS RECYCLING	1/29/1998
PRODUCT/WATER	1200 GALLON	TREAT OFF-SITE/CANDELARIA	8/4/1998
SOIL	800 TONS	TREAT OFF-SITE/ALTERNATIVE	2/17/1997

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

H04855-001

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
SOIL		
Gasoline	= 17400 mg/kg	= 1695 mg/kg
Benzene	= 114.2 mg/kg	= 8 mg/kg
Toluene	= 623.9 mg/kg	= 44.5 mg/kg
Ethyl benzene	= 304.4 mg/kg	= 24.3 mg/kg
Xylene (individual isomers or total)	= 1506 mg/kg	= 120.7 mg/kg
Methyl-tert-butyl ether (MTBE)	= 100.2 mg/kg	= 100.2 mg/kg
Organic Lead	< 0.5 mg/kg	< 0.5 mg/kg
WATER		
Gasoline	= 110000 ug/l	= 24000 ug/l
Benzene	= 4900 ug/l	= 120 ug/l
Toluene	= 6600 ug/l	= 90 ug/l
Ethyl benzene	= 2100 ug/l	= 1900 ug/l
Xylene (individual isomers or total)	= 8400 ug/l	= 2200 ug/l
Methyl-tert-butyl ether (MTBE)	= 13300 ug/l	= 710 ug/l
Naphthalene	= 280 ug/l	= 280 ug/l
Tetrachloroethene (PCE)	= 6 ug/l	= 6 ug/l
Trichloroethene (TCE)	= 7 ug/l	= 7 ug/l
*All monitoring wells sampled were located within the aqueduct trench		
<p>Comments:</p> <p>On August 28, 1995 on this site the Department of Environmental Health, Site Assessment and Mitigation (SAM) responded to a citizen's complaint. Upon investigation it was determined that an unauthorized release had occurred which created a threat to public safety in the immediate area. SAM contracted with a company to install four (4) monitoring wells and collect soil samples for an initial determination of the potential public health threat. It was determined that the release of fuel impacted a portion of the city sewer line in the former street location of Elkton Blvd and Paradise Valley. The city sewer line was then repaired so that no additional contaminants could enter the sewer line from the soil or trench excavation. Three (3) 10,000 gallon underground storage tanks and one 250 gallon waste oil tank were removed on 2/16/1996. During the tank removal some free product was observed in the excavation. Approximately 800 tons of TPH impacted soil was reportedly removed during the UST removal. During the excavation it was noted that an abandoned septic system existed on this site. The abandoned septic system on this site provided a conduit for contaminants to access utility trenches and a nearby sewer main. New underground storage tanks were installed on this site while operations continued until 1998. On 1/29/1998 two (2) UST's were removed; a 12,000 gallon tank and an 8,000 gallon tank; and additional site investigation continued. The site is currently the property of Caltrans and is now a thoroughfare for Highway 56.</p> <p>In 1998 additional remedial excavation occurred on this site, approximately 2,825 tons of TPH-impacted soil was transported off-site. An approximate total of 3,625 tons of impacted soil have been removed from this site. All UST's have been removed and no additional remediation activities have taken place on this site. The Consultant states that based on soil samples 7.25 cubic yards of contaminated soil remain on this site with an average TPHg concentration of 94.6 mg/kg.</p> <p>A total of eight (8) monitoring wells have been installed on this site. The groundwater measured onsite was obtained from monitoring wells placed within the aqueduct backfill. The monitoring wells utilized for analysis are limited to be within the excavation trench depth of the SDCWA aqueduct which is approximately 22 feet bgs. The two monitoring wells capture only trench seepage water flowing down Paradise Valley Road, within the SDCWA construction trench and do not intercept groundwater or perched water associated with the regional hydrologic basins. Due to the location of the monitoring wells within the aqueduct backfill, groundwater observed is not an accurate representation of the regional groundwater for this region. The aqueduct backfill provides a conduit for surface water to travel through the trench along the aqueduct creating a bath tub effect containing water within the trench. There is no evidence that any contaminants from this site impacted the SDCWA aqueduct, as the contaminants have only been identified in the aqueduct trench backfill. The consultant estimates regional ground water to be 35 to 42 feet bgs on this site. The Consultant states that any remaining contaminants of concern in the aqueduct trench water seepage will attenuate prior to reaching the water table, and thus, MCLs will be achieved prior to reaching any regional groundwater. The Consultant performed a vapor health risk assessment for this site and states that there is no additional risk to human health.</p>		

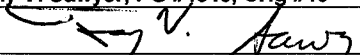
Case Closure Summary
Leaking Underground Fuel Storage Tank Program

IV. CLOSURE

H04855-001

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? NO - CONTAMINANT LEVELS EXCEED MCL'S, HOWEVER THESE LEVELS WILL BE MET WITHIN A REASONABLE TIME.		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? NO - CONTAMINANT LEVELS EXCEED MCL'S, HOWEVER THESE LEVELS WILL BE MET WITHIN A REASONABLE TIME.		
Does corrective action protect public health for current land use? YES		
Case oversight completed based upon the following site use: PUBLIC -- THOROUGHFARE ACCESS TO HWY 56		
Site Management Requirements: ANY CONTAMINATED SOIL EXCAVATED AS PART OF SUBSURFACE CONSTRUCTION WORK MUST BE MANAGED IN ACCORDANCE WITH THE LEGAL REQUIREMENTS AT THAT TIME.		
Should corrective action be reviewed if land use changes? YES		
Monitoring Wells Decommissioned: NO*	Number Decommissioned: 0	Number Retained: 8
List Actions Taken: NOTICE OF REIMBURSEMENT / LOCAL		
List Enforcement Actions Rescinded: NONE		

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Tony V. Sawyer, PG #4345, CHg #40	Title: HYDROGEOLOGIST
Signature: 	Date: 1-20-11

VI. RWQCB NOTIFICATION

Date Submitted to RB: 12/17/2010	RB Response: NO RESPONSE	
RWQCB Staff Name: Craig Carlisle	Title: SENIOR ENGINEERING GEOLOGIST	Date: 1/19/2011

VII. ADDITIONAL COMMENTS, DATA, ETC.

*A Permit has been issued for the destruction of the existing monitoring wells on-site. The permit number is LMON 107574.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.



Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5660 FAX (916) 341-5806 • www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger
Governor

SECOND USTCF 5-YEAR REVIEW SUMMARY

USTCF Claim No.: 12492
Claimant Name: Hyrosen Properties
Site Name: J.R. Mini Mart & Gas
Site Address: 8565 Paradise Valley Road
City: Spring Valley
LOP: San Diego County DEH
Regional Board: 9 – San Diego Region

LOP Caseworker: Colleen Hines
Lead Agency Case No: H04855-001
Global ID: T0607301871
Date LOC Issued: 1/12/1998
USTCF Expenditures to Date: \$ 283,349

I. CASE INFORMATION

Tank#	Size in Gallons	Contents	Closed in Place/ Removed/Active?	Date
1-3	10,000	Gasoline	Removed	1998
4	250	Waste oil	Removed	1996

II. RELEASE INFORMATION

- Source of Release: UST system.
- Date of Release: 1995.
- Affected Media: Soil and groundwater.

III. SITE CHARACTERIZATION INFORMATION

A. Site Information

- GW Basin: Sweetwater Hydrologic Unit, Lower Sweetwater Hydrologic Area, La Nacion Hydrologic Sub-Area.
- Surface Water: Sweetwater Reservoir.
- GW Beneficial Uses: Agricultural supply, industrial process, municipal and domestic supplies.
- SW Beneficial Uses: Agricultural, industrial service, water contact recreation, non-contact water recreation, wildlife habitat and warm freshwater habitat.
- Land Use Designation: Commercial and residential.
- Distance to Nearest Supply Well (Municipal or Domestic): According to GeoTracker, there are no active supply wells located within a ½-mile radius of the site.
- Distance to Nearest Surface Water Body: Sweetwater Reservoir located approximately 2500 feet southeast of the site.
- Minimum Groundwater Depth (historical): Not available.
- Maximum Groundwater Depth (historical): Not available.



- Flow Direction: Estimated to flow in a northerly direction.
- Soil Types: Clayey sand, silty clay and granite.
- Maximum Depth Sampled: 15 feet bgs.

B. Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Most Recent DTW (feet bgs) 2004
PW-MW-1	1995	4.5-15	Not available
PW-MW-2	1995	4.5-15	Not available
PW-MW-3	1995	4.5-15	Not available
PW-MW-4	1995	4.5-15	Not available
MW-1	1997	11-20	5
MW-2	1997	5-15	5
EW-1	1995	4-12	Not available
EW-2	1995	5-12	Not available
FP-1	1997	10 feet of screen	Not available
FP-2	1997	10 feet of screen	Not available

IV. CONTAMINANT CONCENTRATIONS

Contaminant	Soil (mg/kg)		Water (ug/L)		WQOs (ug/L)
	Historical Maximum	Latest	Historical Maximum	Latest	
TPH-gasoline	17,400@ P3-14' 9/95	NA	FP@ EW1 11/95	24,000@ MW1 11/04	NA
TPH-diesel	NA	NA	NA	NA	NA
Benzene	114@ ES2 2/96	NA	FP@ EW1 11/95	120@ MW1 11/04	1
Toluene	623@ ES2 2/96	NA	FP@ EW1 11/95	90@ MW1 11/04	150
Ethylbenzene	304@ ES2 2/96	NA	FP@ EW1 11/95	1900@ MW1 11/04	700
Xylenes	1506@ ES2 2/96	NA	FP@ EW1 11/95	2200@ MW1 11/04	1750
MTBE	NA	NA	FP@ EW1 11/95	710@ MW1 11/04	13-primary 5-secondary
TBA	NA	NA	FP@ EW1 11/95	NA	12(NL)
TCE	NA	NA	NA	0.75@ MW2 11/04	5

PCE	NA	NA	NA	0.51@ MW2 11/04	5
1,2-DCA	NA	NA	NA	3.2@ MW2 11/04	0.5
Lead	NA	NA	NA	NA	15

NA: Not Analyzed, Not Applicable or Data Not Available
mg/kg: milligrams per kilogram= parts per million
ug/L: micrograms per liter= parts per billion
WQOs: Water Quality Objectives

NL: Notification Level

V. FREE PRODUCT

Free product has not been observed recently at the site. However, free product detected in the past has apparently been recovered.

VI. SOIL AND GROUNDWATER REMEDIATION

- A. Soil Excavation:** Approximately 2825 tons of contaminated soil were excavated and managed offsite.
- B. In-Situ Soil Remediation:** None conducted to date.
- C. Groundwater Remediation:** None conducted to date.
- D. Groundwater Trends:** Contaminant levels appear to have declined over time.

VII. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION

- A. Site Description:** A former auto service station, the site currently comprises a traffic thoroughfare, freeway access and undeveloped land.
- B. Groundwater Monitoring Summary:** Groundwater has been monitored sporadically at the site.
- C. Remediation Summary:** The selected cost effective long term remedy for the site is no action.
- D. Health Risk Assessment/Vapor Pathway Evaluation:** A vapor risk assessment established no significant risks above regulatory thresholds to neighboring residences.
- E. Recommendation:**

Preliminary Review:

With risks and threats from the site deemed to be de minimis, the LOP concurred that no action would be an acceptable, cost-effective solution to the problem. It therefore directed the Responsible Party (RP) to locate all wells associated with the site and destroy them as per required protocol prior to issuance of a regulatory closure letter.

Given the past construction activities at the site and its current use, it is unlikely that all the wells could be accurately located and/or destroyed. The Fund recommended that the LOP accept a variance from well abandonment for those wells that cannot be located and/or destroyed. The LOP concurred with the Fund's recommendation.

2nd Review:

The Fund understands that the LOP has recently transmitted the closure package to the Regional Board for review/concurrence. The Fund again recommends and concurs with the closure decision for the site.

Original signed by

Ramesh Sundareswaran Date
Water Resource Control Engineer
Technical Review Unit
(916) 341-5670

Original signed by

Robert Trommer, CHG Date
Senior Engineering Geologist
Chief, Technical Review Unit
(916) 341-5684

To: Hogan, Michael

Subject: S05-054, Auto Sales Trailer

Expires: Saturday, March 04, 2006 12:00 AM

Hi Mike,

This type of operation will require a bathroom or bathrooms connected to public sewer and water. Also no fees were received for a DEH review. Any additional review will require \$90.00 per submittal.

Kevin Spence, Environmental Health Specialist III
County of San Diego Department of Environmental Health
Land and Water Quality Division
5201c Ruffin Road
San Diego, CA. 92123
(858)-495-5483

From: Spence, Kevin
Sent: Tuesday, October 09, 2007 3:58 PM
To: Steven, Heather
Subject: S05-055

Heather,

This site plan dated 9-24-07 has been routed to DEH again without fees. DEH recommended approval for the tentative map (TM 5087) on March 6, 1996 with two conditions prior to recordation:

1. Destroy under permit with DEH the two existing wells on lot 135
2. Destroy the septic tank on lot 201 according to DEH guidelines

The DEH fee to review a site plan is \$482 under Kiva Fee Code 6L3500-EHO. If you feel a DEH review is necessary this fee would be required prior to review. Please inform the applicant and let me know if you have any questions.

Thanks, Kevin

Kevin Spence, Environmental Health Specialist III
County of San Diego, Department of Environmental Health
Land and Water Quality Division
5201c Ruffin Road
San Diego, CA. 92123
(858)495-5483



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 565-5173 Fax: (858) 694-3670
www.sdcdeh.org

AMY HARBERT
ASSISTANT DIRECTOR

DATE: January 6, 2020

TO: Lauren Yzaguirre, Project Manager
Planning & Development Services

FROM: Scott Rosecrans, Environmental Health Specialist III
Land & Water Quality Division
Department of Environmental Health (DEH)

**PDS2019-ZAP-19-003, Paradise Valley Road/Elkelton Place, Spring Valley
APN: 584-160-52**

SCOPING DISCUSSION:

DEH has reviewed the proposed Site Plan, dated 11/13/19, for the proposed gas station, car wash, and convenience store. The project proposes 4 underground storage tanks (UST's) for fuel storage.

RECOMMENDATION:

The Department of Environmental Health, Land & Water Quality Division, has no objection to the approval of the proposed variance permit. The following items should be noted as conditions of approval:

- UST placement and permitting will be required to be reviewed by the Department of Environmental Health-Hazardous Materials Division. Contact for the UST program is Robert Rapista, SEHS. He can be reached at 858-505-6818 or by email at robert.rapista@sdcounty.ca.gov
- The convenience store will require plan check and permitting by the Department of Environmental Health-Food & Housing Division. Contact for Food & Housing Plan Check is Nolberto Colon-Droz. He can be reached at 858-505-6793 or by email at nolberto.colon-droz@sdcounty.ca.gov

If you have any questions regarding the above, please call me at (619)208-0337.

Sincerely,

Scott Rosecrans
EHS III, REHS

Appendix E

County-Provided Aerial Photographs

Paradise Valley Gas Station

May 1994

Legend



800 ft



Appendix F

Correspondence with County of San Diego and California Department of Transportation



Request # _____

County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Ryan J. Stewart E-Mail: rstewart@rinconconsultants.comPhone: 860-995-5507 FAX: ()Company Name: Rincon Consultants, Inc.Mailing Address: 2215 Faraday Ave, Suite A, Carlsbad, CA 92008

(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or PublicRecords.DEH@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

or **584-160-52-00**

Exact Address (Street, City and Zip Code)

Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases) ☒ Monitoring Well Files
☒ SAM Closure Letter/Report
☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
☒ Other (specify): Grading permits

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____
Files copied for: _____ of _____ Date: _____
Request cancelled by: _____ Date: _____
Photocopies _____ Cost _____ E-mailed / picked up / mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

- ☐ SAM files for the permit number(s) listed below are available.
_____ # _____ # _____ # _____ # _____
☐ HMD/UST files for the permit number(s) listed below are available.
_____ # _____ # _____ # _____ # _____
☐ LMWP files for the permit number(s) listed below are available.
_____ # _____ # _____ # _____ # _____
☐ No SAM/HMD/UST records were found / purged for the address/APN you requested.

Signature - DEH Representative

Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

Email correspondence and attachments from
Mr. Bill Guill
County of San Diego
Department of Public Works - Private Development Construction Inspection Section

Received April 1, 2020

From: [Guill, Bill](#)
To: [Ryan Stewart](#)
Cc: [Patrick, Kim M.](#)
Subject: [EXT] Grading on APN 584-160-52-00----information requested
Date: Wednesday, April 1, 2020 9:19:05 AM
Attachments: [Sent from Snipping Tool.msg](#)
[Sent from Snipping Tool.msg](#)
[Sent from Snipping Tool.msg](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Ryan:

The attached screen-shots tell us there are no grading permits nor grading issues on that APN. There are some issues with a homeless encampment, and you may wish to talk to our Code Compliance office about those. Their phone number is (858) 694-2705. There is a name on the listings that show an open issue for that, Gerardo Vargas, who works in our Code Compliance office, and you may wish to talk to him directly, so ask for him when you call there.

The grading ordinance is attached, below, for your information, should you need to refer to it:

<https://www.sandiegocounty.gov/dpw/land/landpdf/gradingordinance.pdf>

Hope this helps. If you are looking for specific records on grading permits, construction permits, excavation permits, curb-grade/improvements, or sub-divisions, we handle that here, and have records of those permits dating back, sometimes even as far back as into the 1970s. Just so you know, the first grading ordinance was put into place in San Diego County in 1966. If you need anything else, please feel free to contact us by phone or e-mail. My supervisor – Kim Patrick – is being copied on this e-mail, so in case you need information from our offices, please e-mail both of us, as one of us is usually in the office.

