PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED SOIL INVESTIGATION

Accretive Investments, Inc.
Lilac Hills Ranch Development
Roadway Expansion Property

Gopher Canyon Road and Interstate 15 Intersections;
Old Highway 395 from Gopher Canyon Road
North to Circle R Drive, Escondido, California 92026

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

August 23, 2012

EEI Project Number ACR-71497.2a

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PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

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Subject property location:

Lilac Hills Ranch Development
Roadway Expansion Property
Gopher Canyon Road and Interstate 15 Intersections;
Old Highway 395 from Gopher Canyon Road North to Circle R Drive
Escondido, California 92026
EEI Project Number ACR-71497.2a

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TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Roadway Expansion Property

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

Client Information:
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Site Assessor:
Ed Lump – Senior Project Manager

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

Polly Ivers – Project Scientist

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

Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the proposed roadway expansion property including: the southbound I-15 off ramp to Gopher Canyon Road; the northbound Interstate 15 (I-15) off ramp to Gopher Canyon Road; the intersection of Gopher Canyon Road and Old Highway 395; and the property encompassing 50 feet west of, and 30 feet east of the current pavement of Old Highway 395 from Gopher Canyon Road north to Circle R Drive, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property can be accessed from the intersection of I-15 and Gopher Canyon Road. The existing roadway pavement consists entirely of asphaltic concrete. Continuous concrete sidewalks do not currently exist; however, a concrete apron was observed on Circle R Drive at Old Highway 395, and short sections of concrete sidewalks exist at crosswalks located on the west and north edges of the intersection of Gopher Canyon Road and Old Highway 395.

In general, the subject property is bordered by adjacent roadway property, and a mix of undeveloped and rural residential property. The majority of land along the west and east side of Old Highway 395 consist of undeveloped property, with the exception of Station 1 of the Deer Springs Fire Protection District situated near the southeasterly corner of Circle R Drive and Old Highway 395. Additionally, the All Seasons Recreation Vehicle (RV) storage facility and RV park is located west and north of the same intersection. The Moosa Canyon Water Treatment Facility (WTF) is located adjacent to the fire district property further east along Circle R Drive. Still further east along Circle R Drive, is the Castle Creek Country Club. No other development is present in the immediate site vicinity.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395 and Circle R Drive were present within the site vicinity from at least 1946. In 1980, Gopher Canyon Road and I-15 were present in their current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. Offsite development in the site vicinity including a golf course and structural development at the northwest and southeast corners of Old Highway 395 and Circle R Drive appeared beginning in 1963. The Moosa Canyon WTF appeared along the south side of Circle R Drive, just west of the golf course in 1976. Additional structural development appeared at the northwest and southeast corner of Old Highway 395 and Circle R Drive in 1990.

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

On July 3, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance.

Based on the future planned widening and improvements to the roadways, off ramps and intersections, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for aerially-deposited lead from historical automotive fuel combustion. Therefore, EEI performed a limited soil investigation at the subject property. Sampling activities were conducted on July 3, 2012. A total of six (6) discrete locations (identified as HA-1 through HA-6) were chosen to provide representative coverage at the two I-15 off ramps and the intersection of Gopher Canyon Road and Old Highway 395. Eight (8) soil samples were collected along the shoulders of Old Highway 395 (identified as HA-7 through HA-14). All fourteen (14) discrete soil samples (HA-1 through HA-14) collected during this investigation were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B.

Concentrations of total lead were detected above the laboratory detection limit in samples HA-1, HA-5, and HA-10 through HA-14. Concentrations of lead ranged from 10 milligrams per kilogram (mg/kg) (HA-13) to 150 mg/kg (HA-5). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The detected lead concentrations ranging from 10 mg/kg to 150 mg/kg is less than or equal to the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentration appears to be generally within background levels inherent to site soils (Kearney Foundation Special Report, 1996).

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including the Gopher Canyon Road and Interstate 15 intersections; and Old Highway 395 from Gopher Canyon Road north to Circle R Drive, Escondido, California. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

EEI has the following comments:

- The results of our limited soil investigation (see Section 5.0 –Limited Soil Investigation) revealed concentrations of lead in the soil samples collected from the subject property at the applicable residential screening value of 150 mg/kg. Although the concentrations of lead are at the CHHSLs for residential land uses, the concentrations are within acceptable levels for reuse per Caltrans and DTSC guidance; therefore, further investigation does not appear to be warranted at this time.

  In addition, according to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the proposed roadway expansion property including: the southbound I-15 off ramp to Gopher Canyon Road; the northbound I-15 off ramp to Gopher Canyon Road; the intersection of Gopher Canyon Road and Old Highway 395; and property encompassing 50 feet west of, and 30 feet east of the current pavement of Old Highway 395 from Gopher Canyon Road north to Circle R Drive, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

Overall, the subject project is situated along the I-15 corridor in San Diego County, north of the City of Escondido and west of the community of Valley Center. The subject property is comprised of proposed roadway improvements which include the southbound I-15 off ramp to Gopher Canyon Road; the northbound I-15 off ramp to Gopher Canyon Road; an irregular section of the intersection of Gopher Canyon Road and Old Highway 395; and, property encompassing 50 feet west of, and 30 feet east of the current pavement of Old Highway 395, between Circle R Drive to the north, and Gopher Canyon Road to the south.

The subject property can be accessed from the intersection of I-15 and Gopher Canyon Road. The existing roadway pavement consists entirely of asphaltic concrete. Continuous concrete sidewalks do not currently exist; however, a concrete apron was observed on Circle R Drive at Old Highway 395, and short sections of concrete sidewalks exist at crosswalks located on the west and north edges of the intersection of Gopher Canyon Road and Old Highway 395.

In general, the subject property is bordered by adjacent roadway property, and a mix of undeveloped and rural residential property. The majority of land along the west and east side of Old Highway 395 consist of undeveloped property, with the exception of Station 1 of the Deer Springs Fire Protection District situated near the southeasterly corner of Circle R Drive and Old Highway 395. Additionally, the All Seasons Recreation Vehicle (RV) storage facility and RV park is located west and north of the same intersection. The Moosa Canyon Water Treatment Facility (WTF) is located adjacent to the fire district property further east along Circle R Drive. Still further east along Circle R Drive, is the Castle Creek Country Club. No other development is present in the immediate site vicinity.

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

Offsite development in the site vicinity including a golf course and structural development at the northwest and southeast corners of Old Highway 395 and Circle R Drive appeared beginning in 1963. The Moosa Canyon WTF appeared along the south side of Circle R Drive, just west of the golf course in 1976. Additional structural development appeared at the northwest and southeast corner of Old Highway 395 and Circle R Drive in 1990.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject property is located on moderately sloping terrain consisting of varying topographic relief. The Moosa Canyon Creek traverses northwest to southeast across the portion of the subject property occurring along Old Highway 395. The subject property elevation ranges from approximately 405 feet above mean sea level (amsl) at its lowest point at Moosa Canyon Creek, to approximately 475 feet bgs at its most westerly portion at the Southbound I-15 off ramp. Based on topographic relief, surface water drainage in the site vicinity appears to be predominately to the northeast from its southern portions and the southwest from its northern portions towards Moosa Canyon Creek.

2.3 Regional and Local Geology

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

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

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

Soils beneath the project site and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as sandy loams of three soil series including Visalia (VaA), Fallbrook-Vista (FvE), and Vista (VvG) (USDA, 2012). Soils in these series are generally deep, moderately to well drained, and formed in material weathered from granitic rocks.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, there are three water supply wells located within the immediate site vicinity. The depth to groundwater data for the wells ranges from 4 feet below ground surface (bgs) near the intersection of Gopher Canyon Road and Old Highway 395 (Well No. 11S03W01C004S last measured in 1966), to 46 feet bgs near the intersection of Gopher Canyon Road and the I-15 Southbound off ramp (Well No. 11S03W01E001S last measured in 1966).

Based on information obtained for a nearby underground storage tank release site, **Circle R Ranch Trading Post** (8751 Old Castle Road, 0.45 miles southeast of the subject property), the reported depth to groundwater in the site vicinity ranges from 17.47 feet bgs to 21.18 bgs. The groundwater flow direction was reported to be to the north-northeast to north-northwest (SWRCB, 2012).

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to the information reviewed on FIRM 06073C0493G Panel 493 of 2375 (revised May 2012), the I-15 Southbound and Northbound off ramp portions of the subject are situated within Zone X. Zone X is designated as being areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. According to FIRM 06073C0494G Panel 494 of 2375 (revised May 2012), portions of the subject property located along Old Highway 395, which traverses Moosa Canyon Creek, are situated within Zone A. Zone A are areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. Copies of the FIRM's are included in **Appendix B**.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

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

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1946, 1948, 1951, 1953, 1963, 1968, 1975, 1976, 1980, 1990/91, 2002, 2008, and 2012 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth®. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, Old Highway 395 and Circle R Drive were present within the site vicinity from at least 1946. In 1980, Gopher Canyon Road and I-15 were present in their current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. Offsite development in the site vicinity including a golf course and structural development at the northwest and southeast corners of Old Highway 395 and Circle R Drive appeared beginning in 1963. The Moosa Canyon WTF appeared along the south side of Circle R Drive, just west of the golf course in 1976. Additional structural development appeared at the northwest and southeast corner of Old Highway 395 and Circle R Drive in 1990.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1946	Aerial Photograph 1:340	Old Highway 395 was present. Circle R Drive was present but did not extend west to meet with Old Highway 395. Old Castle Road was present to the south. Another road ran north to south along the west side of Old Highway 395. Site vicinity appeared as a mix of undeveloped and agricultural land.
1948/1951	Topographic Map 1:24,000	Old Highway 395 was preset. Circle R Drive was present but did not extend west enough to intersect with Old Highway 395. Another road was present paralleling the west side of Old Highway 395 from north to south. Circle R Ranch was present along the western end of Circle R Drive. Moose Canyon Creek was noted traversing the immediate site vicinity.
1953	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased agricultural development in the area.
1963	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased rural residential and agricultural development in the area. Structural development appeared at the northwest and southeast corners of Old Highway 395 and Circle R Drive. A golf course also appeared to the east along Circle R Drive.
1968/1975	Topographic Map 1: 24,000	No apparent changes were noted on the subject property or adjacent property. Old Castle Road was preset to the south. A golf course was present east of Circle R Drive and Old Highway 395.
1976	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity. Moosa Canyon WTF appeared along Circle R Drive to the east.
1980	Aerial Photograph 1:340	I-15 appeared under construction to the west of Old Highway 395. Gopher Canyon Road appeared in its current configuration. Portions of the subject property along the west side of Old Highway 395 appeared cleared of vegetation.
1990and 1991	Aerial Photograph 1:340	Circle R Drive now extended west and intersected with Old Highway 395. I-15 now appeared completed. Additional structures now present at the northwest and southeast corner of Circle R Drive and Old Highway 395.
2002/2008	Aerial Photograph 1:340	No apparent changes were noted in the site vicinity. Additional development appeared to the north along Old Highway 395.

TABLE 1 Summary of Historical Use Review		
Year	**Source and Scale**	**Comments**
August 2010	Aerial Photograph Accretive Investments, Inc.	The subject property appeared in its current configuration. Structures and the Moosa Canyon WTF were present at the southeast corner of Circle R Drive and Old Highway 395, while structures (RV Park) remained at the northwest corner. Castle Creek Country Club and Golf Course was present to the east of the sewer station. A mix of agricultural land and rural residential development appeared in the site vicinity.
2012	Topographic Map 1:24,000	I-15 now ran parallel on the west side of Old Highway395. The Circle R A golf course and RV Park was indicated near Circle R Drive and Old Highway 395.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Department of Planning and Land Use

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property. One non-geocoded listing was reported. Upon further review, EEI determined this site to be located further than one mile from the subject property; therefore, the site is not considered an environmental concern.

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property: One non-geocoded site was listed as **Bureau of Indian Affairs Contact 1** (location unknown). Tribal lands listings are generally not locations or releases, but placeholders used to contact the local Bureau of Indian Affairs representative for information on tribal lands in the area.

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

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

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – Two listings for the same site were reported within one-half mile of the subject property. EEI reviewed the on-line database GeoTracker, which provides records on LUSTs, maintained by the SWRCB, for more information regarding the case.

The listing, **Circle R Ranch Trading Post** (8751 Old Castle Road, 0.45 miles southeast of the subject property), reported a gasoline release in 1993. The case was closed by the San Diego DEH on December 3, 1996. EEI reviewed the San Diego DEH case closure summary on GeoTracker. According to the summary, food and gasoline dispensing operations were discontinued at the site in 1990. Site investigation efforts in 1994 and 1995 delineated the full extent of petroleum hydrocarbons (gasoline) in the subsurface soil and groundwater. The extent of contamination was localized in the immediate vicinity of the former USTs. In June 1996, 268 tons of contaminated soil was excavated and transported offsite for treatment. Two downgradient groundwater monitoring wells contain no detectable petroleum hydrocarbon constituents. The report stated that the depth to groundwater at the site ranges from 17.47 feet bgs to 21.18 bgs. The groundwater flow direction was reported to be to the north-northeast to north-northwest. Based on the fact that the site has been closed by a regulatory agency, this site is not considered an environmental concern.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – One listing was reported within one-quarter mile of the subject property.

Moosa Water Treatment Facility (8711 Circle R Drive, located adjacent to the subject property at the southeast corner of Circle R Drive and Old Highway 395), was reported as the site of an underground diesel fuel tank which was reported as removed in 1992.

Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. One of the sites was listed with a release on the LUST database, **Castle Creek Country Club**, and is discussed above in the LUST section. The remaining listings have not reported a release; therefore, are not considered a concern.

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

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

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

State Permits – One listing was reported within one-quarter mile of the subject property. The site was listed as the **Moosa Water Treatment Facility** (8711 Circle R Drive, located approximately 350 feet west the intersection of Circle R Drive and Old Highway 395).

State permits are not generally rationale for environmental concern, unless a release has occurred at the site. The aforementioned site has not reported a release; therefore, is not considered a concern.

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

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

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

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

Hazardous Waste Manifest – One listing was reported within one-quarter mile of the subject property. The site was listed as the **Deer Springs Fire Protection District** (8709 Circle R Drive, located adjacent to the subject property on the southeast corner of the intersection of Circle R Drive Old Highway 395).

Hazardous Waste Manifest listings are not generally rationale for environmental concern, unless a release has occurred at the site. The aforementioned listing has not reported a release; therefore, is not considered a concern.

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board (SWRCB). The subject property was not listed on any of the databases researched. One adjacent and one nearby property were identified as closed LUST cases. The sites: **Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395), and **Circle R Ranch Trading Post** (8751 Old Castle Road, 0.40 miles south of the subject property), are discussed above in Section 3.3.2 LUST.

EEI did not request file reviews for sites previously identified as LUST sites, as information contained in the Geotracker online files contained sufficient information, in our opinion, for the purposes of this Phase I ESA.

3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 11S, Range 03W, Sections 01).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that there is no valuation reduction for environmental issues related to the subject property.

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

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

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

An ACM survey was not conducted at the subject property as part of this Phase I ESA. The subject property consists of vacant land associated with a proposed existing roadway expansion project. Based on this information, the presence of Asbestos-Containing Materials is not considered likely.

3.7.2 Lead-Based Paint

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

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

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

3.7.3 Radon

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

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

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

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

3.7.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed predominantly along the western side of Old Highway 395 north of Circle R Drive, and along the eastern side south of the intersection; however, one overhead lateral line was detected on the west side of Old Highway 395 near the southern side of the culvert crossing. Overhead power lines were not noted along Gopher Canyon Road or the subject I-15 off ramps. Overhead electrical transformers were not readily visible. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

On July 3, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject site and adjoining properties for conditions indicating a potential recognized environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

Overall, the subject project is situated along the Interstate 15 (I-15) corridor in San Diego County, north of the city of Escondido and west of the community of Valley Center. The proposed roadway improvements include the southbound I-15 off ramp to Gopher Canyon Road; the northbound I-15 off ramp to Gopher Canyon Road; the intersection of Gopher Canyon Road and Old Highway 395; and, Old Highway 395 from Gopher Canyon Road north to Circle R Drive. Existing roadway pavement consists entirely of asphaltic concrete. Continuous concrete sidewalks do not currently exist; however, a concrete apron was observed on Circle R Drive at Old Highway 395, and short sections of concrete sidewalks exist at crosswalks located on the west and north edges of the intersection of Gopher Canyon Road and Old Highway 395.

The southbound I-15 off ramp intersects Gopher Canyon Road on the west side of I-15. One lane allows for a right (west) turn onto an uphill section of Gopher Canyon Road. The second lane allows for either a left turn onto a downhill section of Gopher Canyon Road or access to the I-15 on ramp to southbound I-15. Asphalt curbs are located along the edges of the off ramp. Based upon our field observations, surface expressions associated with underground utility improvements were not observed. Thin, dry weeds exist along the edges of the off ramp.

The northbound I-15 off ramp intersects Gopher Canyon Road on the east side of the I-15 corridor. One lane allows for access to a right downhill turn onto Gopher Canyon Road. Another lane allows for a left run onto an uphill section of Gopher Canyon Road or access to the I-15 on ramp to northbound I-15. Underground utility improvements visible near the end of this off ramp consist of a stormdrain box inlet in the west unpaved shoulder, and a stormdrain box inlet and associated strip inlet along the east paved shoulder. Minor dry weeds were observed along the edges of the off ramp; however, the majority of the surface area beyond the pavement was earth materials.

The third area of the subject project includes a section of Old Highway 395, north of Gopher Canyon Road and south of Circle R Drive. Planned improvements include both intersections. An asphaltic concrete paved carpool lot was observed at the southwesterly corner of Gopher Canyon road and Old Highway 395. Access to the lot is solely via Old Highway 395 south of the intersection. A short, concrete paved drainage swale exists across the radius curve at this southwest corner, separating the sidewalk and parking lot. Traffic lights, traffic control boxes, and traffic sensors were observed at intersection of Gopher Canyon Road and Old Highway 395.

Traffic control devices observed at the intersection of Old Highway 395 and Circle R Drive consist of a stop sign on Circle R Drive. The majority of land along the west and east side of Old Highway 395 consist of undeveloped property, with the exception of Station 1 of the Deer Springs fire Protection District situated near the southeasterly corner of Circle R Drive and Old Highway 395. Additionally, an RV storage facility and RV park is located west and north of the same intersection. Additionally, field observations suggest that the majority of land on either side of Old Highway 395 is below street grade. A large diameter culvert was noted in the natural drainage crossing under a northerly portion of Old Highway 395. Vegetation in this east-west orientated drainage is well developed consisting of dense trees and brush. Utilities detected at or near the intersection of Circle R Road and Old Highway 395 include hydrants, water blow off valves, and buried cable(s). Except for a hydrant on the southerly corner of Circle R Drive, water utility improvements appeared to be concentrated along the west side of Old Highway 395. Near the southeast corner of this intersection, buried cables were noted to transition to power poles. Signs delineating a buried fiber optic cable were observed in the landscaped area at the southeast corner along the west edge of Old Highway 395 north of Circle R Drive.

Overhead power lines were observed predominantly along the western side of Old Highway 395 north of Circle R Drive, and along the eastern side south of the intersection; however, one overhead lateral line was detected on the west side of Old Highway 395 near the southern side of the culvert crossing. Overhead power lines were not noted along Gopher Canyon Road or the subject I-15 off ramps. Overhead electrical transformers were not readily visible.

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

TABLE 2
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Minor wind-blown trash/debris observed onsite.
Surface Spills	No	None observed.
Stained Surfaces	No	A few, very minor and weathered areas of petroleum staining were observed along the unpaved shoulders on Old Highway 395.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	A natural creek channel/culvert crossing was observed under Old Highway 395.
Electrical Substations	No	Electric boxes associated with the traffic lights at the intersection of Gopher Canyon Road and Old Highway 395 was observed.
Areas of Dumping	No	Significant piles of trash and debris were not observed on the subject property.
Transformers	No	No mounted transformers were readily detectable within the subject property limits.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

On July 3, 2012, EEI personnel conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

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

5.0 LIMITED SOIL INVESTIGATION

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

EEI collected soil samples at an approximate 200-foot interval along Old Highway 395(on both sides of the roadway), as well as sampling each of the off ramp widening sections to I-15. The length of the Old Highway 395 expansion, including the intersections with Gopher Canyon Road and Circle R Drive, is approximately 800 feet. As a result eight (8) discrete surficial soil samples were collected (4 from each side) from the roadway shoulder along Old Highway 395, and six (6) additional samples were collected at I-15 off ramp intersections at Gopher Canyon Road. All soil samples will be submitted for laboratory analytical testing. The following sections discuss our investigation activities.

5.1 Field Investigation

On July 3, 2012, EEI personnel mobilized to the subject property to conduct soil sampling activities with a stainless steel hand auger. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of six (6) discrete locations (identified as HA-1 through HA-6, **Figure 3**) were chosen to provide representative coverage at the two I-15 off ramps and the intersection of Gopher Canyon Road and Old Highway 395. Eight (8) soil samples were collected along the shoulders of Old Highway 395 (identified as HA-7 through HA-14, **Figure 3**).

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

5.2 Laboratory Analytical Testing

All fourteen (14) discrete soil samples (HA-1 through HA-14) collected during this investigation were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. The following bulleted items summarize the results of laboratory analytical testing:

- Concentrations of total lead were detected above the laboratory detection limit in samples HA-1, HA-5, and HA-10 through HA-14. Concentrations of lead ranged from 10 milligrams per kilogram (mg/kg) (HA-13) to 150 mg/kg (HA-5). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

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

TABLE 3
Soil Sample Results

Sample ID	Sample Depth (inches bgs)	Date Sampled	Total Lead-EPA 6010B (mg/Kg)
HA-1	0-6	7-3-2012	**35**
HA-2	0-6	7-3-2012	ND
HA-3	0-6	7-3-2012	ND
HA-4	0-6	7-3-2012	ND
HA-5	0-6	7-3-2012	**150**
HA-6	0-6	7-3-2012	ND
HA-7	0-6	7-3-2012	ND
HA-8	0-6	7-3-2012	ND
HA-9	0-6	7-3-2012	**83**
HA-10	0-6	7-3-2012	**39**
HA-11	0-6	7-3-2012	**15**
HA-12	0-6	7-3-2012	**130**
HA-13	0-6	7-3-2012	**10**
HA-14	0-6	7-3-2012	**22**
Laboratory Reporting Limit			**3**
Residential CHHSLs			**150**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

The results of our limited total lead survey revealed concentrations of total lead was detected above the laboratory detection limit in samples HA-1, HA-5, and HA-10 through HA-14. Concentrations of lead ranged from 10 milligrams per kilogram (mg/kg) (HA-13) to 150 mg/kg (HA-5). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected lead concentrations ranging from 10 mg/kg to 150 mg/kg are less than or equal to the CHHSL residential screening level of 150 mg/kg.

6.0 FINDINGS AND OPINIONS

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

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

  The results of our limited soil investigation (see Section 5.0 –Limited Soil Investigation) revealed concentrations of lead in the soil samples collected from the subject property at the applicable residential screening value of 150 mg/kg. Although the concentrations of lead are at the CHHSLs for residential land uses, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance; therefore, further investigation does not appear to be warranted at this time. According to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

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

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

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

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

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including the Gopher Canyon Road and Interstate 15 intersections; and Old Highway 395 from Gopher Canyon Road north to Circle R Drive, Escondido, California. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

EEI has the following comments:

- The results of our limited soil investigation (see Section 5.0 –Limited Soil Investigation) revealed concentrations of lead in the soil samples collected from the subject property at the applicable residential screening value of 150 mg/kg. Although the concentrations of lead are at the CHHSLs for residential land uses, the concentrations are within acceptable levels for reuse per Caltrans and DTSC guidance; therefore, further investigation does not appear to be warranted at this time.

  According to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

9.0 REFERENCES

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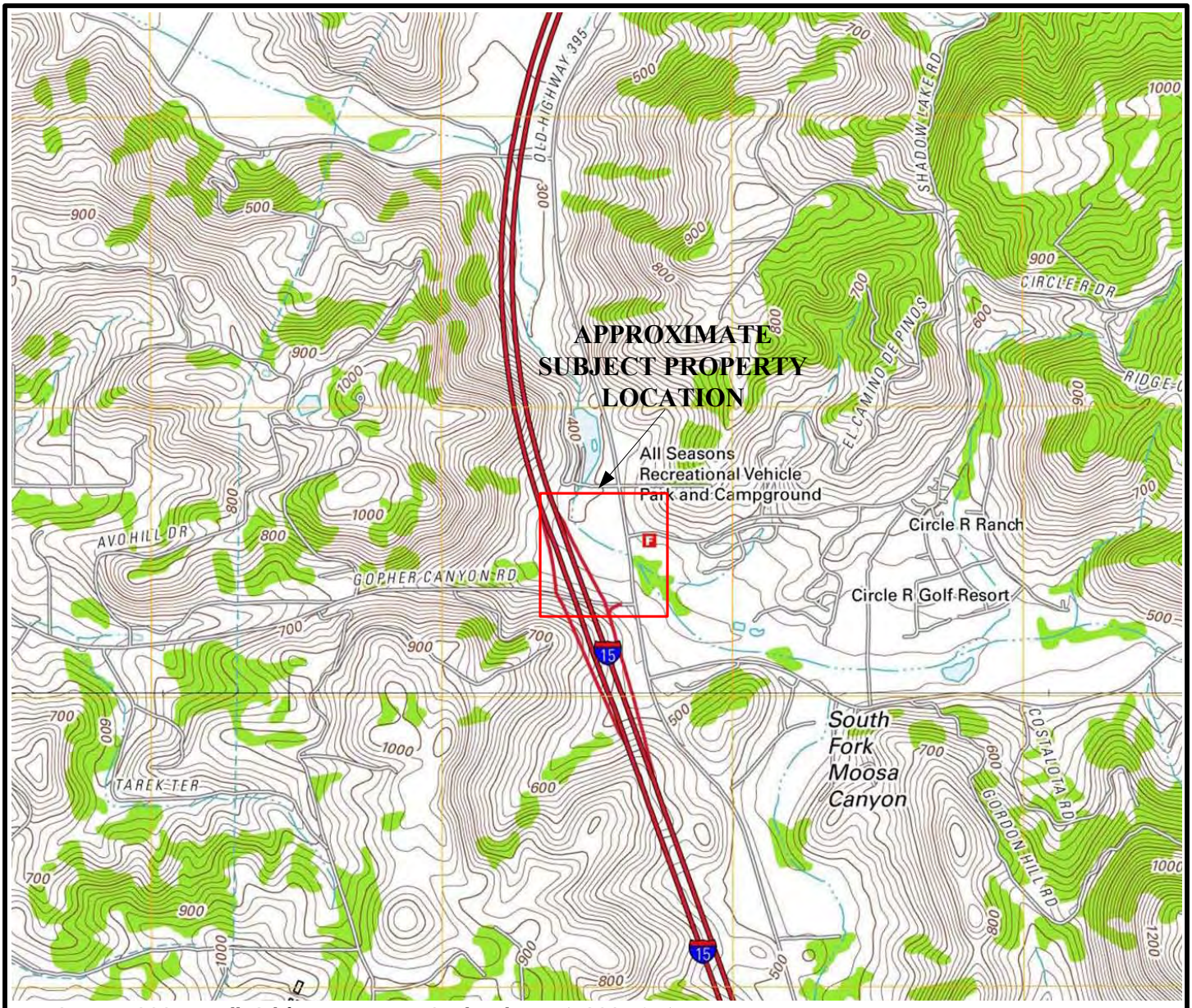
FIGURES



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

N

Scale: 1" = 1,600'

0 960FT 1,600FT 3,200FT

Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Ranch
Roadway Expansion Property
Gopher Canyon Rd and Interstate 15 Intersections. and Old Hwy. 395
from Gopher Canyon Rd. North to Circle R Dr.
Escondido, California 92026
EEI Project Number ACR-71497.2a
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1

Map Source: Google Earth®, August 23, 2010

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Ranch
Roadway Expansion Property
Gopher Canyon Rd and Interstate 15 Intersections. and Old Hwy. 395
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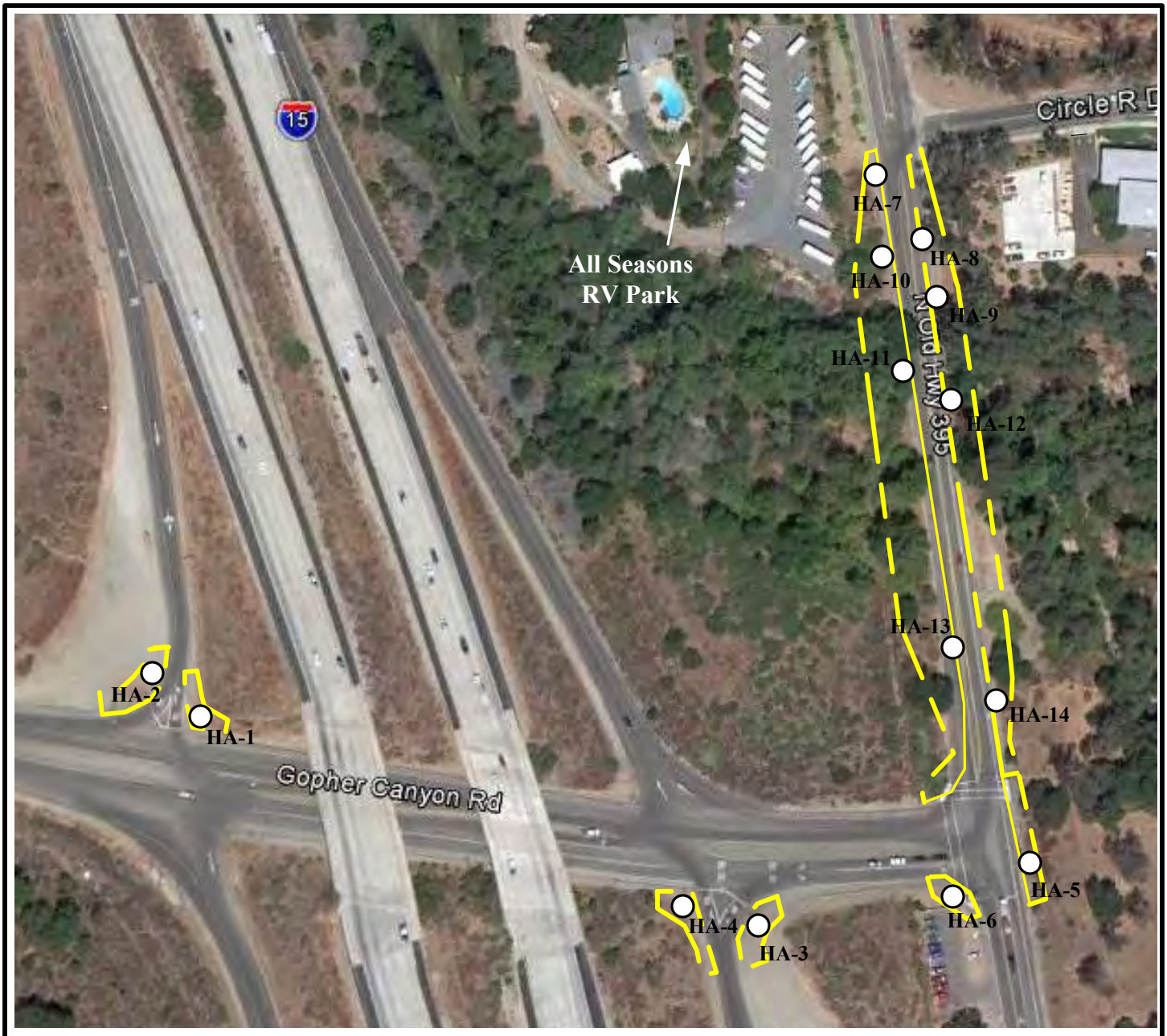
Escondido, California 92026
EEI Project Number ACR-71497.2a
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Google Earth®, August 23, 2010

LEGEND

EEI Soil Boring Location
HA-1

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Ranch
Roadway Expansion Property
Gopher Canyon Rd and Interstate 15 Intersections. and Old Hwy. 395
from Gopher Canyon Rd. North to Circle R Dr.
Escondido, California 92026
EEI Project Number ACR-71497.2a
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

Environmental Project Scientist (4/05 - Present)

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

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

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

CERTIFICATIONS

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

APPENDIX B
ROADWAY EXPANSION FIGURES/FIRM MAP

CIRCLE R DRIVE

OLD HWY 395

GOPHER CANYON ROAD

50'

30' PAST E.O.P. (TYP.)

10'

CONC

ASPH

DIRT

DENSE TREES

POOL

PIPE

HV 36
432.63

1" = 100'

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-0270

CIRCLE R TO GOPHER CANYON
JUNE 2012

LILAC HILLS

County Of San Diego, California

SHEET 1 OF 1

LANDMARK CONSULTING

I-15 & GOPHER CANYON
JUNE 2012
LILAC HILLS
County Of San Diego, California

SHEET 1 OF 1

1"=100'

ance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0493G

FIRM

FLOOD INSURANCE RATE MAP

SAN DIEGO COUNTY, CALIFORNIA

AND INCORPORATED AREAS

PANEL 493 OF 2375

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

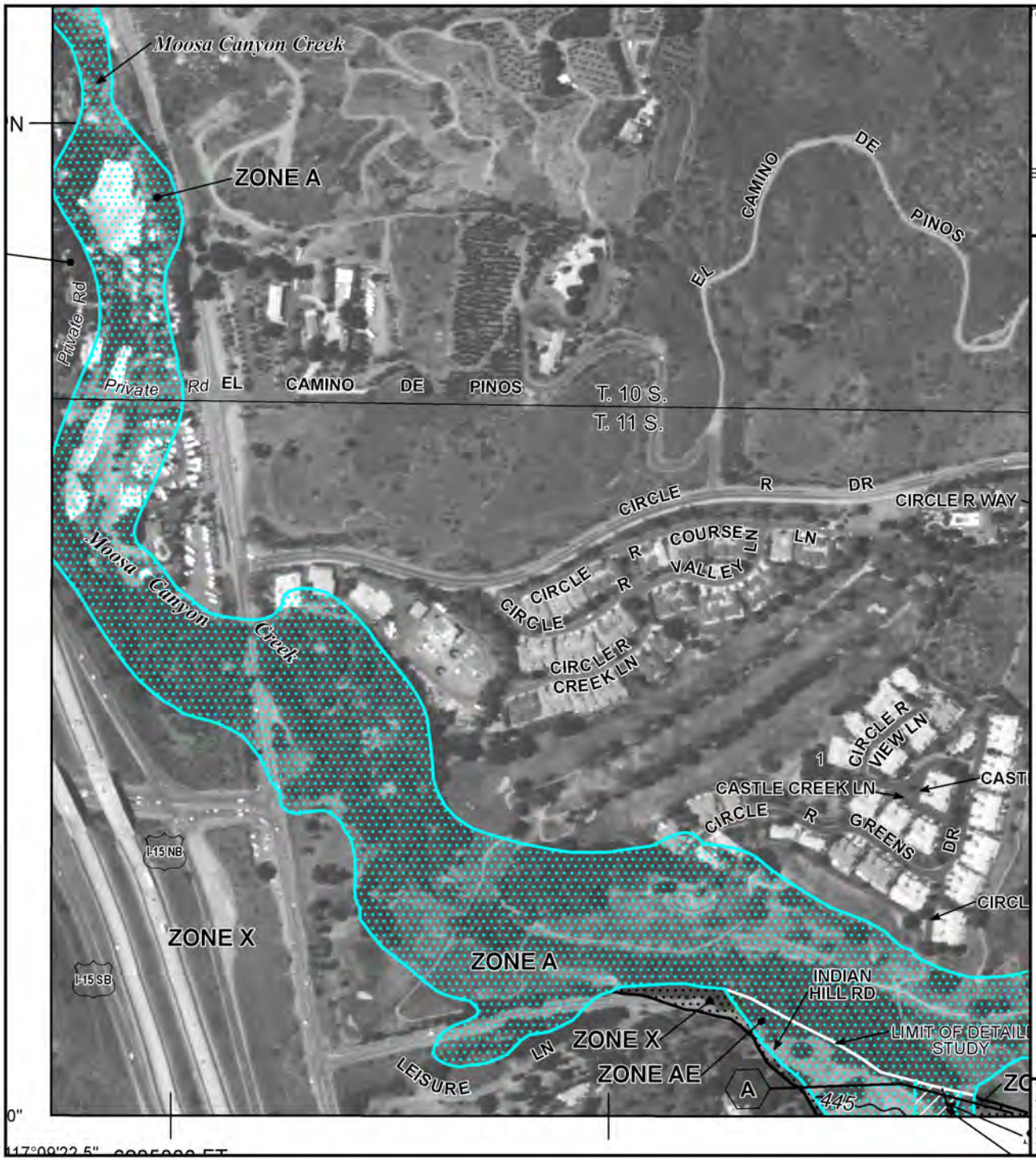
COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO COUNTY	060284	0493	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06073C0493G

MAP REVISED
MAY 16, 2012

Federal Emergency Management Agency



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AND INCORPORATED AREAS

PANEL 494 OF 2375

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06073C0494G

MAP REVISED
MAY 16, 2012

Federal Emergency Management Agency

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Historical Aerial Photo

2008

GOPHER CANYON RD

ESCONDIDO, CA 92026

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(EARTH EXPLORER)

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Historical Aerial Photo

2002

GOPHER CANYON RD

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(NAPP-3C_12474-180)

Historical Aerial Photo

1990-1991

GOPHER CANYON RD

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(AMI-SD-90-91_12580)

Historical Aerial Photo

1980

GOPHER CANYON RD

ESCONDIDO, CA 92026

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(AMI-SD-80_10020)

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Historical Aerial Photo

1976

GOPHER CANYON RD

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(AMI-SD-76_8214)

Historical Aerial Photo

1963

GOPHER CANYON RD

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(CAS-SD_2-154)

Historical Aerial Photo

1953

GOPHER CANYON RD

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(AXN-1953_3M-161)

Historical Aerial Photo

1946

GOPHER CANYON RD

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.253803, -117.155360 Job Number: ACR-71497

(GS-CP_9-108)

FIRSTSEARCH

Historical Topographic Map

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

Gopher Canyon Rd, Escondido, CA 92026

Job Number: ACR-71497
Target Site: 33.253803, -117.155360

S Quad Name: San Marcos, CA
Year: 2012

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

Gopher Canyon Rd, Escondido, CA 92026

Job Number: ACR-71497
Target Site: 33.253803, -117.155360

0 miles 0.5 1

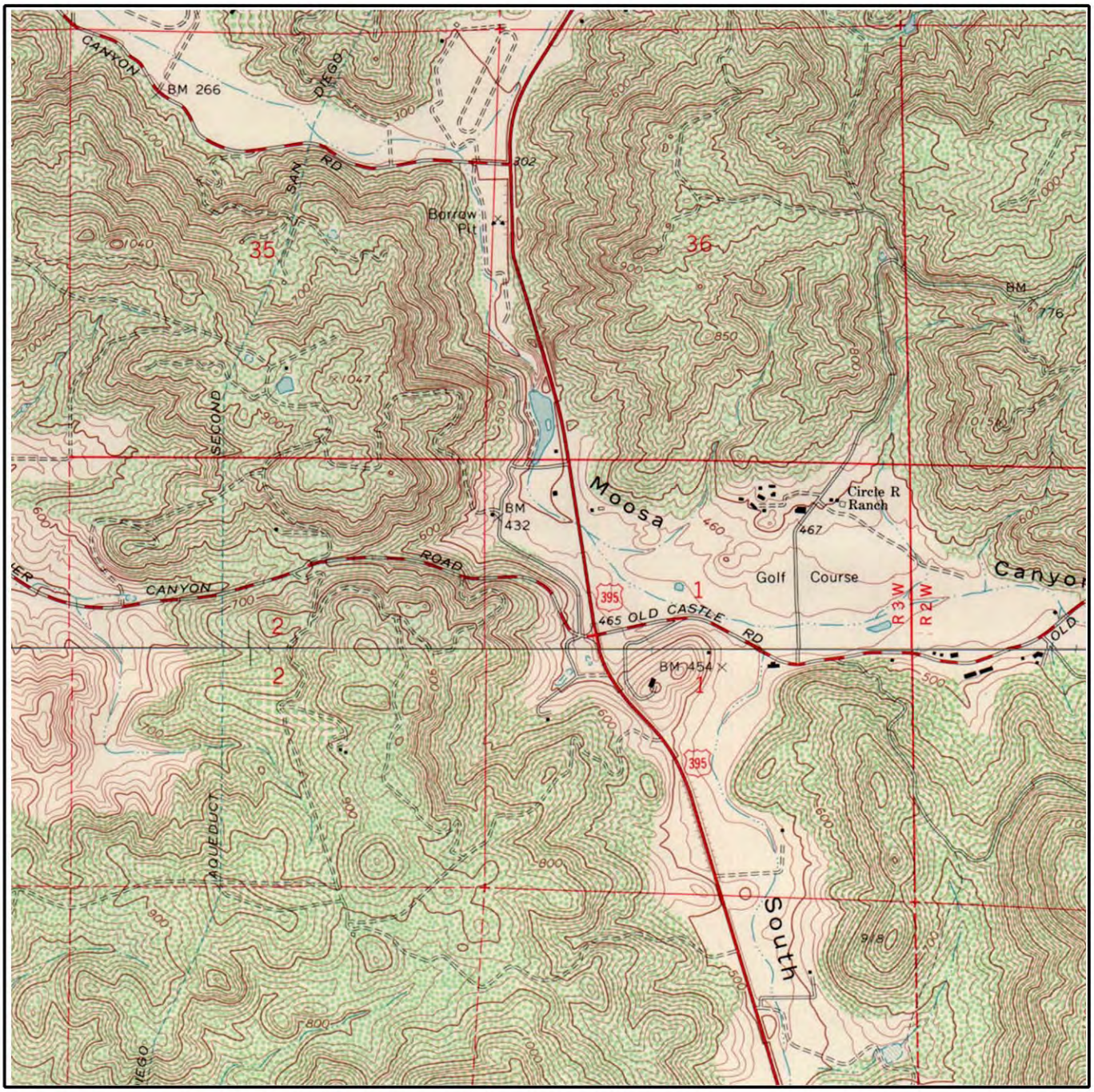
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

Gopher Canyon Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.253803, -117.155360

S Quad Name: San Marcos, CA
Year: 1968

0 miles 0.5 1

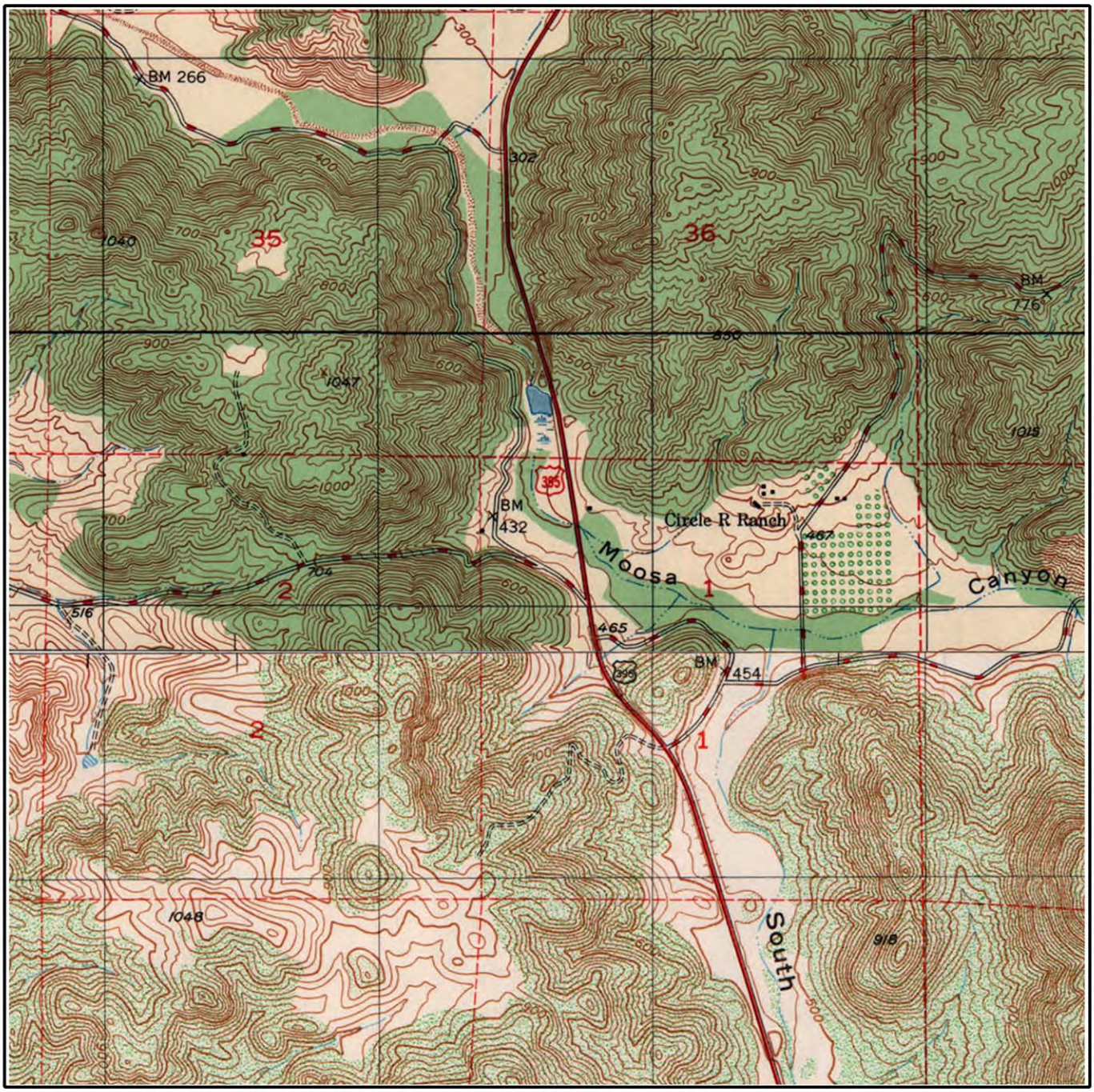
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1951 Original Map Scale: 1:25,000

Gopher Canyon Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.253803, -117.155360

S Quad Name: San Marcos, CA
Year: 1949

0 miles 0.5 1

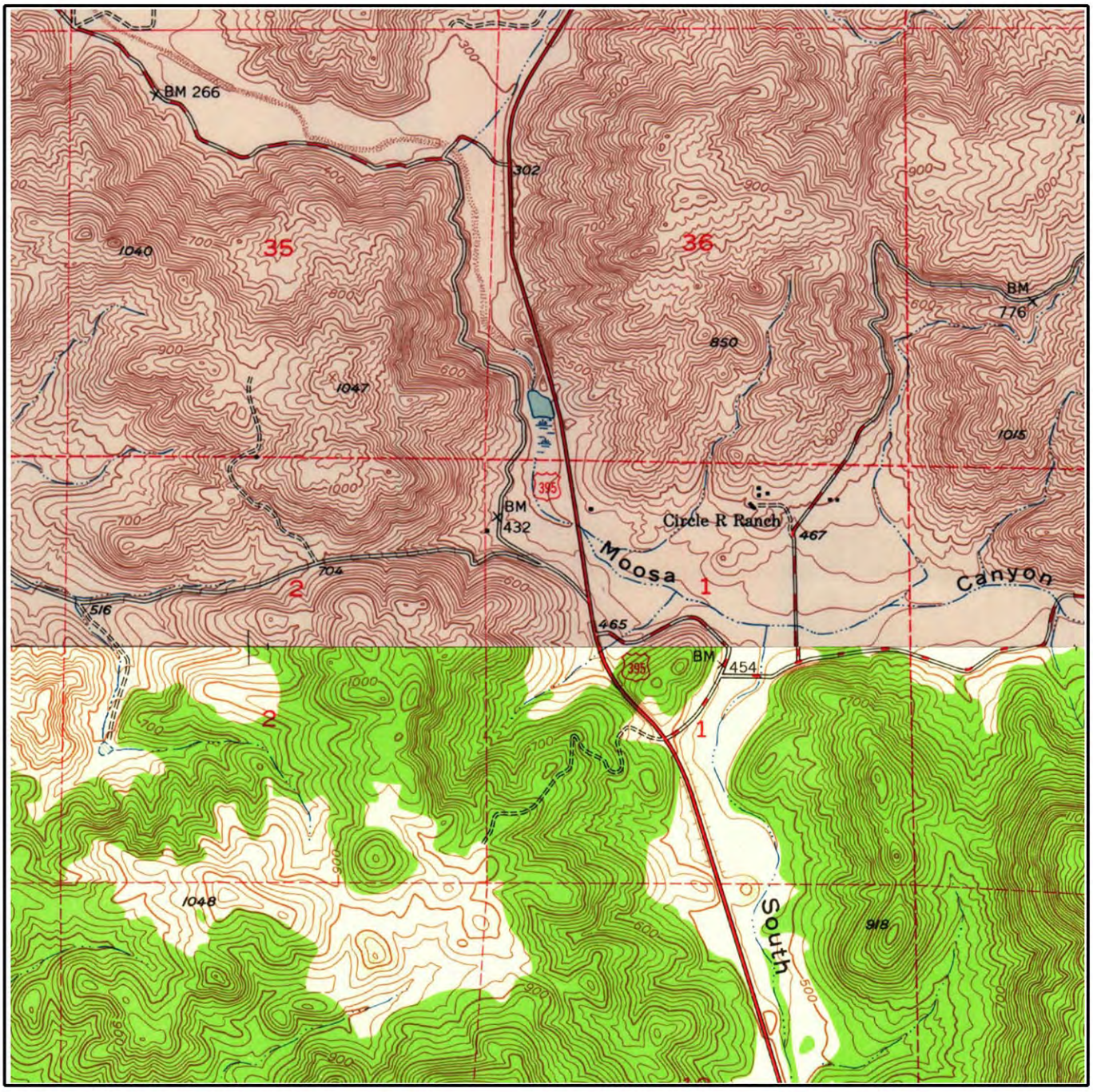
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

Gopher Canyon Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.253803, -117.155360

S Quad Name: San Marcos, CA
Year: 1948

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FIRSTSEARCH

ENVIRONMENTAL FIRSTSEARCH REPORT

TARGET PROPERTY:

GOPHER CANYON RD

ESCONDIDO, CA 92026

JOB NUMBER: ACR-71497

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

July 5, 2012

Environmental FirstSearch
Search Summary Report

Target Site: GOPHER CANYON RD
ESCONDIDO, CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-30-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-30-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	05-09-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	05-01-12	0.50	0	0	0	0	-	0	0
ERNS	Y	04-13-12	0.12	0	0	-	-	-	1	1
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-06-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	04-09-12	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	06-06-12	0.50	0	0	0	2	-	0	2
State/Tribal UST/AST	Y	06-01-12	0.25	0	1	0	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	04-11-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-06-12	0.12	0	1	-	-	-	0	1
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	06-13-12	0.25	0	0	0	-	-	0	0
Dry Cleaners	Y	NA	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	1	-	-	-	0	1
-TOTALS-				0	3	0	2	0	2	7

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	07-05-12	**Search Type:**	LINEAR
Requestor Name:	Polly Ivers		0.421 mile(s)
Standard:	ASTM-05	**Job Number:**	ACR-71497
		Filtered Report	

Target Site: GOPHER CANYON RD
ESCONDIDO, CA 92026

Demographics

Sites:	7	**Non-Geocoded:**	2	**Population:**	NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.155360	-117:9:19	**Easting:**	485528.288
Latitude:	33.253802	33:15:14	**Northing:**	3679242.793
Elevation:	421		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	07-05-12
Historical Topos	Yes	07-05-12
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	07-05-12

Environmental FirstSearch
Target Site Summary Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TOTAL: 7 **GEOCODED:** 5 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TOTAL: 7 **GEOCODED:** 5 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	HWMANIFE	DEER SPRINGS FIRE PROTECTION DISTR CAL000171825/ACTIVE	8709 CIRCLE R DR ESCONDIDO CA 92026	0.05 NE	- 11	1
2	PERMITS	MOOSA WASTE WTR TREATMENT HE17121354/NOT REPORTED	8711 CIRCLE R DR ESCONDIDO CA 92026	0.11 NE	- 10	2
2	UST	MOOSA WASTE WTR TREATMENT HE17H21354/NOT REPORTED	8711 CIRCLE R DR ESCONDIDO CA 92026	0.11 NE	- 10	3
3	LUST	CIRCLE R RANCH TRADING POST HE17H03530/REMOVED	8751 OLD CASTLE RD ESCONDIDO CA 92082	0.48 SE	+ 21	4
3	LUST	CIRCLE R RANCH TRADING POST T0607301442/COMPLETED - CASE CLOSED	8751 OLD CASTLE RD ESCONDIDO CA 92082	0.48 SE	+ 21	5

Environmental FirstSearch
Sites Summary Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TOTAL: 7 **GEOCODED:** 5 **NON GEOCODED:** 2 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	ERNS	LAWRENCE WELK MOBILE PARK 405211/FIXED FACILITY	89752 LAWRENCE WELK CHAMPAG ESCONDITO CA 92026	NON GC	N/A	6
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	7

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

HWMANIFEST

SEARCH ID: 5 **DIST/DIR:** 0.05 NE **ELEVATION:** 410 **MAP ID:** 1

NAME: DEER SPRINGS FIRE PROTECTION DISTRICT
ADDRESS: 8709 CIRCLE R DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT:
SOURCE: CA DTSC

REV: 02/19/10
ID1: CAL000171825
ID2:
STATUS: ACTIVE
PHONE:

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :
Date Record was Created: 1/2/1998
Inactivity Date:
Facility Mail Name:
Facility Mailing Address: 8709 CIRCLE R DRIVE, ESCONDIDO, CA 92026-0000
Owner Name: DEER SPRINGS DISTRICT
Owner Address: 8709 CIRCLE R DRIVE, ESCONDIDO, CA 92026-0000
Contact Name: DICK GARDNER FIRE CAPTAIN
Contact Address: 8709 CIRCLE R DRIVE, ESCONDIDO, CA 92026-0000
Contact Phone: 7607498001

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2005-2009:
2009 Method Type:
2009 Waste Type:
2009 Total Tonnage:
2008 Waste Type:
2008 Total Tonnage:
2007 Waste Type:
2007 Total Tonnage:
2006 Waste Type:
2006 Total Tonnage:
2005 Waste Type:
2005 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2004:
2004 Waste Type:
2004 Total Tonnage:
2003 Waste Type:
2003 Total Tonnage:
2002 Waste Type:
2002 Total Tonnage:
2001 Waste Type:
2001 Total Tonnage:
2000 Waste Type:
2000 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:
1999 Waste Type: Liquids with halogenated organic compounds >= 1,000 Mg./L
1999 Total Tonnage: 0.164
1998 Waste Type: Other organic solids
1998 Total Tonnage: 0.0075
1997 Waste Type:
1997 Total Tonnage:
1996 Waste Type:
1996 Total Tonnage:
1995 Waste Type:
1995 Total Tonnage:
1994 Waste Type:
1994 Total Tonnage:
1993 Waste Type:
1993 Total Tonnage:

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

PERMITS

SEARCH ID: 1 **DIST/DIR:** 0.11 NE **ELEVATION:** 411 **MAP ID:** 2

NAME: MOOSA WASTE WTR TREATMENT
ADDRESS: 8711 CIRCLE R DR
ESCONDIDO CA 92026
SAN DIEGO
CONTACT:
SOURCE: SAN DIEGO CO DEH

REV: 03/29/07
ID1: HE17121354
ID2:
STATUS: NOT REPORTED
PHONE:

DETAILS NOT AVAILABLE

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

UST

SEARCH ID: 2 **DIST/DIR:** 0.11 NE **ELEVATION:** 411 **MAP ID:** 2

NAME:	MOOSA WASTE WTR TREATMENT	**REV:**	05/24/11
ADDRESS:	8711 CIRCLE R DR	**ID1:**	HE17H21354
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:	VALLEY CENTER WATER DIST	**PHONE:**	760-749-1600
SOURCE:	SAN DIEGO CO		

TANK IDs
Permit Number: H21354
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION
Capacity: 280
Contents: DIESEL

Tank System Type: SINGLE WALL
Primary Tank Material: BARE STEEL
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: OVRFILL UNKNOWN
Spill Buckets:

TANK TESTING & MONITORING INFORMATION
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO

PIPING INFORMATION
Pipe Construction: SINGLE WALL
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY
REGULATORY INFORMATION
Regulatory Status Date: 04/16/92
Regulatory Status Code Description: REMOVED

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

LUST

SEARCH ID: 3 **DIST/DIR:** 0.48 SE **ELEVATION:** 442 **MAP ID:** 3

NAME:	CIRCLE R RANCH TRADING POST	**REV:**	08/21/00
ADDRESS:	8751 OLD CASTLE RD	**ID1:**	HE17H03530
	ESCONDIDO CA 92082	**ID2:**	
	SAN DIEGO	**STATUS:**	REMOVED
CONTACT:		**PHONE:**	
SOURCE:	SAN DIEGO CO DEH		

Release Occurance Number: 001
Historical Name: CIRCLE R RANCH
Date Release Began: 12/14/93
Lead Agency: DEH
Case Type: TANK, Release (W)
Case Status: CLOSED
Case Status Date: 12/31/96

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

LUST

SEARCH ID: 4 **DIST/DIR:** 0.48 SE **ELEVATION:** 442 **MAP ID:** 3

NAME: CIRCLE R RANCH TRADING POST
ADDRESS: 8751 OLD CASTLE RD
ESCONDIDO CA 92082
SAN DIEGO
CONTACT:
SOURCE: CA SWRCB

REV: 06/06/12
ID1: T0607301442
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: SAN DIEGO COUNTY LOP
REGIONAL BOARD CASE NUMBER: 9UT2691
LOCAL AGENCY:
LOCAL CASE NUMBER: H03530-001

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Aquifer used for drinking water supply
STATUS: Completed - Case Closed
STATUS DATE: 1996-12-31 00:00:00
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 1996-12-06 00:00:00
ACTION (blank if not reported): Closure/No Further Action Letter - #H03530-001

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 1994-01-19 00:00:00
ACTION (blank if not reported): Notice of Responsibility

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Began

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

ERNS

SEARCH ID: 6 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: LAWRENCE WELK MOBILE PARK
ADDRESS: 89752 LAWRENCE WELK CHAMPAGNE VILLA
ESCONDITO CA 92026
SAN DIEGO
CONTACT:
SOURCE: EPA

REV: 12/12/1994
ID1: 405211
ID2:
STATUS: FIXED FACILITY
PHONE:

SPILL INFORMATION
DATE OF SPILL: 12/12/1994TIME OF SPILL: 1300

PRODUCT RELEASED (1): PROPANE
QUANTITY (1): 0
UNITS (1):
CAUSE OF RELEASE
DUMPING: NOEQUIPMENT FAILURE: NO
NATURAL PHENOMENON: NOOPERATOR ERROR: NO
OTHER CAUSE: NOTRANSP

Environmental FirstSearch
Site Detail Report

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TRIBALLAND

SEARCH ID: 7 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION
ADDRESS: UNKNOWN
CA 92026
SAN DIEGO
CONTACT:
SOURCE: BIA

REV: 01/15/08
ID1: BIA-92026
ID2:
STATUS:
PHONE:

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is

used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical

purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which

generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416 San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department

* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:
* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:

* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: GOPHER CANYON RD
ESCONDIDO, CA 92026

JOB: ACR-71497

Street Name	Dist/Dir	Street Name	Dist/Dir
Cam De Pinos	0.09 NE		
Champagne Blvd	0.00--		
Circle R Course Ln	0.17 NE		
Circle R Creek Ln	0.15 NE		
Circle R Greens Dr	0.25 NE		
Circle R Valley Ln	0.15 NE		
Gopher Canyon Rd	0.00--		
Hollyhill Rd	0.07 SW		
Leisure Ln	0.17 SE		
Ormsby St	0.00--		
Ramp	0.00--		

FIRSTSEARCH

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

07-05-12
ACR-71497
GOPHER CANYON RD
ESCONDIDO, CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

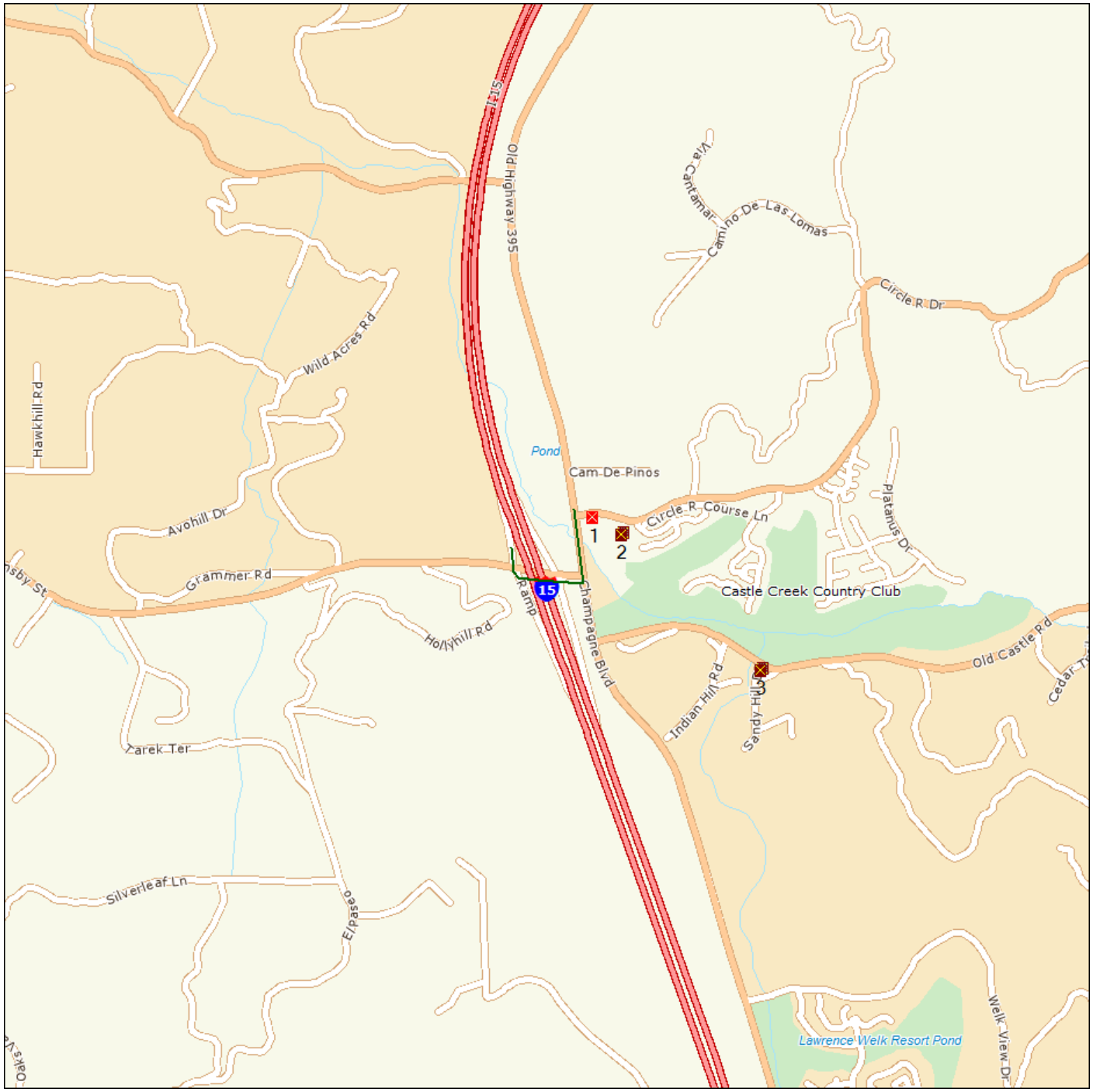
Environmental FirstSearch

1 Mile Radius from Line

Single Map:

FIRSTSEARCH

GOPHER CANYON RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

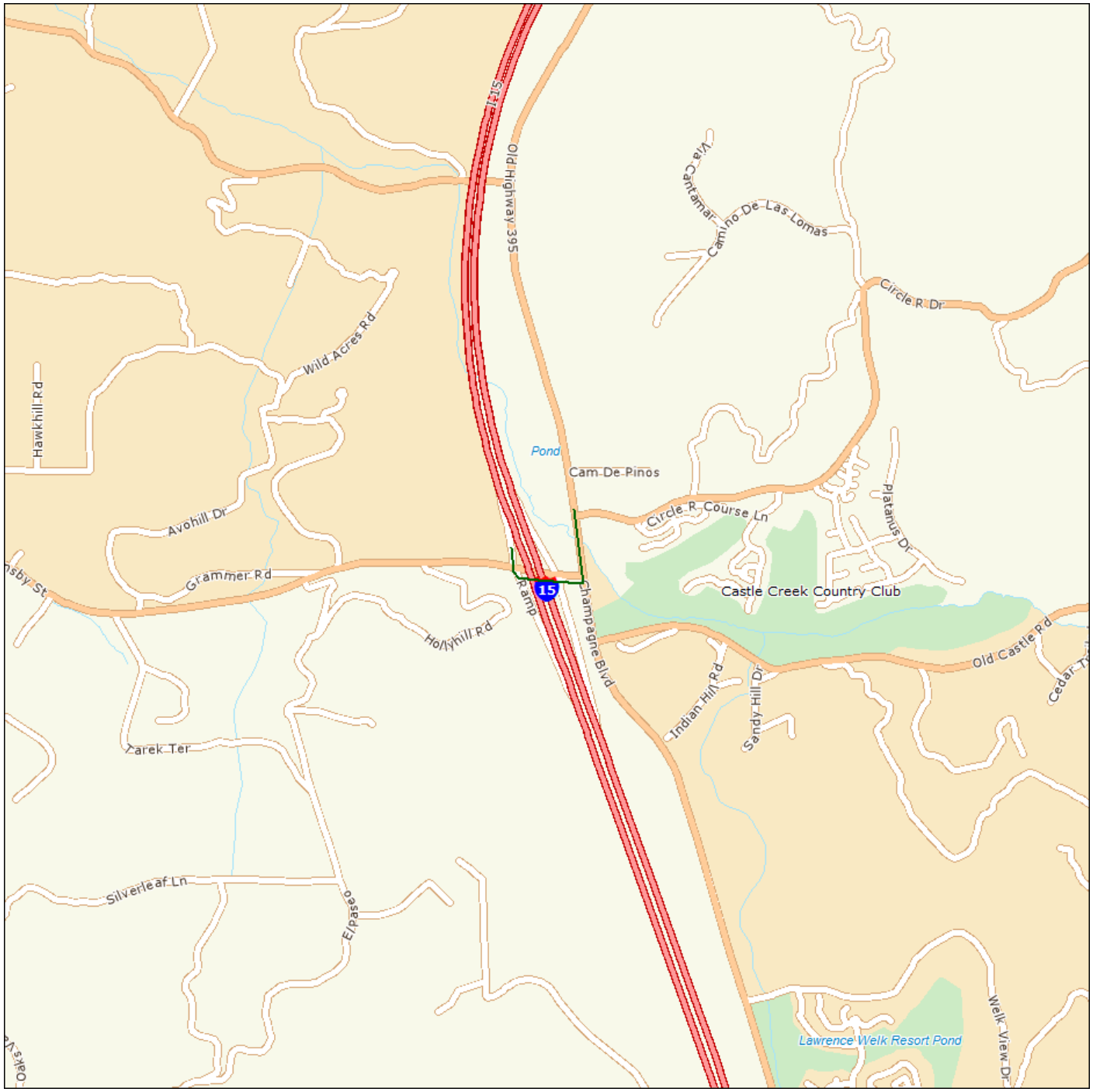
Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCRACOR, STATE

FIRSTSEARCH

GOPHER CANYON RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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

Oil Gas Wells .....