Respectfully,

Bill Guill
County of San Diego
Department of Public Works
Private Development Construction Inspection section
Room 210, Mail Stop # O-350
5510 Overland Ave., Ste. 210
San Diego, CA 92123-1239
P: (858) 694-3165
F: (858) 694-2354
E-mail: Bill.Guill@sdcounty.ca.gov

Lynette Leighton

From: Guill, Bill <Bill.Guill@sdcounty.ca.gov>
Sent: Wednesday, April 1, 2020 8:56 AM
To: Guill, Bill
Subject: Sent from Snipping Tool

Record

Menu

Refine Search

New

GIS

View Log

Reports

Help

Data Filter: Security DPW Module

My Filters

--Select--

Module

LUEG-DPW

Showing 1-10 of 25

<input type="checkbox"/> Record ID	Record Name	Assigned to Staff	Record Status	Active Task	Opened Date	Parcel #	Short Notes	Related Records	Description
<input type="checkbox"/> PDS2020-ENFCOM-000604			Closed		02/25/2020	584-160-52-00		View	HOMELESS ...
<input type="checkbox"/> PDS2020-ENFGEN-000361		Thomas Causey	Under Investigation	Investigate Complaint	02/25/2020	584-160-52-00		View	HOMELESS ...
<input type="checkbox"/> PDS2020-ENFGEN-000144		Claudia Alcazar	Closed		01/31/2020	584-160-52-00		View	HOMELESS ...
<input type="checkbox"/> PDS2020-ENFCOM-000332			Closed		01/31/2020	584-160-52-00		View	DATE RECI...
<input type="checkbox"/> PDS2020-ER-20-18-001	Paradise Valley Gas Station ...	Lauren Yzaguirre	Open	Application Intake	01/21/2020	584-160-52-00	ND	View	Develop g...
<input type="checkbox"/> PDS2019-VAR-19-024	Paradise Valley Gas Station ...	Lauren Yzaguirre	Withdrawn		11/12/2019	584-160-52-00	Standard Variance	View	FY 60 Ft ...
<input type="checkbox"/> PDS2019-ER-19-18-005	Paradise Valley Gas Station ...	Lauren Yzaguirre	Open	Application Intake	11/12/2019	584-160-52-00	ND	View	Variance ...
<input type="checkbox"/> PDS2019-ZAP-19-003	Paradise Valley Gas Station ...	Lauren Yzaguirre	In Review	Scoping	11/12/2019	584-160-52-00	Standard	View	Develop g...
<input type="checkbox"/> PDS2019-MISC-19-031	Paradise Valley Gas Station	Tabina Tonekaboni	Closed		07/01/2019	584-160-52-00		View	Paradise ...
<input type="checkbox"/> PDS2018-ENFGEN-001433		Kenneth Melton	Closed		10/08/2018	584-160-52-00		View	GRAFFITI ...

Page

1

of 3

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Lynette Leighton

From: Guill, Bill <Bill.Guill@sdcounty.ca.gov>
Sent: Wednesday, April 1, 2020 8:57 AM
To: Guill, Bill
Subject: Sent from Snipping Tool

Record

Menu

Refine Search

New

GIS

View Log

Reports

Help

Data Filter: Security DPW Module

My Filters --Select--

Module LUEG-DPW

Showing 11-20 of 25

<input type="checkbox"/> Record ID	Record Name	Assigned to Staff	Record Status	Active Task	Opened Date	Parcel #	Short Notes	Related Records	Description
<input type="checkbox"/> PDS2018-ENFCOM-002983			Closed		10/06/2018	584-160-52-00	Graffiti	View	RECEIVED ...
<input type="checkbox"/> DPW2018-WPCMPL-02581	SPRING VALLEY - PARADISE VAL...	Sarah Favrot	Closed		08/13/2018	584-160-52-00		View	Complaina...
<input type="checkbox"/> PDS2018-ENFCOM-002048			Closed		08/02/2018	584-160-52-00		View	RECEIVED ...
<input type="checkbox"/> PDS2018-ENFCOM-001909			Closed		07/25/2018	584-160-52-00		View	RECEIVED ...
<input type="checkbox"/> PDS2018-ENFCOM-001912			Closed		07/25/2018	584-160-52-00		View	RECEIVED ...
<input type="checkbox"/> PDS2018-ENFGEN-000948		Gerardo Vargas	Closed		07/13/2018	584-160-52-00	ENCAMPMENT	View	HOMELESS ...
<input type="checkbox"/> PDS2018-ENFCOM-001731		Gerardo Vargas	Closed		07/13/2018	584-160-52-00	ENCAMPMENT	View	DATE RECE...
<input type="checkbox"/> PDS2018-ENFGEN-000412		NPHENGRA	Closed		04/03/2018	584-160-52-00		View	GRAFFITI ...
<input type="checkbox"/> PDS2018-ENFCOM-000765			Closed		03/29/2018	584-160-52-00		View	RECEIVED ...
<input type="checkbox"/> PDS2017-IC-17-056	Paradise Valley Gas and Mart	Tabina Tonekaboni	Closed		08/08/2017	584-160-52-00		View	The prope...

Page 2 of 3








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Lynette Leighton

From: Guill, Bill <Bill.Guill@sdcounty.ca.gov>
Sent: Wednesday, April 1, 2020 8:57 AM
To: Guill, Bill
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Record									
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<input type="checkbox"/> Record ID	Record Name	Assigned to Staff	Record Status	Active Task	Opened Date	Parcel #	Short Notes	Related Records	Description
<input type="checkbox"/> PDS2016-ENFGEN-000915		Joseph Valencia	Closed		10/03/2016	584-160-52-00		View	SOLID WASTE
<input type="checkbox"/> DEH2010-LMWP-107574	J.R. MINI MART & GAS		Completed		12/28/2010	583-633-12-00		View	Descripti...
<input type="checkbox"/> PDS2006-RFS-06-0018587		5RBE	Closed		03/14/2006	584-160-52-00		View	WASTE/JUNK
<input type="checkbox"/> PDS2005-3500-05-054	USA PREOWNED AUTO SALES	MCHAN1	Denied		08/29/2005	584-160-52-00		View	Site Plan...
<input type="checkbox"/> PDS2000-3940-00-011		KIVACONV	Legacy Closed		06/25/2000	584-160-52-00		View	departmen...
Page 3 of 3  									

https://bcmssp.sdcounty.ca.gov/jetspeed/portal/media-type/html/user/COSD.1604.CONSOLE_UTF8_ENCODED/page/default.psml/js_pane/P-12ac909651f-100b4

Email correspondence from
Mr. Brent Napler
Deputy Fire Marshal
San Miguel Fire & Rescue

Received April 1, 2020

From: [Brent Napier](#)
To: [Ryan Stewart](#)
Subject: [EXT] RE: Underground Storage Tank File Review
Date: Wednesday, April 1, 2020 1:39:41 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hello Ryan,

We have no record of an old gas station, other structure, nor any UST on the APN.

Checking County mapping, I show no address, which tells me there has never been a structure. Normally, a UST is associated with a structure or addressed property.

If there is any else, please contact me.

Regards,

W. Brent Napier

Deputy Fire Marshal
San Miguel Fire & Rescue

2850 Via Orange Way
Spring Valley, CA 91978
(619) 670-0500 Main | (619) 670-5331 Fax
wnapier@sanmiguelfire.org

From: Ryan Stewart <rstewart@rinconconsultants.com>
Sent: Wednesday, April 1, 2020 11:04 AM
To: Info <info@sanmiguelfire.org>
Cc: Lindsay Ellingson <lellingson@rinconconsultants.com>
Subject: Underground Storage Tank File Review

Hello,

My name is Ryan Stewart, I am with Rincon Consultants out of Carlsbad, CA. I am emailing you today

because Rincon has a site in Spring Valley, CA (Spring Valley Gas Station). The land is currently vacant and we were instructed to do a complete file review for the property. A complete file review constitutes a review for all public documents on the site (if any). We are specifically interested in seeing public record Grading Permits or any documentation having to do with UST and UST removal at the site. For reference the APN for the site is 584-160-52-00. From my understanding local FDs might have UST install or removal records on file. If you want to discuss over the phone my cell phone number is below in my signature block. Thank you and have a great day. Stay safe!

Ryan

Ryan J. Stewart, QSP, Associate Geologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

805-644-4455 x232

860-995-5507 Mobile

760-593-4852 Direct

rinconconsultants.com



Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group



Please consider the environment before printing this email.

Email correspondence from
Mr. Edwin Andrus
DEH Public Records - Office Support Specialist
County of San Diego
Department of Environmental Health - Public Records

Received April 1, 2020

Followed by records located from County of San Diego PDS Document Library
(email link)

From: [DEH, Public Records](#)
To: [Ryan Stewart](#)
Subject: [EXT] Records Request - APN 584-160-52-00
Date: Wednesday, April 1, 2020 2:33:56 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good Afternoon,

No records were found for the requested APN.

Planning & Development Services may have records that are responsive to your request. You may reach their public records request site at the below link.

<https://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

New Search Function: Scanned files for closed Site Assessment and Mitigation Program cases and Monitoring Well Program permits can be downloaded directly through the new DEH Document Library at:

<http://www.sandiegocounty.gov/content/sdc/deh/doclibrary/>

You can search by Record ID, APN, address, document category, or keyword.

Thank you,

Edwin C. Andrus

Edwin C. Andrus
Office Support Specialist
DEH – LWQ
(858) 505-6921

Help us make sure our customers have a positive experience. Please take 60 seconds to provide us with your [feedback](#).

County+LWSD



For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: Ryan Stewart <rstewart@rinconconsultants.com>
Sent: Tuesday, March 31, 2020 10:41 AM
To: DEH, Public Records <PublicRecords.DEH@sdcounty.ca.gov>
Cc: Lindsay Ellingson <lellingson@rinconconsultants.com>
Subject: Public Records Review - APN 584-160-52-00

Hello,

Please see attached word document for a public records review request for APN 584-160-52-00 located in Spring Valley, CA. Any and all public records would be greatly appreciated but we are most concerned with public record grading permits associated with the site, if they exist. Thank you and have a great day.

Ryan

Ryan J. Stewart, QSP, Associate Geologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

805-644-4455 x232

860-995-5507 Mobile

760-593-4852 Direct

rinconconsultants.com



Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group



Please consider the environment before printing this email.

To: Hogan, Michael

Subject: S05-054, Auto Sales Trailer

Expires: Saturday, March 04, 2006 12:00 AM

Hi Mike,

This type of operation will require a bathroom or bathrooms connected to public sewer and water. Also no fees were received for a DEH review. Any additional review will require \$90.00 per submittal.

Kevin Spence, Environmental Health Specialist III
County of San Diego Department of Environmental Health
Land and Water Quality Division
5201c Ruffin Road
San Diego, CA. 92123
(858)-495-5483

From: Spence, Kevin
Sent: Tuesday, October 09, 2007 3:58 PM
To: Steven, Heather
Subject: S05-055

Heather,

This site plan dated 9-24-07 has been routed to DEH again without fees. DEH recommended approval for the tentative map (TM 5087) on March 6, 1996 with two conditions prior to recordation:

1. Destroy under permit with DEH the two existing wells on lot 135
2. Destroy the septic tank on lot 201 according to DEH guidelines

The DEH fee to review a site plan is \$482 under Kiva Fee Code 6L3500-EHO. If you feel a DEH review is necessary this fee would be required prior to review. Please inform the applicant and let me know if you have any questions.

Thanks, Kevin

Kevin Spence, Environmental Health Specialist III
County of San Diego, Department of Environmental Health
Land and Water Quality Division
5201c Ruffin Road
San Diego, CA. 92123
(858)495-5483



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 565-5173 Fax: (858) 694-3670
www.sdcdeh.org

AMY HARBERT
ASSISTANT DIRECTOR

DATE: January 6, 2020

TO: Lauren Yzaguirre, Project Manager
Planning & Development Services

FROM: Scott Rosecrans, Environmental Health Specialist III
Land & Water Quality Division
Department of Environmental Health (DEH)

PDS2019-ZAP-19-003, Paradise Valley Road/Elkelton Place, Spring Valley
APN: 584-160-52

SCOPING DISCUSSION:

DEH has reviewed the proposed Site Plan, dated 11/13/19, for the proposed gas station, car wash, and convenience store. The project proposes 4 underground storage tanks (UST's) for fuel storage.

RECOMMENDATION:

The Department of Environmental Health, Land & Water Quality Division, has no objection to the approval of the proposed variance permit. The following items should be noted as conditions of approval:

- UST placement and permitting will be required to be reviewed by the Department of Environmental Health-Hazardous Materials Division. Contact for the UST program is Robert Rapista, SEHS. He can be reached at 858-505-6818 or by email at robert.rapista@sdcounty.ca.gov
- The convenience store will require plan check and permitting by the Department of Environmental Health-Food & Housing Division. Contact for Food & Housing Plan Check is Nolberto Colon-Droz. He can be reached at 858-505-6793 or by email at nolberto.colon-droz@sdcounty.ca.gov

If you have any questions regarding the above, please call me at (619)208-0337.

Sincerely,

Scott Rosecrans
EHS III, REHS

DECISIONS



RESOLUTION VACATING A PORTION OF ELKELTON PLACE
(VAC 00-011)

WHEREAS, upon application by the County of San Diego and recommendation by the departments of Public Works and Planning and Land Use, the Board of Supervisors set a public hearing to review and consider vacating the public street, highway, or public service easement described below; and

WHEREAS, pursuant to notice duly published and posted in accordance with law, the Board has held a public hearing on said proposed vacation and received the testimony and reports of all interested persons and agencies; and

WHEREAS, after investigation, the Department of Public Works has recommended the proposed vacation.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors makes the following findings and determinations:

1. The project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified under Section 15305 of the State CEQA Guidelines because the project is a road vacation, in an area with an average slope less than 20% which does not result in any changes to land use or density and does not create a new parcel.
2. The Board has considered the San Diego County General Plan and the staff report, dated September 18, 2002 from the departments of Public Works and Planning and Land Use as to conformance therewith, and determines that said vacation or termination is in conformance with the General Plan.
3. The subject area is excess right-of-way not required for street or highway purposes.
4. The subject area would not be useful as a non-motorized transportation facility.
5. The subject area is unnecessary for present or prospective public use.
6. The subject vacation is in the public interest.

BE IT FURTHER RESOLVED AND ORDERED that the Street, Highway, or Public Service Easement described below is hereby vacated pursuant to Streets and Highways Code Section 8324; and the Clerk of this Board shall cause a copy of this resolution to be recorded pursuant to Streets and Highways code Section 8325; and from and after the date of the recording of this Resolution, the subject area no longer constitutes a street, highway, or public service easement.

ATTACHMENT A

DESCRIPTION OF PUBLIC STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT:

Legal Description: (see Exhibit A)

RESERVING AND EXCEPTING from vacation and abandonment an easement for Highway excavation and embankment slopes and drainage structures under, over, through and across those portions of said Elkelton Place lying Northeasterly of the following described line:

COMMENCING AT THE TRUE POINT OF BEGINNING described in Parcel 30164, 30165 in Final Order of Condemnation in Superior Court Case No. 709687-1 recorded May 10, 1999 as Document No. 1999-0315998; thence along course (1) described in said document South 24°29'29" West, 76.80 feet to the TRUE POINT OF BEGINNING of this description; thence North 35°39'38" West, 236.21 feet to a point on the Northeasterly sideline of said Elkelton Place and the POINT OF TERMINUS.

RESERVING AND EXCEPTING from vacation and abandonment easements and rights pursuant to overhead electric facilities in, upon, over and across the above described portions of roadways proposed to be vacated and closed to public use.

RESERVING AND EXCEPTING from vacation and abandonment easements and rights pursuant to aerial and underground telegraphic and telephone facilities in, upon, over and across the above described portions of roadways proposed to be vacated and closed to public use.

NOTICE: The issuance of this permit/approval by the County of San Diego does not authorize the applicant for said permit/approval to violate any federal, state, or county laws, ordinances, regulations, or policies including, but not limited to, the federal endangered species act and any amendments thereto.

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY *Canziani*
SENIOR DEPUTY

**VAC 00-011
ELKELTON PLACE**

Parcel No. 2000-0262-A

(06/20/2002)

(WAR:TGH:rlk)

All those portions of Elkelton Place, in the Southeast Quarter of Quarter Section 1 and the Northeast Quarter of Quarter Section 2 of RANCHO DE LA NACION, in the County of San Diego, State of California, according to Map thereof No. 166, on file in the Office of the County Recorder of said County, as shown on Road Survey No. 683, a map of which is on file in the Office of the County Engineer of said County together with those portions, described in deeds to said County of San Diego recorded July 14, 1972 as File/Page No. 182704, August 17, 1972 as File/Page No. 218151, May 4, 1977 as File/Page No. 77-168704 and April 28, 1981 as File/Page No. 81-129187 all in said County Recorder's Office.

EXCEPTING THEREFROM any portion of said Elkelton Place, described above, lying Northwesterly of a line that is parallel with and 54.00 feet Southeasterly of the centerline of Paradise Valley Road as shown on Road Survey thereof No. 609, on file in the Office of the County Engineer of said County.

ALSO EXCEPTING therefrom any portion of said Elkelton Place lying Southeasterly of the Northwesterly boundary of Parcel 30164, 30165 described in Final Order of Condemnation in Superior Court Case No. 709687 recorded May 10, 1999 as Document No. 1999-0315998 in said County Recorder's Office.