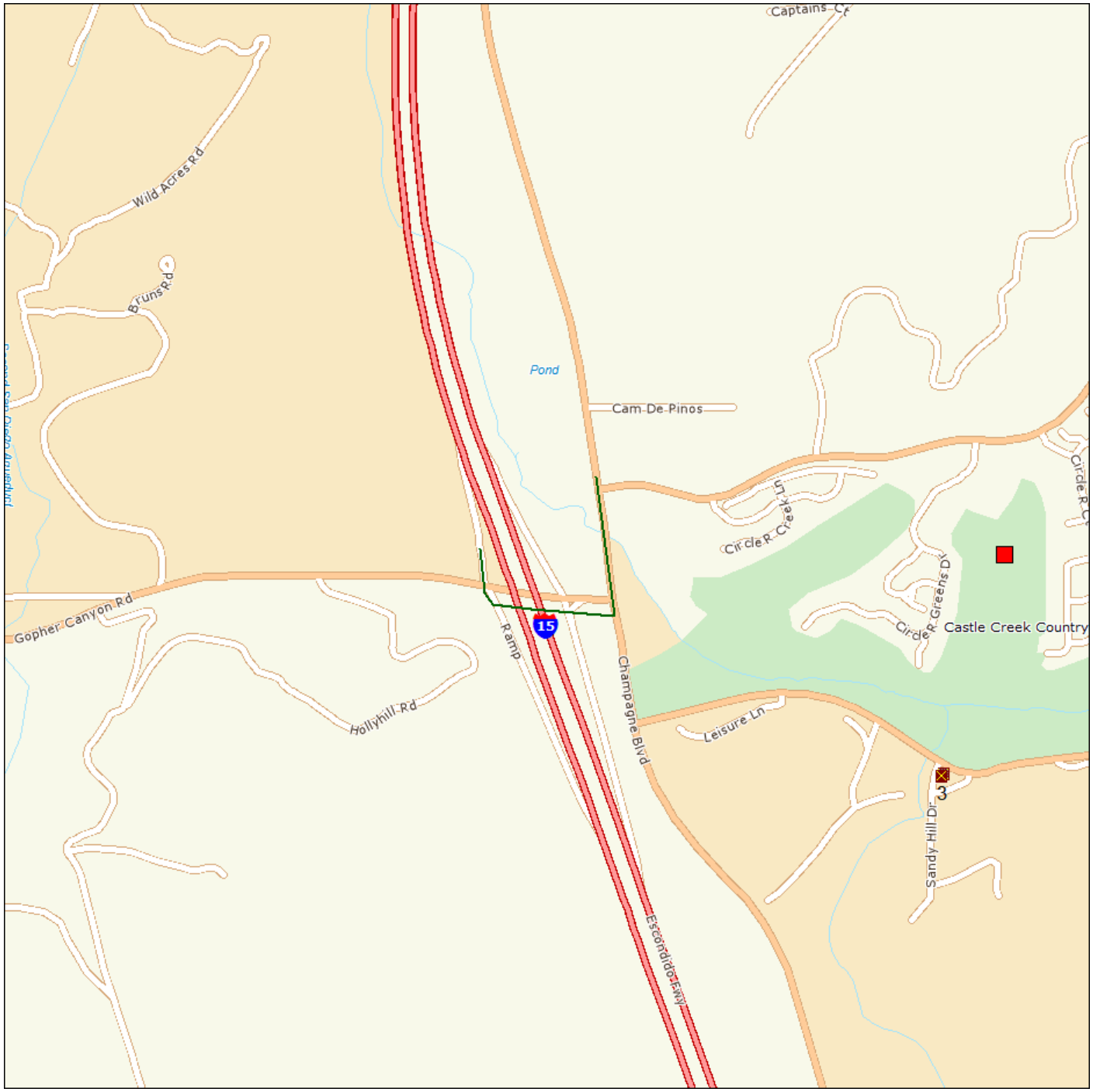
Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

GOPHER CANYON RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

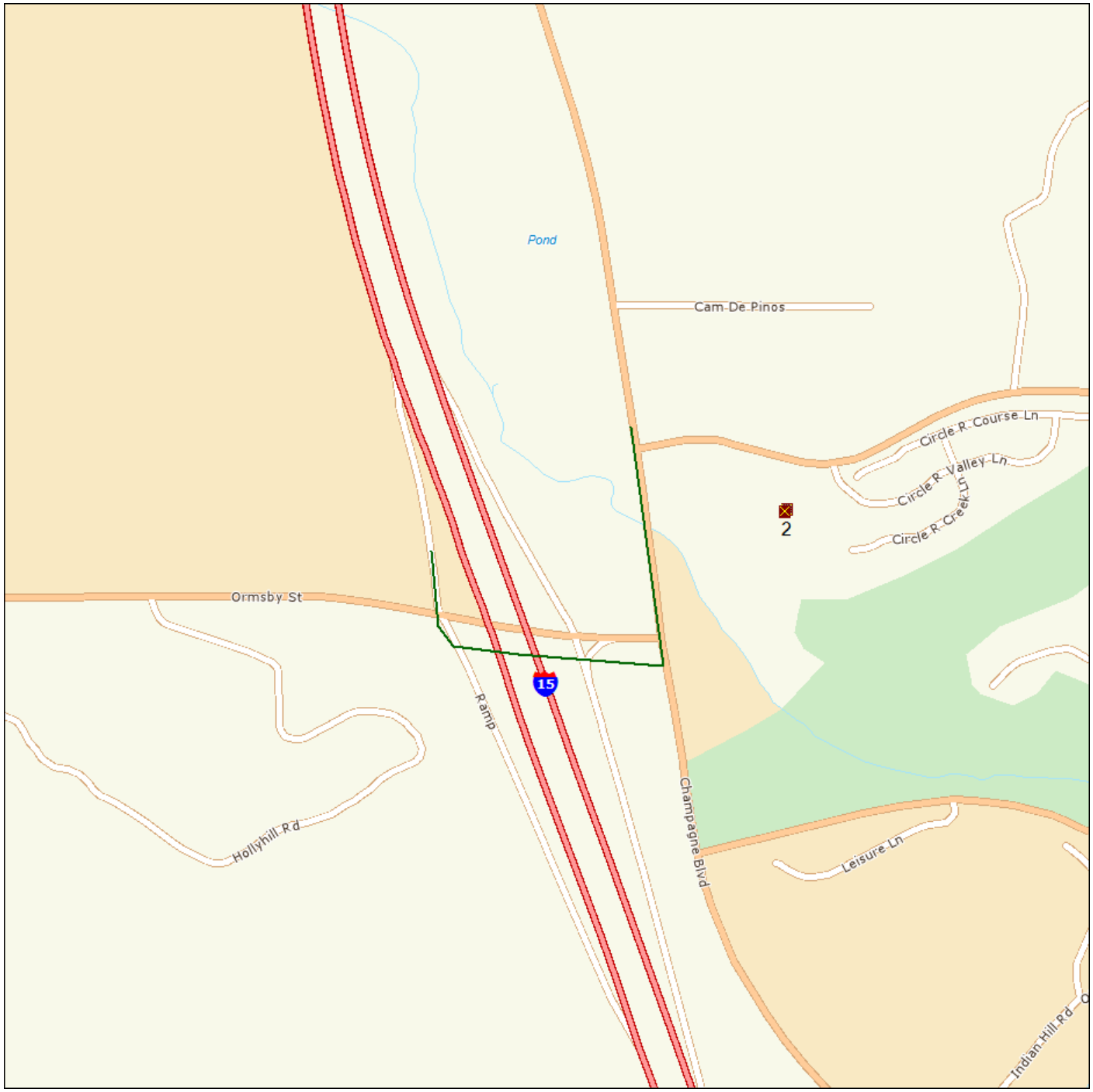
Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

GOPHER CANYON RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

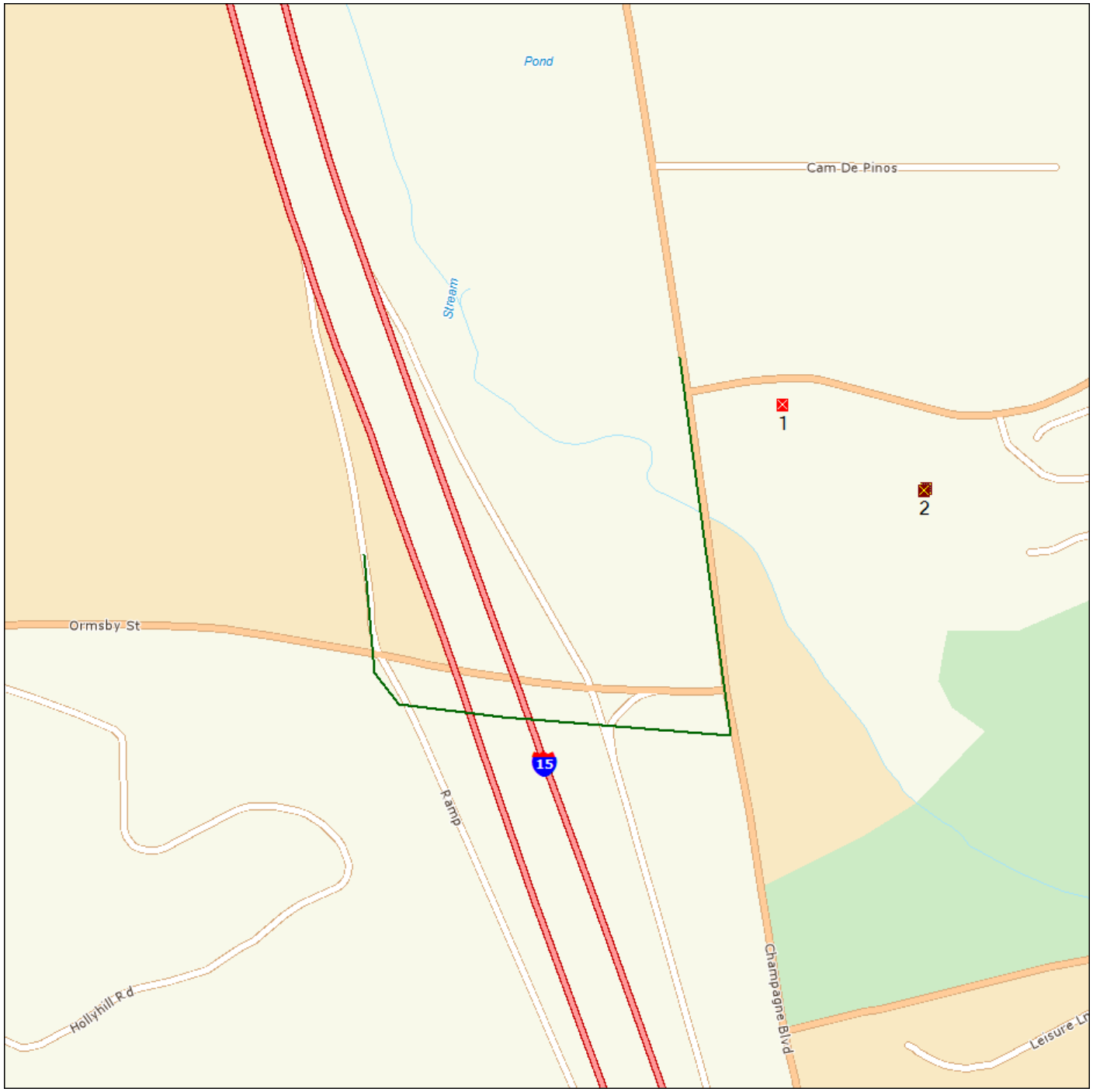
Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

GOPHER CANYON RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

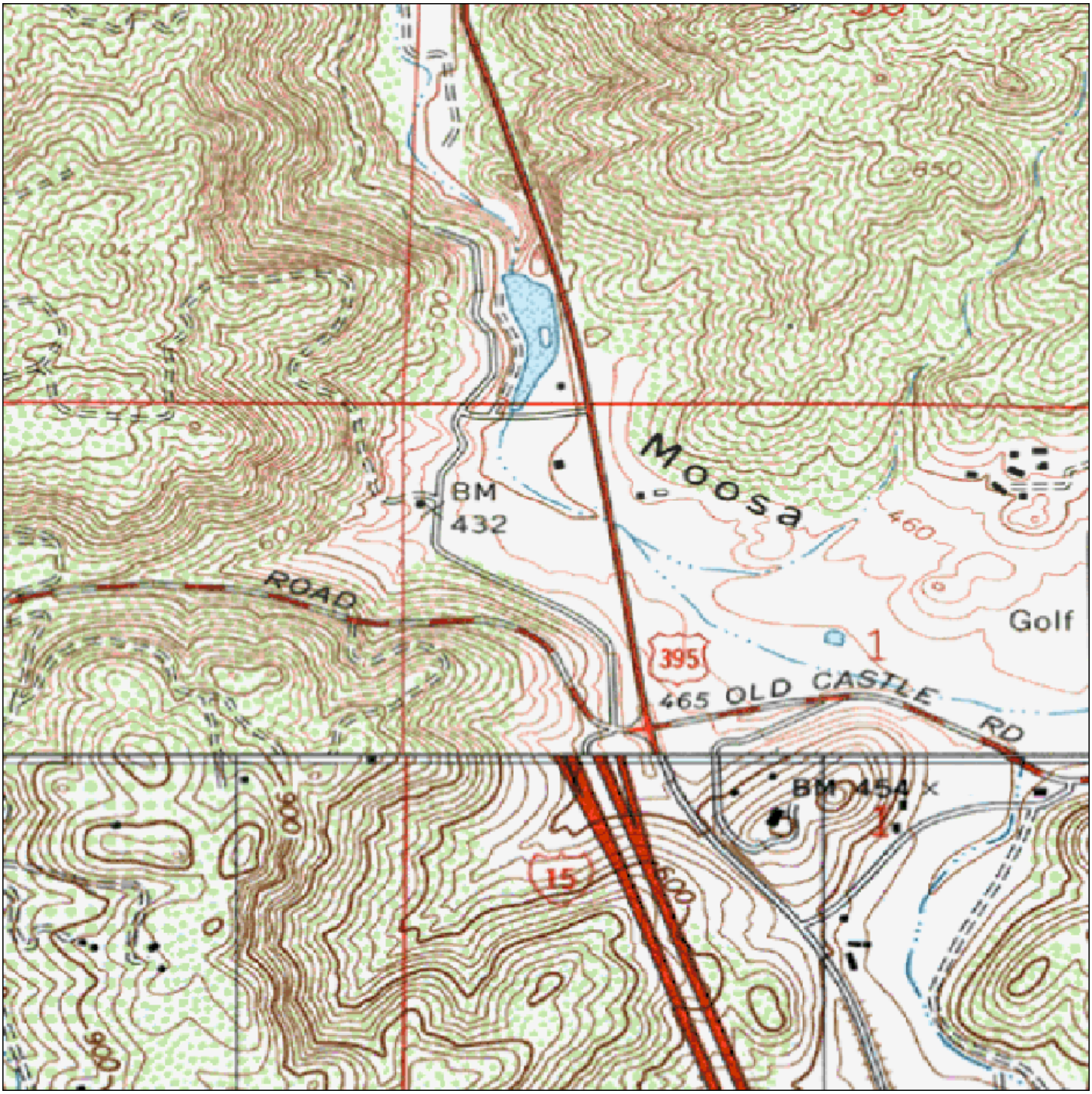
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Site Location Map

Topo : 0.75 Mile Radius from Line

GOPHER CANYON RD, ESCONDIDO, CA 92026

FIRSTSEARCH



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

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

0 495 990 1,980 2,970 3,960 Feet

FIRSTSEARCH	Data Supplied by: MAPTECH	Prepared by FirstSearch Technology Corporation		JOB NO.
		Map Name: BONSALL	Date Created: 1968--	Date Revised: 1975--
		Map Reference Code: 33117-C2-TF-024	Contour Interval: 20 feet	Elevation:
				FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71497.2a / Roadway Expansion Property –Gopher Canyon Road

Project Address: Circle R Dr. to Gopher Canyon Rd at Old Hwy 395, Escondido, Ca. 92026

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

No

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

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

NO

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

NO

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

NO

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

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

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

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

COUNTY OF SD DEVELOPMENT APPLICATION

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

SURVEY FOR ENVIRONMENTAL PLANNING

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

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

SEE SCOPING LETTER

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

COUNTY OF SAN DIEGO & ACCRETIVE INVESTMENTS

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

N/A

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

N/A

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

Preparer:

Name/Company: JON RILLING, ACCRETIVE INVESTMENTS

Address: 12275 EL CAMINO REAL, SD CA

Signature:

Date: 8/1/12

APPENDIX F
PHOTOGRAPHIC LOG

Photograph 1 – Easterly view of Gopher Canyon Road off ramp to southbound I-15.

Photograph 2 – North view of Gopher Canyon Road off ramp to north bound I-15.

.

Photograph 3 – Northerly view of intersection of Gopher Canyon Road (left photo) and Old Highway 395. Photo taken from adjacent Car Pool parking lot.

Photograph 4 – Southerly view along Old Highway 395 toward intersection with Gopher Canyon Road (right background).

Photograph 5 – Northwesterly view of the intersection of Circle R Drive (right foreground) and Old Highway 395. Note water utilities on both edges of roadways.

Photograph 6 – South view along northeast side of Old Highway 395 south of Circle R Drive. Note orange signage in left photo delineating buried fiber optic cable.

Photograph 7 – south view along central section of Old Highway 395 at culvert under-crossing, delineated by guard railing.

Photograph 8 – Southwesterly view of water utilities in drainage (easement?) area along west side of Old Highway 395, north of culvert under-crossing.

APPENDIX G
LIMITED AGRICULTURAL CHEMICAL SAMPLING
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

12 July 2012

Brian Brennan
EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Accretine Inv., Inc.

Enclosed are the results of analyses for samples received by the laboratory on 07/05/12 11:07. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121157-01	Soil	07/03/12 12:15	07/05/12 11:07
HA-2	T121157-02	Soil	07/03/12 12:30	07/05/12 11:07
HA-3	T121157-03	Soil	07/03/12 12:40	07/05/12 11:07
HA-4	T121157-04	Soil	07/03/12 12:50	07/05/12 11:07
HA-5	T121157-05	Soil	07/03/12 12:55	07/05/12 11:07
HA-6	T121157-06	Soil	07/03/12 13:05	07/05/12 11:07
HA-7	T121157-07	Soil	07/03/12 13:25	07/05/12 11:07
HA-8	T121157-08	Soil	07/03/12 13:30	07/05/12 11:07
HA-9	T121157-09	Soil	07/03/12 13:40	07/05/12 11:07
HA-10	T121157-10	Soil	07/03/12 13:50	07/05/12 11:07
HA-11	T121157-11	Soil	07/03/12 14:15	07/05/12 11:07
HA-12	T121157-12	Soil	07/03/12 14:25	07/05/12 11:07
HA-13	T121157-13	Soil	07/03/12 14:35	07/05/12 11:07
HA-14	T121157-14	Soil	07/03/12 14:40	07/05/12 11:07

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-1

T121157-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Lead	**35**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-2

T121157-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-3

T121157-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-4

T121157-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-5

T121157-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**150**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-6

T121157-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-7

T121157-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-8

T121157-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-9

T121157-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**83**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

SunStar Laboratories, Inc.
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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-10

T121157-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**39**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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949.297.5020 Phone
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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-11

T121157-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**15**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-12

T121157-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**130**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-13

T121157-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**10**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

HA-14

T121157-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**22**	3.0	mg/kg	1	2070513	07/05/12	07/07/12	EPA 6010B	

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949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2070513 - EPA 3051										
Blank (2070513-BLK1)				Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	ND	3.0	mg/kg							
LCS (2070513-BS1)				Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	105	3.0	mg/kg	100		105	75-125			
Matrix Spike (2070513-MS1)	**Source: T121157-01**			Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	147	3.0	mg/kg	100	35.5	111	75-125			
Matrix Spike Dup (2070513-MSD1)	**Source: T121157-01**			Prepared: 07/05/12 Analyzed: 07/07/12						
Lead	123	3.0	mg/kg	100	35.5	87.8	75-125	17.4	20	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2A	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 13:59

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA 92008
Phone: (760) 431-3747 Fax: (760) 431-3748
Project Manager: Brian Brennan / Tim Lester

Date: 7/03/2012 Page: 1 Of 1
Project Name: ACCreative Inv. Inc.
Collector: Ed Lump Client Project #: ACR-714972A
Batch #: 712157 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Organic Pb (5 HS)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	7/03/2012	12:15	Soil	Glass										X	01		1
HA-2	"	12:30	"	"										X	02		
HA-3	"	12:40	"	"										X	03		
HA-4	"	12:50	"	"										X	04		
HA-5	"	12:55	"	"										X	05		
HA-6	"	1:05	"	"										X	06		
HA-7	"	1:25	"	"										X	07		
HA-8	"	1:30	"	"										X	08		
HA-9	"	1:40	"	"										X	09		
HA-10	"	1:50	"	"										X	10		
HA-11	"	2:15	"	"										X	11		
HA-12	"	2:25	"	"										X	12		
HA-13	"	2:35	"	"										X	13		
HA-14	7/03/2012	2:40	Soil	Glass										X	14		1

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/5/2012 0805		7/5/12 1107
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

Total # of containers	14
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	NA
Received good condition/cold	Y 1.6°

Turn around time: ____

Notes

COC 92064

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121157

Client Name: EEI : CARLSBAD Project: ACCRETINE INV INC.

Received by: DAN Date/Time Received: 7/5/12 11:07

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 0 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 1.8 °C +/- the CF (- 0.2°C) = 1.6 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 7/5/12

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED SOIL INVESTIGATION

Accretive Investments, Inc.
Lilac Hills Ranch Development
Roadway Expansion Property
Portions of West Lilac Road, located West and East of Interstate 15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026

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

August 23, 2012

EEI Project Number ACR-71497.2b

2195 Faraday Avenue ♦ Suite K ♦ Carlsbad, California 92008-7207 ♦ Ph: 760-431-3747 ♦ Fax: 760-431-3748 ♦ www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

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

Subject property location:

Lilac Hills Ranch Development
Roadway Expansion Property
Portions of West Lilac Road, located West and East of Interstate 15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026
EEI Project Number ACR-71497.2b

Prepared and Edited by:

Polly Ivers
Project Scientist

Reviewed by:

Bernard A. Sentianin, PG 5530
Principal Geologist

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Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71497.2b

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Roadway Expansion Property

EEI Project Number: ACR-71497.2b

Subject Property Information:
Lilac Hills Ranch Development
Portions of West Lilac Road, located West and East of Interstate 15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026

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

Consultant Information:
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E-mail Address of Environmental Professional: pivers@eeitiger.com

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

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

Site Assessor:
Ed Lump – Senior Project Manager

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

Polly Ivers – Project Scientist

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

Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

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

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject project consists of an approximately 2,700 linear foot section of West Lilac Road, including approximately 700 feet west of Interstate 15 (I-15) and 2,000 feet east of I-15. The subject property also includes proposed improvements to the intersection of West Lilac Road and Old Highway 395 situated west of I-15.

The subject property can be accessed from the intersection of I-15 and West Lilac Road. Except for the concrete bridge crossing over I-15, pavement on West Lilac Road consisted of asphaltic concrete. Existing roadway improvements were observed to included asphalt curbs west of I-15 and predominantly unpaved shoulders east of I-15. Additionally, a concrete paved drainage swale was observed near the shoulder along the south side of West Lilac Road, from the east side of the I-15 easement east to near the driveway to 8561 West Lilac Road. The drainage swale drained in a westerly direction into the descending slope area near the southeastern side of the I-15 easement.

In general, the subject property is surrounded by rural residential and undeveloped land west of the I-15 corridor easement. Rural residential and agricultural development (i.e., irrigated groves) was observed east of the I-15 easement. Fencing limited access to the grove sites along West Lilac Road.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395, West Lilac Road and Standel Lane were present in the site vicinity since at least 1947. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

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

On July 3, 20012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns was noted on the subject property during our site reconnaissance.

Based on the future planned widening and improvements to the roadways, off ramps and intersections, and historical agricultural use of the adjacent property, additional investigation efforts were performed by EEI to further evaluate the subject property soils for aerially-deposited lead from historical automotive fuel combustion, and the presence of restricted agricultural chemicals. Sampling activities were conducted on July 3 and July 5, 2012. A total of four (4) discrete locations (identified as HA-1 through HA-4) were chosen to provide representative coverage at the intersection of Old Highway 395 and West Lilac Road. Four (4) soil samples were collected along the shoulders of West Lilac Road, west of I-15 (identified as HA-5 through HA-8). The aforementioned areas represent land adjacent to West Lilac Road where properties do not appear to have been developed for agricultural purposes. A total of twenty (20) discrete locations (identified as HA-9 through HA-28) were chosen to provide representative coverage along the shoulders of West Lilac Road, east of I-15. The aforementioned area represents land adjacent to West Lilac Road where properties appear to have been or are currently developed for agricultural purposes. All 28 samples were collected at 6-inches below ground surface.

All eight (8) discrete soil samples (HA-1 through HA-8) were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. The remaining twenty (20) soil samples were also analyzed for Lead by U.S. EPA Test Method 6010B. Additionally, the laboratory tested four (4) composite samples utilizing the twenty (20) samples (5:1 ratio) which were analyzed for Arsenic by U.S. EPA Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A.

The results of our agricultural chemical survey revealed that no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Concentrations of total lead were detected above the laboratory detection limit in samples HA-1 through HA-4, HA-7, HA-9, HA-12 through HA, 14, HA-16, and HA-25 through HA-27. Concentrations of lead ranged from 7.1 milligrams per kilogram (mg/kg) (HA-25) to 160 mg/kg (HA-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

DDE (organochlorine pesticide) was detected in composite samples #1 through #4 at 6.7 micrograms per kilogram (µg/kg), 13 µg/kg, 8.9 µg/kg, and 46 µg/kg, respectively. DDD (organochlorine pesticides) was detected in Composite Sample #4 at 11 µg/kg. No other samples analyzed detected DDE, DDD, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead, DDE and DDD values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

Concentrations of lead in soil sample (HA-2) collected from the subject property were slightly above the applicable residential screening value of 150 mg/kg. Although the concentrations of lead in one sample are above the CHHSLs for residential land uses, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance. The detected DDE concentrations of at 6.7 µg/kg, 13 µg/kg, 8.9 µg/kg, and 46 µg/kg, is less than the CHHSL residential screening level of 1,600 µg/kg. The detected DDD concentrations of 11 µg/kg are less than the CHHSL residential screening level of 2,300 µg/kg.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property including portions of West Lilac Road, located west and east of Interstate 15, and the intersection of West Lilac Road and Old Highway 395, situated west of I-15, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on the results of our limited soil investigation, no concentrations of arsenic were detected above the laboratory reporting limit (i.e., non-detect). Low levels of DDE and DDD were detected in site soils. The concentrations were less than applicable residential screening levels, and no further investigation regarding these constituents appears to be warranted. Concentrations of lead in soil sample (HA-2) collected from the subject property were slightly above the applicable residential screening value of 150 mg/kg; however, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance; therefore, further investigation does not appear to be warranted at this time. According to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

1.0 INTRODUCTION

1.1 Purpose

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

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject project consists of an approximately 2,700 linear foot section of West Lilac Road, including approximately 700 feet west of Interstate 15 (I-15) and 2,000 feet east of I-15. The subject property also includes proposed improvements to the intersection of West Lilac Road and Old Highway 395 situated west of I-15.

The subject property can be accessed from the intersection of I-15 and West Lilac Road. Except for the concrete bridge crossing over I-15, pavement on West Lilac Road consisted of asphaltic concrete. Existing roadway improvements were observed to included asphalt curbs west of I-15 and predominantly unpaved shoulders east of I-15. Additionally, a concrete paved drainage swale was observed near the shoulder along the south side of West Lilac Road, from the east side of the I-15 easement east to near the driveway to 8561 West Lilac Road. The drainage swale drained in a westerly direction into the descending slope area near the southeastern side of the I-15 easement.

In general, the subject property is surrounded by rural residential and undeveloped land west of the I-15 corridor easement. Rural residential and agricultural development (i.e., irrigated groves) was observed east of the I-15 easement. Fencing limited access to the grove sites along West Lilac Road.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395, West Lilac Road and Standel Lane were present in the site vicinity since at least 1947. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject property is located on moderately sloping terrain consisting of varying topographic relief. The subject property elevation ranges from approximately 786 feet above mean sea level (amsl) at its lowest point at the intersection of West Lilac Road and I-15, to approximately 915 feet bgs near the intersection of West Lilac Road and Standel Lane. Based on topographic relief, surface water drainage in the site vicinity appears to be predominately to the west and northwest.

2.3 Regional and Local Geology

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

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

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

Soils beneath the project site and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as sandy loams of the Fallbrook (FaE2) soil series (USDA, 2012). The Fallbrook series consists of deep, well drained soils that formed in material weathered from granitic rocks. Fallbrook soils are on rolling hills and have slopes of 5 to 75 percent. These soils are well drained; medium to very rapid runoff; and moderately slow permeability.

2.4 Regional and Local Hydrogeology

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

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

2.5 Hydrologic Flood Plain Information

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

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

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

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1947, 1948, 1951, 1953, 1964, 1968, 1974, 1975, 1980, 1994, 2002, and 2012 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth® and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, Old Highway 395, West Lilac Road and Standel Lane were present in the site vicinity since at least 1947. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:685	West Lilac Road was present. Standel Lane appeared as a narrow unimproved road. The surrounding area appeared with a mix of sparse agricultural and rural residential development.
1947	Aerial Photograph 1:685	Old Highway 395 was present and intersected with West Lilac Road. Surrounding area appeared with a mix of agriculture and rural development.
1948/1951	Topographic Map 1:24,000	Old Highway 395 and West Lilac Road were present as the major roadways in the site vicinity. Sparse rural residential development was noted adjacent to the major roads and in the surrounding area.
1953	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1964	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1968/1975	Topographic Map 1: 24,000	No apparent changes were noted on the subject property or adjacent property. Increased development of roads and structures appeared in the surrounding area.
1974	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area
1980	Aerial Photograph 1:685	I-15 appeared to the east of Old Highway 395. West Lilac Road remained in its current configuration.
1994	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased development in the surrounding area.
2002	Aerial Photograph 1:685	No apparent changes were noted in the site vicinity.
August 2010	Aerial Photograph Google Earth®	The subject property and adjacent and surrounding property appeared in its current configuration. A mix of agricultural land and rural residential development appeared in the site vicinity.
2012	Topographic Map 1:24,000	I-15 now ran parallel and on the east side of Old Highway395 in its current configuration. Standel Lane was present intersection with West Lilac Road. Developed roads appeared in the surrounding area.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Department of Planning and Land Use

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property. One non-geocoded listing was reported. Upon further review, EEI determined this site to be located further than one mile from the subject property; therefore, the site is not considered an environmental concern.

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

3.3.2 State and Regional Sources

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

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

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

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

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

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within one-quarter mile of the subject property.

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 03W, Sections 13 and 24).

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that there is no valuation reduction for environmental issues related to the subject property.

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

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

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

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

3.7.2 Lead-Based Paint

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

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

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

3.7.3 Radon

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

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

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

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

3.7.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed predominantly along the northerly side of West Lilac Road west of I-15, and along both sides of the roadway east of I-15. Pole mounted transformers were observed at a few locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

On July 3, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject site and adjoining properties for conditions indicating a potential recognized environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject project consists of an approximately 2,700 linear foot section of West Lilac Road, including approximately 700 feet west of Interstate 15 (I-15) and 2,000 feet east of I-15. The project also included proposed improvements to the intersection of West Lilac Road and Old Highway 395 situated west of I-15. Except for the concrete bridge crossing over I-15, pavement on West Lilac Road consisted of asphaltic concrete. Existing roadway improvements were observed to included asphalt curbs west of I-15 and predominantly unpaved shoulders east of I-15. Additionally, a concrete paved drainage swale was observed near the shoulder along the south side of West Lilac Road, from the east side of the I-15 easement east to near the driveway to 8561 West Lilac Road. The drainage swale drained in a westerly direction into the descending slope area near the southeastern side of the I-15 easement. Overall, small, very minor weathered surface soil discoloration was detected at a few locations along the shoulders of West Lilac Road. Based upon our experience, this staining does not represent a recognized environmental concern.

With the exception of a citrus grove located near the northwestern corner of West Lilac Road and Old Highway 395, property along West Lilac Road west of I-15 was observed to consist of rural residential properties and undeveloped land. Typical natural brush mantled the surface along both sides of West Lilac Road west of I-15. Generally, land north of West Lilac Road and west of I-15 was at a higher elevation than the roadway, and land south of the roadway was at a lower elevation. Parcels along West Lilac Road east of the I-15 easement were noted to consist predominantly of rural residential and agricultural development (i.e., irrigated groves). Properties east of I-15 were noted to be both above and below the elevation of West Lilac Road. A culvert under-crossing and private HDPE drain outlets from adjacent groves were observed on the north side of West Lilac Road east of Standel Lane. Chain link fencing bounded the grove properties along West Lilac Road east of I-15, and along sections of the south side of West Lilac Road west of I-15.

Utilities observed within the linear project area consisted of buried water lines (and associated hydrants, backflow preventors, blow off valves, valve clusters in the pavements and laterals), buried AT&T and Bell lines, above-ground power poles with transformers, buried SDG&E vaults, buried USA lines, and buried storm

drain lines. In addition, surface markers delineating a buried fiber optic cable was observed at the southwestern corner of West Lilac Road and Old highway 395. An air-conditioned AT&T equipment shed was also noted near the proposed improvements to the northwest corner of West Lilac Road and Old Highway 395. Overhead power lines were observed along the northerly side of West Lilac Road west of I-15, and along the both side of the roadway east of I-15. Pole mounted transformers were observed at a few locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Minor localized wind-blow trash was noted along the edges of West Lilac Road, including small clusters of empty beer bottles and a piece of an old tire. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

TABLE 2
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Minor wind-blown trash/debris observed onsite.
Surface Spills	No	None observed.
Stained Surfaces	No	A few small, very minor and weathered areas of petroleum staining were observed along the unpaved shoulders.
Fill Materials	No	Minor road and highway fills.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed. An SDG&E vault was noted near the southwestern edge of West Lilac road and I-15.
Areas of Dumping	No	Significant piles of trash and debris were not observed on the subject property.
Transformers	No	Pole-mounted transformers appearing to be in good condition were detectable within the subject property limits.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by rural residential and undeveloped land west of the I-15 corridor easement. Rural residential and agricultural development (i.e., irrigated groves) was observed east of the I-15 easement. Fencing limited access to the grove sites along West Lilac Road. Generally, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched and reported herein. The grove sites may be considered as an environmental concern at this time only due to the usage of pesticides/herbicides that may have created soil residues from runoff impacting the proposed project. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED SOIL INVESTIGATION

Portions of the subject property east of I-15 are immediately adjacent to areas that have been and continues to be utilized for agricultural purposes (i.e., citrus and avocado orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned widening and improvements to the roadways, off ramps and intersections, and historical agricultural use of the adjacent property, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate the subject property soils for aerially-deposited lead from historical automotive fuel combustion, and the presence of restricted agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 *"Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices.

The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the linear length of the subject property, and EEI's experience at similar projects, a total of twenty eight (28) discrete soil samples, were collected at near-surface (0 to 6-inches below grade) locations along the subject roadway. All soil samples will be submitted for laboratory analytical testing. The following sections discuss our investigation activities.

5.1 Field Investigation

On July 3, 2012, EEI personnel mobilized to the subject property west of I-15 to conduct soil sampling activities with a stainless steel hand auger. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of four (4) discrete locations (identified as HA-1 through HA-4, **Figure 3**) were chosen to provide representative coverage at the intersection of Old Highway

395 and West Lilac Road. Four (4) soil samples were collected along the shoulders of West Lilac Road, west of I-15 (identified as HA-5 through HA-8, **Figure 3**). The aforementioned areas represent land adjacent to West Lilac Road where properties do not appear to have been developed for agricultural purposes.

On July 5, 2012, EEI personnel mobilized to the subject property east of I-15 to conduct soil sampling activities with a stainless steel hand auger. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of eighteen (18) discrete locations (identified as HA-9 through HA-28, **Figure 3**) were chosen to provide representative coverage along the shoulders of West Lilac Road, east of I-15. The aforementioned area represents land adjacent to West Lilac Road where properties appear to have been or are currently developed for agricultural purposes.

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

5.2 Laboratory Analytical Testing

All eight (8) discrete soil samples collected on July 3 (HA-1 through HA-8) were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. The remaining twenty (20) soil samples (collected on July 5, 2012) were also analyzed for Lead by U.S. EPA Test Method 6010B. Additionally, the laboratory tested four (4) composite samples utilizing the twenty (20) samples (5:1 ratio) which were analyzed for Arsenic by U.S. EPA Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect) in any of the samples analyzed.

- Concentrations of total lead were detected above the laboratory detection limit in samples HA-1 through HA-4, HA-7, HA-9, HA-12 through HA, 14, HA-16, and HA-25 through HA-27. Concentrations of lead ranged from 7.1 milligrams per kilogram (mg/kg) (HA-25) to 160 mg/kg (HA-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

- DDE (organochlorine pesticides) was detected in Composite Samples #1 through #4 at 6.7 micrograms per kilogram (µg/kg), 13 µg/kg, 8.9 µg/kg, and 46 µg/kg, respectively. DDD (organochlorine pesticides) was detected in Composite Sample #4 at 11 µg/kg. No other samples analyzed detected DDE, DDD, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

The attached **Table 3 and Table 4** summarize laboratory analytical results. Complete laboratory reports and COC documentation are provided in Appendix G.

TABLE 3
Soil Sample Results

Sample ID	Sample Depth (inches bgs)	Date Sampled	Total Lead-EPA 6010B (mg/Kg)
HA-1	0-6	7-3-2012	**17**
HA-2	0-6	7-3-2012	**160**
HA-3	0-6	7-3-2012	**19**
HA-4	0-6	7-3-2012	**23**
HA-5	0-6	7-3-2012	ND
HA-6	0-6	7-3-2012	ND
HA-7	0-6	7-3-2012	**8.9**
HA-8	0-6	7-3-2012	ND
HA-9	0-6	7-5-2012	**13**
HA-10	0-6	7-5-2012	ND
HA-11	0-6	7-5-2012	ND
HA-12	0-6	7-5-2012	**9.7**
HA-13	0-6	7-5-2012	**7.5**
HA-14	0-6	7-5-2012	**9.5**
HA-15	0-6	7-5-2012	ND
HA-16	0-6	7-5-2012	**35**
HA-17	0-6	7-5-2012	ND
HA-18	0-6	7-5-2012	ND
HA-19	0-6	7-5-2012	ND
HA-20	0-6	7-5-2012	ND
HA-21	0-6	7-5-2012	ND
HA-22	0-6	7-5-2012	ND
HA-23	0-6	7-5-2012	ND
HA-24	0-6	7-5-2012	**41**
HA-25	0-6	7-5-2012	**7.1**
HA-26	0-6	7-5-2012	**14**
HA-27	0-6	7-5-2012	**8.8**
HA-28	0-6	7-5-2012	ND
Laboratory Reporting Limit		**3**	
Residential CHHSLs		**150**	

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; ND= Non-Detect; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
Composite #1	6	7-5-2012	ND	NA	<5	**6.7**	<5	<5	<5-200
Composite #2	6	7-5-2012	ND	NA	<5	**13**	<5	<5	<5-200
Composite #3	6	7-5-2012	ND	NA	<5	**8.9**	<5	<5	<5-200
Composite #4	6	7-5-2012	ND	NA	<5	**46**	**11**	<5	<5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**NA**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; ND= Non-Detect; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect") in the samples analyzed during this investigation. Lead was detected above the laboratory detection limit in samples HA-1 through HA-4, HA-7, HA-9, HA-12 through HA, 14, HA-16, and HA-25 through HA-27. Concentrations of lead ranged from 7.1 milligrams per kilogram (mg/kg) (HA-25) to 160 mg/kg (HA-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

DDE (organochlorine pesticides) was detected in Composite Samples #1 through #4 at 6.7 micrograms per kilogram (µg/kg), 13 µg/kg, 8.9 µg/kg, and 46 µg/kg, respectively. DDD (organochlorine pesticides) was detected in Composite Sample #4 at 11 µg/kg. No other samples analyzed detected DDE, DDD, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead, DDE and DDD values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected lead concentrations ranging from 7.1 mg/kg to 160 mg/kg. the maximum concentration is slightly above the CHHSL residential screening level of 150 mg/kg in one sample.
- The detected DDE concentrations of at 6.7 µg/kg, 13 µg/kg, 8.9 µg/kg, and 46 µg/kg, is less than the CHHSL residential screening level of 1,600 µg/kg.
- The detected DDD concentrations of 11 µg/kg are less than the CHHSL residential screening level of 2,300 µg/kg.

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 FINDINGS AND OPINIONS

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

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

  Based on the results of our limited soil investigation (see Section 5.0 – Results of Limited Soil Investigation), no concentrations of arsenic were detected above the laboratory reporting limit (i.e., non-detect). Low levels of organochlorine pesticides DDE and DDD were detected in site soils. The concentrations were less than applicable residential screening levels, and no further investigation regarding these constituents appears to be warranted. Concentrations of lead in soil sample (HA-2) collected from the subject property were slightly above the applicable residential screening value of 150 mg/kg; however, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance; therefore, further investigation does not appear to be warranted at this time. According to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

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

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

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

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

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property including portions of West Lilac Road, located west and east of Interstate 15, and the intersection of West Lilac Road and Old Highway 395, situated west of I-15, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

However, EEI has the following comment:

- Based on the results of our limited soil investigation (see Section 5.0 – Results of Limited Soil Investigation), no concentrations of arsenic were detected above the laboratory reporting limit (i.e., non-detect). Low levels of organochlorine pesticides DDE and DDD were detected in site soils. The concentrations were less than applicable residential screening levels, and no further investigation regarding these constituents appears to be warranted. Concentrations of lead in soil sample (HA-2) collected from the subject property were above the applicable residential screening value of 150 mg/kg; however, the concentrations are within acceptable levels for reuse per Caltrans (Caltrans, 2012) and DTSC guidance; therefore, further investigation does not appear to be warranted at this time. According to the Client, the soils from the subject property will not be relocated or reused (i.e. placed beneath a residential use area), during construction of the proposed Lilac Hills Ranch Development. However, EEI recommends that the Caltrans guidance should be considered during future construction activities and that if the soils containing elevated concentrations of lead are moved or relocated at any time, additional testing and/or mitigation may be required.

9.0 REFERENCES

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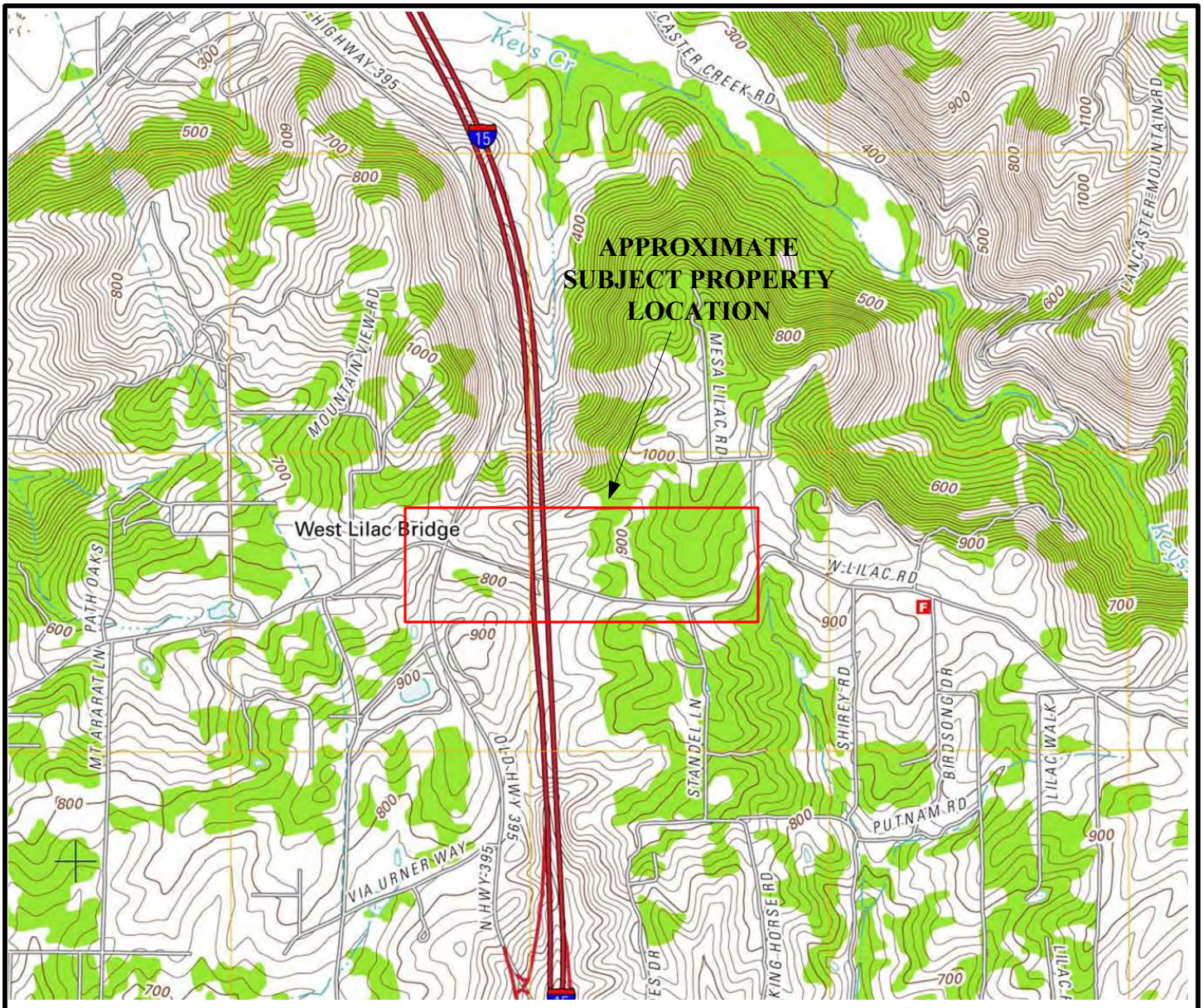
FIGURES



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

N

Scale: 1" = 1,600'

0 960FT 1,600FT 3,200FT

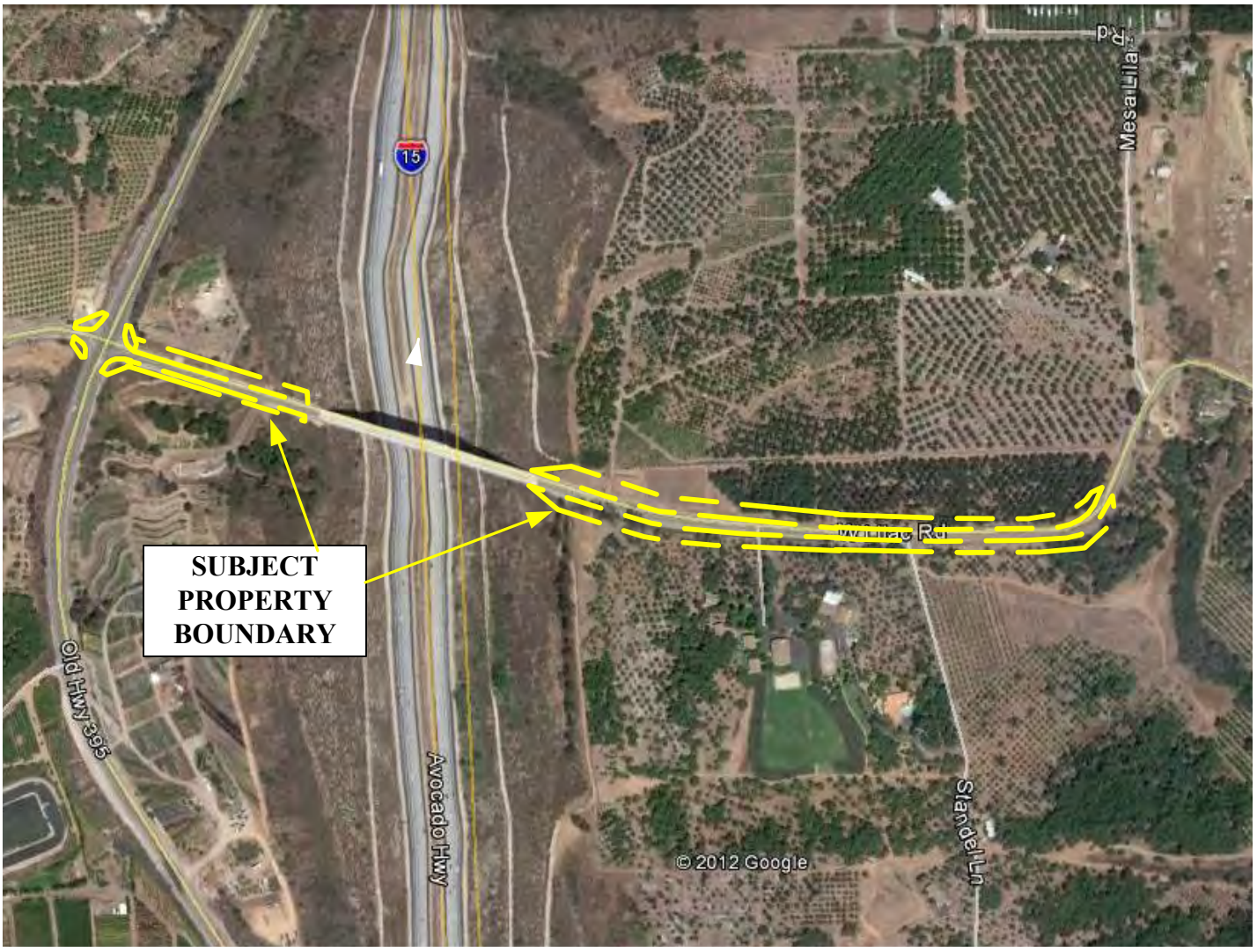
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Ranch
Roadway Expansion Property
Portions of West Lilac Road, located west and east of I-15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026
EEI Project Number ACR-71497.2b
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Google Earth®, August 23, 2010

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Ranch
Roadway Expansion Property
Portions of West Lilac Road, located west and east of I-15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026
EEI Project Number ACR-71497.2b
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2

Map Source: Google Earth®, August 23, 2010

LEGEND

○ EEI Soil Boring Location
HA-1

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

Note All Locations Are Approximate

SOIL BORING MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Ranch
Roadway Expansion Property
Portions of West Lilac Road, located west and east of I-15, and the intersection of West Lilac Road and Old Highway 395
Escondido, California 92026
EEI Project Number ACR-71497.2b
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

Environmental Project Scientist (4/05 - Present)

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

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

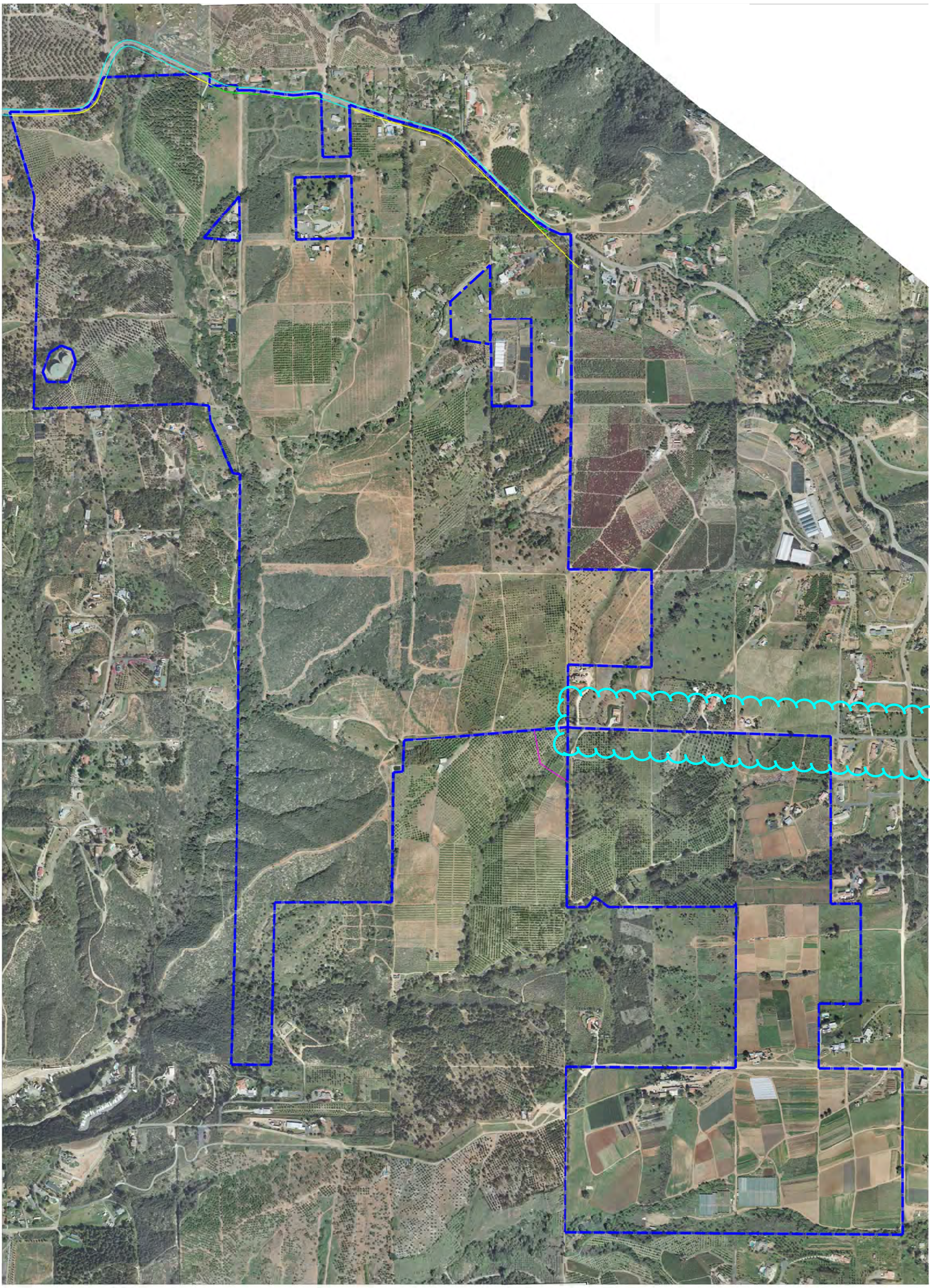
- Worked closely with Project Managers: conducted field visits to project sites for evaluation; used topographic maps, aerial photographs, GPS units, and scientific tools and equipment; attended meetings; and managed project files and database.

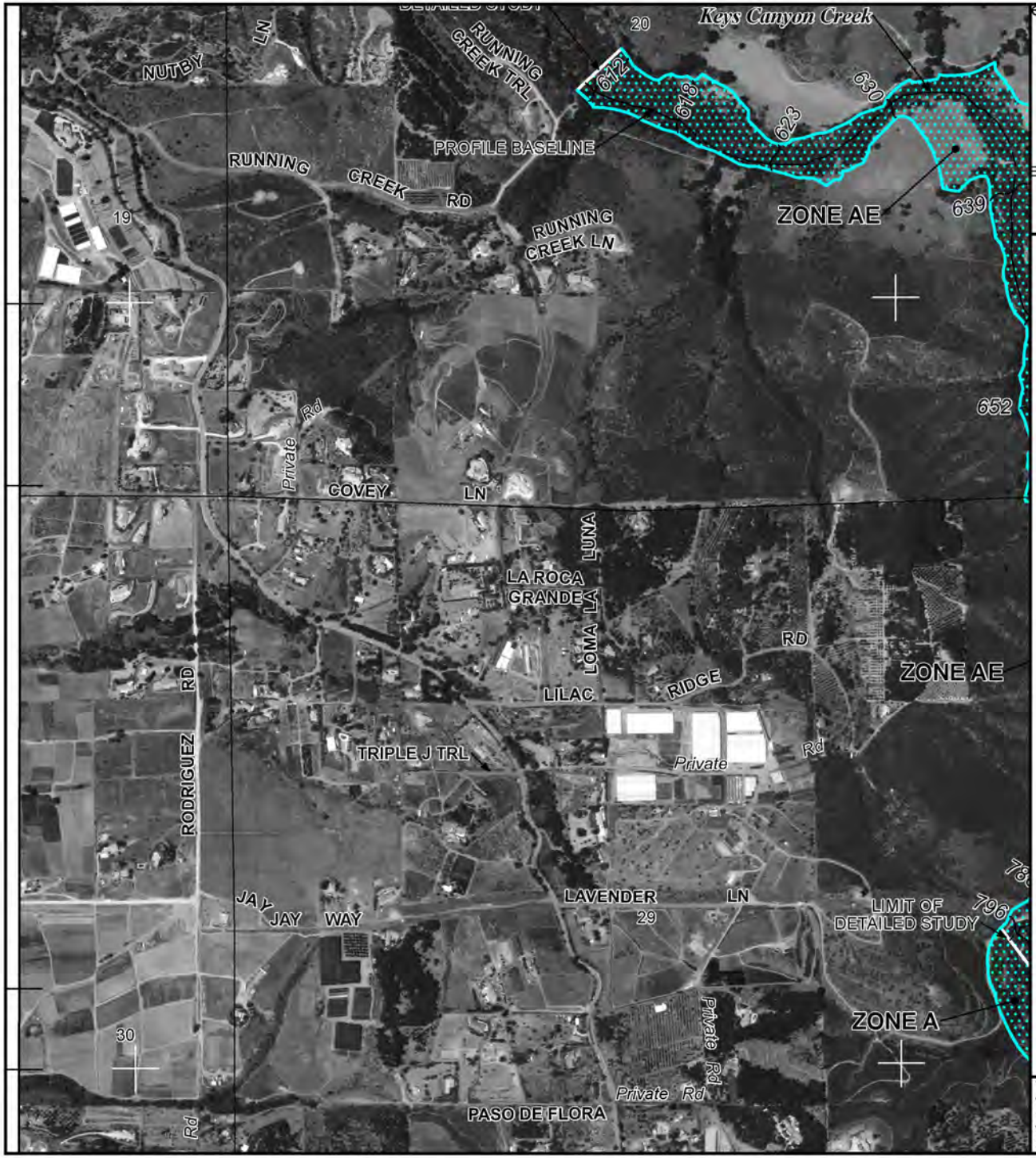
CERTIFICATIONS

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

APPENDIX B
ROADWAY EXPANSION FIGURES/FIRM

LILAC HILLS RANCH AERIAL





e Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

0 500 1,000 1,500 2,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0515G

FIRM

FLOOD INSURANCE RATE MAP

SAN DIEGO COUNTY, CALIFORNIA

AND INCORPORATED AREAS

PANEL 515 OF 2375

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO COUNTY	060284	0515	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06073C0515G

MAP REVISED
MAY 16, 2012

Federal Emergency Management Agency

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Historical Aerial Photo

2002

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N

W E

S

1 inch equals 685 feet

Historical Aerial Photo

1994

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N

W E

S

1 inch equals 685 feet

Historical Aerial Photo

1980

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N W E S

1 inch equals 685 feet

Historical Aerial Photo

1974

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N W E S

1 inch equals 685 feet

Historical Aerial Photo

1964

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N

W E

S

1 inch equals 685 feet

Historical Aerial Photo

1953

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N

W E

S

1 inch equals 685 feet

Historical Aerial Photo

1947

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N

W E

S

1 inch equals 685 feet

Historical Aerial Photo

1939

West Lilac Rd

Escondido, CA 92026

Target Site: 33.300347, -117.148090 Job Number: ACR-71497

FIRSTSEARCH

N

W E

S

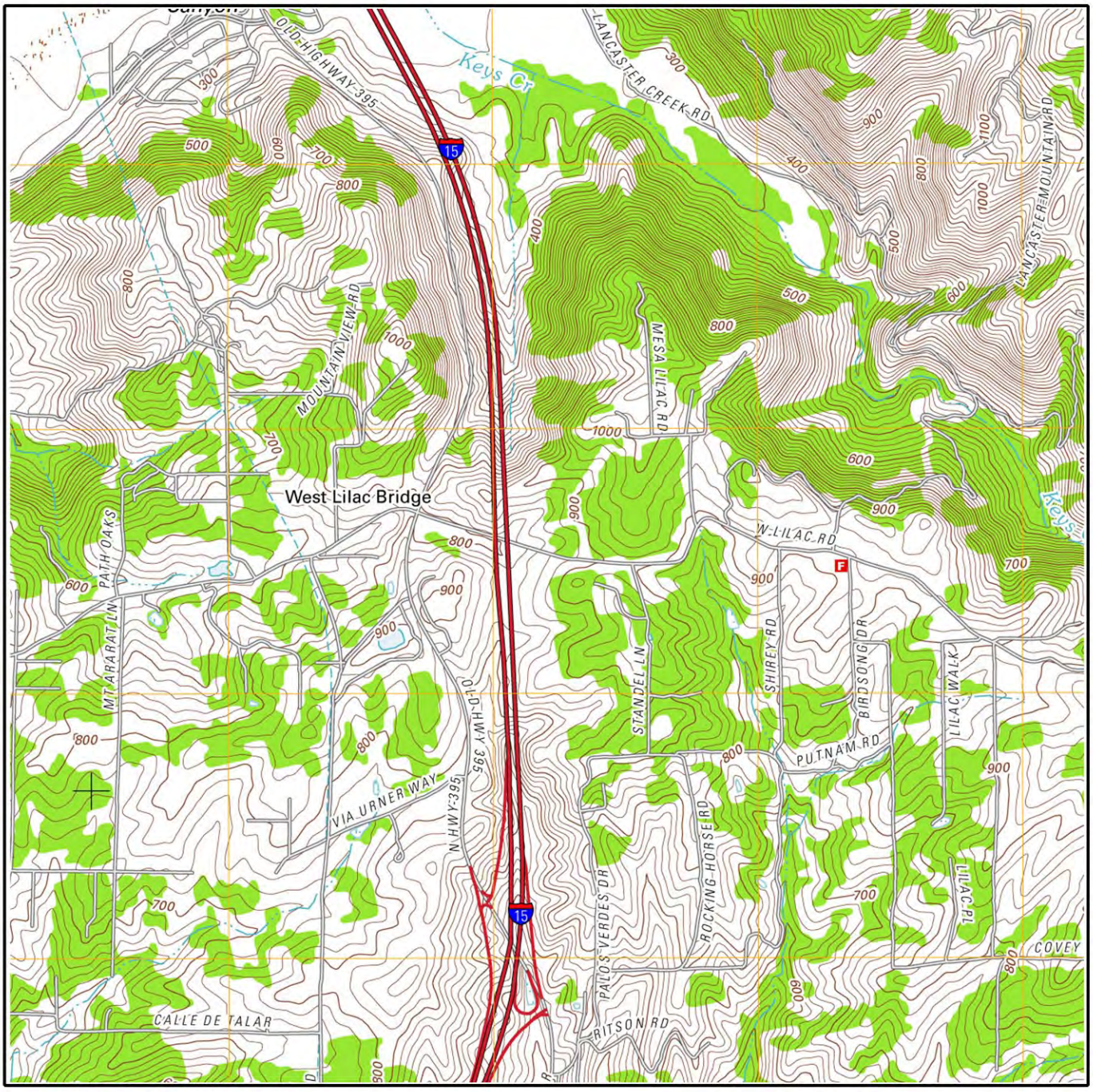
1 inch equals 685 feet

FIRSTSEARCH

Historical Topographic Map

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

West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.300347, -117.148090

0 miles 0.5 1

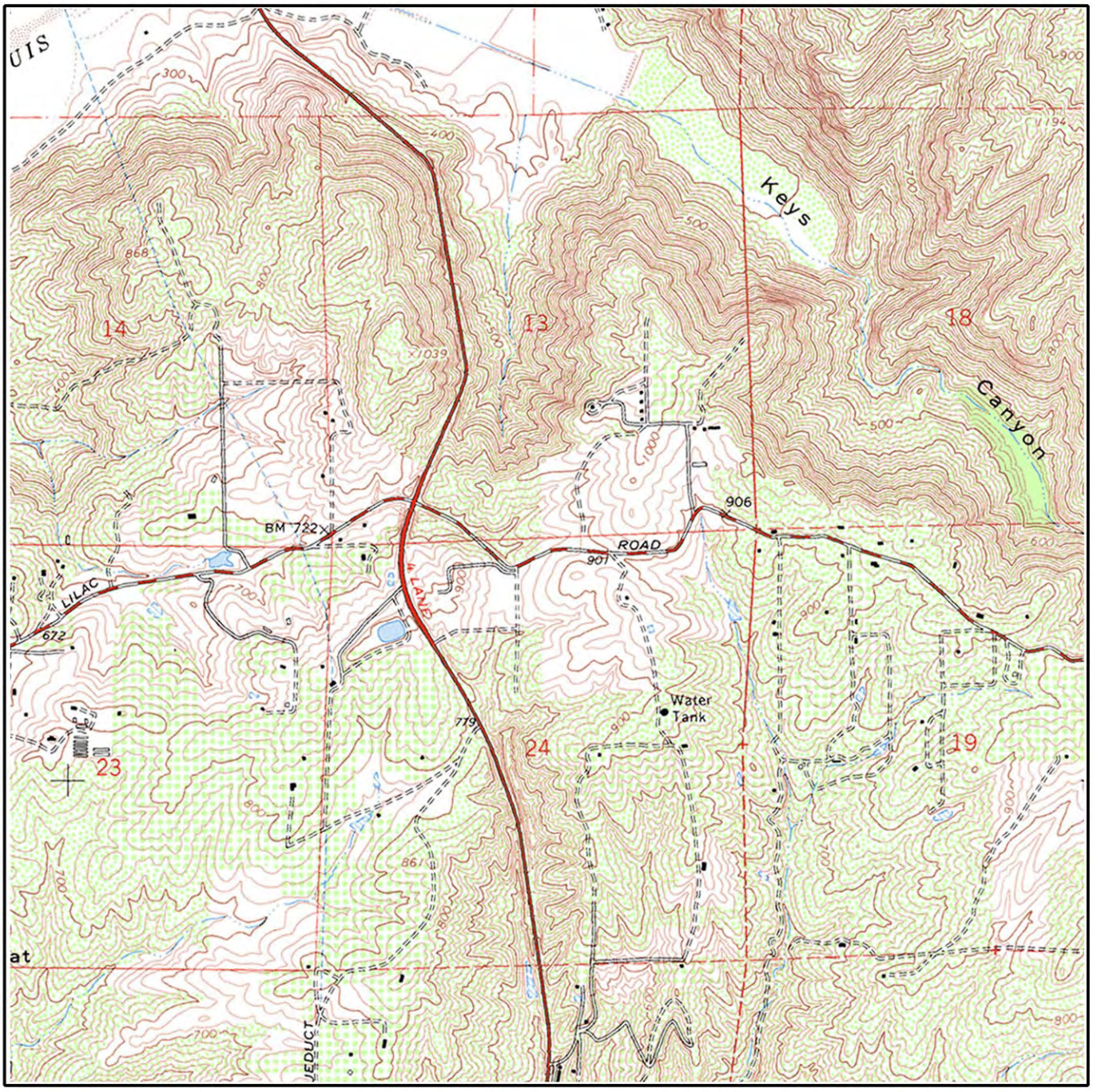
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.300347, -117.148090