RESERVING THEREFROM an easement for Highway excavation and embankment slopes and drainage structures under, over, through and across those portions of said Elkelton Place lying Northeasterly of the following described line:

COMMENCING AT THE TRUE POINT OF BEGINNING described in Parcel 30164, 30165 in Final Order of Condemnation in Superior Court Case No. 709687-1 recorded May 10, 1999 as Document No. 1999-0315998; thence along course (1) described in said document South 24°29'29" West, 76.80 feet to the TRUE POINT OF BEGINNING of this description; thence North 35°39'38" West, 236.21 feet to a point on the Northeasterly sideline of said Elkelton Place and the POINT OF TERMINUS.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6. Multiply all distances by 1.000025 to obtain ground level distances.

ON MOTION of Supervisor Horn, seconded by Supervisor Slater, the foregoing Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 18th day of September 2002, by the following vote, to wit:

AYES: Cox, Jacob, Slater, Roberts, Horn

- - -

STATE OF CALIFORNIA)
County of San Diego)^{ss}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: Denise McClendon
Denise McClendon, Deputy



**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, SEPTEMBER 18, 2002**

MINUTE ORDER NO. 4

**SUBJECT: NOTICED PUBLIC HEARING:
HEARING TO VACATE A PORTION OF ELKELTON PLACE (VAC
00-011), SPRING VALLEY COMMUNITY PLANNING AREA
(DISTRICT: 2)**

OVERVIEW:

August 14, 2002 (11), the Board set a public hearing for today to consider vacation of a portion of Elkelton Place in the community of Spring Valley. The roadway to be vacated is approximately 600 linear feet. It is located east of Paradise Valley Road and south of Elkelton Boulevard. The portions of right-of-way, which make up Elkelton Place, proposed for vacation were recorded and described in deeds to the County of San Diego on July 14, 1972; August 17, 1972; May 4, 1977; and April 28, 1981. With the construction of State Route 54, the portion of Elkelton Place proposed for vacation has been closed as a through road and a new road crossing the freeway, Elkelton Boulevard/Elkelton Place, has been constructed. The old portion of Elkelton Place that is proposed for vacation is considered excess right-of-way and is no longer needed for public use.

FISCAL IMPACT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Find the project as proposed is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15305 (Minor Alterations in Land Use Limitations).
2. Adopt a Resolution Vacating a Portion of Elkelton Place.
3. Direct the Clerk of the Board of Supervisors to record this Resolution pursuant to Streets and Highways Code Section 8325.

ACTION:


ON MOTION of Supervisor Horn, seconded by Supervisor Slater, the Board of Supervisors closed the hearing and took action as recommended, on Consent, adopting Resolution No. 02-309, entitled: RESOLUTION VACATING A PORTION OF ELKELTON PLACE (VAC 00-011).

AYES: Cox, Jacob, Slater, Roberts, Horn

State of California)
County of San Diego)SS

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Air Pollution Control Board.

THOMAS J. PASTUSZKA
Clerk of the Air Pollution Control Board

By 
Harold R. Randolph, Deputy





COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

PAM SLATER
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: September 18, 2002

TO: Board of Supervisors

SUBJECT: HEARING TO VACATE A PORTION OF ELKELTON PLACE (VAC 00-011), SPRING VALLEY COMMUNITY PLANNING AREA (District: 2)

SUMMARY:

Overview

August 14, 2002 (11), the Board set a public hearing for today to consider vacation of a portion of Elkelton Place in the community of Spring Valley. The roadway to be vacated is approximately 600 linear feet. It is located east of Paradise Valley Road and south of Elkelton Boulevard. The portions of right-of-way, which make up Elkelton Place, proposed for vacation were recorded and described in deeds to the County of San Diego on July 14, 1972; August 17, 1972; May 4, 1977; and April 28, 1981. With the construction of State Route 54, the portion of Elkelton Place proposed for vacation has been closed as a through road and a new road crossing the freeway, Elkelton Boulevard/Elkelton Place, has been constructed. The old portion of Elkelton Place that is proposed for vacation is considered excess right-of-way and is no longer needed for public use.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Find the project as proposed is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15305 (Minor Alterations in Land Use Limitations).
2. Adopt a Resolution Vacating a Portion of Elkelton Place.
3. Direct the Clerk of the Board of Supervisors to record this Resolution pursuant to Streets and Highways Code Section 8325.

Fiscal Impact

N/A

Business Impact Statement

N/A

SUBJECT: HEARING TO VACATE A PORTION OF ELKELTON PLACE (VAC 00-011),
SPRING VALLEY COMMUNITY PLANNING AREA (District: 2)

Involved Parties:

Applicant: County of San Diego

Responsible Planning Group: Spring Valley Community Planning Group

Advisory Board Statement

On July 11, 2000 the Spring Valley Community Planning Group reviewed the proposed Vacation (00-011) and voted 12-0-0 to approve the proposed Vacation.

BACKGROUND:

The portion of Elkelton Place proposed for vacation is approximately 600 linear feet. It is located east of Paradise Valley Road and south of Elkelton Boulevard. The portions of right-of-way, which make up Elkelton Place, proposed for vacation were recorded and described in deeds to the County of San Diego on July 14, 1972; August 17, 1972; May 4, 1977; and April 28, 1981. With the construction of State Route 54, the portion of Elkelton Place proposed for vacation has been closed as a through road and a new road crossing the freeway, Elkelton Boulevard/Elkelton Place, has been constructed. The new Elkelton Place will be extended to connect to Quarry Road. The old portion of Elkelton Place that is proposed for vacation is considered excess right-of-way and is no longer needed for public use.

Caltrans has reviewed the proposed road vacation and has requested that there be a Permanent Slope Easement in favor of the State of California. The State will need a permanent right for the grading of the new Elkelton Place. A reservation for a Permanent Slope Easement for the State of California will be incorporated into the final resolution of approval for proposed vacation.

Pacific Bell reviewed the proposed road vacation and identified aerial and underground facilities within the area. Pacific Bell is not opposed to the proposed vacation provided reservations are made for these facilities. Reservations for existing Pacific Bell facilities will be incorporated into the final resolution of approval for proposed vacation.

Sempra Energy has reviewed the proposed road vacation and identified overhead electrical facilities in the area. Sempra Energy is not opposed to the proposed vacation provided reservations are made for these facilities. Reservations for existing Sempra Energy facilities will be incorporated into the final resolution of approval for proposed vacation.

The California Streets and Highway Code (Section 8320 and following) established procedures whereby streets and highways may be vacated. Under these procedures, the Board of Supervisors may set a public hearing to consider said vacation request. The public hearing must be noticed at least 15 days prior to public hearing.

The proposed vacation is consistent with the San Diego County General Plan and will not conflict with any non-motorized transportation facility. The Spring Valley Community Plan does not identify any non-motorized trails in the area being vacated.

SUBJECT: HEARING TO VACATE A PORTION OF ELKELTON PLACE (VAC 00-011),
SPRING VALLEY COMMUNITY PLANNING AREA (District: 2)

The Board has considered the San Diego County General Plan and the staff report, dated September 18, 2002 from the departments of Public Works and Planning and Land Use as to conformance therewith, and determines that said vacation or termination is in conformance with the General Plan.

ENVIRONMENTAL STATEMENT:

- The project as proposed is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified under Section 15305 of the State CEQA Guidelines because the project is a road vacation, in an area with an average slope less than 20% which does not result in any changes to land use or density and does not create a new parcel.

Respectfully submitted,

ROBERT R. COPPER

Deputy Chief Administrative Officer

SUBJECT: HEARING TO VACATE A PORTION OF ELKELTON PLACE (VAC 00-011),
SPRING VALLEY COMMUNITY PLANNING AREA (District: 2)

ATTACHMENTS

A – Resolution

- Exhibit A: Legal Description

B – Maps

C – Comments Received

D – CEQA Exemption Form

E – Ownership Disclosure Form

cc: Bille Figge, Chief
Caltrans - District 11
P.O. Box 85406, MS-50
San Diego, CA 92186-5406

Tom Bouquin, Project Manager
Caltrans - District 11
P.O. Box 85406, MS-50
San Diego, CA 92186-5406

Larry M. Aguilar
Spring Valley Planning Group
P.O. Box 1637
Spring Valley, CA 91977-1637

Connie P. Peacock, Administrative Associate
Sempra Energy
8335 Century Park Court
San Diego, CA 92123

Cathy Agrella, Right-of-way Agent
Pacific Bell
6150 Mission Gorge Road, Suite 200
San Diego, CA 92120-3446

SUBJECT: HEARING TO VACATE A PORTION OF ELKELTON PLACE (VAC 00-011),
SPRING VALLEY COMMUNITY PLANNING AREA (District: 2)

AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written disclosure per County Charter §1000.1 required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF TECHNOLOGY OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

Other Concurrence(s): Planning and Land Use ☒

ORIGINATING DEPARTMENT: Public Works

CONTACT PERSON(S):

Bob Goralka	Chandra Wallar
Name	Name
858-694-3728	858-694-2125
Phone	Phone
858-694-8928	858-694-8928
Fax	Fax
0336	0336
Mail Station	Mail Station
<u>Rgoralpw@co.san-diego.ca.us</u>	<u>Cwallxpw@co.san-diego.ca.us</u>
E-mail	E-mail

AUTHORIZED REPRESENTATIVE: Chandra Wallar
for JOHN L. SNYDER, Director

ENVIRONMENTAL-DOCUMENTS



NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: Alejandra Lopez
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FILED
Gregory J. Smith, Recorder/County Clerk

SEP 26 2002
BY AL DEPUTY

FROM: County of San Diego
Department of Planning and Land Use, M.S. O650
Attn: Kaylene Fleming

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Road Vacation in Spring Valley (UJ1948).
Project Location: In the unincorporated community of Spring Valley in southwest San Diego County: Vacation of Elkeltan Place extending 600 linear feet east from Paradise Valley Road.
Project Applicant: County of San Diego, Department of Public Works
Address: 5555 Overland Avenue, San Diego CA 92123 MS 0336
Project Description: Vacate 600 linear feet of road.
Agency Approving Project: County of San Diego
County Contact Person: Bob Goralka Telephone: (858) 694-3728
Date Form Completed: August 7, 2002

This is to advise that the County of San Diego Board of Supervisors (County decision-making body) has approved the above described project on 9/18/02 #3 (date) and found the project to be exempt from the CEQA under the following criteria:

Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

- ☐ Ministerial [C 21080(b)(1); G 15268]
☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
☐ Statutory Exemption. C Section:
x Categorical Exemption. G Section: 15305 *Minor Alterations in Land Use Limitations*
☐ G 15061(b)(1) - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.

Statement of reasons why project is exempt: Minor alterations in land use limitations that do not have a significant effect on the environment.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Kaylene Fleming Telephone: (858) 874-4056
Name (Print): Kaylene Fleming Title: EMS III

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than nine months. Reference: CEQA Guidelines, Section 15062.

FILED IN THE OFFICE OF THE COUNTY CLERK		
SAN DIEGO COUNTY ON SEP 26 2002		
POSTED SEP 26 2002	REMOVED OCT 29 2002	
RETURNED TO AGENCY ON OCT 29 2002		
DEPUTY <u>AL</u>		



SUPPLEMENTAL APPLICATION FORM

Type of permit requested:
(check all that apply)

- ☐ Major Use Permit
☐ Minor Use Permit
☐ Administrative Permit
☒ Site Plan

- ☐ Modification
☐ Minor/Administrative Deviation
☐ Time Extension

Waivers or exceptions (e.g., height or setbacks with Major Use Permit) associated with the application:

NONE

Description of Proposed Use

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets.

Auto Sales Trailer

D E P A R T M E N T O F P L A N N I N G A N D L A N D U S E

5201 Ruffin Road

San Diego, CA 92123

September 15, 2008

Decision of the Director of the Department of Planning and Land Use
On the Application of Site Plan
Number S05-054

Deposit Account #: 05-0049117

DENY, a Site Plan pursuant to Section 5900 of The Zoning Ordinance for Design Review Area Regulations and Ordinance No. 7423.

SITE PLAN FINDINGS:

Findings cannot be made because:

The projects listed above are required to submit additional information to continue the processing of a Site Plan. The applicant, consulting firm, and/or representative for the above referenced project have been unresponsive to requests by the Department of Planning and Land Use to provide this additional information, file a time extension, or withdraw the project.

CEQA FINDINGS

Findings cannot be made because:


The projects listed above are required to submit additional information to continue the processing of a Site Plan. The applicant, consulting firm, and/or representative for the above referenced project have been unresponsive to requests by the Department of Planning and Land Use to provide this additional information, file a time extension, or withdraw the project. Therefore, a CEQA review cannot be completed for this project.

NOTICES:

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on September 15, 2008.

DEPARTMENT OF PLANNING AND LAND USE
ERIC GIBSON, INTERIM DIRECTOR

BY:


GLENN RUSSELL, PhD, RPA
Interim Deputy Director, Regulatory Planning Division



County of San Diego, Planning & Development Services

APPLICATION DEPOSIT

ACKNOWLEDGEMENT AND AGREEMENT

ZONING DIVISION

INTRODUCTION

It is the policy of the County of San Diego to recover from applicants for land development approvals the full cost of processing such applications, including all time spent by County staff to review, comment, coordinate and communicate with applicants and the public on the processing of a proposed application. (See Board of Supervisors' Policy B-29: <http://www.sdcountry.ca.gov/cob/docs/policy/B-29.pdf>). For application types where processing costs vary substantially between individual applications, the County establishes a Trust Account to assure cost recovery. In such cases, an initial **deposit** is required, in an amount as set by ordinance to cover the estimated costs of the initial review (Scoping) of a project following intake of the application. In the event the estimated deposit is not sufficient to cover actual costs of the initial scoping, an additional deposit will be required. At the conclusion of scoping of the project (approximately 30 days after application), a refined project-specific estimate of total costs to process your application to completion, based upon a number of assumptions, will be provided with a complete listing of project specific issues, revisions, and studies required as deemed necessary for compliance with State and County codes and ordinances.

The cost associated with processing a discretionary permit with Planning & Development Services (PDS) varies widely depending on the type of entitlement being applied for and the complexity of the project. Estimates of processing costs for a variety of permit types have been identified based on historic data for recently completed projects. These summaries are available on the PDS website at <http://www.sandiegocounty.gov/pds/cost-schedule-info.html>. Actual cost may vary substantially from the ranges listed online due to project location, environmental issues, planning constraints, appeals or code/ordinance compliance. The applicant is required to pay all costs associated with application processing, regardless of the original estimate provided or historic costs. When the application and case closure process is complete, any remaining funds in the Trust Account will be refunded.

AGREEMENT

The person named below as "Depositor" is herewith depositing, or has previously deposited with the County of San Diego the sum of \$ 2,407.00 for the initial review (Scoping) of the following application being filed with the County:

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 08-08-17

IC17-056

Said deposit and any subsequent deposits are made on behalf of the person, corporation or partnership named below as the "Financially Responsible Party". With reference to said application and deposits, Depositor and Financially Responsible Party hereby acknowledge and agree as follows:

1. Said initial deposit and any subsequent deposits shall be held by the County in an account under the name of Financially Responsible Party, and Financially Responsible Party shall be considered the owner of all funds in said account, and Depositor (if different from Financially Responsible Party) releases any interest in said funds. Except as provided below, any funds remaining in said account at the completion of work shall be refunded to the Financially Responsible Party at the address below. In the case that the Financially Responsible Party transfers ownership of the subject property and wishes to transfer responsibility of the Trust Account to the new owner, a Change of Financial Responsibility form must be completed to authorize transfer of ownership of funds in said account. The Financially Responsible Party may contact the Trust Account Customer Service Unit at: PDSDevDep@sdcounty.ca.gov or by calling (858) 694-2320 to request the form.

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770





County of San Diego, PDS, Zoning Division
APPLICATION DEPOSIT ACKNOWLEDGEMENT AND AGREEMENT

Continued

2. All costs incurred by the County in processing said application, including overhead, whether within or over the amount of project-specific estimate provided at the conclusion of the initial Scoping of the project (typically 30 days), shall be paid by the Financially Responsible Party. This is the Financially Responsible Party's personal obligation and shall not be affected by sale or transfer of the property subject to the application, changes in Financially Responsible Party's business organization, or any other reason. As work proceeds on an application, actual County costs, as established by County Ordinance, will be recorded and invoiced against the deposit account. County is authorized to deduct such costs from said deposits at such times and in such amounts as County determines. The County may allow incremental deposit submittals by the Financially Responsible Party over the course of the project processing such as **prior** to each submittal, public review, and hearing(s), as applicable to the permit. "Costs incurred by the County" as identified in this paragraph may include costs for the services of an outside contractor. Where the County determines it is necessary to engage the services of an outside contractor or other County Departmental staff to assist with application processing, costs for such services are to be paid by the Financially Responsible Party in the same manner identified above. If the Financially Responsible Party withdraws an application not involving a violation of a County ordinance, County will cease processing of the application within one day and will proceed with the case closure process. The Financially Responsible Party is responsible for all case closure costs. Case closure costs will be minimized to the maximum extent practicable.
3. If it is determined that the estimated cost provided in the original cost estimate will not be adequate to cover all costs associated with application processing, the estimate will be refined and additional monies may be required. County may make a written demand for additional deposit(s) and the Financially Responsible Party shall deposit with County such additional sums demanded within 14 days of the date of County's request. If Financially Responsible Party fails to deposit such additional sums within said period, County staff will cease work on said application until such funds have been deposited. If no deposit is received within 30 days, the County may forward said application to the appropriate decision-maker with a recommendation for denial. The application will not be finalized for hearing or decision until required deposits are paid in full. If at any point in the processing of the project, the deposit account becomes depleted, County staff shall stop work on the project until sufficient funds are restored. When the processing of the application is completed, any unused amount in deposit account will be refunded.
4. If the amount of costs incurred by County exceeds the amount of funds on deposit, and the Financially Responsible Party has failed to pay County sufficient funds to cover said deficit after demand, County may, in addition to ceasing work on said application, take any or all of the following actions:
 - (a) cease work and refer the account to the County's collection agency;
 - (b) commence suit or pursue any other legal or equitable remedies available to it.
5. If County commences suit to recover any deficit in processing costs, the party prevailing in such suit shall be entitled to recover as costs from the other party its costs of litigation, including reasonable attorneys' fees.