0 miles 0.5 1

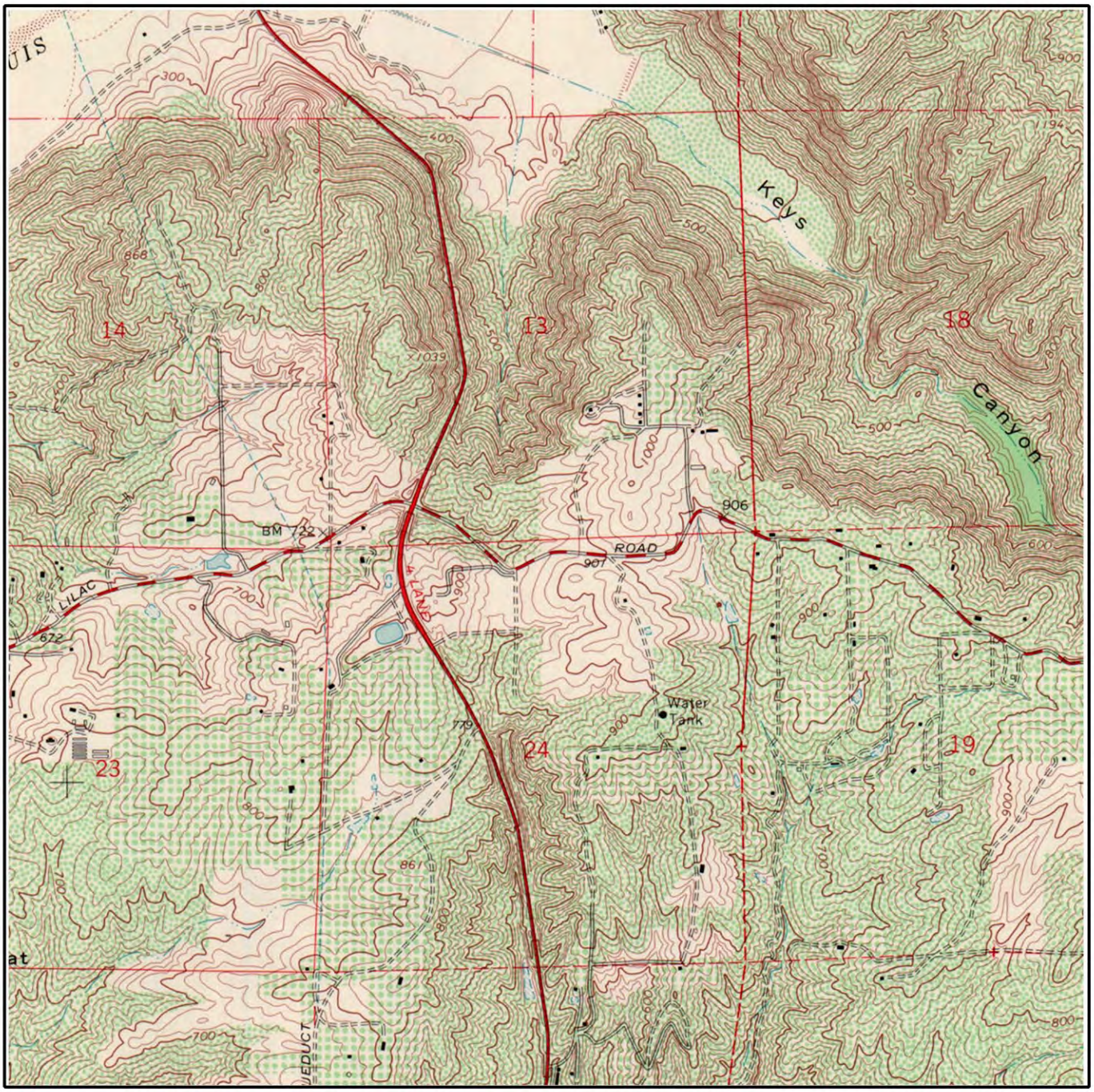
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.300347, -117.148090

0 miles 0.5 1

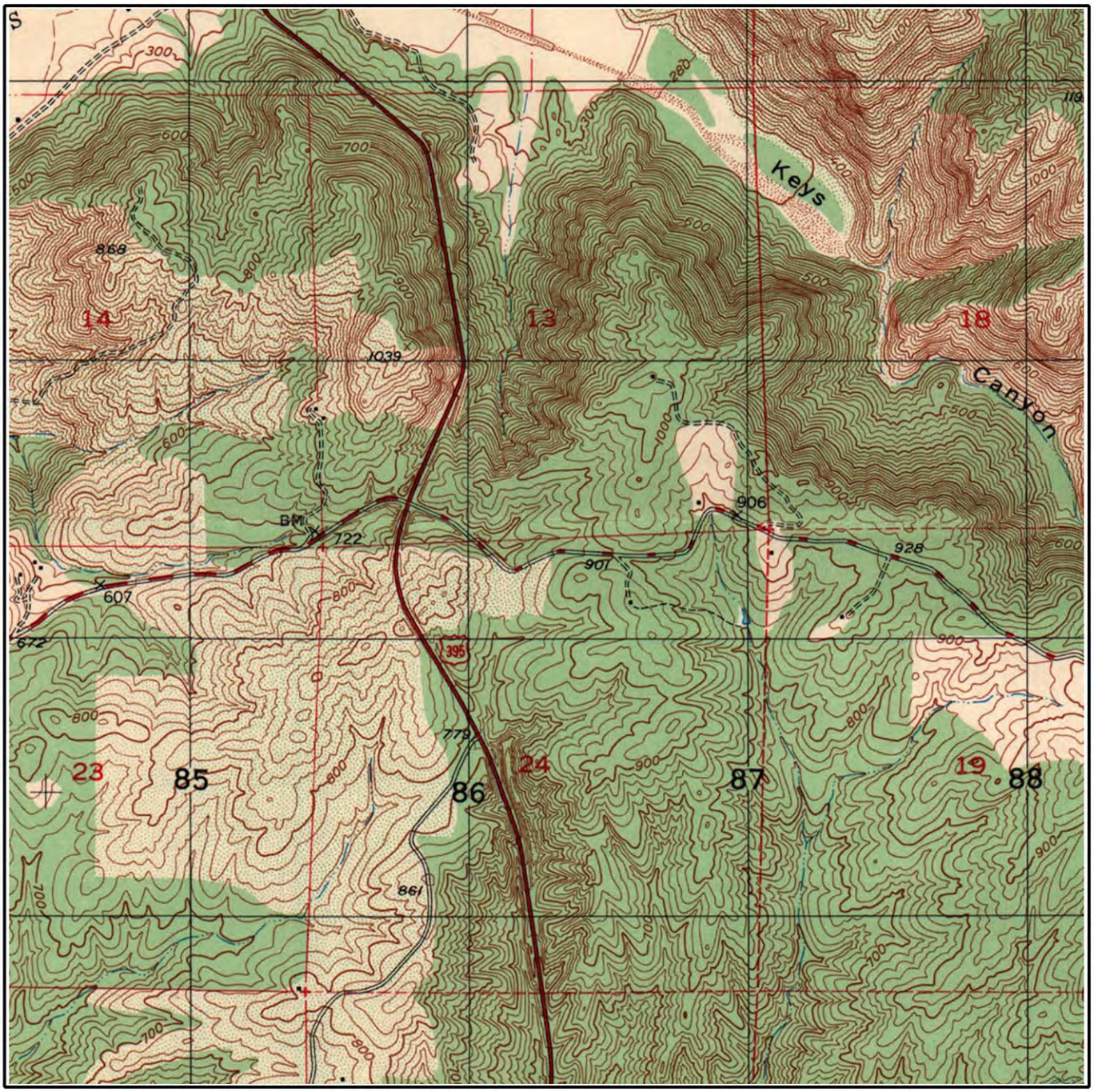
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1951 Original Map Scale: 1:25,000

West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.300347, -117.148090

0 miles 0.5 1

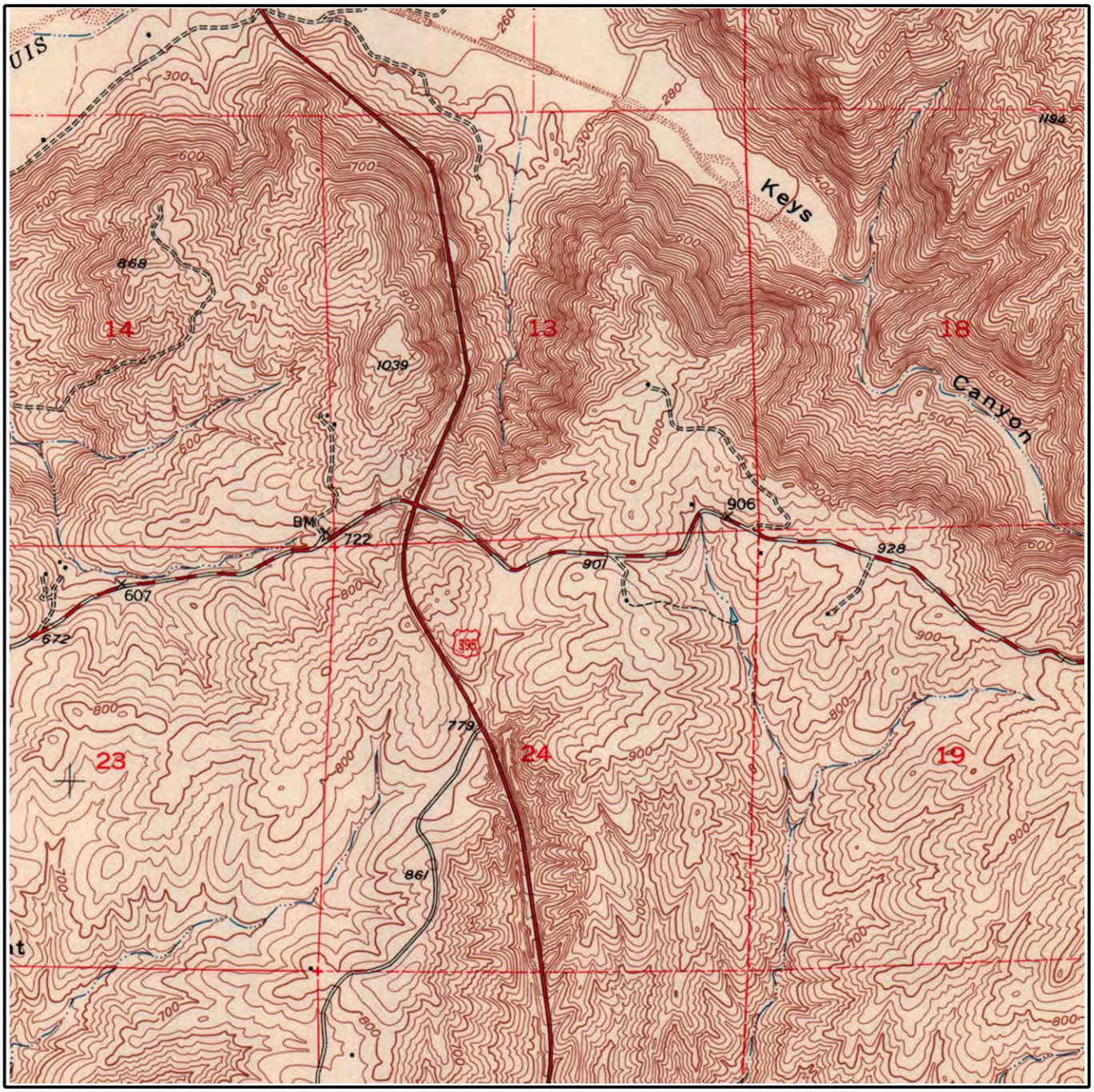
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71497
Target Site: 33.300347, -117.148090

0 miles 0.5 1

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

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FIRSTSEARCH

ENVIRONMENTAL FIRSTSEARCH REPORT

TARGET PROPERTY:

WEST LILAC ROAD AND OLD H

WEST LILAC RD

ESCONDIDO, CA 92026

JOB NUMBER: ACR-71497

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

July 5, 2012

Environmental FirstSearch
Search Summary Report

Target Site: WEST LILAC RD
ESCONDIDO, CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-30-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-30-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	05-09-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	05-01-12	0.50	0	0	0	0	-	0	0
ERNS	Y	04-13-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-06-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	04-09-12	0.50	0	0	0	1	-	0	1
State/Tribal LUST	Y	06-06-12	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-01-12	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	04-11-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-06-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	06-13-12	0.25	0	0	0	-	-	0	0
Dry Cleaners	Y	NA	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	1	0	1	2

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	07-05-12	**Search Type:**	LINEAR
Requestor Name:	Polly Ivers		0.705 mile(s)
Standard:	ASTM-05	**Job Number:**	ACR-71497
		Filtered Report	

Target Site: WEST LILAC RD
ESCONDIDO, CA 92026

Demographics

Sites:	2	**Non-Geocoded:**	1	**Population:**	NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.148090	-117:8:53	**Easting:**	486212.803
Latitude:	33.300347	33:18:1	**Northing:**	3684401.874
Elevation:	836		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	07-05-12
Historical Topos	Yes	07-05-12
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	07-05-12

Environmental FirstSearch
Target Site Summary Report

Target Property: WEST LILAC RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: WEST LILAC RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SWL	GREEN CO FARMS SWIS37-AA-0941/PLANNED	32163 OLD HWY. 395 BONSALL CA	0.27 SW	N/A	1

Environmental FirstSearch
Sites Summary Report

Target Property: WEST LILAC RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

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

Environmental FirstSearch
Site Detail Report

Target Property: WEST LILAC RD
ESCONDIDO, CA 92026

JOB: ACR-71497

SWL

SEARCH ID: 2 **DIST/DIR:** 0.27 SW **ELEVATION:** **MAP ID:** 1

NAME: GREEN CO FARMS
ADDRESS: 32163 OLD HWY. 395
BONSALL CA
SAN DIEGO
CONTACT:
SOURCE:

REV: 03/21/00
ID1: SWIS37-AA-0941
ID2:
STATUS: PLANNED
PHONE:

Activity: Composting Facility (Green Waste)
Accepted Waste:
Operational Status: Planned
Regulatory Status Proposed
Closure Date:
Closure Type:
Permitted Throughput with Units: 0
Permitted Capacity with Units: 0
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: 0
Permitted Disposal Acreage:
Last Tire Inspection Count: 0
Last Tire Inspection Count Date:
Original Tire Inspection Count: 0
Last Tire Inspection Count Date:
Inspection Frequency: None

Environmental FirstSearch
Site Detail Report

Target Property: WEST LILAC RD
ESCONDIDO, CA 92026

JOB: ACR-71497

TRIBALLAND

SEARCH ID: 1 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	**REV:**	01/15/08
ADDRESS:	UNKNOWN	**ID1:**	BIA-92026
	CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	
CONTACT:		**PHONE:**	
SOURCE:	BIA		

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is

used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical

purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which

generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416 San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department

* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:
* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:

* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: WEST LILAC RD
ESCONDIDO, CA 92026

JOB: ACR-71497

Street Name	Dist/Dir	Street Name	Dist/Dir
4Wd Road	0.14 NE		
Bonsall Reservior Rd	0.2 SW		
Jones Way	0.25 NE		
Mesa Lilac Rd	0.04 NE		
N Highway 395	0.00--		
Old Highway 395	0.00--		
Old Hwy 395	0.2 SW		
Ranchos Ladera Rd	0.17 NW		
Shirey Rd	0.21 SE		
Shirley Ln	0.21 SE		
Standel Ln	0.00--		
W Lilac Rd	0.00--		
WEST LILAC RD	0.00--		

FIRSTSEARCH

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

07-05-12
ACR-71497
WEST LILAC RD
ESCONDIDO, CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

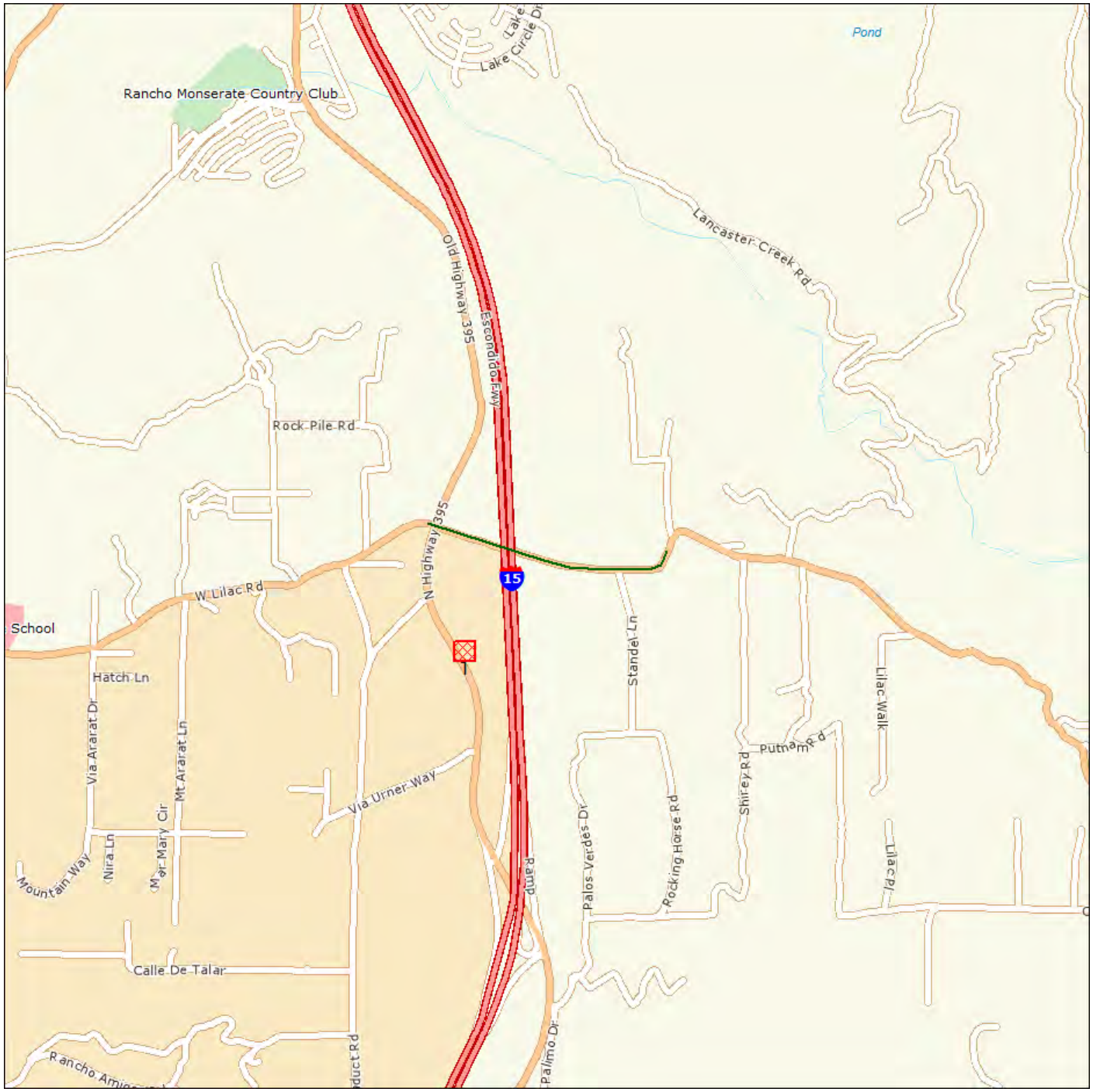
Environmental FirstSearch

1 Mile Radius from Line

Single Map:

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

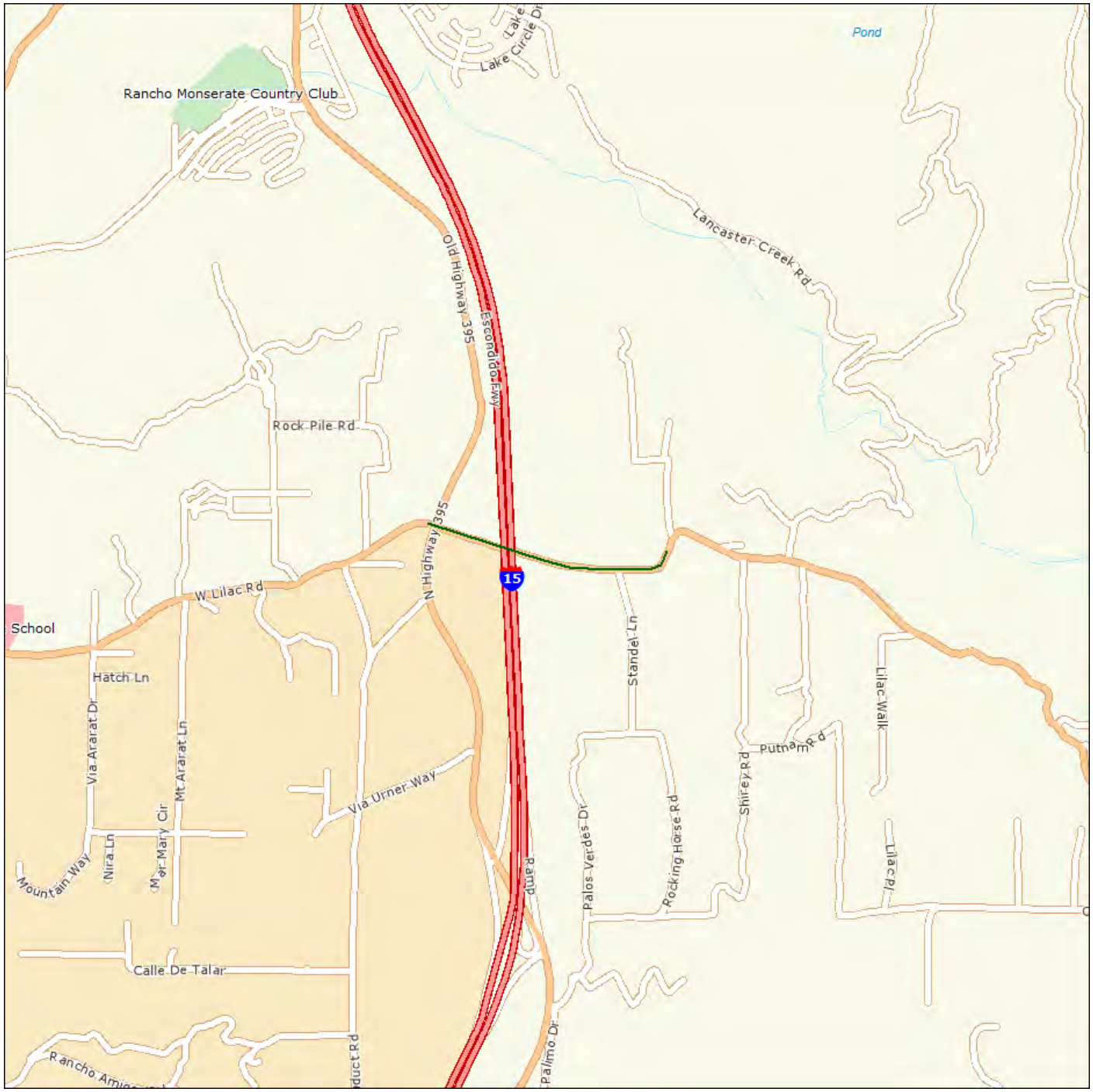
Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCRACOR, STATE

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

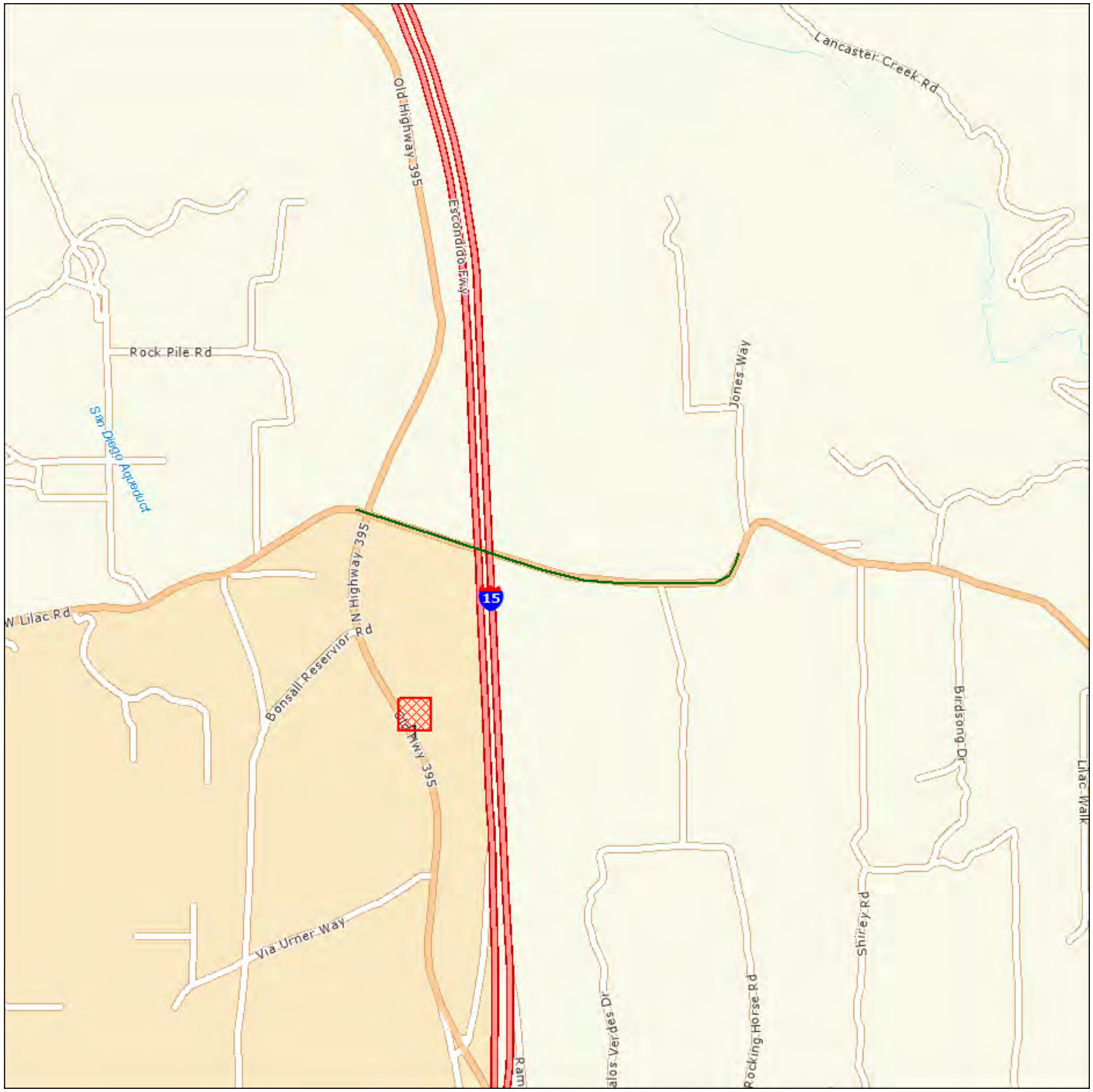
Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

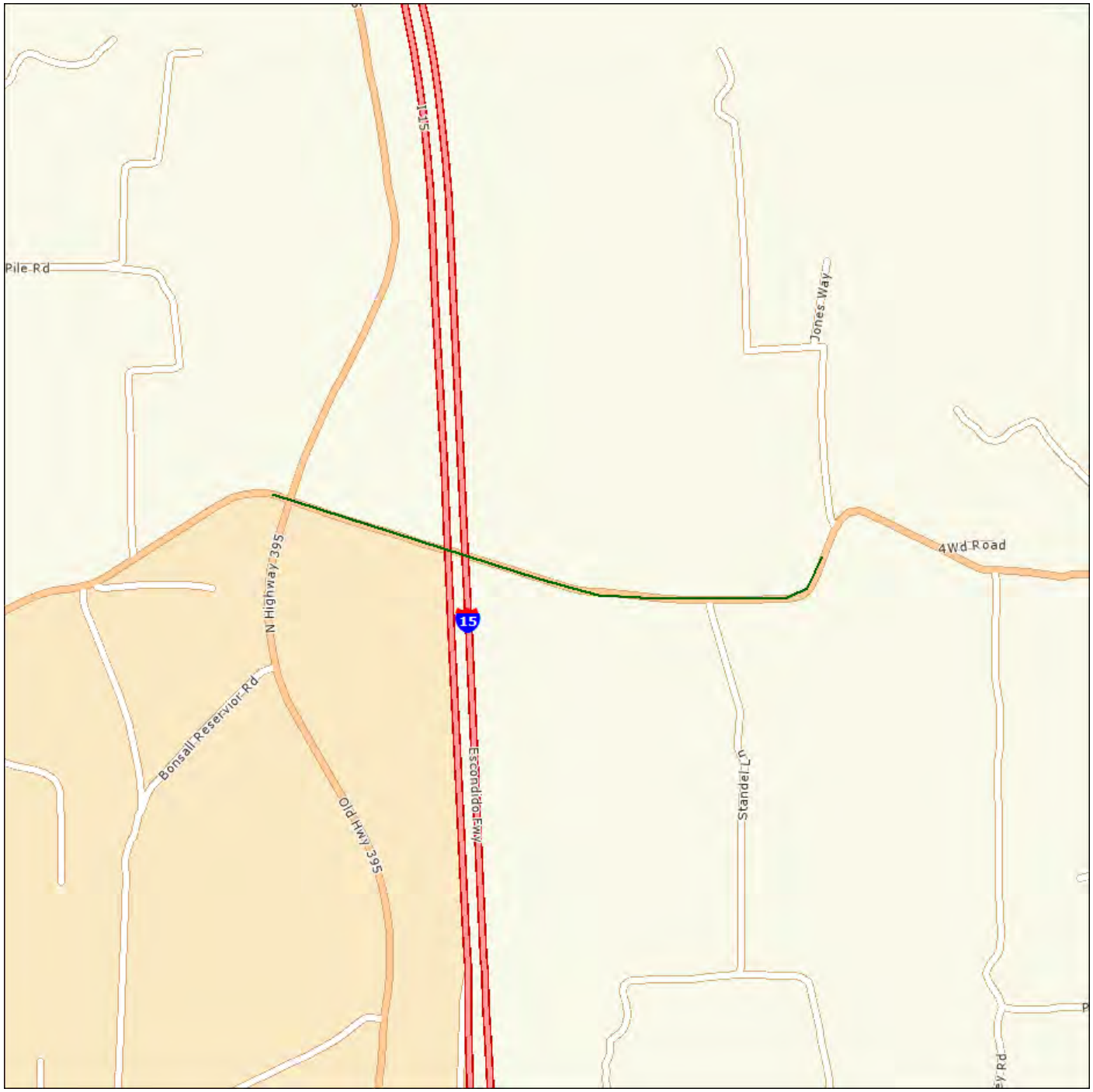
Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

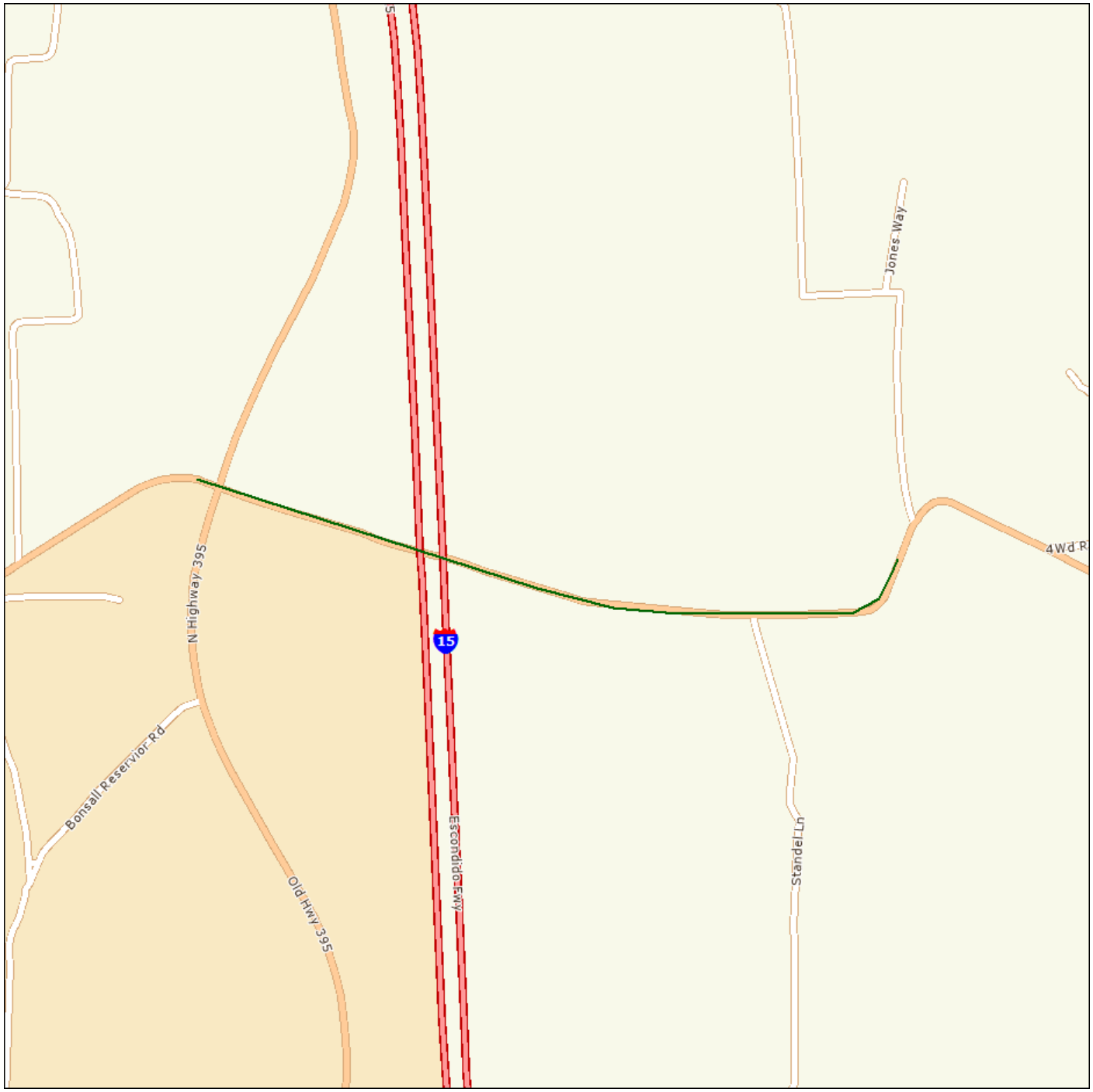
Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