County of San Diego, PDS, Zoning Division
APPLICATION DEPOSIT ACKNOWLEDGEMENT AND AGREEMENT

Continued

FINANCIALLY RESPONSIBLE PARTY

Have you had a Trust Account with the County of San Diego before? Yes ☒ No ☐

The information of the Financially Responsible Party provided below must be 100% accurate. All Developer Deposit customer statements and refund checks, if any, will be mailed to the name and address stated below. If the information stated on this form is inconsistent with our system, then the Financially Responsible Party must clarify and correct before the application can be accepted.

If the Financially Responsible Party is a Company or Organization please complete below (additional information may be required if an agent signed this form);

Company/Business/Trust Name: MPA Architects

If Attention/Care of/Doing Business as: John Rumsey

Billing Address: 3578 30th St

City: San Diego State: CA Zip Code: 92104

Preferred Phone: 619-236-0595 ext 322 Alt. Phone: _____

Email: jrumsey@mpa-architects.com

If the Financially Responsible Party is an Individual please complete below:

First Name: _____ MI: _____ Last Name: _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Preferred Phone: _____ Alt. Phone: _____

Email: _____

I have read this form and understand all funds deposited into the Trust Account are owned by and any refund will be sent to the Financially Responsible Party (FINRESP) listed above. I understand and agree that the Financially Responsible Party is responsible for payment of all fees associated with this project including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

Financially Responsible Party's Signature: [Signature] Date: 8-1-17

Print Name: John Rumsey

Did you know you can request access to your Trust Account online—which allows you to review charges, make deposits, and see your account balances—in real time? Please go to <http://www.sandiegocounty.gov/content/sdc/pds/AccelaUpdates.html> for additional instruction.

----- OFFICIAL USE ONLY -----				
Trust Account No.	<u>203 4983</u>	-	<u>10</u>	- <u>05090</u>
Associated Records:	<u>pds2017-IC-17-056</u>			
Associated Records:				



County of San Diego, Planning & Development Services
EVIDENCE OF LEGAL PARCEL
ZONING DIVISION

Applicant's Name Janice De Young Phone 619-236-0595 335
Email: janice@mpa-architects.com
Mailing Address 3578 30th St, SAN DIEGO, CA 92104

ASSESSOR'S PARCEL NUMBER(s)

584-160-52-00

You are required to supply documentation that this property constitutes a legal parcel before the County can accept an application for a Discretionary Permit. See Policy G-3 Determination of Legal Parcel for information.

This form and associated evidence will be reviewed by Planning & Development Services (PDS) upon submittal of your application. A request for a Certificate of Compliance must be filed concurrently or in advance of this application if the evidence presented is insufficient to determine this parcel as being a legal lot or if determination will require substantial research.

If it is determined that the parcel is not a legal lot, or that the Covenants of Improvements have not been released, no permit or other approval may be granted until corrective action has been completed.

For Administrative Permit, Site Plan, Use Permit or Variance applications (including modifications or minor deviations), a complete legal description of all subject lots is required. Attach sheets as needed.

Signature of Applicant _____

----- OFFICIAL USE ONLY -----

☐ This parcel is a legal lot as evidenced by Map, PM, B/C, C/C, ROS, and/or Division of Land Plat #:

☐ This parcel is a legal lot as evidenced by Deed # _____

☐ This parcel is a legal lot per Subdivision Map Act, per Section 66499.34.

☐ Legal lot verification is pending Planner approval. Deed # _____ was submitted and must be reviewed by Planner for legal lot verification. If Deed is valid, Planner will update the Assessor Books on the first floor.

☐ APN's _____ constitute one legal lot per recovered Deed, Map, PM, B/C, C/C, and/or Division of Land Plat listed above.

Staff: _____

Date: _____

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 08-08-17

IC17-056

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County of San Diego, Planning & Development Services
**INITIAL CONSULTATION MEETING
REQUEST**
ZONING DIVISION

An Initial Consultation (IC) meeting is intended to identify the general regulatory constraints of a property, answer specific customer questions and/or provide a cursory review of a conceptual project for potential issues. Attendance at an Initial Consultation meeting does not satisfy mandatory Major Pre-Application requirements for major projects.

An IC meeting is not to review or submit an application for a discretionary permit. For information on submitting an application for a Discretionary Permit, contact the Planning & Development Services (PDS) Zoning Counter at 1-888-267-8770 or to schedule a submittal appointment call 1-888-267-8770.

Requestor's Name: Janice De Young/ MPA Architects Requestor's Phone: 619-236-0595 ext 335

Mailing Address: 3578 30th St., San Diego, CA 92104

Requestor's Fax: _____ Email Address: janice@mpa-architects.com

Are you an Attorney or are you bringing an Attorney to the Initial Consultation Meeting? ☐ Yes ☒ No

Are you an Attorney or are you bringing an Attorney and will legal issues be discussed? ☐ Yes ☒ No

Be aware that PDS Policy requires that a Deputy County Counsel attend meetings where an outside attorney is present. Deputy County Counsel will charge at the hourly rate shown below. If you check the "Yes" box, above, change your mind and fail to notify PDS that you will not bring an attorney, County Counsel charges for preparation and travel (generally 1-2 hours) will still be applied.

MEETING ATTENDEES AND COST

A PDS Project Manager will be assigned to the IC and additional attendees may be requested in the table below. The PDS Project Manager will recommend the appropriate representatives based on this request, site constraints, and project features. The IC deposit of \$2,407 will be collected to cover the initial review, however the total cost of the meeting will be based on total staff time including, but not limited to, completing background research, reviewing application materials, studies, responding to phone inquiries, preparation of correspondence, meeting preparation and attendance, and follow up. If the actual cost exceeds the initial \$2,407 deposit, an additional deposit must be paid by the financially responsible person to cover the difference.

Attendance Requested?	Staffing	Issues Covered	Deposit/ Fee	Hourly Rate	Approximate Staff Hours
Yes (Required)	PDS Project Manager	Planning, Ordinance Compliance, Environmental Issues	\$2,407 (D)	\$178 - \$212/hr	5 - 10 hours
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	PDS Land Development	Access, Road Improvements, Drainage, Stormwater,	\$700 (D)	\$189 - \$212/hr	3 - 4 hours
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Department of Environmental Health	Wells/Septic Systems	\$238 (F)	n/a	varies
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Department of Parks and Recreation	Parkland Dedication Ordinance	hourly	\$72 - \$116/hr	varies
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	County Counsel	Legal Issues/Interpretation	hourly	\$223/hr	varies

----- PDS STAFF USE ONLY -----

Record ID: _____
Student Intern: _____
Project Manager: _____
Planning Manager: _____

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County of San Diego, PDS, Zoning Division
INITIAL CONSULTATION MEETING REQUEST FORM

Continued

MEETING REQUEST SUBMITTAL

Return this completed form, PDS-126A Financially Responsible Party Agreement, and attachments, if any, to: PDS Zoning Counter, 5510 Overland Ave., Suite 110, San Diego, California 92123 or via e-mail to: Lisa.Robles1@sdcounty.ca.gov. Zoning counter staff will review the forms provided and notify you of the deposit amount required to initiate the meeting request. Checks shall be made payable to the "County of San Diego" and may be mailed to the address at the bottom of this form, Attn. Lisa Robles. Two party checks are not acceptable. Visa and MasterCard are also accepted. A planner will not be assigned until payment is received. **Initial Consultation Meetings generally take place within 4 weeks from receipt of payment.** The lead planner to whom the pre-app is assigned will contact the pre-app requestor within 10 working days of receipt of to the required deposit amount to schedule the meeting.

MEETING PURPOSE/ PROJECT DESCRIPTION

Explain the purpose of your Initial Consultation meeting request with a written description of your proposed project (include how water, sewer, and access will be obtained) and list specific questions that you would like answered. Please attach additional pages if necessary and an exhibit or plot plan of your proposal if available. If studies are available they may also be submitted to assist staff with their review. **PLEASE PROVIDE AS MANY DETAILS REGARDING THE PROJECT AND SITE AS POSSIBLE TO ALLOW FOR MORE DETAILED AND CONSTRUCTIVE FEEDBACK. PLEASE PROVIDE AT LEAST FIVE (5) COPIES OF ANY ATTACHMENTS.**

COMMUNITY OR SUBREGIONAL PLAN: Spring Valley

PROPERTY ADDRESS: _____

LIST APPLICABLE ASSESSOR'S PARCEL NUMBERS:

584-160-52-00

DESCRIPTION OF THE REQUEST:

The site (APN 584-160-52-00) is vacant undeveloped land.

This initial consultant request is to determine if the attached site plan of a proposed Gas Station with/a convenience store complies with SD county standards and to identify any specific conditions or ordinances that will apply. Also to determine the proper process to obtain approval.

There was a proposed Gas & Convenience store that started the site plan process at this location. S05-054. Any information available would be helpful.



County of San Diego, Planning & Development Services
SUPPLEMENTAL APPLICATION
ZONING DIVISION

Type of permit requested:
(check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Major Use Permit | <input type="checkbox"/> Modification |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Minor/Administrative Deviation |
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Others <u>Initial consultant request</u> | |

Waivers or exceptions (e.g., height or setbacks with Major Use Permit) associated with the application:

Parking Exception: That parking requirement shall include spaces normally provided adjacent to gas pumps for fueling vehicles.

DESCRIPTION OF PROPOSED USE

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets if needed.

The property is zoned M52/M54 and in the Spring Valley Community Planning Area. The proposed project is Gas Station with 6 dispensers and a 5396 square foot convenience store. We are providing 18 parking stalls. Access from Paradise Valley and Ekelton Place.

FOR OFFICIAL USE ONLY

SDC PDS RCVD 08-08-17

IC17-056





County of San Diego, Planning & Development Services
APPLICATION DEPOSIT
ACKNOWLEDGEMENT AND AGREEMENT
ZONING DIVISION

INTRODUCTION

It is the policy of the County of San Diego to recover from applicants for land development approvals the full cost of processing such applications, including all time spent by County staff to review, comment, coordinate and communicate with applicants and the public on the processing of a proposed application. (See Board of Supervisors' Policy B-29: <http://www.sdcounty.ca.gov/cob/docs/policy/B-29.pdf>). For **application types** where processing costs vary substantially between individual applications, the County establishes a Trust Account to assure cost recovery. In such cases, an initial **deposit** is required, in an amount as set by ordinance to cover the estimated costs of the initial review (Scoping) of a project following intake of the application. In the event the estimated deposit is not sufficient to cover actual costs of the initial scoping, an additional deposit will be required. At the conclusion of scoping of the project (approximately 30 days after application), a refined project-specific estimate of total costs to process your application to completion, based upon a number of assumptions, will be provided with a complete listing of project specific issues, revisions, and studies required as deemed necessary for compliance with State and County codes and ordinances.

The cost associated with processing a discretionary permit with Planning & Development Services (PDS) varies widely depending on the type of entitlement being applied for and the complexity of the project. Estimates of processing costs for a variety of permit types have been identified based on historic data for recently completed projects. These summaries are available on the PDS website at <http://www.sandiegocounty.gov/pds/cost-schedule-info.html>. Actual cost may vary substantially from the ranges listed online due to project location, environmental issues, planning constraints, appeals or code/ordinance compliance. The applicant is required to pay all costs associated with application processing, regardless of the original estimate provided or historic costs. When the application and case closure process is complete, any remaining funds in the Trust Account will be refunded.

AGREEMENT

The person named below as "Depositor" is herewith depositing, or has previously deposited with the County of San Diego the sum of \$ 4,556 for the initial review (Scoping) of the following application being filed with the County:

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 11-12-19
VAR19-024

Said deposit and any subsequent deposits are made on behalf of the person, corporation or partnership named below as the "Financially Responsible Party". With reference to said application and deposits, Depositor and Financially Responsible Party hereby acknowledge and agree as follows:

1. Said initial deposit and any subsequent deposits shall be held by the County in an account under the name of Financially Responsible Party, and Financially Responsible Party shall be considered the owner of all funds in said account, and Depositor (if different from Financially Responsible Party) releases any interest in said funds. Except as provided below, any funds remaining in said account at the completion of work shall be refunded to the Financially Responsible Party at the address below. In the case that the Financially Responsible Party transfers ownership of the subject property and wishes to transfer responsibility of the Trust Account to the new owner, a Change of Financial Responsibility form must be completed to authorize transfer of ownership of funds in said account. The Financially Responsible Party may contact the Trust Account Customer Service Unit at: PDSDevDep@sdcounty.ca.gov or by calling (858) 694-2320 to request the form.

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County of San Diego, PDS, Zoning Division
APPLICATION DEPOSIT ACKNOWLEDGEMENT AND AGREEMENT

Continued

2. All costs incurred by the County in processing said application, including overhead, whether within or over the amount of project-specific estimate provided at the conclusion of the initial Scoping of the project (typically 30 days), shall be paid by the Financially Responsible Party. This is the Financially Responsible Party's personal obligation and shall not be affected by sale or transfer of the property subject to the application, changes in Financially Responsible Party's business organization, or any other reason. As work proceeds on an application, actual County costs, as established by County Ordinance, will be recorded and invoiced against the deposit account. County is authorized to deduct such costs from said deposits at such times and in such amounts as County determines. The County may allow incremental deposit submittals by the Financially Responsible Party over the course of the project processing such as **prior** to each submittal, public review, and hearing(s), as applicable to the permit. "Costs incurred by the County" as identified in this paragraph may include costs for the services of an outside contractor. Where the County determines it is necessary to engage the services of an outside contractor or other County Departmental staff to assist with application processing, costs for such services are to be paid by the Financially Responsible Party in the same manner identified above. If the Financially Responsible Party withdraws an application not involving a violation of a County ordinance, County will cease processing of the application within one day and will proceed with the case closure process. The Financially Responsible Party is responsible for all case closure costs. Case closure costs will be minimized to the maximum extent practicable.
3. If it is determined that the estimated cost provided in the original cost estimate will not be adequate to cover all costs associated with application processing, the estimate will be refined and additional monies may be required. County may make a written demand for additional deposit(s) and the Financially Responsible Party shall deposit with County such additional sums demanded within 14 days of the date of County's request. If Financially Responsible Party fails to deposit such additional sums within said period, County staff will cease work on said application until such funds have been deposited. If no deposit is received within 30 days, the County may forward said application to the appropriate decision-maker with a recommendation for denial. The application will not be finalized for hearing or decision until required deposits are paid in full. If at any point in the processing of the project, the deposit account becomes depleted, County staff shall stop work on the project until sufficient funds are restored. When the processing of the application is completed, any unused amount in deposit account will be refunded.
4. If the amount of costs incurred by County exceeds the amount of funds on deposit, and the Financially Responsible Party has failed to pay County sufficient funds to cover said deficit after demand, County may, in addition to ceasing work on said application, take any or all of the following actions:
 - (a) cease work and refer the account to the County's collection agency;
 - (b) commence suit or pursue any other legal or equitable remedies available to it.
5. If County commences suit to recover any deficit in processing costs, the party prevailing in such suit shall be entitled to recover as costs from the other party its costs of litigation, including reasonable attorneys' fees.



County of San Diego, PDS, Zoning Division
APPLICATION DEPOSIT ACKNOWLEDGEMENT AND AGREEMENT

Continued

FINANCIALLY RESPONSIBLE PARTY

Have you had a Trust Account with the County of San Diego before? Yes ☒ No ☐

The information of the Financially Responsible Party provided below must be 100% accurate. All Developer Deposit customer statements and refund checks, if any, will be mailed to the name and address stated below. If the information stated on this form is inconsistent with our system, then the Financially Responsible Party must clarify and correct before the application can be accepted.

If the Financially Responsible Party is a Company or Organization please complete below (additional information may be required if an agent signed this form);

Company/Business/Trust Name: BPI1E&P, LLC

If Attention/Care of/Doing Business as: Joseph Brikho, Adeeb "Eddy" Brikho, Jim Jalal Brikho (Owners)

Billing Address: 245 Highland Avenue

City: National City State: CA Zip Code: 91977

Preferred Phone: 619-954-9705 or 619-654-3815 Alt. Phone: 619-726-7741

Email: JosephBrikho@yahoo.com; abrikho@yahoo.com

If the Financially Responsible Party is an Individual please complete below:

First Name: _____ MI: _____ Last Name: _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Preferred Phone: _____ Alt. Phone: _____

Email: _____

I have read this form and understand all funds deposited into the Trust Account are owned by and any refund will be sent to the Financially Responsible Party (FINRESP) listed above. I understand and agree that the Financially Responsible Party is responsible for payment of all fees associated with this project including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

Financially Responsible Party's Signature: Eddy Brikho Date: 11-7-19

Print Name: Eddy Brikho

Did you know you can request access to your Trust Account online—which allows you to review charges, make deposits, and see your account balances—in real time? Please go to <http://www.sandiegocounty.gov/content/sdc/pds/AccelaUpdates.html> for additional instruction.

----- OFFICIAL USE ONLY -----

Trust Account No.	<u>2129272</u>	<u>-P</u>	<u>-</u>	<u>06829</u>
Associated Records:	<u>PDS 2019- VAR-19-024</u>			
Associated Records:	<u>PDS 2019-2AP-19-003</u>			
	<u>1 PDS 2019- ER-19-18-005</u>			

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County of San Diego, Planning & Development Services
VARIANCE ADVISORY FORM
ZONING DIVISION

This form must be signed by the owner and submitted with all Variance Applications.

By signing this form, I acknowledge that I have been advised by County staff that Variance applications are very difficult to approve. The findings required to approve a Variance, Zoning Ordinance Section 7107, are not easy to make in most situations.

By signing this form I also acknowledge that the fee required for the Variance, should one be filed, is not refundable during the processing of the Variance, nor when a decision is made.

A decision by the Director of Planning & Development Services on a Variance Application may be appealed to the County Planning Commission for a fee of \$1000. The decision by the Planning Commission is discretionary and final. No guarantee is made for approval.

Signature of Property Owner (No Agents or Consultants)

Date

Eddy Brikho

Print Name (No Agents or Consultants)

SDC PDS RCVD 11-12-19

VAR19-024

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County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s) VAR- 19-024

Assessor's Parcel Number(s) 584-160-52-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Joseph Brikho

Adeeb "Eddy" Brikho

Jim Jalal Brikho


B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Not Applicable

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Not Applicable

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."


Signature of Applicant

Eddy Brikho

Print Name

11-7-19
Date

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VAR19-024

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County of San Diego, Planning & Development Services
EVIDENCE OF LEGAL PARCEL
ZONING DIVISION

Applicant's Name BPI1E&P, LLC (Joseph Brikho, Eddy Brikho, Jim Brikho) Phone 619-954-9705, 619-654-3815

Email: JosephBrikho@yahoo.com, abrikho@yahoo.com

Mailing Address 245 Highland Avenue, National City CA 91950

ASSESSOR'S PARCEL NUMBER(s)

584-160-52-00


You are required to supply documentation that this property constitutes a legal parcel before the County can accept an application for a Discretionary Permit. See [Policy G-3 Determination of Legal Parcel](#) for information.

This form and associated evidence will be reviewed by Planning & Development Services (PDS) upon submittal of your application. A request for a Certificate of Compliance must be filed concurrently or in advance of this application if the evidence presented is insufficient to determine this parcel as being a legal lot or if determination will require substantial research.

If it is determined that the parcel is not a legal lot, or that the Covenants of Improvements have not been released, no permit or other approval may be granted until corrective action has been completed.

For Administrative Permit, Site Plan, Use Permit or Variance applications (including modifications or minor deviations), a complete legal description of all subject lots is required. Attach sheets as needed.

Signature of Applicant

 11-7-19

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- ☐ This parcel is a legal lot as evidenced by Map, PM, B/C, C/C, ROS, and/or Division of Land Plat #:
TO be determined by planner
- ☐ This parcel is a legal lot as evidenced by Deed # _____
- ☐ This parcel is a legal lot per Subdivision Map Act, per Section 66499.34.
- ☐ Legal lot verification is pending Planner approval. Deed # _____ was submitted and must be reviewed by Planner for legal lot verification. If Deed is valid, Planner will update the Assessor Books on the first floor.
- ☐ APN's _____ constitute one legal lot per recovered Deed, Map, PM, B/C, C/C, and/or Division of Land Plat listed above.

Staff: _____

Date: _____

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DOC# 2018-0228719



Jun 06, 2018 01:57 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$405.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY
Commonwealth Land Title
AND WHEN RECORDED MAIL TO:

BPIIE&P, LLC,
a California limited liability company

ORDER NO.: 993261-09
Escrow No. 25011992-012
Parcel No. 584-160-52-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- ☒ unincorporated area
☐ the city of La Presa

Documentary Transfer Tax is \$385.00

- ☐ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the
time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hyrosen Properties, Inc., a California corporation

hereby GRANT(s) to

BPIIE&P, LLC, a California limited liability company

the following real property in the County of San Diego, State of California:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

This document is a transfer that is
subject to the imposition of documentary
transfer tax.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO.: 993261-09
ESCROW NO. 25011992-012

Dated: 6-1-2018

GRANTOR:

Hyrosen Properties, Inc.,
a California corporation

By: Roy H. Nierman

Name: Roy H. Nierman

Its: CFO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

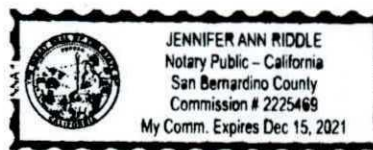
STATE OF CALIFORNIA
COUNTY San Bernaridno } SS:

On June 1, 2018 before me, Jennifer Ann Riddle, a Notary Public, personally appeared Roy H. Nierman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies) and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Ann Riddle



ORDER NO.: 993261-09
ESCROW NO.: 25011992-012

EXHIBIT A
Legal Description

All that certain real property situated in the County of San Diego, State of California, described as follows:

THAT PORTION OF QUARTER SECTION 1 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS CONVEYED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA AS PARCEL 30173 OF SAID CONDEMNATION RECORDED JULY 14, 1998 AS INSTRUMENT NO. 1998-0435558 IN THE OFFICE OF SAID RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL NORTH 34° 09' 25" WEST, 20.78 FEET TO THE POINT OF BEGINNING;
THENCE (1) NORTH 21° 39' 19" EAST, 10.46 FEET TO POINT "A" OF THIS DESCRIPTION;
THENCE (2) NORTH 21° 39' 19" EAST, 153.80 FEET;
THENCE (3) NORTH 16° 17' 56" EAST, 74.79 FEET;
THENCE (4) NORTH 07° 51' 15" WEST, 55.63 FEET;
THENCE (5) NORTH 51° 07' 14" WEST, 17.95 FEET;
THENCE (6) SOUTH 39° 42' 24" WEST, 50.00 FEET;
THENCE (7) CONTINUING SOUTH 39° 42' 24" WEST, 127.19 FEET;
THENCE (8) CONTINUING SOUTH 39° 42' 24" WEST, 44.48 FEET TO SAID SOUTHWESTERLY LINE;
THENCE (9) ALONG SAID LINE SOUTH 34° 09' 25" EAST, 145.47 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 584-160-52-00



Commonwealth Land Title Company
888 S. Figueroa Street, Suite 2100
Los Angeles, CA 90017
Phone: (800) 432-0706

NRC Realty Advisors of California, Inc.
10 Rimani Drive
Mission Viejo, CA 92692

Attn: **John E. Rapp**

Our File No: 09196764
Title Officer: Eric Gile
e-mail: titleunit27@cltic.com
Phone: (213) 330-3100
Fax:

Your Reference No: 9196764

Property Address: Paradise Valley Rd, Spring Valley, California

PRELIMINARY REPORT

Dated as of October 21, 2019 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company**.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Order No: 09196764-919-EG1-EGL

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

ALTA Standard Owner's Policy of Title Insurance (6-17-06)

ALTA Extended Loan Policy of Title Insurance (6-17-06)

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

BPIIE&P, LLC, a California limited liability company

The land referred to herein is situated in the County of San Diego, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF QUARTER SECTION 1 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS CONVEYED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA AS PARCEL 30173 OF SAID CONDEMNATION RECORDED JULY 14, 1998 AS INSTRUMENT NO. 1998-0435558 IN THE OFFICE OF SAID RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL NORTH 34° 09' 25" WEST, 20.78 FEET TO THE POINT OF BEGINNING;
THENCE (1) NORTH 21° 39' 19" EAST, 10.46 FEET TO POINT "A" OF THIS DESCRIPTION;
THENCE (2) NORTH 21° 39' 19" EAST, 153.80 FEET;
THENCE (3) NORTH 16° 17' 56" EAST, 74.79 FEET;
THENCE (4) NORTH 07° 51' 15" WEST, 55.63 FEET;
THENCE (5) NORTH 51° 07' 14" WEST, 17.95 FEET;
THENCE (6) SOUTH 39° 42' 24" WEST, 50.00 FEET;
THENCE (7) CONTINUING SOUTH 39° 42' 24" WEST, 127.19 FEET;
THENCE (8) CONTINUING SOUTH 39° 42' 24" WEST, 44.48 FEET TO SAID SOUTHWESTERLY LINE;
THENCE (9) ALONG SAID LINE SOUTH 34° 09' 25" EAST, 145.47 FEET TO THE POINT OF BEGINNING.

APN: 584-160-52-00

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	584-160-52-00
Fiscal Year:	2019-2020
1st Installment:	\$2,039.38, OPEN (Delinquent after December 10)
Penalty:	\$203.93
2nd Installment:	\$2,039.38, OPEN (Delinquent after April 10)
Penalty and Cost:	\$213.93
Homeowners Exemption:	\$0.00
Code Area:	83068

B. Supplemental taxes, including any personal property taxes and any assessments collected with taxes, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California, are as follows:

Tax Identification No.:	584-160-52-00
Fiscal Year:	2018
1st Installment:	\$1,217.02, PAID
2nd Installment:	\$1,217.02, OPEN
Penalty:	\$131.70
Delinquent:	September 3, 2019
Code Area:	83068
Supplemental Bill No.:	889-435-44-28

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.
2. Easement(s) in favor of the public over any existing roads lying within said Land.
3. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date:	December 8, 1999
Recording No:	as Instrument No. 1999-0798894 of Official Records
Affects:	Said land except along course (7) as set forth in said document

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	State of California, its successors or assigns
Purpose:	slope
Recording Date:	December 8, 1999
Recording No:	as Instrument No. 1999-0798894 of Official Records
Affects:	said land more particularly described therein.

5. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

Order No: 09196764-919-EG1-EGL

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
7. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
8. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

END OF SCHEDULE B EXCEPTIONS

**PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR
INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION**

REQUIREMENTS SECTION:

1. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

2. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

3. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

4. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: BPI1E&P, LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

INFORMATIONAL NOTES SECTION

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
2. For wiring Instructions please contact your Title Officer or Title Company Escrow officer.
3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
5. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
6. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

Typist: q38

Date Typed: October 31, 2019

ATTACHMENT ONE
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and

- b. in streets, alleys, or waterways that touch the Land.
This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
	1.00%	% of Policy Amount Shown in Schedule A or
Covered Risk 16:	\$2,500.00 (whichever is less)	\$ 10,000.00
	1.00%	% of Policy Amount Shown in Schedule A or
Covered Risk 18:	\$5,000.00 (whichever is less)	\$ 25,000.00
	1.00% of Policy Amount Shown in Schedule A or	
Covered Risk 19:	\$5,000.00 (whichever is less)	\$ 25,000.00
	1.00% of Policy Amount Shown in Schedule A or	
Covered Risk 21:	\$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions, or location of any improvement erected on the Land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed, or agreed to by the Insured Claimant;
 - not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t or T) his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
LTC – Lawyers Title Company

FNF Underwriter
CLTIC – Commonwealth Land Title Insurance Co.

Available Discounts

DISASTER LOANS (CLTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

EMPLOYEE RATE (LTC and CLTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see “**Choices With Your Information**” to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an “opt out” request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

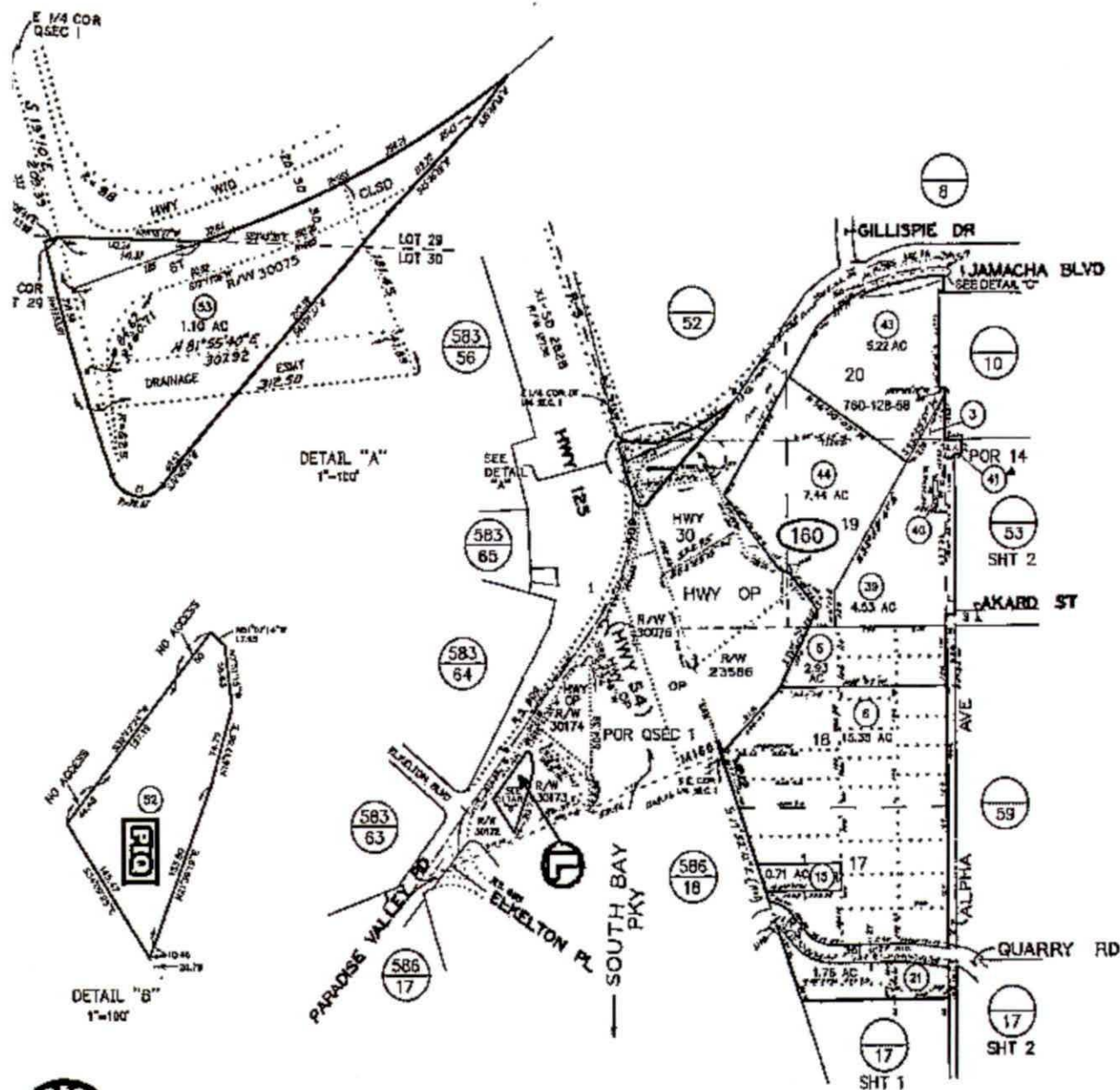
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

584-16



12/3/78 AAA

BLK	OLD	NEW	YR	CUT
100	32	35-36	75	5268
	24-25	27-36	76	2700
	20	51-57	76	1489
	35	36-41	76	5849
	37	42-47	77	5004
	37	48-53	78	1563
	12116	42	78	1905
	2910	43	77	5899
	3011	43	80	709
	43	44-49	80	5555
	41	50-55	80	3561
	35	45-47	86	1605
	53	48-53	86	1777
	45	54-59	90	2449
	43	60-65	92	1451
	42	66-71	96	1167
	42	72-77	96	1929
	42	78-83	96	719
	42	84-89	96	1006
	36	90-95	97	1192
	26	96-101	98	1155
	37	102-107	99	1372
	PICKUP	108	00	1891
	PICKUP	109	05	1635
	45	110-115	08	4058
	53	116-121	13	5532
	53	122-127	19	3063



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 184 PAGE 16

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS
ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS
MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 812-RANCHO JAMACHA TCT H-POR BLK 8
MAP 166-RANCHO DE LA NACION-POR QSEC 1
ROS 2655, 2656, 8342, 8723, 14694, 18760

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

- a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09196764-919-EG1-EGL for full legal description (the "Land").
- b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09196764-919-EG1-EGL for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

- a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
- b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____ Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. There are no material violations of any current, enforceable covenant affecting the Property and the Undersigned has received no written notice from any third party claiming that there is a present violation of any current, enforceable covenant affecting the Property.

This declaration is made with the intention that Commonwealth Land Title Company and Commonwealth Land Title Insurance Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

Signature: _____



County of San Diego, Planning & Development Services

VARIANCE SUPPLEMENTAL APPLICATION
ZONING DIVISION

Section 7100 of the Zoning Ordinance states that "A Variance shall not be granted which would have the effect of granting a special privilege not shared by other property owners in the same vicinity and subject to the same regulations; nor shall a Variance be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the regulations governing the property."