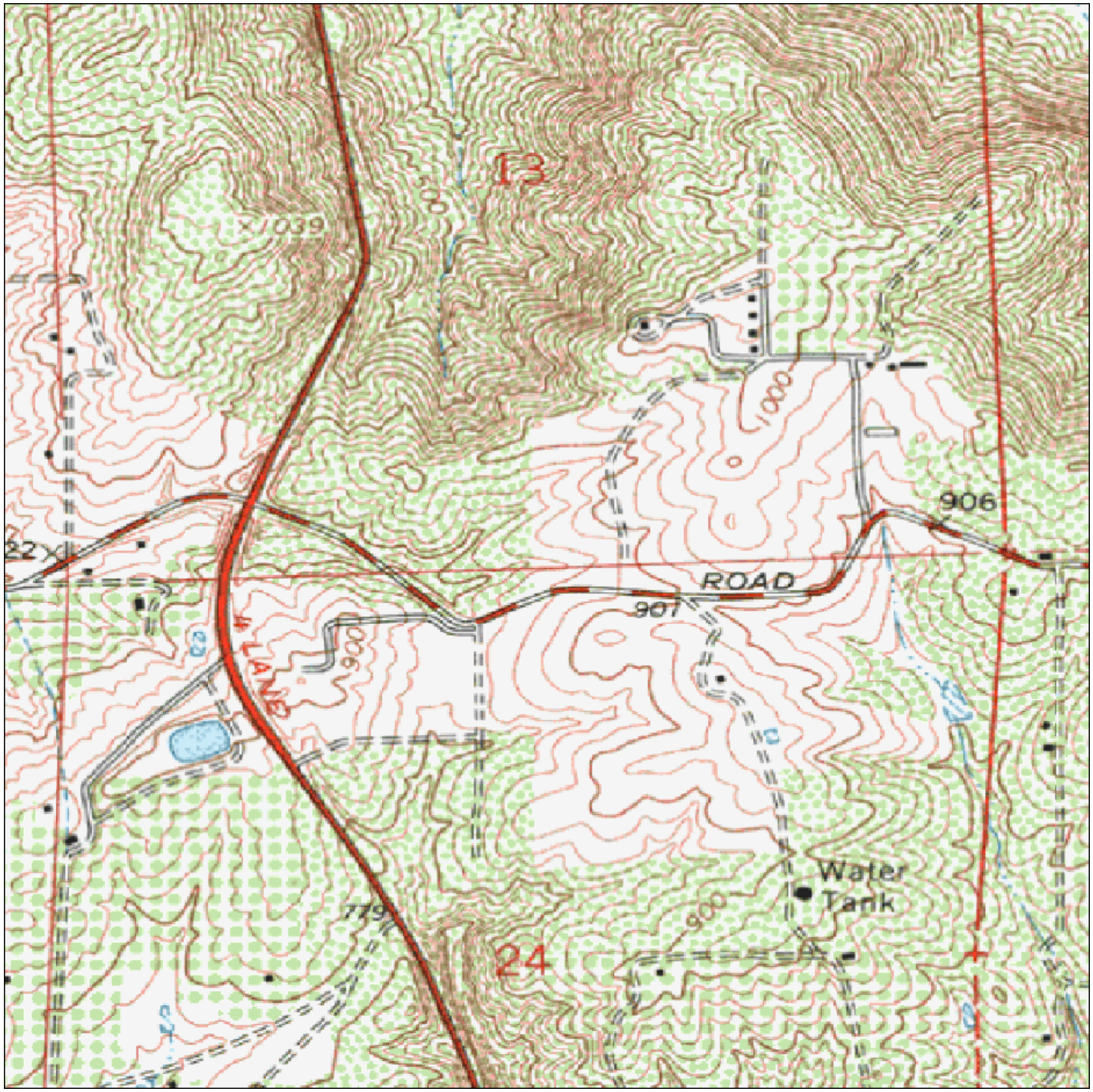
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Site Location Map

Topo : 0.75 Mile Radius from Line

WEST LILAC RD, ESCONDIDO, CA 92026

FIRSTSEARCH



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

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

0 495 990 1,980 2,970 3,960 Feet

FIRSTSEARCH	Data Supplied by: MAPTECH	Prepared by FirstSearch Technology Corporation		JOB NO.
		Map Name: BONSALL Map Reference Code: 33117-C2-TF-024	Date Created: 1968-- Contour Interval: 20 feet	Date Revised: 1975-- Elevation:	FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71497.2b / Roadway Expansion Property – West Lilac Road

Project Address: West Lilac Rd, east/west of Interstate 15, and at Old Hwy 395, Escondido, Ca. 92026

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

No

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

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

No

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

No

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

No

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

No

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

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

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

DEVELOPMENT APPLICATION FOR COUNTY of SAN DIEGO

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

SURVEY FOR ENVIRONMENTAL PLANNING

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

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

SEE SCOPING LETTER

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

COUNTY of SAN DIEGO, ACCRETIVE INVESTMENTS

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

N/A

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

N/A

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

NO

Preparer:

Name/Company: JON RUNG, ACCRETIVE INVESTMENTS

Address: 12275 EL CAMINO REAL, SD CA

Signature:

Date: 8/1/12

APPENDIX F
PHOTOGRAPHIC LOG

Photograph 1 – Southeasterly view of intersection of West Lilac Road and Old Highway 395 (i.e., sloping roadway right to left).

Photograph 2 – East view along the northern edge of West Lilac Road. Concrete pavement in background is the I-15 overpass. Note strip storm drain inlet inside of asphalt curb in left foreground.

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Photograph 3 – Northeasterly view of utilities situated at the east edge of the driveway to 8268 W. Lilac Road. Note unmarked manhole to the right of the water valve box.

Photograph 4 – Westerly view of concrete drainage swale along the south edge of W. Lilac Road east of I-15.

Photograph 5 – Easterly view along the southern edge of W. Lilac Road with Standel Lane visible in right photo. Note water utilities along north (left) side of roadway.

Photograph 6 – Southerly view of West Lilac Road towards the easterly end of the project near guard rail in background.

APPENDIX G
LIMITED SOIL INVESTIGATION LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

12 July 2012

Brian Brennan
EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Accretine Inv., Inc.

Enclosed are the results of analyses for samples received by the laboratory on 07/06/12 10:21. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel J Chavez

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121166-01	Soil	07/03/12 15:20	07/06/12 10:21
HA-2	T121166-02	Soil	07/03/12 15:30	07/06/12 10:21
HA-3	T121166-03	Soil	07/03/12 15:40	07/06/12 10:21
HA-4	T121166-04	Soil	07/03/12 15:50	07/06/12 10:21
HA-5	T121166-05	Soil	07/03/12 16:05	07/06/12 10:21
HA-6	T121166-06	Soil	07/03/12 16:10	07/06/12 10:21
HA-7	T121166-07	Soil	07/03/12 16:20	07/06/12 10:21
HA-8	T121166-08	Soil	07/03/12 16:30	07/06/12 10:21
HA-9	T121166-09	Soil	07/03/12 16:55	07/06/12 10:21
HA-10	T121166-10	Soil	07/03/12 17:05	07/06/12 10:21
HA-11	T121166-11	Soil	07/05/12 12:55	07/06/12 10:21
HA-12	T121166-12	Soil	07/05/12 13:05	07/06/12 10:21
HA-13	T121166-13	Soil	07/05/12 13:15	07/06/12 10:21
HA-14	T121166-14	Soil	07/05/12 13:20	07/06/12 10:21
HA-15	T121166-15	Soil	07/05/12 13:25	07/06/12 10:21
HA-16	T121166-16	Soil	07/05/12 13:35	07/06/12 10:21
HA-17	T121166-17	Soil	07/05/12 13:45	07/06/12 10:21
HA-18	T121166-18	Soil	07/05/12 13:55	07/06/12 10:21
HA-19	T121166-19	Soil	07/05/12 14:05	07/06/12 10:21
HA-20	T121166-20	Soil	07/05/12 14:15	07/06/12 10:21
HA-21	T121166-21	Soil	07/05/12 14:25	07/06/12 10:21
HA-22	T121166-22	Soil	07/05/12 14:30	07/06/12 10:21
HA-23	T121166-23	Soil	07/05/12 14:40	07/06/12 10:21
HA-24	T121166-24	Soil	07/05/12 14:50	07/06/12 10:21
HA-25	T121166-25	Soil	07/05/12 15:05	07/06/12 10:21
HA-26	T121166-26	Soil	07/05/12 15:20	07/06/12 10:21

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-27	T121166-27	Soil	07/05/12 15:25	07/06/12 10:21
HA-28	T121166-28	Soil	07/05/12 15:30	07/06/12 10:21
COMPOSITE 1	T121166-29	Soil	07/05/12 00:00	07/06/12 10:21
COMPOSITE 2	T121166-30	Soil	07/05/12 00:00	07/06/12 10:21
COMPOSITE 3	T121166-31	Soil	07/05/12 00:00	07/06/12 10:21
COMPOSITE 4	T121166-32	Soil	07/05/12 00:00	07/06/12 10:21

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-1

T121166-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Lead	**17**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-2

T121166-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**160**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-3

T121166-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**19**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-4

T121166-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**23**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-5

T121166-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-6

T121166-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-7

T121166-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**8.9**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-8

T121166-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-9

T121166-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**13**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-10

T121166-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-11

T121166-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-12

T121166-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**9.7**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-13

T121166-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**7.5**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-14

T121166-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**9.5**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-15

T121166-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-16

T121166-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**35**	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-17

T121166-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-18

T121166-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-19

T121166-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-20

T121166-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-21

T121166-21 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-22

T121166-22 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-23

T121166-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-24

T121166-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**41**	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-25

T121166-25 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**7.1**	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

SunStar Laboratories, Inc.
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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-26

T121166-26 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**14**	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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949.297.5020 Phone
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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-27

T121166-27 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**8.8**	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

HA-28

T121166-28 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

COMPOSITE 1

T121166-29 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**6.7**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*61.1 %*	*35-140*		"	"	"	"	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

COMPOSITE 2

T121166-30 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**13**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*70.4 %*	*35-140*		"	"	"	"	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

COMPOSITE 3

T121166-31 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**8.9**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*73.8 %*	*35-140*		"	"	"	"	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

COMPOSITE 4

T121166-32 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**46**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**11**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*91.6 %*	*35-140*		"	"	"	"	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2070617 - EPA 3051										
Blank (2070617-BLK1)				Prepared: 07/06/12	Analyzed: 07/10/12					
Lead	ND	3.0	mg/kg							
LCS (2070617-BS1)				Prepared: 07/06/12	Analyzed: 07/10/12					
Lead	107	3.0	mg/kg	100		107	75-125			
Matrix Spike (2070617-MS1)	**Source: T121166-01**			Prepared: 07/06/12	Analyzed: 07/10/12					
Lead	131	3.0	mg/kg	100	17.1	114	75-125			
Matrix Spike Dup (2070617-MSD1)	**Source: T121166-01**			Prepared: 07/06/12	Analyzed: 07/10/12					
Lead	113	3.0	mg/kg	100	17.1	96.3	75-125	14.2	20	
Batch 2070618 - EPA 3051										
Blank (2070618-BLK1)				Prepared: 07/06/12	Analyzed: 07/10/12					
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2070618-BS1)				Prepared: 07/06/12	Analyzed: 07/10/12					
Arsenic	45.1	5.0	mg/kg	50.0		90.2	75-125			
Lead	46.9	3.0	"	50.0		93.8	75-125			
Matrix Spike (2070618-MS1)	**Source: T121166-21**			Prepared: 07/06/12	Analyzed: 07/10/12					
Arsenic	52.8	5.0	mg/kg	50.0	0.438	105	75-125			
Lead	59.7	3.0	"	50.0	ND	119	75-125			
Matrix Spike Dup (2070618-MSD1)	**Source: T121166-21**			Prepared: 07/06/12	Analyzed: 07/10/12					
Arsenic	47.9	5.0	mg/kg	50.0	0.438	94.9	75-125	9.70	20	
Lead	55.5	3.0	"	50.0	ND	111	75-125	7.27	20	

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2070602 - EPA 3550 ECD/GCMS										
Blank (2070602-BLK1)				Prepared: 07/06/12 Analyzed: 07/10/12						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*94.0*		*"*	*100*		*94.0*	*35-140*			
LCS (2070602-BS1)				Prepared: 07/06/12 Analyzed: 07/10/12						
gamma-BHC (Lindane)	142	5.0	ug/kg	200		70.8	40-120			
Heptachlor	157	5.0	"	200		78.3	40-120			
Aldrin	200	5.0	"	200		99.9	40-120			
Dieldrin	211	5.0	"	200		106	40-120			
Endrin	156	5.0	"	200		77.8	40-120			
4,4´-DDT	93.7	5.0	"	200		46.8	33-147			
Surrogate: Tetrachloro-meta-xylene	*97.4*		*"*	*100*		*97.4*	*35-140*			

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2070602 - EPA 3550 ECD/GCMS										
Matrix Spike (2070602-MS1)	**Source: T120732-05**			Prepared: 07/06/12	Analyzed: 07/10/12					
gamma-BHC (Lindane)	123	5.0	ug/kg	200	ND	61.5	30-120			
Heptachlor	149	5.0	"	200	ND	74.5	30-120			
Aldrin	197	5.0	"	200	ND	98.3	30-120			
Dieldrin	200	5.0	"	200	ND	99.8	30-120			
Endrin	137	5.0	"	200	ND	68.4	30-120			
4,4´-DDT	88.2	5.0	"	200	ND	44.1	30-120			
Surrogate: Tetrachloro-meta-xylene	*90.7*		*"*	*100*		*90.7*	*35-140*			
Matrix Spike Dup (2070602-MSD1)	**Source: T120732-05**			Prepared: 07/06/12	Analyzed: 07/10/12					
gamma-BHC (Lindane)	134	5.0	ug/kg	200	ND	67.2	30-120	8.87	30	
Heptachlor	135	5.0	"	200	ND	67.5	30-120	9.92	30	
Aldrin	197	5.0	"	200	ND	98.6	30-120	0.303	30	
Dieldrin	202	5.0	"	200	ND	101	30-120	1.00	30	
Endrin	144	5.0	"	200	ND	72.0	30-120	5.17	30	
4,4´-DDT	94.7	5.0	"	200	ND	47.3	30-120	7.05	30	
Surrogate: Tetrachloro-meta-xylene	*98.2*		*"*	*100*		*98.2*	*35-140*			

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Daniel J Chávez

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretine Inv., Inc.	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.2B	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/12/12 14:01

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

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SunStar Laboratories, Inc.
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949-297-5020

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA 92008
Phone: (760) 431-3747 Fax: (760) 431-3748
Project Manager: Brian Brennan / Tim Lester

Date: 7/3 & 5/2012 Page: 1 Of 2
Project Name: Accretive Env., Inc.
Collector: Ed Lunge Client Project #: ACR-71497.2B
Batch #: T121166 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Org. Pesticides (8081a)	Total Pb (6010B)	Organic Lead (Pb) 6010	Arsenic (6010B)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	7/3/2012	3:20	Soil	Glass														01		
HA-2	"	3:30	"	"														02		
HA-3	"	3:40	"	"														03		
HA-4	"	3:50	"	"														04		
HA-5	"	4:05	"	"														05		
HA-6	"	4:10	"	"														06		
HA-7	"	4:20	"	"														07		
HA-8	"	4:30	"	"														08		
HA-9	"	4:55	"	"														09		
HA-10	"	5:05	"	"														10		
HA-11	7/5/2012	12:55	Soil	Glass														11		
HA-12	"	1:05	"	"														12		
HA-13	"	1:15	"	"														13		
HA-14	"	1:20	"	"														14		
HA-15	"	1:25	"	"														15		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/6/2012 1012		7/6/12 1021
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	15
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	N/A
Received good condition/cold	Y

Turn around time: 5-7 days

2.2°

Notes: Composite Samples @ 5:1 Ratio for Arsenic and Org. Pesticides as shown

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 92896

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

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA 92008
Phone: (760) 431-3747 Fax: (760) 431-3748
Project Manager: Brian Brennan / Tim Lotte

Date: 7/5/2012 Page: 2 Of 2
Project Name: Accretive Inv., Inc.
Collector: Ed Lamp Client Project #: ACR-71497.25
Batch #: T121166 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Arsenic (6010B)	Org. Pesticides (8081A)	Total Pb (6010B)	Organic Lead (7420M)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-16	7/5/2012	1:35	Soil	Glass										X	X	X	X	16		1
HA-17	"	1:45	"	"														17		
HA-18	"	1:55	"	"														18		
HA-19	"	2:05	"	"														19		
HA-20	"	2:15	"	"														20		
HA-21	"	2:25	"	"														21		
HA-22	"	2:30	"	"														22		
HA-23	"	2:40	"	"														23		
HA-24	"	2:50	"	"														24		
HA-25	"	3:05	"	"														25		
HA-26	"	3:20	"	"														26		
HA-27	"	3:25	"	"														27		
HA-28	"	3:30	"	"														28		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/6/2012 10:21		7/6/12 1021
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	13
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	n/a
Received good condition/cold	Y

Turn around time:

2.2° Notes
Composite samples @ 5:1 Ratio for Arsenic & Org. Pesticides as shown.

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 92897

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121166

Client Name: EEI - Carlsbad Project: Accretine Inv., Inc.

Received by: Dan M Date/Time Received: 7/6/12 1021

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 2.4 °C +/- the CF (- 0.2°C) = 2.2 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date 7/6/12

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Accretive Investments, Inc.
Lilac Hills Ranch Development
Offsite Sewer Easement Property
Mountain Ridge Road and Circle R Drive
Escondido, California 92026

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

August 23, 2012

EEI Project Number ACR-71497.2c

2195 Faraday Avenue ♦ Suite K ♦ Carlsbad, California 92008-7207 ♦ Ph: 760-431-3747 ♦ Fax: 760-431-3748 ♦ www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

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

Subject property location:

Lilac Hills Ranch Development
Offsite Sewer Easement Property
Mountain Ridge Road and Circle R Drive
Escondido, California 92026
EEI Project Number ACR-71497.2c

Prepared and Edited by:

Polly Ivers
Staff Scientist

Reviewed by:

Bernard A. Sentianin, PG 5530
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71497.2c

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Offsite Sewer Easement Property

EEI Project Number: ACR-71497.2c

Subject Property Information:
Lilac Hills Ranch Development
Mountain Ridge Road and Circle R Drive
Escondido, California 92026

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

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

Inspection Date: July 9, 2012 / **Report Date:** August 23, 2012

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

Site Assessor:
Ed Lump – Senior Project Manager

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

Polly Ivers – Project Scientist

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

Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the subject property located identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, located along portions of Mountain Ridge Road, and Circle R Drive, Escondido, California (subject property). The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The overall subject property is located east of Old Highway 395 and Interstate 15 (I-15)subject, in the northern portion of Escondido, and southeast of the community of Bonsall. Portions of the subject project appear to be situated within the community of Valley Center. The subject property comprises 2.5 mile long offsite sewer easement beginning on the south side of the proposed Lilac Hills Ranch Development. The easement follows Mountain Ridge Road southward to Circle R Drive, and follows Circle R Drive to the existing Lower Moosa Canyon Water Reclamation Facility (WRF) (**Figure 2**).

The subject property can be accessed from the west at the intersection of Old Highway 395 and Circle R Drive, approximately 0.13 miles northeast of Interstate 15 and Gopher Canyon Road, and from the east at the intersection of Mountain Ridge Road and Elmond Drive. The easement trends south along Mountain Ridge Road approximately 0.36 miles until it reaches its intersection with Circle R Drive.

Development adjacent to the subject property includes Deer Springs Fire District Station Number 1 (8709 Circle R Drive) located at the southeast corner of Circle R Drive and Old Highway 395. Lower Moosa Canyon WRF (8711 Circle R Drive) located directly east of the fire station. Residential developments including Castle Creek Country Club and Resort, and Circle R Ranch are also located along the southern edge of Circle R Drive, comprising roughly 3,200 linear feet of roadway east of the water reclamation facility. The All Seasons Recreation Vehicle Park and Campground borders the subject property at the northwest corner of Circle R Drive and Old Highway 395. A mix of undeveloped land and agricultural land is situated adjacent to the northerly edge of Circle R Drive, and along Mountain Ridge Road.

Based on historical records such as aerial photographs, and topographic maps, Circle R Drive was present from at least 1946. Mountain Ridge Road was present in approximately 1968. The subject property has mainly been bordered by agricultural land and rural residential development throughout history. Development including a golf course appeared bordering the southwest portion of the subject property in 1989. The Moosa Canyon WRF appeared bordering the southwest corner of the subject property in 2010.

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

On July 9, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concern was noted on the subject property during our site reconnaissance.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, located along portions of Mountain Ridge Road and Circle R Drive, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.

- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.

- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.

- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.

- A subject property reconnaissance to ascertain current conditions on the subject property.

- Interviews with person(s) knowledgeable of the subject property.

- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.

- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The overall subject property is located east of Old Highway 395 and Interstate 15 (I-15)subject, in the northern portion of Escondido, and southeast of the community of Bonsall. Portions of the subject project appear to be situated within the community of Valley Center. The subject property comprises 2.5 mile long offsite sewer easement beginning on the south side of the proposed Lilac Hills Ranch Development. The easement follows Mountain Ridge Road southward to Circle R Drive, and follows Circle R Drive to the existing Lower Moosa Canyon Water Reclamation Facility (WRF) (**Figure 2**).

The subject property can be accessed from the west at the intersection of Old Highway 395 and Circle R Drive, approximately 0.13 miles northeast of Interstate 15 and Gopher Canyon Road, and from the east at the intersection of Mountain Ridge Road and Elmond Drive. The easement trends south along Mountain Ridge Road approximately 0.36 miles until it reaches its intersection with Circle R Drive.

Development adjacent to the subject property includes Deer Springs Fire District Station Number 1 (8709 Circle R Drive) located at the southeast corner of Circle R Drive and Old Highway 395. Lower Moosa Canyon WRF (8711 Circle R Drive) located directly east of the fire station. Residential developments including Castle Creek Country Club and Resort, and Circle R Ranch are also located along the southern edge of Circle R Drive, comprising roughly 3,200 linear feet of roadway east of the water reclamation facility. The All Seasons Recreation Vehicle Park and Campground borders the subject property at the northwest corner of Circle R Drive and Old Highway 395. A mix of undeveloped land and agricultural land is situated adjacent to the northerly edge of Circle R Drive, and along Mountain Ridge Road.

Based on historical records such as aerial photographs, and topographic maps, Circle R Drive was present from at least 1946. Mountain Ridge Road was present in approximately 1968. The subject property has mainly been bordered by agricultural land and rural residential development throughout history. Development including a golf course appeared bordering the southwest portion of the subject property in 1989. The Moosa Canyon WRF appeared bordering the southwest corner of the subject property in 2010.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject property is located on moderately sloping terrain consisting of varying topographic relief. The subject property elevation ranges from approximately 415 feet above mean sea level (amsl) at its most southwestern point at the intersection of Circle R Drive and Old Highway 395, and rises gradually in an easterly direction towards its highest point of approximately 960 feet amsl at its northeast portion along Mountain Ridge Road. Based on topographic relief, surface water drainage appears to be predominately to the southwest.

2.3 Regional and Local Geology

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

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

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

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as sandy loams of seven soil series including Visalia (VaA), Cieneba (CnG2) Fallbrook (FaC2 and FaE2), Las Posas (LpE2), and Ramona (RaC) soil series (USDA, 2012). Soils in these series are generally deep, moderately to well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 9 to 30 percent.

2.4 Regional and Local Hydrogeology

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

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

Based on information obtained for a nearby underground storage tank release site, **Circle R Ranch Trading Post** (8751 Old Castle Road, 0.40 miles south of the subject property), the reported depth to groundwater in the site vicinity ranges from 17.47 feet bgs to 21.18 bgs. The groundwater flow direction was reported to be to the north-northeast to north-northwest (SWRCB, 2012).

2.5 Hydrologic Flood Plain Information

EEI contacted the SanGIS, San Diego Geographic Information Source website, and reviewed the Federal Emergency Management Act (FEMA) web site (FEMA, 2004) to determine if the subject property lies within a Flood Hazard Zone as designated by FEMA. According to the information reviewed, the subject property is situated within Zone X. Zone X is designated as being areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

Given that the subject property consists of vacant land associated with a sewer easement, the property owner information was not readily available.

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1949, 1951, 1953, 1963, 1968, 1975, 1976, 1980, 1989, 1990/91, 1994, 2002, and 2008 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth®. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the Circle R Drive was present within the Subject property from at least 1946. Mountain Ridge Road was present within the Subject property in approximately 1968. The Subject property has mainly been bordered by agricultural land and rural residential development throughout history. Development including a golf course appeared bordering the southwest portion of the Subject property in 1989. The Moosa Canyon WRF appeared bordering the southwest corner of the Subject property in 2010.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	The central portions of Circle R Drive were visible; however, Old Highway 395 and Mountain Ridge Road were not covered. A single feature, a school, was noted along the western side of Circle R Drive.
1946	Aerial Photograph 1:23,600	Circle R Drive was present; however, it did not extend west to meet with Old Highway 395. Mountain Ridge Road was not present. A ranch appeared along western end of Circle R Drive. No other significant development was noted along the easement route.
1949/1951	Topographic Map 1:24,000	The entire Subject property along Circle R Drive was visible; however, the road did not extend west to Old Highway 395. Circle R Ranch was present along the western end of Circle R Drive. No other features were noted along the easement route. Moose Canyon was noted to the south. West Lilac Road was present to the north and Highway 395 to the west.
1953	Aerial Photograph 1:20,000	No apparent changes were noted along Circle R Drive since the 1946 photograph.
1963	Aerial Photograph 1:20,000	Increased agricultural and residential development appeared along the subject route and in the site vicinity. No apparent changes were noted to Circle R Drive.
1968/1975	Topographic Map 1: 24,000	Mountain Ridge Road now appeared as an unimproved road. Old Castle Road was preset to the south. A golf course was present near the southeast corner of Circle R Drive and Old Highway 395.
1976	Aerial Photograph 1:36,000	A significant increase in agricultural and rural development was noted along the subject route and in the site vicinity. Mountain Ridge Road was now present. A golf course was present near the southeast corner of Circle R Drive and Old Highway 395.
1980	Aerial Photograph 1:36,000	Highway 395 now appeared located west of Old Highway 395. No apparent changes were noted to Circle R Drive or Mountain Ridge Road. Increased development was noted in the surrounding area.
1989/1990 and 1991	Aerial Photograph 1:40,000	Circle R Drive now extended west and intersected with Old Highway 395. A residential subdivision/golf course appeared on the south side of Circle R Drive at its western portion. The Moosa Canyon WRF was present at the southeast corner of Circle R Drive and Old Highway 395.
1994/2002/ 2008	Aerial Photograph 1:40,000	Additional development appeared south of Circle R Drive near its intersection with Old Highway 395. No other apparent changes were noted along the easement route.
August 2010	Aerial Photograph Accretive Investments, Inc.	The subject route appeared as its current configuration. The Moosa Canyon WRF was present at the southeast corner of Circle R Drive and Old Highway 395, while an RV Park appeared at the northwest corner. Castle Creek Country Club and Golf Course appeared to the east of the sewer station. A mix of agricultural land and rural residential development appeared along the remainder of Circle R Drive and Mountain Ridge Road.
2012	Topographic Map 1:24,000	Circle R Drive now extended directly west of Circle R Ranch and intersected with Old Highway 395. The Circle R Golf Course was indicated near this intersection as well as an RV Park. Mountain Ridge Road now appeared as an improved road.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Land Use and Environmental Group

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – Four listings (two duplicated) were reported within one-half mile of the subject property. EEI reviewed the on-line database GeoTracker, which provides records on LUSTs, maintained by the SWRCB, for more information regarding these cases.

Castle Creek Country Club (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395), reported a diesel fuel release in 1990, which reportedly impacted the soil only. The case was close by the San Diego County DEH on March 6, 1992. No other information was available on GeoTracker. Based on the fact that the site has been closed by a regulatory agency, and the fact that only soil was impacted by the release, this site is not considered an environmental concern.

Circle R Ranch Trading Post (8751 Old Castle Road, 0.40 miles south of the subject property), reported a gasoline release in 1993. The case was closed by the San Diego DEH on December 3, 1996. EEI reviewed the San Diego DEH case closure summary on GeoTracker. According to the summary, food and gasoline dispensing operations were discontinued at the site in 1990. Site investigation efforts in 1994 and 1995 delineated the full extent of petroleum hydrocarbons (gasoline) in the subsurface soil and groundwater. The extent of contamination was localized in the immediate vicinity of the former USTs. In June 1996, 268 tons of contaminated soil was excavated and transported offsite for treatment. Two downgradient groundwater monitoring wells contain no detectable petroleum hydrocarbon constituents. The report stated that the depth to groundwater at the site ranges from 17.47 feet bgs to 21.18 bgs. The groundwater flow direction was reported to be to the north-northeast to north-northwest. Based on the fact that the site has been closed by a regulatory agency, this site is not considered an environmental concern.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – Four listings were reported within one-quarter mile of the subject property.

Moosa Water Treatment Facility (8711 Circle R Drive, located adjacent to the subject property at the southeast corner of Circle R Drive and Old Highway 395), was reported as the site of an underground diesel fuel tank which was reported as removed in 1992.

Castle Creek Country Club (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395), was listed as the site of two underground diesel fuel tanks which were removed in 1990, and 1992.

Rocky H Ranch (9370 Circle R Drive, located adjacent to the subject property along Circle R Drive, approximately 0.50 miles west of Mountain Ridge Road), was listed as the site of two gasoline USTs. The status of the tanks is listed as "exempt."

Rancho Del Las Piedras Corp (30508 Circle R Way, located adjacent to the subject property at the intersection of Circle R Way and Circle R Drive), was listed as the site of two gasoline USTs

Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. One of the sites was listed with a release on the LUST database, **Castle Creek Country Club**, and is discussed above in the LUST section. The remaining listings have not reported a release; therefore, are not considered a concern.

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

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

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

State Permits – Six listings (one site duplicated) were reported within one-quarter mile of the subject property. The sites, **Helen T Knox** (9678 Circle R Drive, located adjacent to the subject property at the northeast corner of Circle R Drive and Mountain Ridge Road); **Castle Creek Inn and Spa** (29850 Circle R Way, located adjacent to the subject property at the intersection of Circle R Way and Circle R Drive)**; Moosa Water Treatment Facility** (8711 Circle R Drive, located adjacent to the subject property at the southeast corner of Circle R Drive and Old Highway 395); and **Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395).

Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. One of the sites was listed with a release on the LUST database, **Castle Creek Country Club**, and is discussed above in the LUST section. The remaining listings have not reported a release; therefore, are not considered a concern.

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

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

Hazardous Waste Manifest – Two listings were reported within one-quarter mile of the subject property. The sites: **Deer Springs Fire Protection District** (8709 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.14 miles east of Old Highway 395); **Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395); and **B&C Crane Service Inc.** (30007 Old Highway 395, 0.15 miles south of the intersection of Circle R Drive and Old Highway 395).

Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. One of the sites was listed with a release on the LUST database, **Castle Creek Country Club**, and is discussed above in the LUST section. The remaining listings have not reported a release; therefore, are not considered a concern.

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board (SWRCB). The subject property was not listed on any of the databases researched. One adjacent and one nearby property were identified as closed LUST cases. The sites: **Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395), and **Circle R Ranch Trading Post** (8751 Old Castle Road, 0.40 miles south of the subject property), are discussed above in Section 3.3.2 LUST.

3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S Range 02W Section 31, Township 10S Range 03W Section 36, and Township 11S Range 03W Section 1).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the subject property is road way easement property and land valuation is not applicable in this case.

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to county easement property. Mr. Rilling noted that he was not aware of any previous site investigation activities that have been conducted on the subject property.

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

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

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

An ACM survey was not conducted at the subject property as part of this Phase I ESA. The subject property consists of vacant land associated with a sewer easement. Based on this information, the presence of Asbestos-Containing Materials is not considered likely.

3.7.2 Lead-Based Paint

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

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

The subject property consists of vacant land associated with a sewer easement. Based on this information, the presence of Lead-Based Paint is not considered likely.

3.7.3 Radon

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

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

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

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

3.7.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed along Circle R Drive and Mountain Ridge Road. Pole mounted transformers were observed at a number of locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

On July 9, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject site and adjoining properties for conditions indicating a potential recognized environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido and southeast of the community of Bonsall. Portions of the subject project appear to be situated within the community of Valley Center. The subject project consists of a 2.5-mile section which follows Mountain Ridge Road southward to Circle R Drive, and follows Circle R Drive to the existing Lower Moosa Canyon WRF. Pavement on Circle R Drive consists of asphaltic concrete. Concrete sidewalks and driveway approaches, as well as concrete curb and gutters exist along the south edge of the roadway from Old Highway 395, east to the easterly edge of the Circle R Ranch. Along this section, an asphalt curb was observed along the north edge of Circle R Drive, with occasional concrete paved drainage swales and storm drain curb inlets intersecting the roadway. Generally, curbs were not detected along Circle R Drive east of the Castle Creek Country Club and Circle R Ranch developments. Overall, small, very minor weathered surface soil discoloration was detected at a few locations along the un-paved shoulders of Circle R Drive as a whole. Based upon our experience, this staining does not represent a recognized environmental concern.

Deer Springs Fire District Station Number 1 (8709 Circle R Drive) was observed at the southeast corner of Circle R Drive and Old Highway 395. Lower Moosa Canyon Water Reclamation Facility (8711 Circle R Drive) is situated directly east of the fire station. With the exception of a small citrus grove located south of the northern intersection of Circle R Drive and El Camino De Pinos, undeveloped land mantled with native brush is situated adjacent to the northerly edge of Circle R Drive. Overall, this vacant land is topographically higher in elevation than the roadway. As noted previously, residential developments (i.e., Castle Creek Country Club and Resort, and Circle R Ranch) are located along the southern edge of Circle R Drive, comprising roughly 3,200 linear feet of roadway east of the water reclamation facility.

A mixture of rural residential and orchards comprise the land adjacent to Circle R Drive, from the northern intersection with El Camino De Pinos east to Mountain Ridge Road. Corrugated metal pipe (CMP) storm drains were observed crossing under Circle R Drive at various natural drainages. A mixture of rural residential and orchards comprise the land adjacent to the proposed project area along Mountain Ridge Road, from Circle R Drive north roughly 1,900 feet.

Utilities observed within the paved roadway and along the street edges were observed to consist of Valley Center Municipal Water District water lines (and associated hydrants, backflow preventors, blow off valves, valve clusters in the pavements and laterals), AT&T manholes, above ground power poles with transformers, and buried SDG&E vaults, as well as concrete- and asphalt-paved drainage swales.

Overhead power lines were observed along Circle R Drive and Mountain Ridge Road. Pole mounted transformers were observed at a number of locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

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

TABLE 2
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Minor wind-blown trash/debris observed onsite.
Surface Spills	No	None observed.
Stained Surfaces	No	A few small, very minor and weathered areas of petroleum staining (?) were observed along the unpaved shoulders.
Fill Materials	No	Minor road fills.
Pits/Ponds/Lagoons	No	None observed on circle R Drive. Small pond observed along southeasterly side of Mountain Ridge Road
Surface Impoundments	No	None observed.
ASTs/USTs	No	Generally, none observed. One large propane tank noted near 30911 Mountain Ridge Road
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed. SDG&E vaults were noted near on southerly edge of Circle R Drive, associated with Circle R Ranch and Castle Creek Resort.
Areas of Dumping	No	Significant piles of trash and debris were not observed on the subject property.
Transformers	No	Pole-mounted transformers appearing to be in good condition were detectable within the subject property limits.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed; however, restricted agricultural chemical residues may exist along the shoulder of roadways due to runoff from adjacent orchards.

4.3 Adjacent Properties

On July 9, 2012, EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by undeveloped land immediately north and east of Old Highway 395. Deer Springs Fire Protection Station Number 1 and Lower Moosa Canyon Water Reclamation Facility exist along the southern side of Circle R Drive, comprising roughly 1,000 feet of roadway east of Old Highway 395. Both of these facilities were reported as having environmental related issues on the databases researched and reported above in **Section 3.2 State and Regional Sources.**

Circle R Ranch and Castle Creek Resort are developed along the southern edge of Circle R Drive east of the water reclamation facility. Rural residential and agricultural development (i.e., irrigated groves) was observed along both side of the subject roadway, east of the northern intersection of Circle R Drive and El Camino De Pinos. Fencing limited access to the grove sites along both Circle R Drive and Mountain Ridge Road. Generally, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched and reported herein. The grove sites may be considered as an environmental concern at this time only due to the usage of pesticides/herbicides that may have created soil residues from runoff impacting the proposed project. No service stations and dry cleaners were located in the immediate vicinity.

5.0 FINDINGS AND OPINIONS

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

- Known or suspected RECs – No known or suspected RECs have been identified during the preparation of this ESA:

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

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

6.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

6.1 Historical Data Gaps

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

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

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

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

6.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

6.3 On-site Data Gaps

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

6.4 Deviations from ASTM Practices

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

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

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, located along portions of Mountain Ridge Road, and Circle R Drive, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

8.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary), accessed July 2012.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (http://maps.conservation.ca.gov/doms/index.html), accessed July 2012.

California Geological Survey (CGS), 2002, "California Geomorphic Provinces, Note 36."

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Federal Emergency Management Act (FEMA), Flood Insurance Rate Map (FIRM), Website http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1 accessed February 2012.

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San Diego Geographic Information Source, (SanGIS), Website, (http://files.sangis.org/interactive/viewer/viewer.asp), accessed July 2012.

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

State Water Resources Control Board, Website, GeoTracker database, (http://www.geotracker.swrcb.ca.gov/), accessed July 2012.

Tan, Siang S., 2000, Geologic Map of the Bonsall 7.5' Quadrangle, San Diego County, California, A Digital Database, (1:24,000), California Division of Mines and Geology (CDMG) in cooperation with the United States Geological Survey (USGS).

United Nations Environmental Programme, 1999, Guidelines for the Identification of PCBs and Materials Containing PCBs.

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United States Geological Survey (USGS, 2012), Bonsall, 7.5-Minute Quadrangle.

FIGURES

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

APPENDIX B
COUNTY SEWER ROUTE PROFILE MAP

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

APPENDIX E
USER PROVIDED INFORMATION

APPENDIX F
PHOTOGRAPHIC LOG

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED SOIL INVESTIGATION

Accretive Investments, Inc.
Lilac Hills Master Planned Community Development
Roadway Expansion Property
Covey Lane
Escondido, California 92026

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

August 10, 2012

EEI Project Number ACR-71507

2195 Faraday Avenue ♦ Suite K ♦ Carlsbad, California 92008-7207 ♦ Ph: 760-431-3747 ♦ Fax: 760-431-3748 ♦ www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

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

Subject property location:

Lilac Hills Master Planned Community Development
Roadway Expansion Property
Covey Lane
Escondido, California 92026
EEI Project Number ACR-71507

Prepared and Edited by:

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EEI Project No. ACR-71507

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Roadway Expansion Property

EEI Project Number: ACR-71507

Subject Property Information:
Lilac Hills Master Planned Community Development
Covey Lane
Escondido, California 92026

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

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Phone: (760) 431-3747
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Inspection Date: July 25, 2012 / **Report Date:** August 10, 2012

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

Site Assessor:
Ed Lump – Senior Project Manager

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

_____
Polly Ivers – Project Scientist

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

_____
Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the proposed roadway expansion property including: an approximately 2,700 linear foot section of Covey Lane, west of West Lilac Road to the Lilac Hills Master Planned Community Development boundary, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject property is located approximately two miles east of Interstate 15 (I-15), at the intersection of Covey Lane and West Lilac Road.

The subject property consists of a section of Covey Lane stretching approximately 0.5-miles (2,700 feet) eastward from West Lilac Road towards an unnamed dirt road near the eastern boundary of the Lilac Hills Master Planned Community Development. Rodriquez Road extends south form the Covey Lane and West Lilac Road intersection. The property can be accessed from the west along Covey Lane or from the north along West Lilac Road.

The subject property consisted of roadway comprised of asphaltic concrete, with localized asphalt curb and no sidewalk improvements. Corrugated metal pipe (CMP), reinforced concrete pipe (RCP), and high density polyethylene (HDPE) pipe drainage under-crossings were noted. Irrigated residential landscaping was also observed along the edges of Covey Lane.

Covey Lane is bounded by both rural residential properties and agricultural development. Horse property exists at the southeastern portion of the project area. Existing residential addresses range from 9542 Covey Lane (west end) to 9852 Covey Lane (east end). Agricultural development was found to include (but not limited to) avocado, fig, and citrus orchards as well as decorative flowering plants.

Based on historical records such as aerial photographs, and topographic maps, West Lilac Road and Rodriguez Road were present in the site vicinity since at least 1947. In 1953, Covey Lane was present. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development from at least the 1940s. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

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

On July 25, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns was noted on the subject property during our site reconnaissance.

Based on the future planned widening and improvements to the roadways, off ramps and intersections, and historical agricultural use of the adjacent property, additional investigation efforts were performed by EEI to further evaluate the subject property soils for aerially-deposited lead from historical automotive fuel combustion, and the presence of restricted agricultural chemicals. Sampling activities were conducted on July 25, 2012. A total of twenty-four (24) discrete locations (identified as HA-1 through HA-24) from both sides of Covey Lane were selected with the goal of collecting representative soil samples from the subject property. All 28 samples were collected at 6-inches below ground surface.

All twenty-four (24) discrete soil samples (HA-1 through HA-24) were analyzed for Total Lead and Total Arsenic by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, the laboratory tested six (6) composite samples utilizing the twenty four (24) discrete samples (4:1 ratio) which were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A.

No concentrations of arsenic or lead was detected above the laboratory reporting limit (i.e., "non-detect") in the samples analyzed during this investigation. Chlordane (an organochlorine pesticide) was detected in composite sample COMP 5-8 at 13 micrograms per kilogram (µg/kg). No other samples analyzed detected chlordane or any other organochlorine pesticide included in U.S. EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported chlordane concentration to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The detected chlordane concentration of 13 µg/kg is less than the CHHSL residential screening level of 430 µg/kg.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including: an approximately 2,700 linear foot section of Covey Lane, west of West Lilac Road to the Lilac Hills Master Planned Community Development boundary, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from limited soil investigation activities, low levels of chlordane were detected in one sample. All detectable concentrations of chlordane were less than the CHHSL residential screening level of 430 µg/kg. Therefore, no further investigation appears to be warranted at this time.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the proposed roadway expansion property including: an approximately 2,700 linear foot section of Covey Lane, west of West Lilac Road to the Lilac Hills Master Planned Community Development boundary, Escondido, California (**Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido, west of the community of Valley Center and southeast of the community of Bonsall. The subject property is located approximately two miles east of Interstate 15 (I-15), at the intersection of Covey Lane and West Lilac Road.

The subject property consists of a section of Covey Lane stretching approximately 0.5-miles (2,700 feet) eastward from West Lilac Road towards an unnamed dirt road near the eastern boundary of the Lilac Hills Master Planned Community Development. Rodriquez Road extends south form the Covey Lane and West Lilac Road intersection. The property can be accessed from the west along Covey Lane or from the north along West Lilac Road.

The subject property consisted of roadway comprised of asphaltic concrete, with localized asphalt curb and no sidewalk improvements. Corrugated metal pipe (CMP), reinforced concrete pipe (RCP), and high density polyethylene (HDPE) pipe drainage under-crossings were noted. Irrigated residential landscaping was also observed along the edges of Covey Lane.

Covey Lane is bounded by both rural residential properties and agricultural development. Horse property exists at the southeastern portion of the project area. Existing residential addresses range from 9542 Covey Lane (west end) to 9852 Covey Lane (east end). Agricultural development was found to include (but not limited to) avocado, fig, and citrus orchards as well as decorative flowering plants.

Based on historical records such as aerial photographs, and topographic maps, West Lilac Road and Rodriguez Road were present in the site vicinity since at least 1947. In 1953, Covey Lane was present. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development throughout history. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Pala, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject property is located on moderately sloping terrain consisting of varying topographic relief. The subject property elevation ranges from approximately 795 feet above mean sea level (amsl) at its lowest point at its western end, to approximately 950 feet bgs at its eastern end at West Lilac Road. Based on topographic relief, surface water drainage in the site vicinity appears to be predominately to the west and southwest.

2.3 Regional and Local Geology

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

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

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

Soils beneath the project site and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as mainly course sandy loams of the Cieneba (CID2) soil series (USDA, 2012). The Cieneba series consists of very shallow and shallow, somewhat excessively drained soils that formed in material weathered from granitic rock. Cieneba soils are on uplands and have slopes of 9 to 85 percent. These soils are somewhat excessively drained, have low to medium runoff, and moderately rapid permeability in the soil, but much slower in the weathered granite.

2.4 Regional and Local Hydrogeology

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

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

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to the information reviewed on FIRM 06073C0515G Panel 515 of 2375 (revised May 2012), the subject property is situated within Zone X. Zone X is designated as being areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. A copy of the FIRM is included in **Appendix B**.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

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

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1946, 1949, 1953, 1963, 1976, 1980, 1982, 1988, 1990/91, 2002, 2008, and 2012 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth® and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, West Lilac Road and Rodriguez Road were present in the site vicinity since at least 1947. In 1953, Covey Lane was present. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land and rural residential development since at least the 1940s. No significant offsite development, including commercial or residential development, was noted in the site vicinity.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1946	Aerial Photograph 1:685	West Lilac Road was present. Rodriguez Road appeared as a narrow unimproved road. The surrounding area appeared with a mix of sparse agricultural and rural residential development.
1949/1951	Topographic Map 1:24,000	West Lilac Road was present as the major roadways in the site vicinity. Sparse rural residential development was noted adjacent to the major roads and in the surrounding area.
1953	Aerial Photograph 1:685	Covey Lane appeared as a narrow unimproved road which intersected with West Lilac Road. Increased agricultural and structural development appeared in the surrounding area.
1968	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1976	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area
1980	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area
1982/1988	Topographic Map 1: 24,000	No apparent changes were noted on the subject property or adjacent property. Increased development of roads and structures appeared in the surrounding area.
1990/91	Aerial Photograph 1:685	No apparent changes were noted on the site vicinity; with the exception of increased development in the surrounding area.
2002/2008	Aerial Photograph 1:685	No apparent changes were noted in the site vicinity.
August 2010	Aerial Photograph Google Earth®	The subject property and adjacent and surrounding property appeared in its current configuration. A mix of agricultural land and rural residential development appeared in the site vicinity.
2012	Topographic Map 1:24,000	Covey Lane now ran east-west and intersected with West Lilac Road. Developed roads appeared in the surrounding area.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Department of Planning and Land Use

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

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

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within one-quarter mile of the subject property.

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 02W, Sections 19 and 30).

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the subject property is road way easement property and land valuation is not applicable in this case.

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to county easement property. Mr. Rilling noted that he was not aware of any previous site investigation activities that have been conducted on the subject property.

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

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

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

An ACM survey was not conducted at the subject property as part of this Phase I ESA. The subject property consists of vacant land associated with a proposed expansion of existing improved roadways. Based on this information, the presence of Asbestos-Containing Materials is not considered likely. It should be noted that field personnel observed an old, abandoned metal pipe extending from the ground in the drainage channel east of 9542 Covey Lane. The exposed pipe, situated over 30 feet from the north edge of the roadway, consisted of a white-colored wrap that appeared to contain asphalt (tar) resin and fibrous material. The fibrous material had characteristics similar to asbestos. The buried pipe appeared to be orientated in a northeast-southwest direction, and may be encountered near the northern edge of Covey Lane.

3.7.2 Lead-Based Paint

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

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

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

3.7.3 Radon

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

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

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

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

3.7.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed predominantly along the northerly side of Covey Lane, with lateral poles on the south. Pole mounted transformers were observed at a few locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject

property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On July 25, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject site and adjoining properties for conditions indicating a potential recognized environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2.**

Overall, the subject project is situated north of the City of Escondido. It is our understanding that the subject property consists of an approximately 2,700 linear foot section of Covey Lane west of Lilac Road. The roadway consisted of asphaltic concrete, with localized asphalt curb and no sidewalk improvements. Corrugated metal pipe (CMP), reinforced concrete pipe (RCP), and high density polyethylene (HDPE) pipe drainage under-crossings were noted. Irrigated residential landscaping was also observed along the edges of Covey Lane. Overall, small, very minor weathered surface soil discoloration was detected at a few locations along the shoulders of Covey Lane. Based upon our experience, this staining does not represent a recognized environmental concern.

Covey Lane is bounded by both rural residential properties and agricultural development. Horse property exists at the southeastern portion of the project area. Existing residential addresses range from 9542 Covey Lane (west end) to 9852 Covey Lane (east end). Agricultural development was found to include (but not limited to) avocado, fig, and citrus orchards as well as decorative flowering plants.

Utilities observed within the linear project area consisted of buried water lines and laterals (and associated hydrants, backflow preventors, blow off valves, and valve can clusters in the pavements), above ground power poles with transformers, above ground SDG&E vaults, and buried storm drain culverts.

Overhead power lines were observed predominantly along the northerly side of Covey Lane, with lateral poles on the south. Pole mounted transformers were observed at a few locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts. It should be noted that field personnel observed an old, abandoned metal pipe extending from the ground in the drainage channel east of 9542 Covey Lane. The exposed pipe, situated over 30 feet from the north edge of the roadway, consisted of a white-colored wrap that appeared to contain asphalt (tar) resin and fibrous material. The fibrous material had characteristics similar to asbestos. The buried pipe appeared to be orientated in a northeast-southwest direction, and may be encountered near the northern edge of Covey Lane.

TABLE 2
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	None observed
Surface Spills	No	None observed.
Stained Surfaces	No	A few small, very minor and weathered areas of petroleum staining were observed along the unpaved shoulders.
Fill Materials	No	Minor road fills.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed; however, one propane tank was observed near the top of slope above the south edge of the roadway at 9825 Covey Lane.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Areas of Dumping	No	Significant piles of trash and debris were not observed on the subject property.
Transformers	No	Pole-mounted transformers appearing to be in good condition were detectable near the edge of Covey Lane. An above ground SDG&E transformer box was noted near the driveway edge to 9825 Covey Lane.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by rural residential, agricultural development (i.e., irrigated groves), and horse property. Occasional chain-link and/or wooden fencing, situated within 5 feet of Covey Lane, limited access to the adjacent land. Generally, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched and reported herein. The agricultural sites may be considered as an environmental concern at this time only due to the usage of pesticides/herbicides that may have created soil residues from runoff impacting the proposed project. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

Portions of the Covey Lane are immediately adjacent to areas that have been and continues to be utilized for agricultural purposes (i.e., citrus and avocado orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 *"Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices.

The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the linear length of the subject property, and EEI's experience at similar projects, a total of twenty four (24) discrete soil samples, were collected at near-surface (0 to 6-inches below grade) locations along the subject roadway. The following sections discuss our investigation activities.

5.1 Field Investigation

On July 25, 2012, EEI personnel mobilized to the subject property to conduct soil sampling activities. Soil sampling locations from both sides of Covey Lane were selected with the goal of collecting representative soil samples from the subject property. A total of twenty-four (24) discrete locations (identified as HA-1 through HA-24, **Figure 3**) were chosen to provide representative coverage.

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

5.2 Laboratory Analytical Testing

All twenty four (24) discrete soil samples were analyzed for Total Lead and Arsenic by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, the laboratory tested six (6) composite samples utilizing the twenty-four (24) samples (4:1 ratio) which were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic or lead was detected above the laboratory reporting limit (i.e., "non-detect).

- No concentrations of organochlorine pesticides, other than chlordane was detected above the laboratory reporting limit (i.e., non-detect). Chlordane was detected in sample COMP 5-8 at 13 micrograms per kilogram (µg/kg). No other composite samples detected chlordane above the laboratory reporting limit (i.e., "non-detect").

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

TABLE 3
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
HA-1	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-2	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-3	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-4	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-5	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-6	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-7	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-8	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-9	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-10	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-11	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-12	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-13	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-14	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-15	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-16	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-17	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-18	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-19	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-20	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-21	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA

TABLE 3
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
HA-22	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-23	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
HA-24	6	7/25/2012	<5	<3	NA	NA	NA	NA	NA
COMP 1-4	6	7/25/2012	NA	NA	<5	<5	<5	<5	<5 - 200
COMP 5-8	6	7/25/2012	NA	NA	<5	<5	<5	<5	Chlordane - 13; all other constituents <5 - 200
COMP 9-12	6	7/25/2012	NA	NA	<5	<5	<5	<5	<5 - 200
COMP 13-16	6	7/25/2012	NA	NA	<5	<5	<5	<5	<5 - 200
COMP 17-20	6	7/25/2012	NA	NA	<5	<5	<5	<5	<5 - 200
COMP 21-24	6	7/25/2012	NA	NA	<5	<5	<5	<5	<5 - 200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**Chlordane - 430**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

No concentrations of arsenic or lead was detected above the laboratory reporting limit (i.e., "non-detect") in the samples analyzed during this investigation. Chlordane (a organochlorine pesticide) was detected in composite sample COMP 5-8 at 13 micrograms per kilogram (µg/kg). No other samples analyzed detected chlordane or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported chlordane concentration to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected chlordane concentration of 13 µg/kg is less than the CHHSL residential screening level of 430 µg/kg.

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 FINDINGS AND OPINIONS

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

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

  Based on the results of our limited soil investigation (see Section 5.0 – Results of Limited Soil Investigation), no concentrations of arsenic or lead was detected above the laboratory reporting limit (i.e., non-detect). Low levels of chlordane were detected in one sample. The concentrations were less than applicable residential screening levels; therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

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

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

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

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

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including: an approximately 2,700 linear foot section of Covey Lane, west of West Lilac Road to the Lilac Hills Master Planned Community Development boundary, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from limited soil investigation activities, low levels of chlordane were detected in one sample. All detectable concentrations of chlordane were less than the CHHSL residential screening level of 430 µg/kg. Therefore, no further investigation appears to be warranted at this time.

9.0 REFERENCES

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California Environmental Protection Agency (CalEPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties."

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

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State Water Resources Control Board, Website, GeoTracker database, (http://www.geotracker.swrcb.ca.gov/), accessed July 2012.

Tan, Siang S., 2000, Geologic Map of the Bonsall 7.5' Quadrangle, San Diego County, California, A Digital Database, (1:24,000), California Division of Mines and Geology (CDMG) in cooperation with the United States Geological Survey (USGS).

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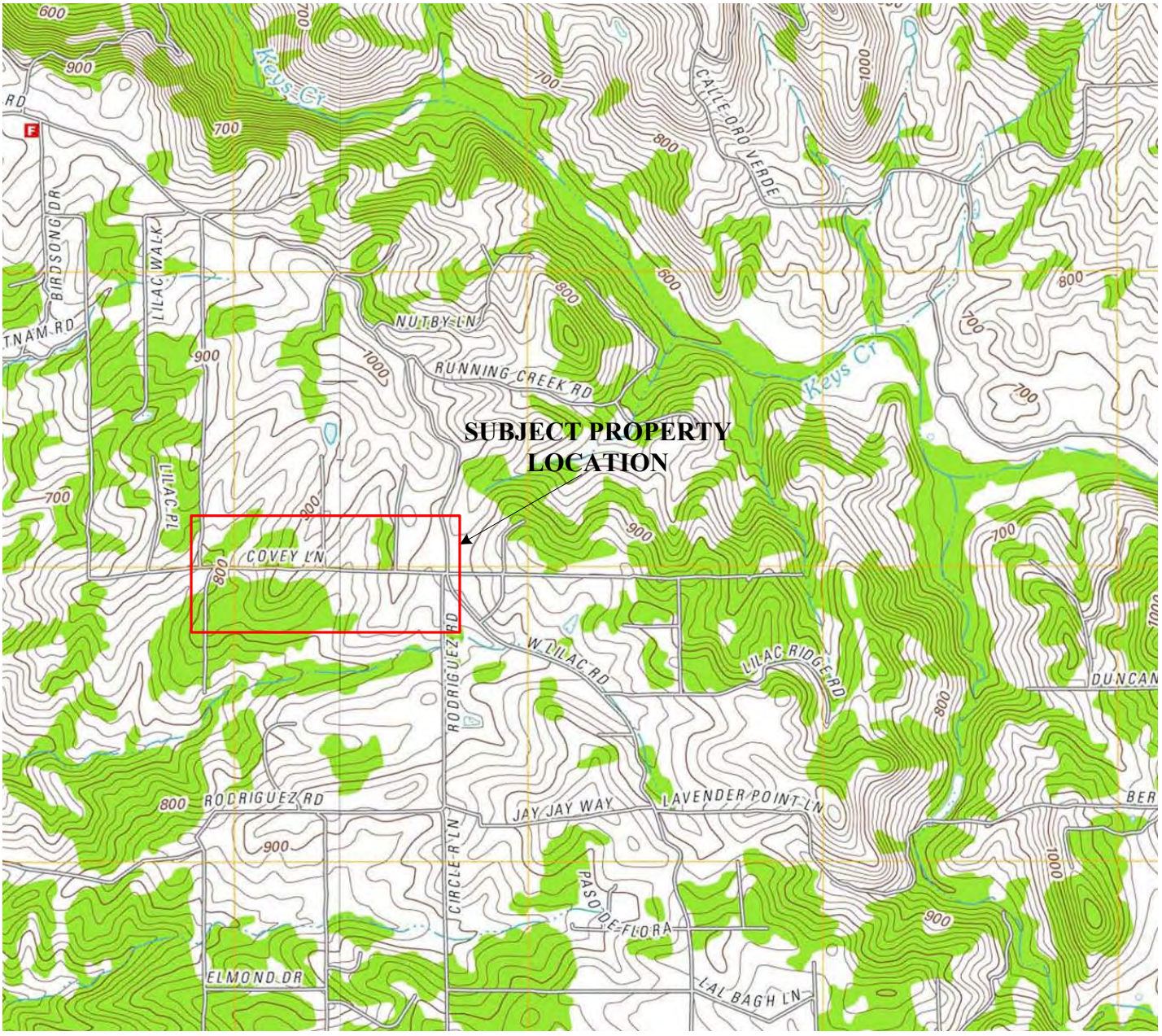
United States Geological Survey (USGS, 1975, photograph inspected 2012, Pala, 7.5-Minute Quadrangle.

FIGURES



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

N

Scale: 1" = 1,600'

0 960FT 1,600FT 3,200FT

Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Master Planned Community Development
Roadway Expansion Property
Covey Lane west from West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71507
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1

Map Source: Google Earth®, August 23, 2010

N

Scale: 1" = 500'

0 300 FT 500 FT 1,000 FT

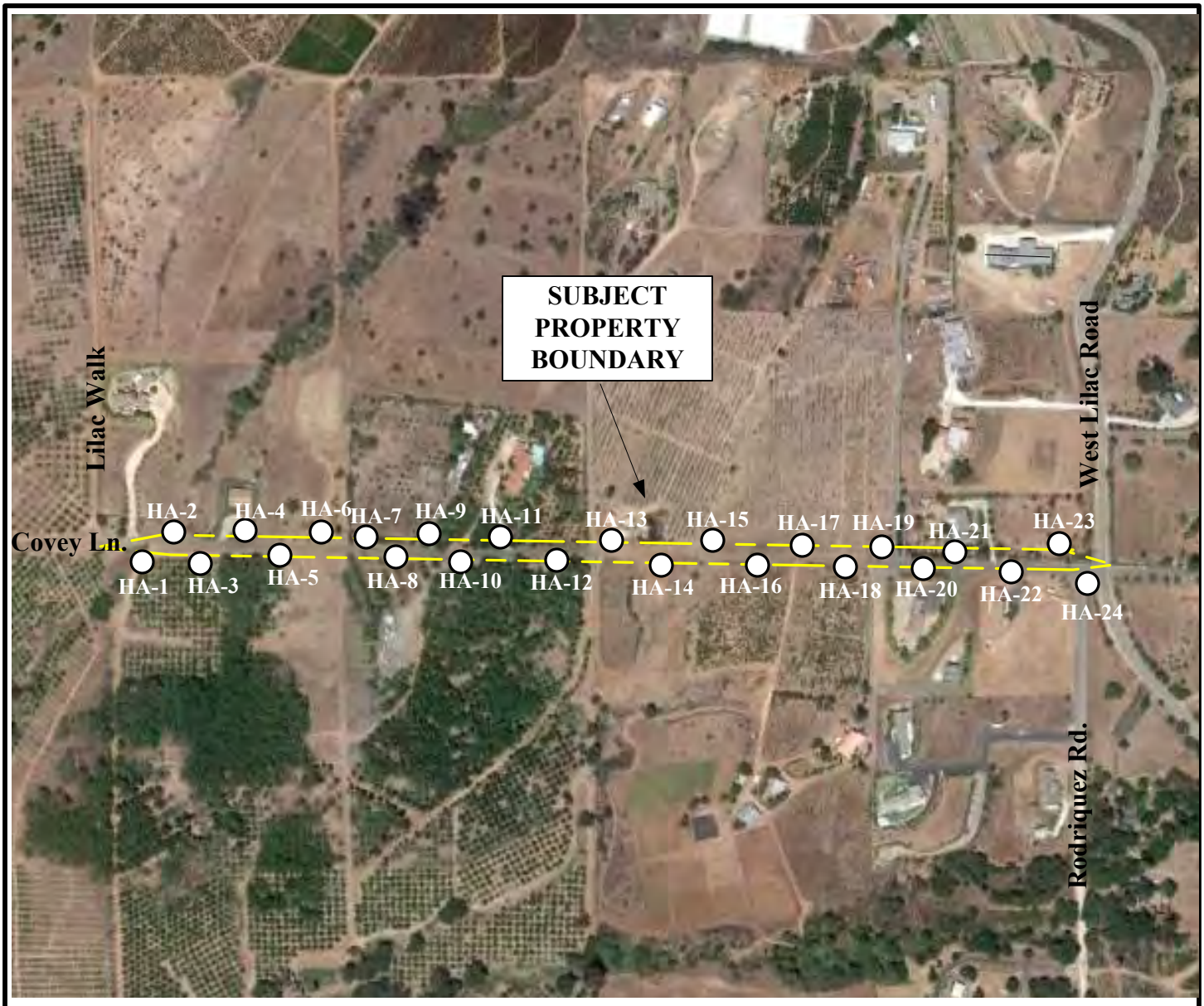
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Master Planned Community Development
Roadway Expansion Property
Covey Lane west from West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71507
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Google Earth®, August 23, 2010

LEGEND

○ EEI Soil Boring Location
HA-1

N

Scale: 1" = 400'

0 240 FT 400 FT 800 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
Lilac Hills Master Planned Community Development
Roadway Expansion Property
Covey Lane west from West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71507
Created July 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

Environmental Project Scientist (4/05 - Present)

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

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

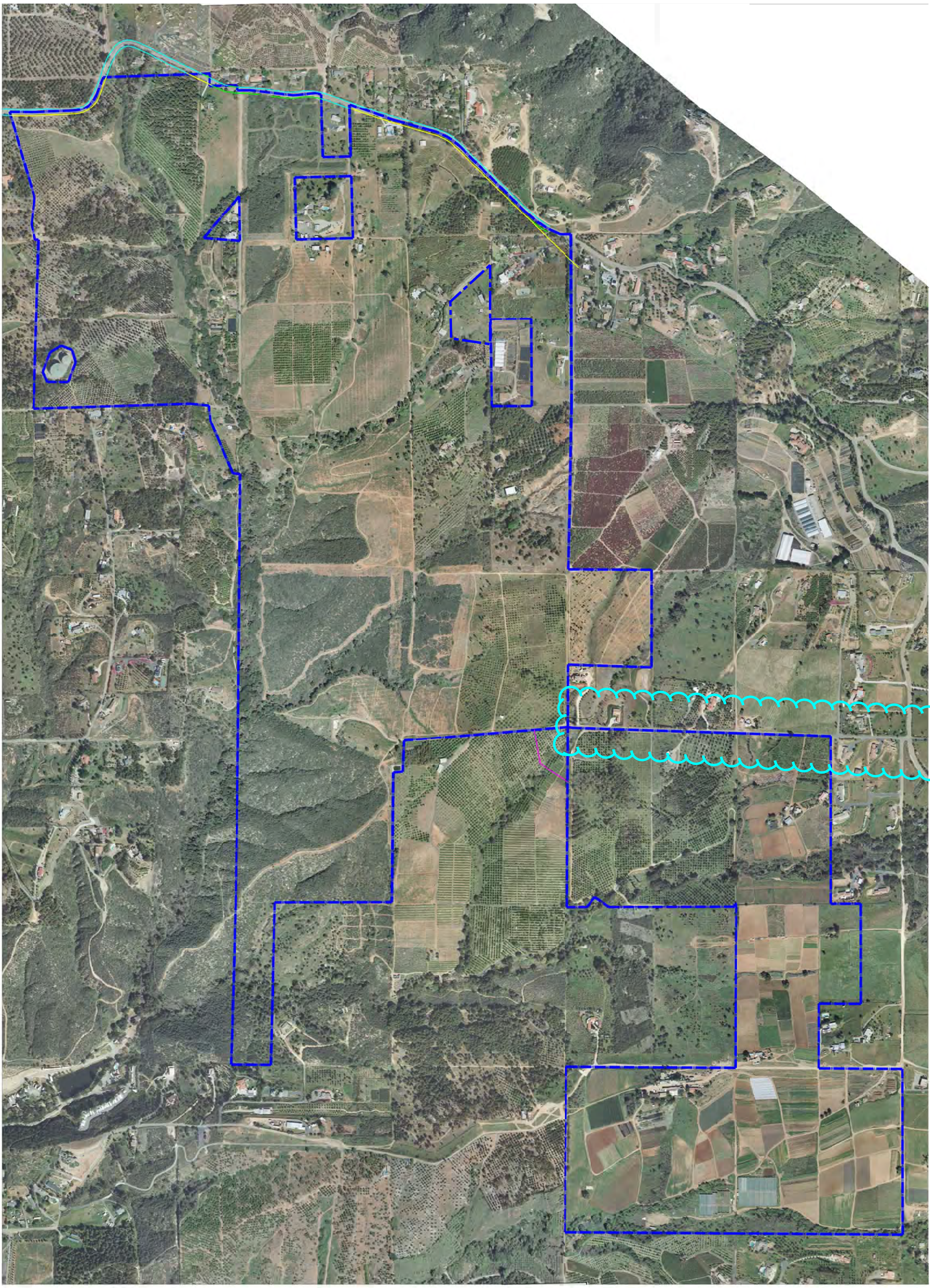
- Worked closely with Project Managers: conducted field visits to project sites for evaluation; used topographic maps, aerial photographs, GPS units, and scientific tools and equipment; attended meetings; and managed project files and database.