Change requested in:	Development Requirements	Requested by Applicant
Building Site Area: (lot coverage)	N/A	N/A
Front Yard (from C/L)	M52 - 60ft / M54 - 50ft	60ft (Elkelton Pl)
Side Yard (Note which side)	35 ft	35ft (Paradise Valley Rd)
Side Yard (Note which side)	15ft	15ft
Rear Yard	15ft	N/A
Height	M52 - 35ft / M54 - 60ft	40ft
Parking spaces	15	15
Animal Enclosure Area:		
Front Yard (from C/L)	N/A	N/A
Side Yard (Note which side)	N/A	N/A
Side Yard (Note which side)	N/A	N/A
Rear Yard	N/A	N/A
Other: _____	_____	_____

Applicant's Statement of Justification

Section 7100 says that "A Variance may be granted when practical difficulties, unnecessary hardship or results inconsistent with the general purposes of the Zoning Ordinance would result from the literal enforcement of its requirements".

Section 7107 requires that before any Variance may be granted or modified, the granting authority must make each and every one of the following findings. **Explain in detail how your case qualifies under each required finding.** Attach additional sheets as necessary.

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 11-12-19
VAR19-024





County of San Diego, PDS, Zoning Division
VARIANCE SUPPLEMENTAL APPLICATION

Continued

Zoning Ordinance Section 7107

- a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings that do not apply generally to property in the same vicinity and under identical zoning classification:

Zoning classification of M52/54 Industrial requires 4 parking spaces per 1,000 square feet of building space. The proposed 3,555 square foot gas station and retail space would require 15 parking spaces. The project includes 5 standard parking spaces, 1 space designated for handicap parking, and 1 space designated for van pool with the option of being converted to an electric vehicle charging space based on future needs. A variance permit is requested to include the 8 gas pump spaces as parking spaces, based on the proposed use and itinerant nature of anticipated customers, which would total 15 parking spaces for the project.

- b. That, because of those special circumstances, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification:

The property would be unable to accommodate the desired uses associated with a gas station, retail space, and carwash tunnel without the parking and setback variance due to the spatial limitations of the site based on proposed uses that are designed to serve the community. The proposed use would be appropriate for the project site, and the parking and setback variance would ensure safe access to and circulation on the project site during operation of the gas station, retail, and carwash tunnel. The proposed building would be 40ft in height; the split zone allows maximum building heights of 35ft (M52 zone) and 60ft (M54 zone). A height variance would be required to provide a building on site that can accommodate proposed uses.

- c. That granting the Variance or its modification is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated:

Other properties in the vicinity with industrial zoning classifications include the Spring Valley Swap Meet, a self-storage facility, and land that is currently vacant. The Spring Valley Swap Meet and self-storage facility have uses that require parking for longer durations during operational hours. The proposed gas station, carwash tunnel, and retail space (convenience store) would have short-term, itinerant customers. Therefore, the inclusion of the eight gas station pump spaces as parking spaces with the seven proposed parking spaces (15 spaces total) would provide an appropriate number of parking spaces based on proposed uses.



**County of San Diego, PDS, Zoning Division
VARIANCE SUPPLEMENTAL APPLICATION**

Continued

- d. That the variance will not authorize a use or activity which is not otherwise expressly authorized by the applicable use classification.

The project site has a General Plan land use designation of Limited Industrial and zoning designation of General Impact and Limited Industrial (M52/M54). The proposed project entails the commercial operation of a gas station and convenience store. Gasoline sales, automotive cleaning, and food and beverage retail sales are uses permitted under the M52 classification, subject to limitations.

Gasoline sales, automotive cleaning are uses permitted under the M54 classification. Food and beverage retail sales is a use permitted under the M54 classification upon issuance of a Minor Use Permit. Applicant will submit an application for a Minor Use Permit.

- e. That granting the Variance or its modification will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements the vicinity and zone in which the property is located:

The inclusion of the eight gas station parking spaces in the total count of 15 parking spaces will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements the vicinity and zone in which the property is located. The project would include all applicable safety features for operation of a gas station and convenience store, such as a vapor recovery system for underground storage tanks and gas pumps to capture gas vapors during fueling activities which would ensure project operation does not compromise public health (of customers and neighbors). A project-specific transportation impact study was completed and determined no traffic mitigation measures above the payment of Transportation Impact Fees (TIF) would be required for the project.

- f. That granting the Variance or its modification will not be incompatible with the San Diego County General Plan.

The inclusion of the eight gas station parking spaces in the total count of 15 parking spaces is compatible with all existing land use and zoning designations for the project site. The project would be designed, built, and operating in accordance with applicable goals and policies of the San Diego County General Plan, including the Spring Valley Community Plan. No General Plan or Community Plan amendments are required to implement the proposed project.



County of San Diego, Planning & Development Services
PUBLIC NOTICE CERTIFICATION
ZONING DIVISION

I hereby certify, that the names and addresses submitted with the Public Notice package for VAR-19-024 are those of the owners of record of the project site and of all properties within 400 ft of the exterior Boundaries of the property described in the application, and that the Assessor's Parcel Number and ownership information were obtained from the latest adopted San Diego County Tax Roll, and any update thereto, maintained in the office of the San Diego County Tax Assessor on 16 October, 2019.

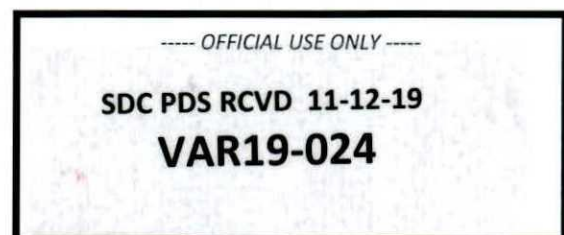
I understand that if it is found that any of this information is incorrect, the public hearing may be declared null and void by the decision making body or the courts and the application may have to be re-filed and the fee paid again.

11-7-19
Date

Eddy Brikho
Signature of Owner or Agent

Eddy Brikho

Print Name and Title of Signator



584-160-52
B P I E & P LLC
5494 MISSION CENTER RD
SAN DIEGO CA 92108

583-632-11
DANIEL & MELISA JIMENEZ
492 BROADVIEW ST
SPRING VALLEY CA 91977

583-633-10
JOSE & SUSAN MIRANDA
491 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-01
EVANGELINE MOORE/ENRIQUE DIAZ
526 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-04
HARROLD & KRISTY D NACHTWEH
514 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-07
THOMAS G/ROY L JR DOBBS
310 SAWTELLE AVE
SAN DIEGO CA 92114

583-643-10
MARTIN/JAVIER MUNOZ
509 PARKBROOK ST
SPRING VALLEY CA 91977

583-643-13
GILBERTO D J & LILIAN C MARTINEZ
521 PARKBROOK ST
SPRING VALLEY CA 91977

583-644-03
VYVY THUY TRANG NGUYEN/LAURENCE
JA ORGAYA
511 BROADVIEW ST
SPRING VALLEY CA 91977

583-644-06
ESCALANTE ASCENCION P & IMELDA A
REVOCABLE 2004
8072 EPPICK CT
LEMON GROVE CA 91945

583-632-09
SATPAL S & RANDHAWA RAVINDER K
SANDHU
483 PARKBROOK ST
SPRING VALLEY CA 91977

583-632-12
DAVID S & JENNIFER DUENAS
486 BROADVIEW ST
SPRING VALLEY CA 91977

583-633-11
FRED R & JUANA A THOMPSON
495 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-02
SERGIO POMPA
522 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-05
ERNESTO & BLANCA E /ERIKA GONZALEZ
510 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-08
RICARDO ALVARADO/LYDIA A JIMENEZ
451 ELKELTON BLVD
SPRING VALLEY CA 91977

583-643-11
GUILLERMO M GONZALEZ
5224 GLEN VIEW PL
BONITA CA 91902

583-644-01
TROY E & ALAISA M GRAY
407 ELKELTON BLVD
SPRING VALLEY CA 91977

583-644-04
ROBERT & JENNIFER DIXON
515 BROADVIEW ST
SPRING VALLEY CA 91977

583-644-07
TRAVIS FREED
527 BROADVIEW ST
SPRING VALLEY CA 91977

583-632-10
WALTER R E BINGHAM
498 BROADVIEW ST
SPRING VALLEY CA 91977

583-633-09
RANAGLIA FAMILY TRUST 12-15-11
485 BROADVIEW ST
SPRING VALLEY CA 91977

583-633-12
MEL R MERCADO
499 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-03
ALEJANDRO GUTIERREZ & ADRIANA SORIA
518 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-06
PHILLIP & JANET BYRD
506 BROADVIEW ST
SPRING VALLEY CA 91977

583-643-09
DUFFY THOMAS M REVOCABLE LIVING
TRUST 01-25-05
505 PARKBROOK ST
SPRING VALLEY CA 91977

583-643-12
DENNIS I & RICHELLE DUGAN
517 PARKBROOK ST
SPRING VALLEY CA 91977

583-644-02
WILSON FAMILY REVOCABLE TRUST 09-
28-17
507 BROADVIEW ST
SPRING VALLEY CA 91977

583-644-05
MICHAEL PATRICK & KARRIE L MAY
519 BROADVIEW ST
SPRING VALLEY CA 91977

583-644-08
ANTONIO & JOYCE ROSARIO
531 BROADVIEW ST
SPRING VALLEY CA 91977

Printing Tips

- 1 | Go to avery.com/templates
- 2 | Design using the template number for this product.
- 3 | Test print on plain paper.
- 4 | Change printer settings to "Labels" and print.

Need help?

Visit avery.com/help

Conseils d'impression

- 1 | Allez à avery.ca/gabarits
- 2 | Créez en utilisant le numéro de gabarit pour ce produit.
- 3 | Faites un test d'impression sur du papier ordinaire.
- 4 | Modifier le réglage de l'imprimante à "Etiquettes" et imprimez.

Besoin d'aide?

Visiter avery.ca/aide

Consejos de Impresión

- 1 | Visita avery.mx/plantillas
- 2 | Diseña la plantilla utilizando el código del producto.
- 3 | Prueba la impresión en un papel normal.
- 4 | Cambia la configuración de la impresora a "labels" o etiquetas e imprime.

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Scan for access to printing tips, product information, help and more using your smartphone or tablet.

Scannez pour avoir accès aux conseils d'impression, l'informations produit de l'aide et plus à l'aide de votre smartphone ou tablette.

Escanea para acceder a sugerencias de impresión, información de productos, ayuda y mucho más utilizando tu teléfono móvil o tableta.



GENUINE / AUTHENTIQUE / GENUINO

6240^{18x18}Easy Peel[®] Address Labels
Bend along line to expose Pop-up Edge[®]Go to avery.com/templates
Use Avery Template 5160

583-644-09
SALO FAMILY TRUST 12-04-18
535 BROADVIEW ST
SPRING VALLEY CA 91977

583-653-08
HECTOR & SONIA RUIZ
530 BROADVIEW ST
SPRING VALLEY CA 91977

586-170-15
SAN DIEGO COUNTY WATER AUTHORITY
4677 OVERLAND AVE
SAN DIEGO CA 92123

586-180-01,24
MORRISON NORMA J TRUST 04-27-93
P O BOX 1259
BONITA CA 91908

586-180-26
NORMA J MORRISON
P O BOX 1259
BONITA CA 91908

Printing Tips

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Conseils d'impression

- 1 | Allez à avery.ca/gabarits
- 2 | Créez en utilisant le numéro de gabarit pour ce produit.
- 3 | Faites un test d'impression sur du papier ordinaire.
- 4 | Modifier le réglage de l'imprimante à "Etiquettes" et imprimez.

Besoin d'aide?

Visiter avery.ca/aide

Consejos de Impresión

- 1 | Visita avery.mx/plantillas
- 2 | Diseña la plantilla utilizando el código del producto.
- 3 | Prueba la impresión en un papel normal.
- 4 | Cambia la configuración de la impresora a "labels" o etiquetas e imprime.

¿Necesitas ayuda?

Visita avery.com/ayuda



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Scan for access to printing tips, product information, help and more using your smartphone or tablet.

Scannez pour avoir accès aux conseils d'impression, l'informations produit de l'aide et plus à l'aide de votre smartphone ou tablette.

Escanea para acceder a sugerencias de impresión, información de productos, ayuda y mucho más utilizando tu teléfono móvil o tableta.



GENUINE / AUTHENTIQUE / GENUINO

APN	NAME	ADDRESS	CITY	STATE	ZIP
584-160-52	B P I E & P LLC	5494 MISSION CENTER RD	SAN DIEGO	CA	92108
583-632-09	SATPAL S & RANDHAWA RAVINDER K SANDHU	483 PARKBROOK ST	SPRING VALLEY	CA	91977
583-632-10	WALTER R E BINGHAM	498 BROADVIEW ST	SPRING VALLEY	CA	91977
583-632-11	DANIEL & MELISA JIMENEZ	492 BROADVIEW ST	SPRING VALLEY	CA	91977
583-632-12	DAVID S & JENNIFER DUENAS	486 BROADVIEW ST	SPRING VALLEY	CA	91977
583-633-09	RANAGLIA FAMILY TRUST 12-15-11	485 BROADVIEW ST	SPRING VALLEY	CA	91977
583-633-10	JOSE & SUSAN MIRANDA	491 BROADVIEW ST	SPRING VALLEY	CA	91977
583-633-11	FRED R & JUANA A THOMPSON	495 BROADVIEW ST	SPRING VALLEY	CA	91977
583-633-12	MEL R MERCADO	499 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-01	EVANGELINE MOORE/ENRIQUE DIAZ	526 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-02	SERGIO POMPA	522 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-03	ALEJANDRO GUTIERREZ & ADRIANA SORIA	518 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-04	HARROLD & KRISTY D NACHTWEH	514 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-05	ERNESTO & BLANCA E /ERIKA GONZALEZ	510 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-06	PHILLIP & JANET BYRD	506 BROADVIEW ST	SPRING VALLEY	CA	91977
583-643-07	THOMAS G/ROY L JR DOBBS	310 SAWTELLE AVE	SAN DIEGO	CA	92114
583-643-08	RICARDO ALVARADO/LYDIA A JIMENEZ	451 ELKELTON BLVD	SPRING VALLEY	CA	91977
583-643-09	DUFFY THOMAS M REVOCABLE LIVING TRUST 01-25-05	505 PARKBROOK ST	SPRING VALLEY	CA	91977
583-643-10	MARTIN/JAVIER MUNOZ	509 PARKBROOK ST	SPRING VALLEY	CA	91977
583-643-11	GUILLERMO M GONZALEZ	5224 GLEN VIEW PL	BONITA	CA	91902
583-643-12	DENNIS I & RICHELLE DUGAN	517 PARKBROOK ST	SPRING VALLEY	CA	91977
583-643-13	GILBERTO D J & LILIAN C MARTINEZ	521 PARKBROOK ST	SPRING VALLEY	CA	91977
583-644-01	TROY E & ALAISA M GRAY	407 ELKELTON BLVD	SPRING VALLEY	CA	91977
583-644-02	WILSON FAMILY REVOCABLE TRUST 09-28-17	507 BROADVIEW ST	SPRING VALLEY	CA	91977
583-644-03	VYVY THUY TRANG NGUYEN/LAURENCE JA ORGAYA	511 BROADVIEW ST	SPRING VALLEY	CA	91977
583-644-04	ROBERT & JENNIFER DIXON	515 BROADVIEW ST	SPRING VALLEY	CA	91977
583-644-05	MICHAEL PATRICK & KARRIE L MAY	519 BROADVIEW ST	SPRING VALLEY	CA	91977
583-644-06	ESCALANTE ASCENCION P & IMELDA A REVOCABLE 2004	8072 EPPICK CT	LEMON GROVE	CA	91945
583-644-07	TRAVIS FREED	527 BROADVIEW ST	SPRING VALLEY	CA	91977
583-644-08	ANTONIO & JOYCE ROSARIO	531 BROADVIEW ST	SPRING VALLEY	CA	91977
583-644-09	SALO FAMILY TRUST 12-04-18	535 BROADVIEW ST	SPRING VALLEY	CA	91977
583-653-08	HECTOR & SONIA RUIZ	530 BROADVIEW ST	SPRING VALLEY	CA	91977
586-170-15	SAN DIEGO COUNTY WATER AUTHORITY	4677 OVERLAND AVE	SAN DIEGO	CA	92123

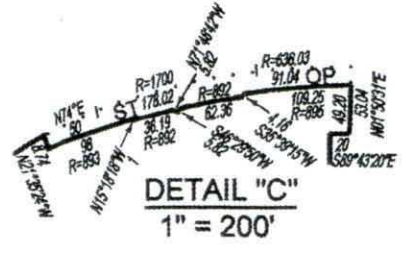
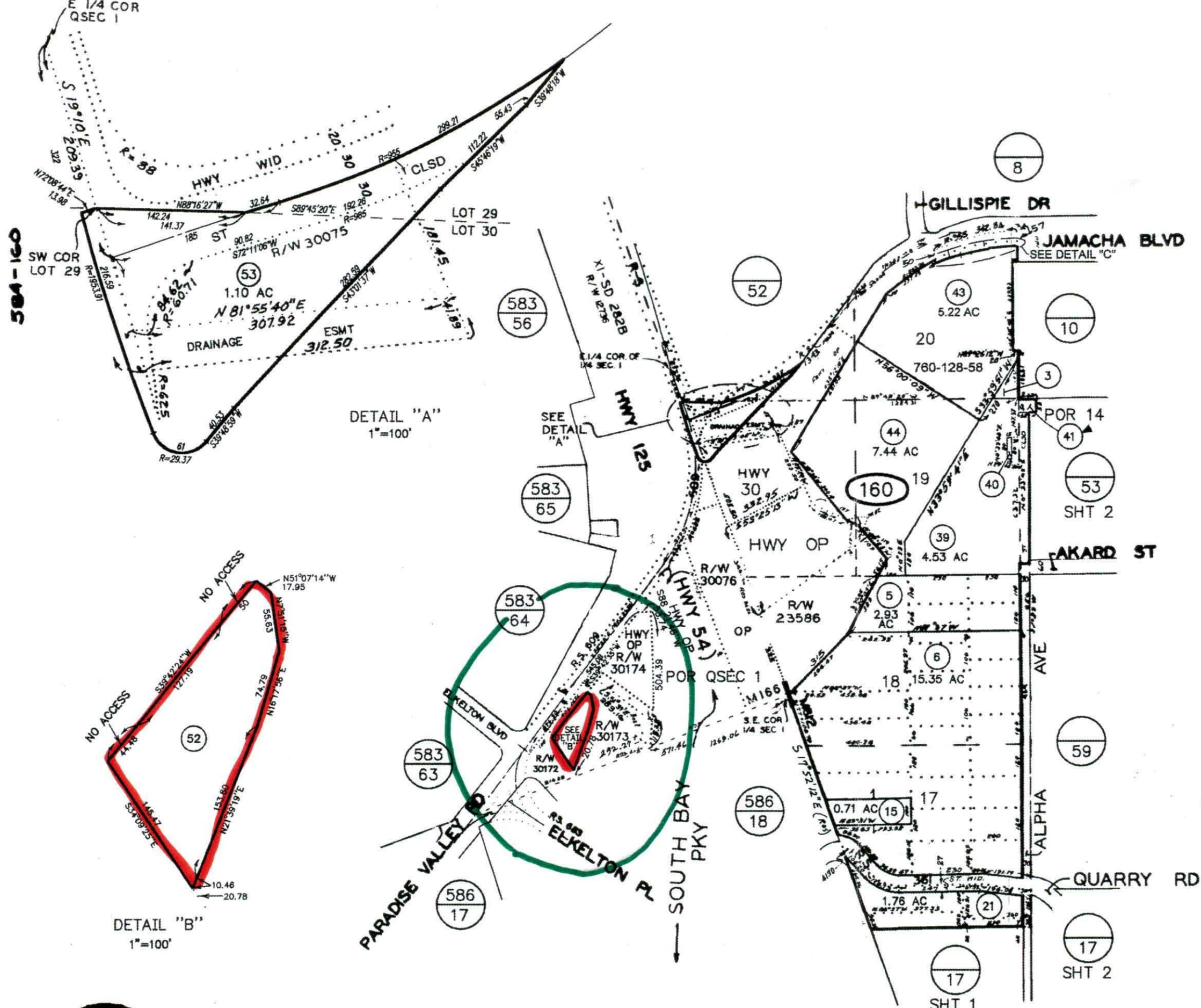
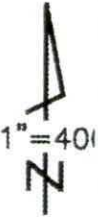
586-180-01 MORRISON NORMA J TRUST 04-27-93
586-180-24 MORRISON NORMA J TRUST 04-27-93
586-180-26 NORMA J MORRISON

P O BOX 1259
P O BOX 1259
P O BOX 1259

BONITA
BONITA
BONITA

CA
CA
CA

91908
91908
91908



12/3/18 AAA

CHANGES				
BLK	OLD	NEW	YR	CUT
160	32	35	36	75 5268
	24	25	37	38 76 2700 CC
	20	52	17	76 14 88
	35	SAME	76	5849
	4	FOR	39	41 77 3501
	37	SAME	78	4563
	12	16	42	78 1905
	8	9	10	79 3989
	30	31	43	44 80 709
	43	AC	80	5555
	21	SAME	80	3561
	35	45	47	86 1605
	33	48	49	88 1777
	45	50	51	90 2441
	43	SAME	92	4851
	14	22	23	96 1167
	42	KILL	96	1509
	29	50	96	219
	VARIOUS	TO	96	10546
	38	KILL	97	1192
	26	KILL	98	1155 CAI
	37	KILL	99	1372
	PICKUP	52	00	1991
	PICKUP	53	05	1635
	43	SAME	08	4659
	53	SAME	13	5532
	53	SAME	19	5563



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 584 PAGE 16

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 812-RANCHO JAMACHA TCT H-POR BLK 8
MAP 166-RANCHO DE LA NACION-POR QSEC 1
ROS 2655, 2656, 8342, 8723, 14694, 18760

SCALE IN 1/10 OF AN INCH

583-65,



10/20/97 DJB

[illegible]

DEC 08 1997

MAP 4524 - SPRING VALLEY RANCHOS UNIT NO 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.


SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 503, PAGE 45.


583-651-654

SCALE IN 1/10 OF AN INCH

17
OF 2

1"=200'





CHANGES

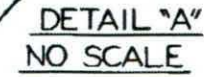
[illegible]

SAN DIEGO COUNTY
ASSESSOR'S MAP SHT. 1 OF 2
BOOK 584. PAGE 17...

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 9995-CO OF SD TCT NO. 3922(CONDM)
MAP 166 - RHO DE LA NACION-POR QSEC 2
ROS 12367

MAR 01 1963

[illegible]

PLAN 4-29-75
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 586 PAGE 18

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 166 - RHO DE LA NACION-POR QSEC 2
ROS 2075, 8659, 8723, 12181, 14456, 18760, 20895

1''=100
N

8/7/98 SM ✓

[illegible]

**SAN DIEGO COUNTY
ASSESSOR'S MAP**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 4524 - SPRING VALLEY RANCHOS UNIT NO 2

$$\frac{584}{16}$$

583 - 64



9/02/03 RG

[illegible]

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 583, PAGE 44

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

PARADISE
VALLEY
RD

MAP 4524 - SPRING VALLEY RANCHOS UNIT NO 2



County of San Diego, Planning & Development Services
NOTICE TO PROPERTY OWNERS
ZONING DIVISION

A request for a discretionary permit has been filed with the County of San Diego, Department of Planning & Development Services (PDS). State law and County code require that adjacent property owners (and in certain instances residents) be notified of certain types of permits submitted to PDS for approval. You have received this notice because County records show you are within the public notice boundary for this permit. Interested parties can contact the assigned PDS Project Planner (listed below) to request additional information and/or to submit written comments within 30 days of the "Date Received" on this notice.

NOTE: All correspondence MUST reference the Record ID below.

Planner's Name: **Lauren Yzaguirre**
Planner's Phone: 858-495-5362
Planner's email: Lauren.Yzaguirre@sdcounty.ca.gov
CPG/DRB/CSG: **Spring Valley CPG**

Record ID & Date Received

SDC PDS RCVD 11-12-19
VAR19-024

Project Name & Brief Description: Gas station (8 pump stations), 2,318 SF canopy, 3,555 SF convenience store (with San Diego Liquor License Type 21), 855 SF carwash tunnel, and 15 on-site vehicle parking spaces on a 0.49-acre site located on corner of Paradise Valley Rd and Elkelton Place in Spring Valley. Number of lots proposed: 1

You can also contact the local Community Planning Group, Design Review Board or Community Sponsor Group (CPG/DRB/CSG) for further information and to make comments. If the property is within the boundaries of a County recognized (CPG/DRB/CSG), contact information for that group will be printed on the back of this notice.

Zoning: Limited Industrial (M52/M54) General Plan: Limited Industrial Acre(s): 0.49
Owner/Applicant: BPI1E&P, LLC (Joseph, Eddy, and Jim Brikho) Engineer: Howes Weiler Landy
Project Site Address: Paradise Valley Rd and Elkelton Pl APN#(s): 584-160-52-00



Map created by Rincon Consultants, Inc. Imagery provided by San Diego Association of Governments & SanGIS © 2019.

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
www.sandiegocounty.gov/pds/





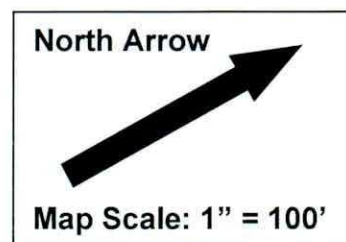
County of San Diego, Planning & Development Services
NOTICE TO PROPERTY OWNERS
ZONING DIVISION

OWNER/APPLICANT: Please follow these instructions carefully to avoid delays in the processing of your application.

State law and County Code require that adjacent property owners be notified of certain types of Development projects submitted for approval to Planning & Development Services (PDS). It is the applicant's responsibility to prepare and submit a vicinity map and a completed project application. The information will be reviewed for accuracy by the PDS Zoning staff. Incorrect information or a non-standard format may result in the application being rejected.

Listed below are instructions for properly completing these requirements. The required template for the NOTICE TO PROPERTY OWNERS is on the back of this form. You must complete and print the back of this form. This instruction page is not required to be submitted at intake.

1. Owner/Applicant **must complete** the "Notice To Property Owners" page (on the opposite side of this form), **except for:** Record ID(s), Date Received, Project Planner contact info & Planning Group contact info.
2. The purpose of the vicinity map is to show the **exact location of the project site** relative to adjacent property, streets, and highways. It will also be used to indicate the lot sizes and patterns of surrounding property. The scale should be such that the project site makes up only the center portion of the vicinity map, with approximately one quarter mile shown around the site.
3. Maps may be copies of a County Base Map, a Thomas Guide Map, a Parcel Map or hand drawn in black ink. **MAPS MUST BE CLEAR AND LEGIBLE WHEN REPRODUCED AS BLACK AND WHITE COPIES.**
4. **Draw the project boundaries on the Vicinity Map in bold black ink and give the exterior dimensions.**
5. Tentative Map applications shall show the proposed street layouts and lot designs.
6. At intake, submit One (1) copy of this completed Notice with the Vicinity Map attached.
7. You **MUST** include the **Map Scale** (see example). Your scale measurements may be different than the example given.
8. You **MUST** include the **North Arrow** showing North on the map (see example).
9. Indicate the Project Name and Brief Description of the **proposed** project.



Project Name: Paradise Valley Gas Station

Project Description: The Paradise Valley Gas Station Project (Project) is located in the Spring Valley neighborhood of San Diego County, on a site located at the east corner of Paradise Valley Road and Elkelton Place (APN 584-160-52-00). The project site is vacant and approximately 0.5 acre (21,548 square feet) in size, bordered by Paradise Valley Road to the west, Elkelton Place to the south, and State Route 125 to the east. The project site has a General Plan land use designation of Medium Impact Industrial and zoning designation of Limited Impact and General Impact Industrial (M52/M54), respectively.

The Project entails development of a gas station (four multi-product dispensers to service up to eight pump stations) with a 2,318 square-foot canopy, a 3,555 square-foot convenience store building that requires a San Diego Liquor License Type 21 for general sale of liquor, an 855 square-foot carwash tunnel, and 15 on-site vehicle parking spaces. The proposed gas station and convenience store is assumed to operate 24 hours a day, seven days a week, with a total of ten employees. The eight pump stations would provide three grades of gasoline (regular, mid-range, and premium) and diesel. Annual estimated product throughput for the proposed gas station is 1 to 1.2 million gallons (850,000 to 1,050,000 gallons of gasoline and 100,000 to 150,000 gallons of diesel).

The proposed gas station would include four underground storage tanks (USTs) for the three grades of gasoline and diesel fuel to be dispensed during project operation. The four USTs would range between 6,000 to 16,000 gallons each in capacity and be located underground between the four proposed gas pumps and the proposed trash enclosure (located along the east project site boundary). The project would include a Veeder-Root Carbon Canister Vapor Polisher (CCVP) system, which is an advanced system for managing vapor containment of USTs at gas stations to emissions below California Air Resources Board (CARB) standards. The CCVP would be mounted to the vent risers to be located next to the proposed trash enclosure. A Stage II vapor recovery system (balance system) would be used with the CCVP to ensure efficient capture of vehicle tank vapors during actual vehicle fueling activities.

The site would be accessible from a driveway located on Paradise Valley Road. The project site plan includes proposed vehicular circulation on site. Of the 15 parking spaces, four spaces would be standard parking spaces, two spaces would be designated handicap parking spaces, and one space would be designated van pool with the option of being converted to an electric vehicle charging space based on future needs. A variance permit would be required to include the eight gas station pump spaces as parking spaces, based on the proposed use and itinerant nature of anticipated customers.

Project construction is estimated to take between six to seven months, starting in June 2021. The Project would open for business between December 2021 to January 2022.



County of San Diego, Planning & Development Services

**NOTICE TO APPLICANTS: For all Site Plans,
Variances, Administrative Permits and Use
Permits**

ZONING DIVISION

Discretionary permit review by the County of San Diego does not normally take into account the specific requirements of the California Building Standards Code, including local amendments that may have been adopted by the County of San Diego. Occasionally, discretionary permits are processed and approved, only to find later that significant redesign of the project is required to conform with the Uniform Building Code (UBC) or Uniform Fire Code (UFC).

It is the responsibility of the owner and his/her designer to determine early in the design process whether the project complies with the basic requirements of the Standard Codes. Requirements such as building location, use and occupancy, type of construction, location of exterior stairways, fire access requirements and turning areas, and fire flow and water storage requirements are examples of UBC and UFC standards that should be considered in the project's preliminary design stage.

To assist applicants in making these determinations, or if there are any questions regarding the applicability of the Standard Codes to your project, we suggest that a pre-application conference with a County plan check engineer be scheduled before filing an application for a discretionary permit. This service is available by appointment for an hourly fee for plan check engineering. This service is completely voluntary, provided by the County at the sole discretion of the permit applicant. Applicants desiring this service should call (858) 565-5920.

By my signature below, I acknowledge that I have read and understand this notice.

Owner or Owner's Representative: _____


Signature

Owner or Owner's Representative: Eddy Brikho

Print Name

Date: _____

11-7-19

Project Address or Assessor's Parcel Number (APN):

584-160-52-00

— OFFICIAL USE ONLY —

SDC PDS RCVD 11-12-19

VAR19-024

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>



Email correspondence from
Mr. Travis Bataller
Land Use Tech III
County of San Diego
Planning and Development Services

Received April 3, 2020

From: [Bataller, Travis](#)
To: [Ryan Stewart](#)
Subject: [EXT] Grading Research
Date: Friday, April 3, 2020 3:44:17 PM
Attachments: [image001.jpg](#)
[image002.png](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Mr. Stewart,

As per your request, I searched our records for grading permits linked to APN: 584-160-52-00. There were no permits in our system for that parcel number.

Travis Bataller
Land Use Tech III
Planning and Development Services
County of San Diego

County Seal



For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



Email correspondence from
Mr. Joseph Erdelen
Information Officer I/Specialist
Caltrans

Received April 8, 2020

From: [CALTRANS](#)
To: [Ryan Stewart](#)
Subject: [EXT] [Records Center] Public Records Request :: R005983-033120
Date: Wednesday, April 8, 2020 7:57:37 AM

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

--- Please respond above this line ---



RE: Public Records Request of March 31, 2020, Reference # R005983-033120

Dear Ryan Stewart,

On *March 31, 2020*, the California Department of Transportation (Caltrans) received your request for records under the Public Records Act (PRA) wherein you requested the following:

Contaminated property investigations

SAM closure letters/reports

Hazardous material permit and under ground storage tank files

monitoring well files

grading permits

I am looking for environmental files from the Hazardous Materials Dept, specifically GRADING PERMITS or anything related to UST removal from APN: 584-160-52-00 in Spring Valley, CA

Caltrans will need additional time to gather and review the requested documents.

Consequently, Caltrans is exercising its authority under Government Code section 6253(c), to extend the time to reply to a Public Records Act request. You will receive a further more complete response no later than April 20, 2020.

Thank you for your patience in awaiting this information.

Sincerely,

Joseph Erdelen
Information Officer I/Specialist
6196882556

To monitor the progress or update this request please log into the [Public Records Center](#)



Email correspondence and attachments from
Mr. Sean Keffer
Caltrans District II
Caltrans

Received April 8, 2020

From: [Keffer, Sean@DOT](mailto:Keffer_Sean@DOT)
To: [Ryan Stewart](mailto:Ryan.Stewart)
Cc: [Erdelen, Joseph@DOT](mailto:Erdelen_Joseph@DOT); [Johansson, Kenneth H@DOT](mailto:Johansson_Kenneth_H@DOT)
Subject: [EXT] CPRA R5983 Caltrans Records Review
Date: Wednesday, April 8, 2020 1:27:21 PM
Attachments: [S1251102.pdf](#)
[S1251103.pdf](#)
[11-408504_0003.pdf](#)
[11-408504_0015.pdf](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon Ryan,

After reaching out to District staff and researching the Caltrans records I was able to acquire the following information:

The property was acquired, and Route 125 was built through there in the 1996-1998 timeframe. Later, the 21,538 square feet excess parcel (somewhat triangular remainder - 30173-2) was disposed of through a Director's Deed #1999-0798894 (December 8, 1999) to Hyrosen Properties, Inc.. The parent parcel of land previously belonged to Erreca Associates, a local contracting company. The Right of Way Lay Out maps for this location are attached. The layout maps depicts "gas pumps" on the screened topographic mapping to the south and southeast outside of the boundaries of the parcel in question, but within the parent parcel (30170). There is no indication of where the gas tanks were located and if the tank/s were above or below ground.

The As-Builts located for the project (also attached) don't show much by way of the property in question.

There may be records and various permits and plans at the County of San Diego that pertain to grading permits, underground storage tanks, or other redevelopment documents for this location. Historical photos may show clues to this information as well.

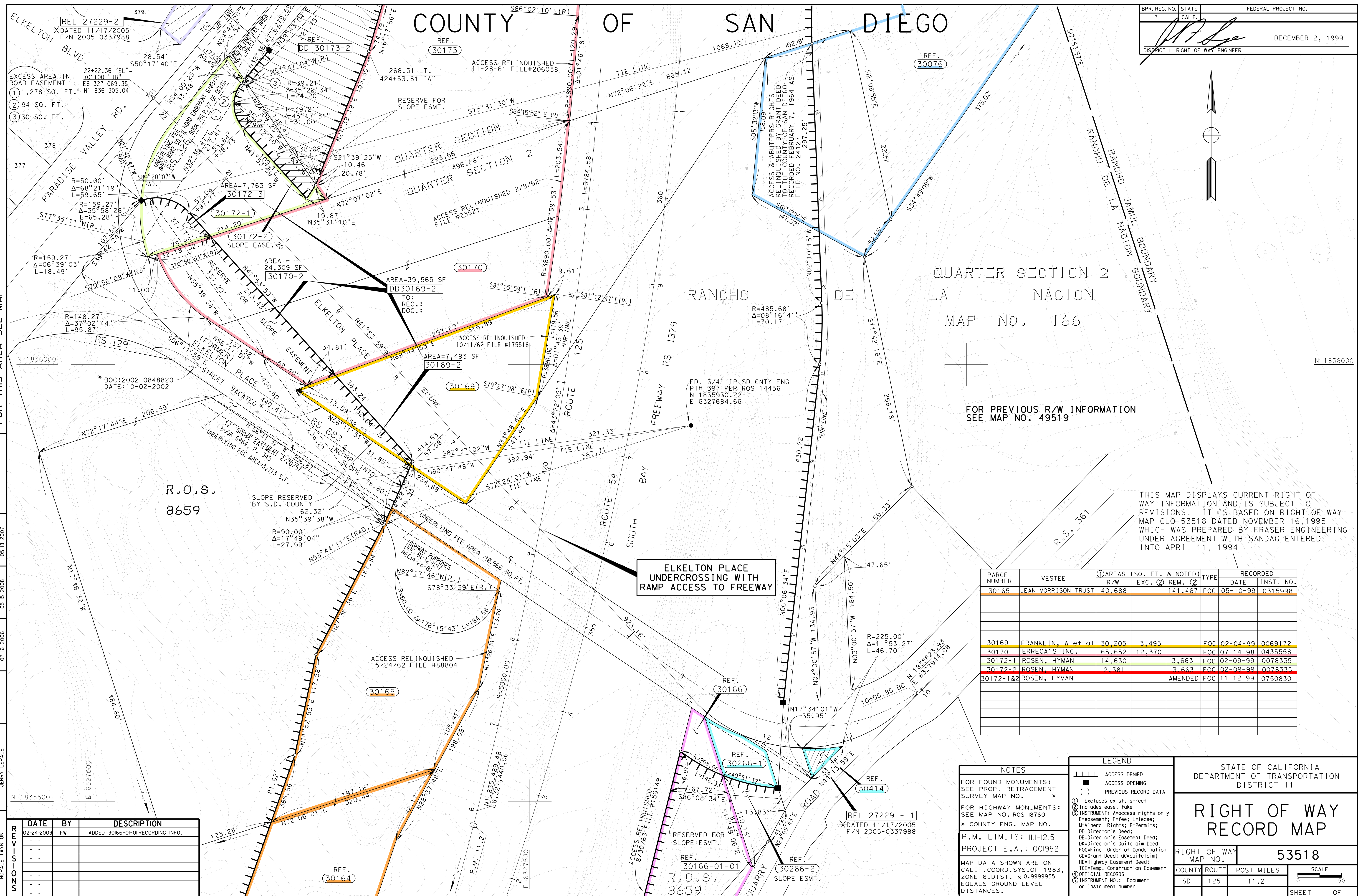
Please let me know if I can be of further assistance.

Thank you,
Sean

Sean Keffer
Caltrans District 11
4050 Taylor Street
San Diego, CA 92110 MS: 242
Environmental Engineering
Building 2, 4th Floor, Work Station 126
Office: (619) 688-6414
Email: sean.keffer@dot.ca.gov

PROJECT ENGINEER	PROJECT SUPERVISOR	DATE RELEASED	DESIGN FILE UPDATE	DATE PLOTTED	WYAR DATE
HORACE TAYNTON	JERRY LEPAGE	--	07-16-2006	05-15-2008	05-18-2007

FOR THIS AREA SEE MAP



SI251102.PDF

COUNTY

OF

SAN

DIEGO

BPR. REC. NO.	STATE	FEDERAL PROJECT NO.
7	CA	
DECEMBER 2, 1999		
DISTRICT 11 RIGHT OF WAY ENGINEER		

AREA=0.149 AC.
DD 31174-01-01
TO: M. VANEGAS
REC: 08/11/2003
DOC: #2003-0963887

MAP 4524

SPRING VALLEY RANCHOS

UNIT NO. 2

RANCHO

DE

LA NACION

RANCHO

JAMACHA

23586

PARADISE VALLEY ROAD/
JAMACHA BOULEVARD
OVERCROSSING RAMP
ACCESS TO FREEWAY

SEE TLO-SD-125-12.5
FOR ADDITIONAL INFORMATION
IN THIS AREA

FOR THIS AREA SEE MAP

FOR THIS AREA SEE MAP

DESIGN FILE LOCATION: 53519.dgn

REL 27229 - 2
* TO: THE COUNTY OF SAN DIEGO
STATE HWY MAP BOOK NO. 319
DATED 10/11/2005
F/N 2005-0879251
CTC RESOLUTION NO. R3625
DATED 11/03/2005
FINAL RECORDING OF
CTC RESOLUTION
DATED 11/17/2005
F/N 2005-0337988

ACCESS AND ABUTTERS RIGHTS
RELINQUISHED BY GRANT DEED
TO THE COUNTY OF SAN DIEGO
RECORDED FEB. 7, 1964 AS FILE
NO. 24127

AREA=21,538 SF
DD 30173-2
TO: HYROSEN PROPERTIES, INC.
REC: 12-08-99
DOC: 1999-0798894

THIS MAP DISPLAYS CURRENT RIGHT OF
WAY INFORMATION AND IS SUBJECT TO
REVISIONS. IT IS BASED ON RIGHT OF WAY
MAP CLO-53519 DATED JUNE 12, 1995 WHICH
WAS PREPARED BY FRASER ENGINEERING
UNDER AGREEMENT WITH SANDAG ENTERED
INTO APRIL 11, 1994.

PARGEL NUMBER	VESTEE	AREAS (SQ. FT. & NOTED)	TYPE	RECORDED
23586	REEDER, JAMES	4.57AC ± .43AC	EXC. ② REM. ②	F 2-21-78 067329
30076	MANIS	4.20AC ± .81AC	FOC 3-12-97	0112744
30173	ERRECA ASSOC.	66,583 21538	FOC 7-14-98	0435558
30174	SULLIVAN TRUST	51522	F 9-30-96	0493370
30828	C. BURDICK TRUST	34093	40 89AC E	8-26-97 0412053
31174	ZEPEDA, R.	739 6483	F 11-20-97	0588880

NOTES
FOR FOUND MONUMENTS:
SEE PROP. RETRACEMENT
SURVEY MAP NO. *
FOR HIGHWAY MONUMENTS:
SEE MAP NO. ROS 18760
* COUNTY ENG. MAP NO.
P.M. LIMITS: 11.3-13.4
PROJECT E.A.: 001912
MAP DATA SHOWN ARE ON
CALIF. COORD. SYS. OF 1983,
ZONE 6. DIST. x 0.9999933
EQUALS GROUND LEVEL
DISTANCES.

LEGEND
ACCESS DENIED
ACCESS OPENING
PREVIOUS RECORD DATA
① Excludes exist. street
② Includes eas. take
③ INSTRUMENT: A=access rights only
E=easement; F=fence; L=lease;
M=mineral rights; P=permits;
DD=Director's Deed;
DE=Director's Easement Deed;
DK=Director's Quitclaim Deed
FOC=Final Order of Condemnation
GO=Grant Deed; GC=Quitclaim;
HE=Highway Easement Deed;
TCE=Temp. Construction Easement
④ OFFICIAL RECORDS
⑤ INSTRUMENT NO.: Document
or instrument number

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION DISTRICT 11			
RIGHT OF WAY MAP NO.		53519	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	11.4	0 50
			SHEET OF

NOTES:

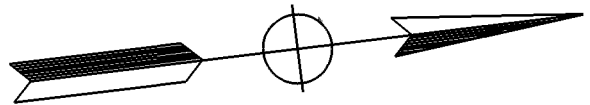
1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT
RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.
2. FOR LOCATIONS OF STBB WITH OMITTED POST, SEE CONSTRUCTION DETAILS.

LEGEND:

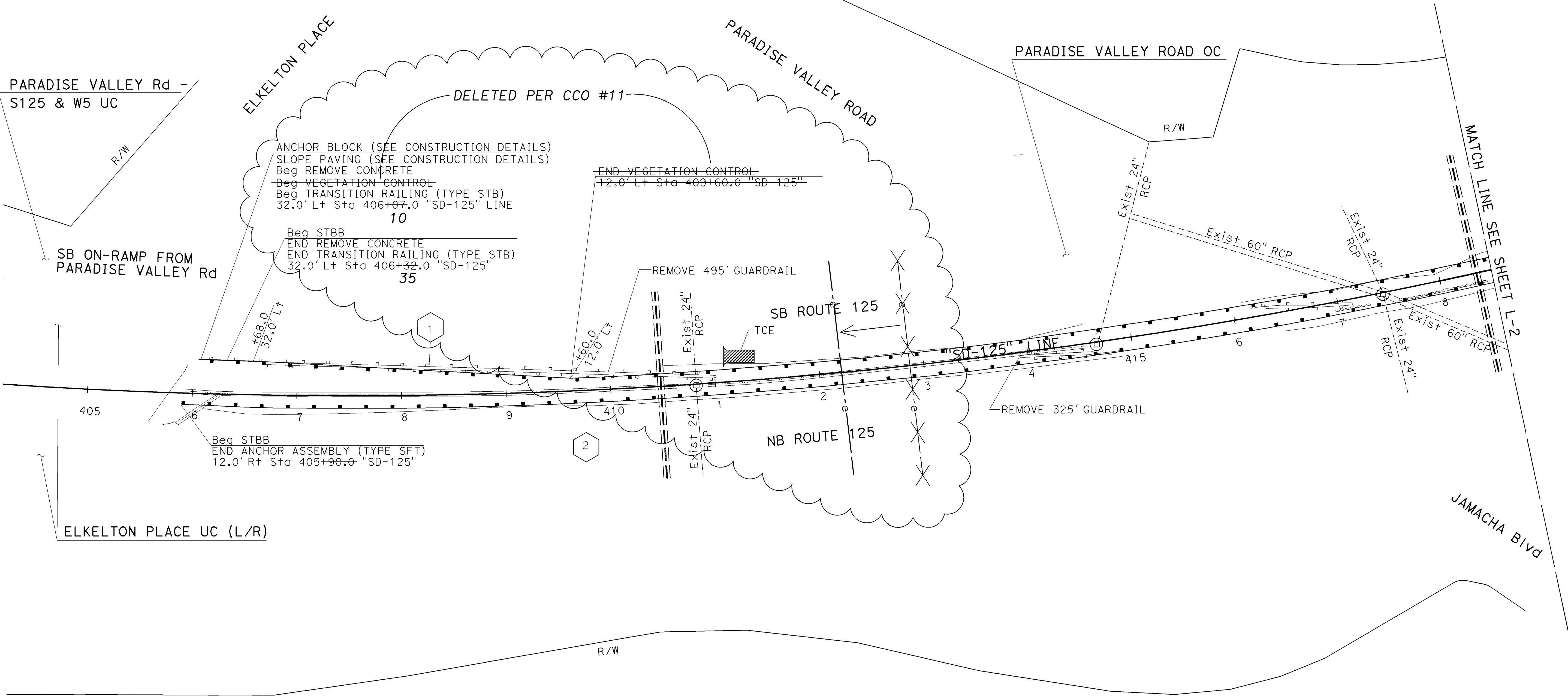
X - GUARD RAILING

CURVE DATA

No. +	R	Δ	T	L
①	5,000.00'	-43°22'06"	1,988.13'	3,784.58'



SAN DIEGO COUNTY



AS BUILT
CONTRACT No. 11-408504
C.C.A. DATE 05-04-16
R.E. NAME Jason Alsheikh

SCALE: 1" = 50'

LAYOUT
L-1

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

LEGEND:

SCRW - STEEL CYLINDER ROD WRAPPED

2. UTILITY OWNERSHIP:

SEWER
WATER
OVERHEAD ELECTRICAL
UNDERGROUND ELECTRIC
NATURAL GAS
UNDERGROUND TELEPHONE
CABLE TELEVISION

COUNTY OF SAN DIEGO & LEMON GROVE SANITATION DISTRICT
OTAY WATER DISTRICT & SAN DIEGO WATER AUTHORITY
SDG&E
SDG&E
SDG&E
PACIFIC BELL & COUNTY OF SAN DIEGO
COX

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
11	SD	125	9.7/12.1	15	83

George H. Mamaghani

02-07-14

REGISTERED CIVIL ENGINEER

DATE

04-14-14

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

REGISTERED PROFESSIONAL ENGINEER

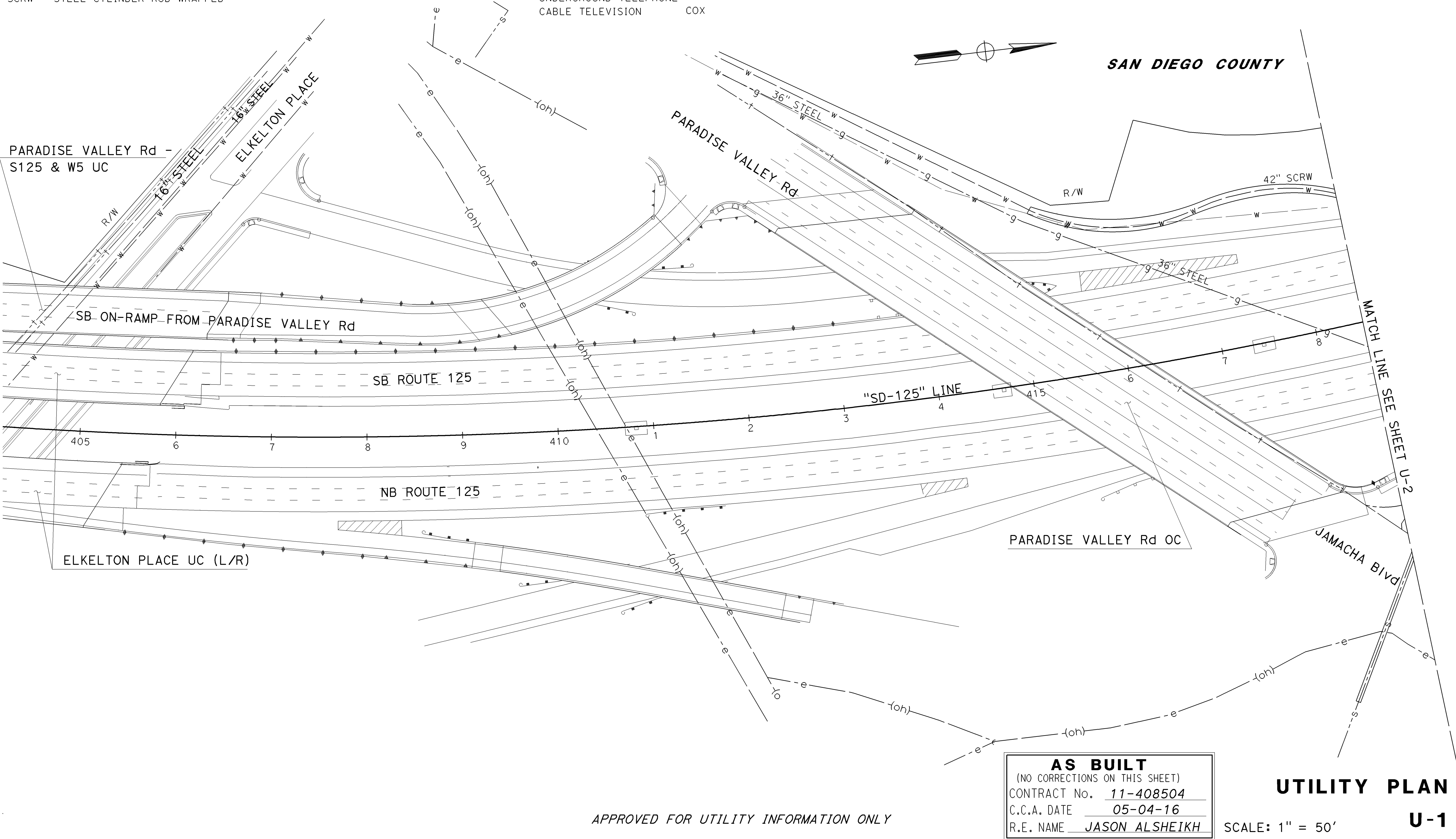
GEORGE H. MAMAGHANI

No. C44842

Exp. 03-31-16

CIVIL

STATE OF CALIFORNIA



APPROVED FOR UTILITY INFORMATION ONLY

AS BUILT
(NO CORRECTIONS ON THIS SHEET)
CONTRACT No. 11-408504
C.C.A. DATE 05-04-16
R.E. NAME JASON ALSHEIKH

UTILITY PLAN
U-1

SCALE: 1" = 50'