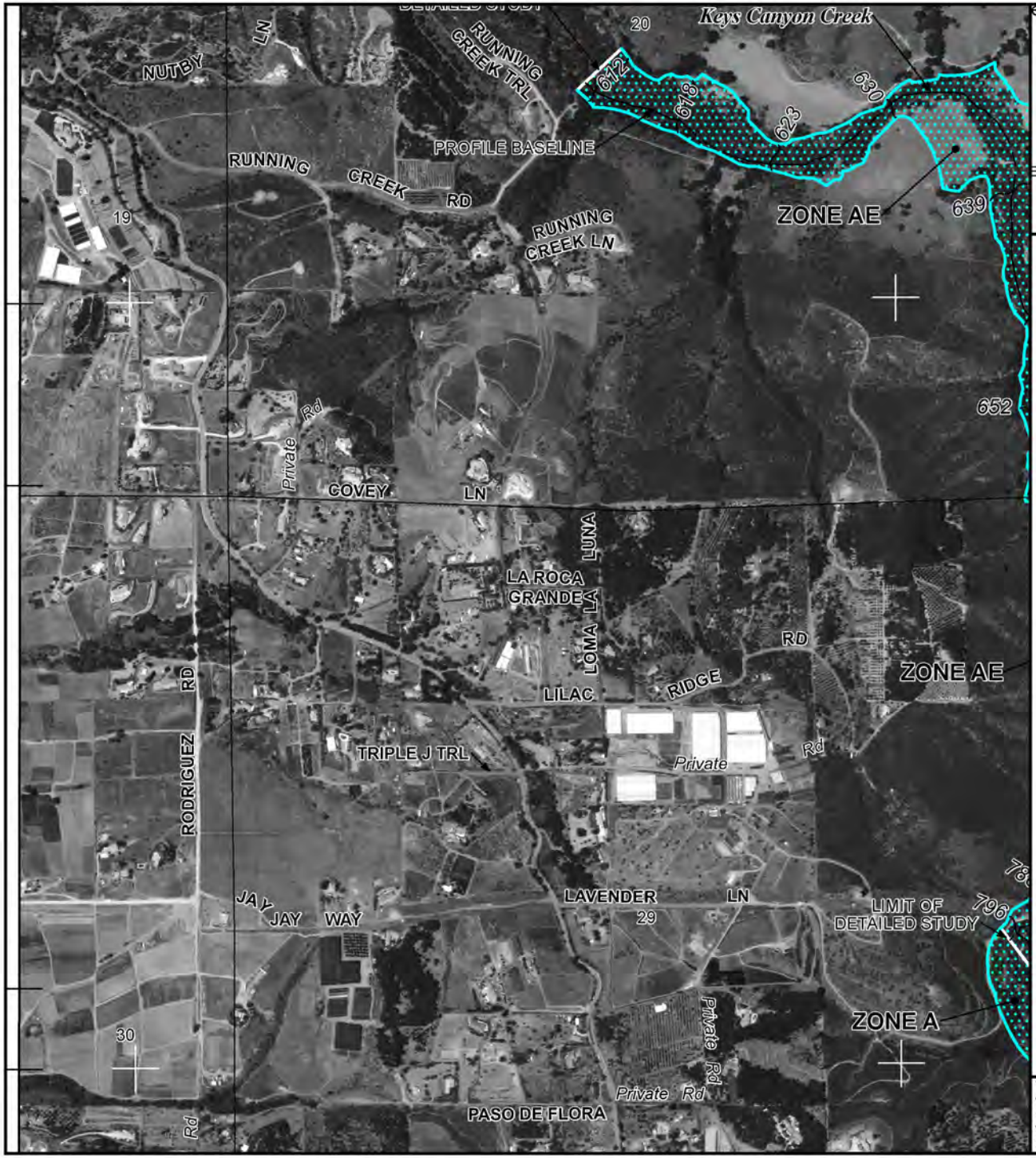
CERTIFICATIONS

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

APPENDIX B
ROADWAY EXTENSION FIGURE/FIRM

LILAC HILLS RANCH AERIAL





e Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

0 500 1,000 1,500 2,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0515G

FIRM

FLOOD INSURANCE RATE MAP

SAN DIEGO COUNTY, CALIFORNIA

AND INCORPORATED AREAS

PANEL 515 OF 2375

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO COUNTY	060284	0515	G

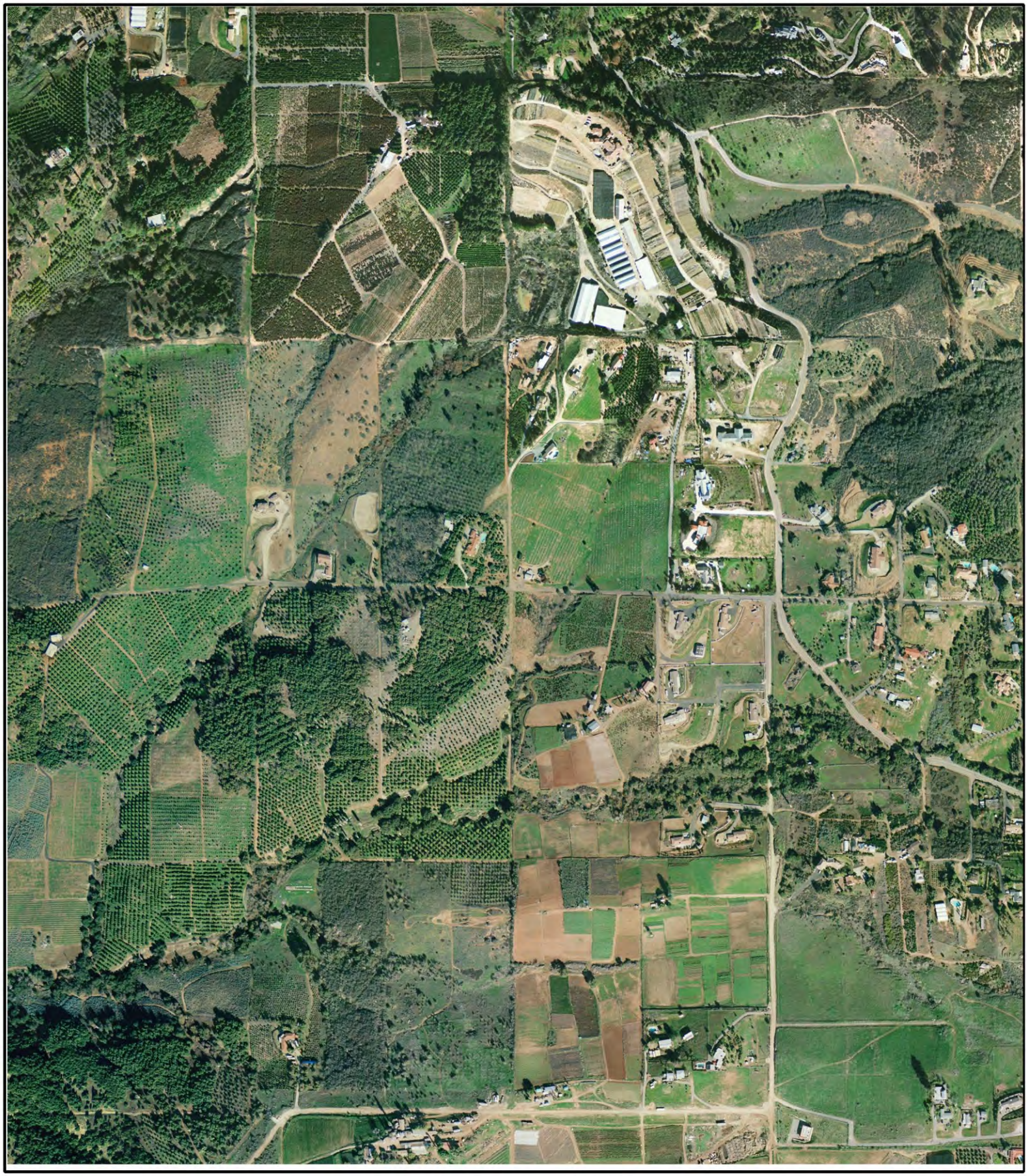
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06073C0515G

MAP REVISED
MAY 16, 2012

Federal Emergency Management Agency

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS



Historical Aerial Photo

2008

COVEY LN

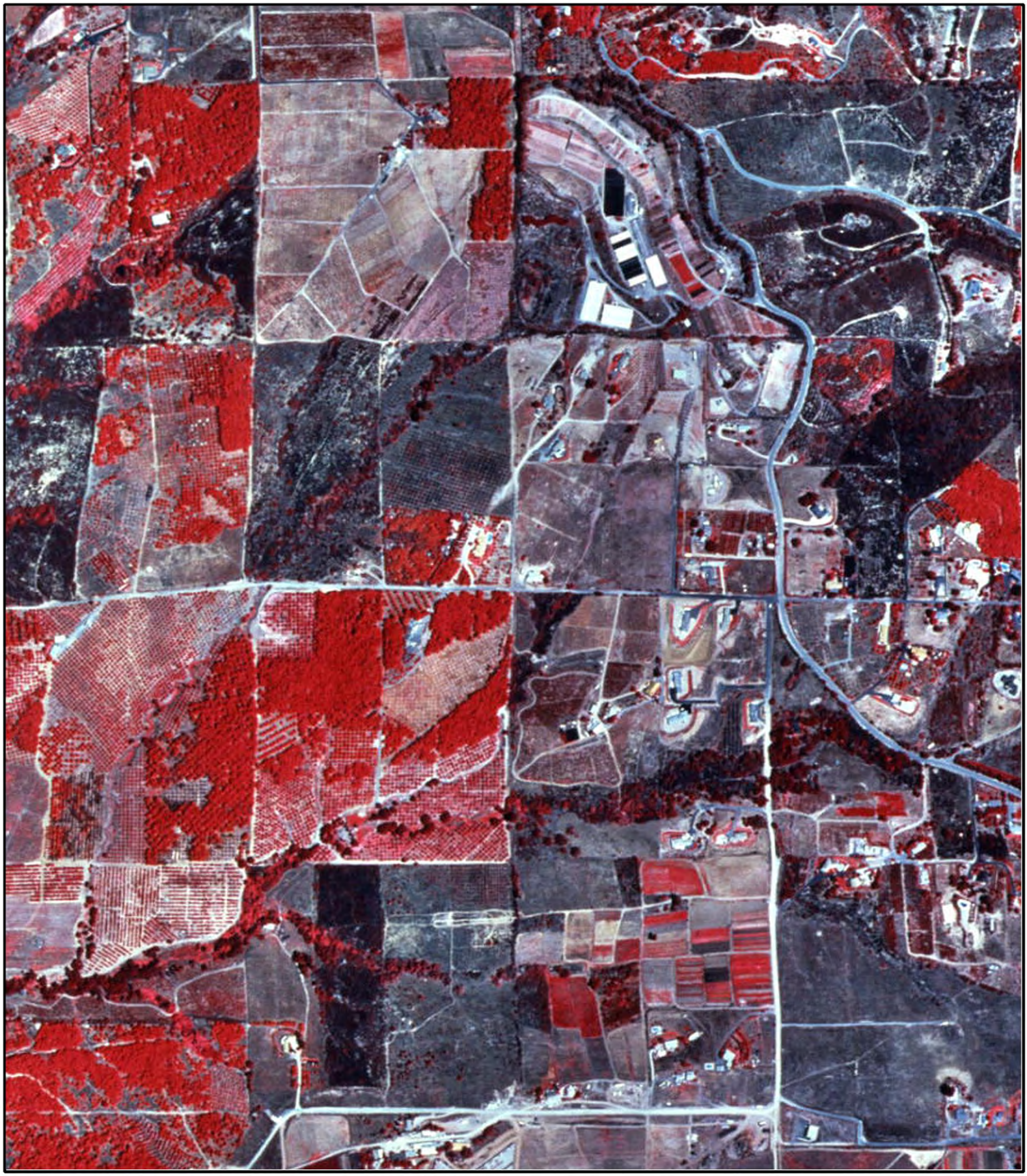
ESCONDIDO, CA 92026

Target Site: 33.285931, -117.125580 Job Number: ACR-71507
(EARTH EXPLORER)

FIRSTSEARCH

N
W E
S

1 inch equals 685 feet



Historical Aerial Photo

2002

COVEY LN

ESCONDIDO, CA 92026

Target Site: 33.285931, -117.125580 Job Number: ACR-71507
(NAPP-3C_12474-180)

FIRSTSEARCH

N
W E
S

1 inch equals 685 feet

Historical Aerial Photo

1990-1991

COVEY LN

ESCONDIDO, CA 92026

FIRSTSEARCH

Target Site: 33.285931, -117.125580 Job Number: ACR-71507

(AMI-SD-90-91_12581)

N

W E

S

1 inch equals 685 feet

Historical Aerial Photo

1980

COVEY LN

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 685 feet

Target Site: 33.285931, -117.125580 Job Number: ACR-71507

(AMI-SD-80_10238)

Historical Aerial Photo

1976

COVEY LN

ESCONDIDO, CA 92026

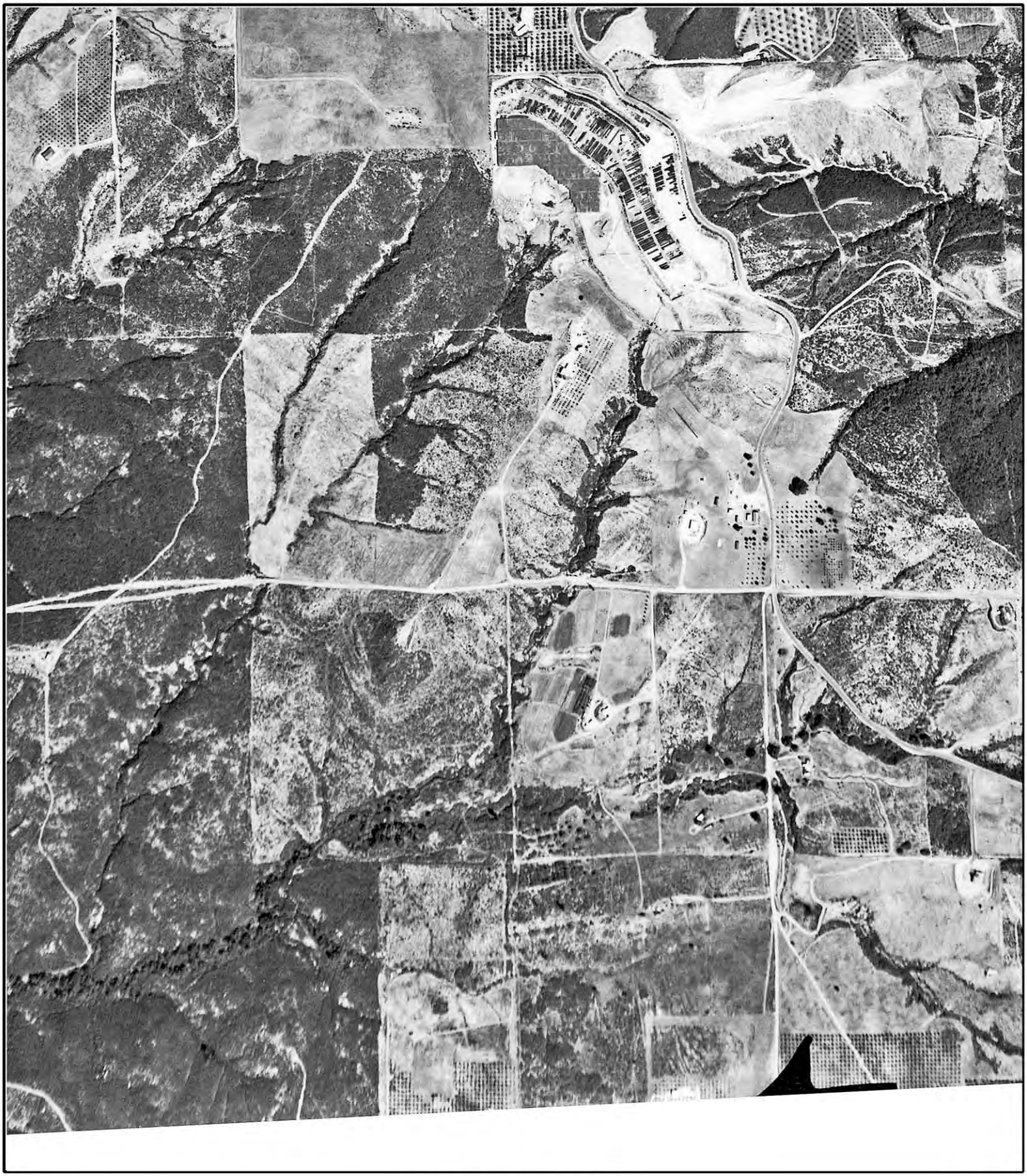
FIRSTSEARCH

Target Site: 33.285931, -117.125580 Job Number: ACR-71507

(AMI-SD-76_8432)

N W E S

1 inch equals 685 feet



Historical Aerial Photo

1963

COVEY LN

ESCONDIDO, CA 92026

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

FIRSTSEARCH

N
W E
S

1 inch equals 685 feet

Historical Aerial Photo

1953

COVEY LN

ESCONDIDO, CA 92026

FIRSTSEARCH

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

N
W E
S

1 inch equals 685 feet

FIRSTSEARCH

Historical Topographic Map

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

Covey Ln, Escondido, CA 92026

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

W Quad Name: Bonsall, CA
Year: 2012

0 miles 0.5 1

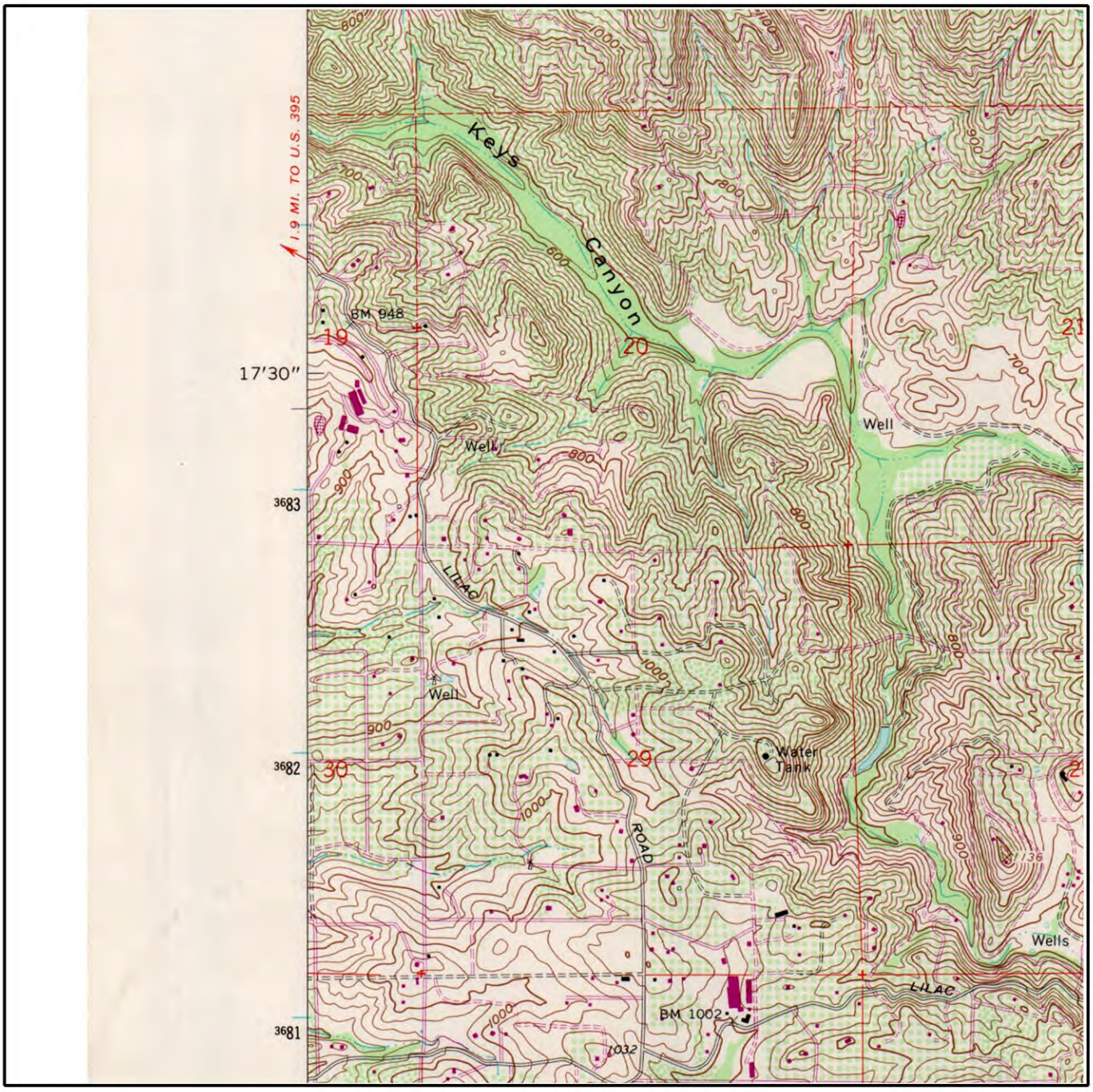
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Pala, CA
Year: 1988 Original Map Scale: 1:24,000

Covey Ln, Escondido, CA 92026



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

0 miles 0.5 1

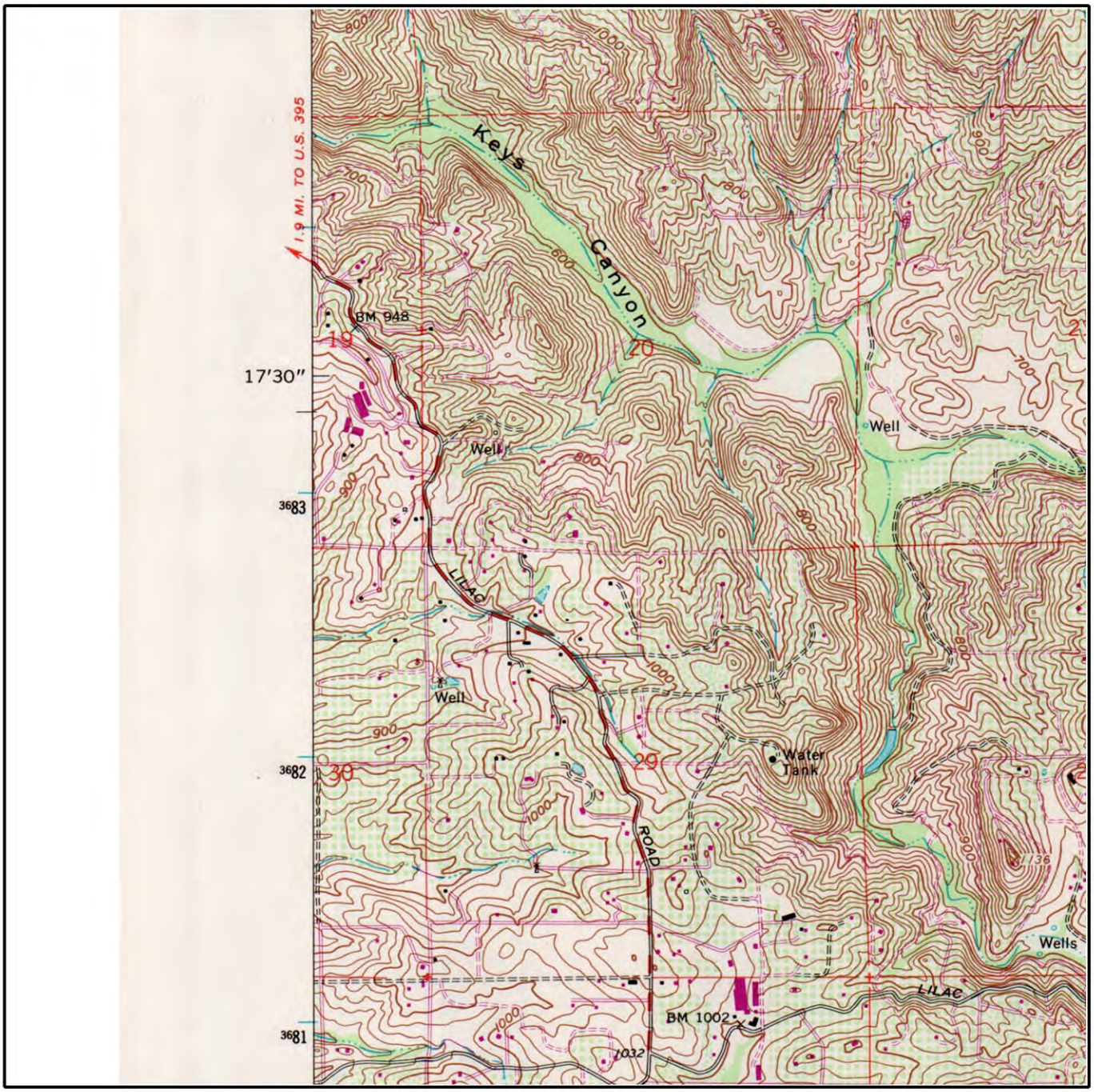
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Pala, CA
Year: 1982 Original Map Scale: 1:24,000

Covey Ln, Escondido, CA 92026



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

0 miles 0.5 1

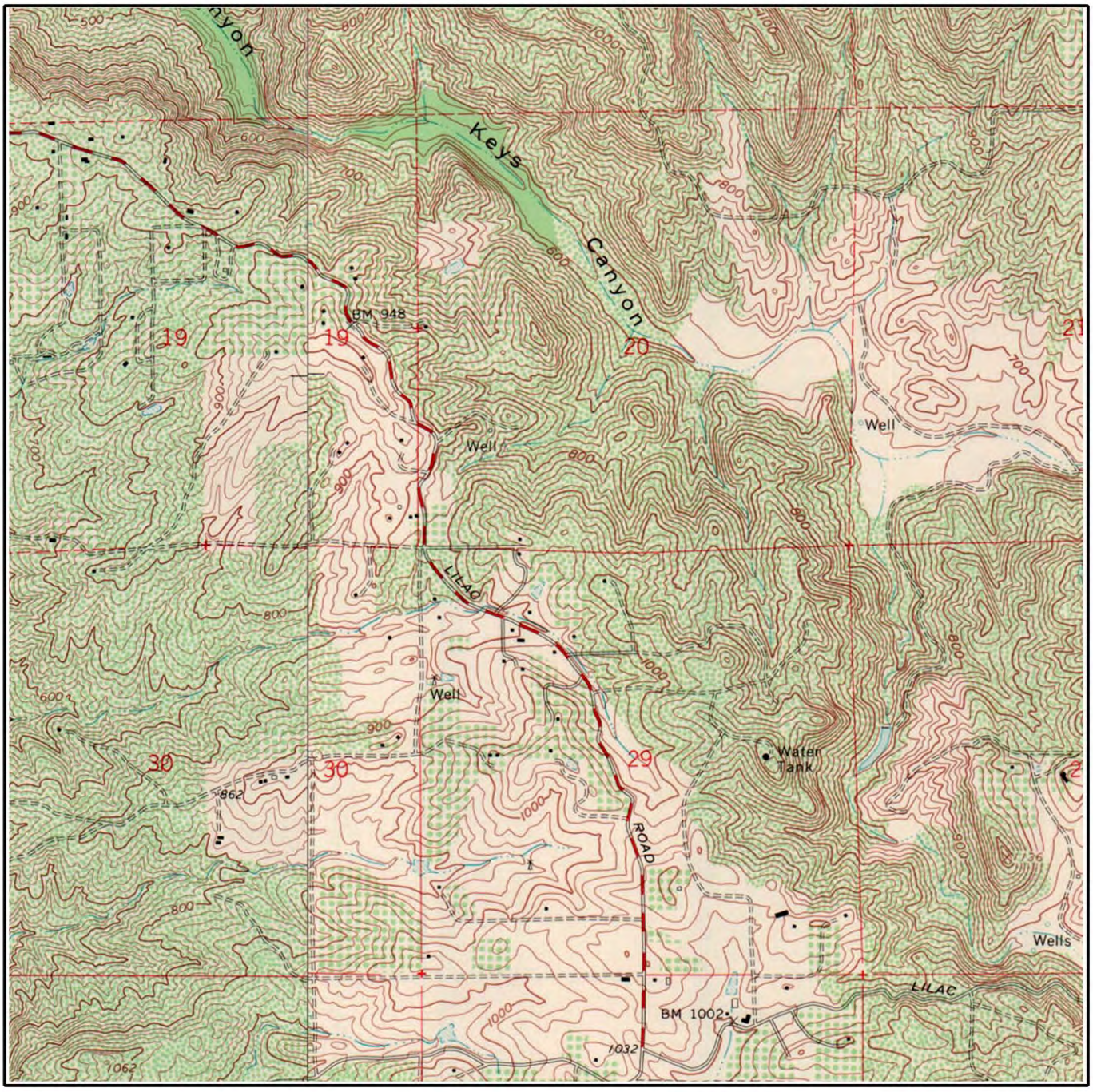
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Pala, CA
Year: 1968 Original Map Scale: 1:24,000

Covey Ln, Escondido, CA 92026



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

W Quad Name: Bonsall, CA
Year: 1968

0 miles 0.5 1

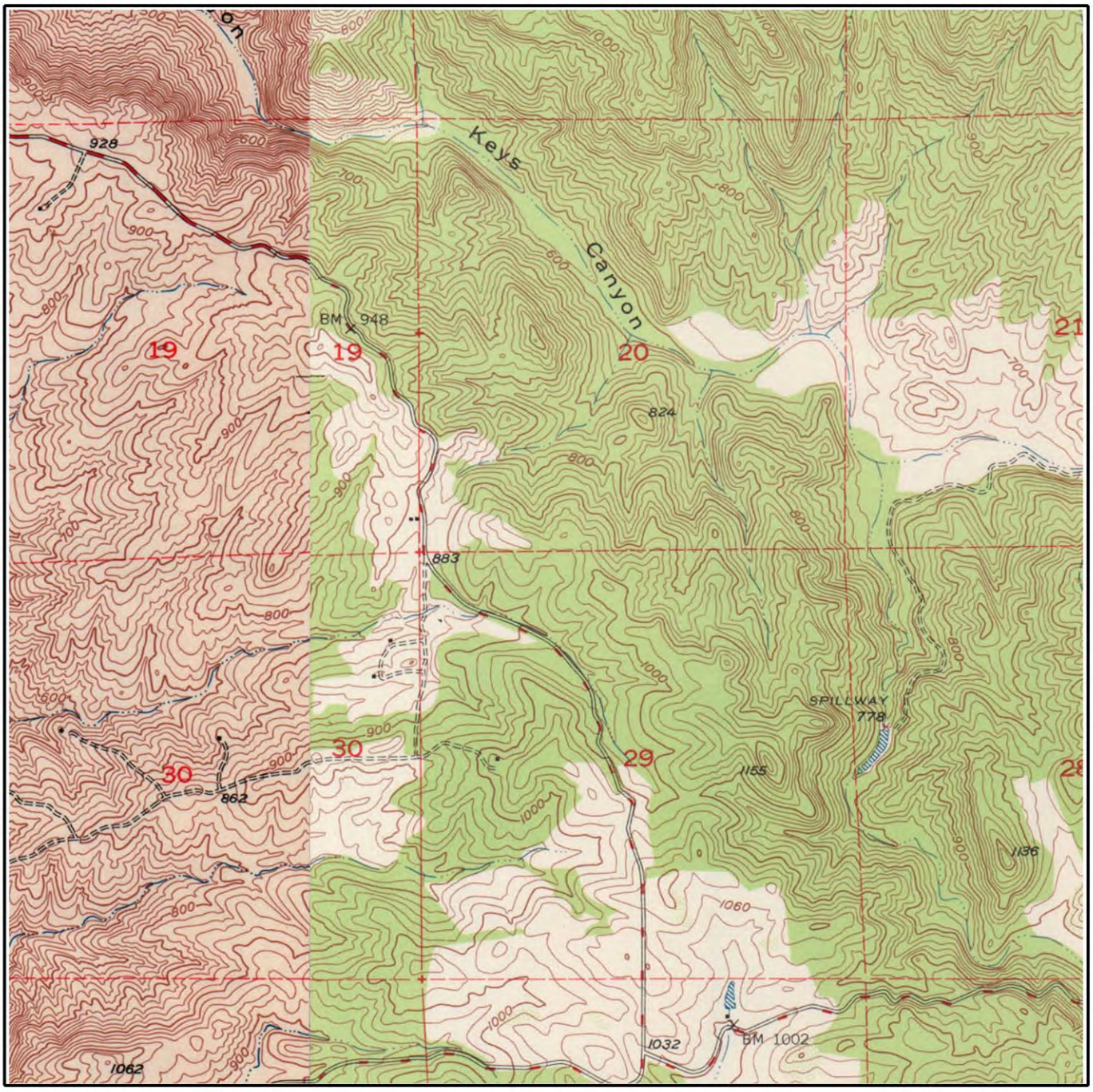
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Pala, CA
Year: 1949 Original Map Scale: 1:24,000

Covey Ln, Escondido, CA 92026



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

W Quad Name: Bonsall, CA
Year: 1948

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FIRSTSEARCH

ENVIRONMENTAL FIRSTSEARCH REPORT

TARGET PROPERTY:

COVEY LN

ESCONDIDO, CA 92026

JOB NUMBER: ACR-71507

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

August 2, 2012

Environmental FirstSearch
Search Summary Report

Target Site: COVEY LN
ESCONDIDO, CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	06-07-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-07-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	05-09-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	07-15-12	0.50	0	0	0	0	-	0	0
ERNS	Y	07-05-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-06-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	07-09-12	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	06-06-12	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-01-12	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	07-11-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-06-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	06-13-12	0.25	0	0	0	-	-	0	0
Dry Cleaners	Y	NA	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	1	1

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	08-02-12	**Search Type:**	LINEAR
Requestor Name:	Polly Ivers		0.525 mile(s)
Standard:	ASTM-05	**Job Number:**	ACR-71507
		Filtered Report	

Target Site: COVEY LN
ESCONDIDO, CA 92026

Demographics

Sites:	1	**Non-Geocoded:**	1	**Population:**	NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.125640	-117:7:32	**Easting:**	488300.987
Latitude:	33.285984	33:17:10	**Northing:**	3682806.82
Elevation:	911		**Zone:**	11

Comment

Comment: RERUN

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	08-02-12

Environmental FirstSearch
Target Site Summary Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

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

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

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

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

Environmental FirstSearch
Site Detail Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

TRIBALLAND

SEARCH ID: 1 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION
ADDRESS: UNKNOWN
CA 92026
SAN DIEGO
CONTACT:
SOURCE: BIA

REV: 01/15/08
ID1: BIA-92026
ID2:
STATUS:
PHONE:

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is

used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical

purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which

generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416 San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department

* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:
* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:

* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: COVEY LN
ESCONDIDO, CA 92026

JOB: ACR-71507

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

FIRSTSEARCH

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

08-02-12
ACR-71507
COVEY LN
ESCONDIDO, CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

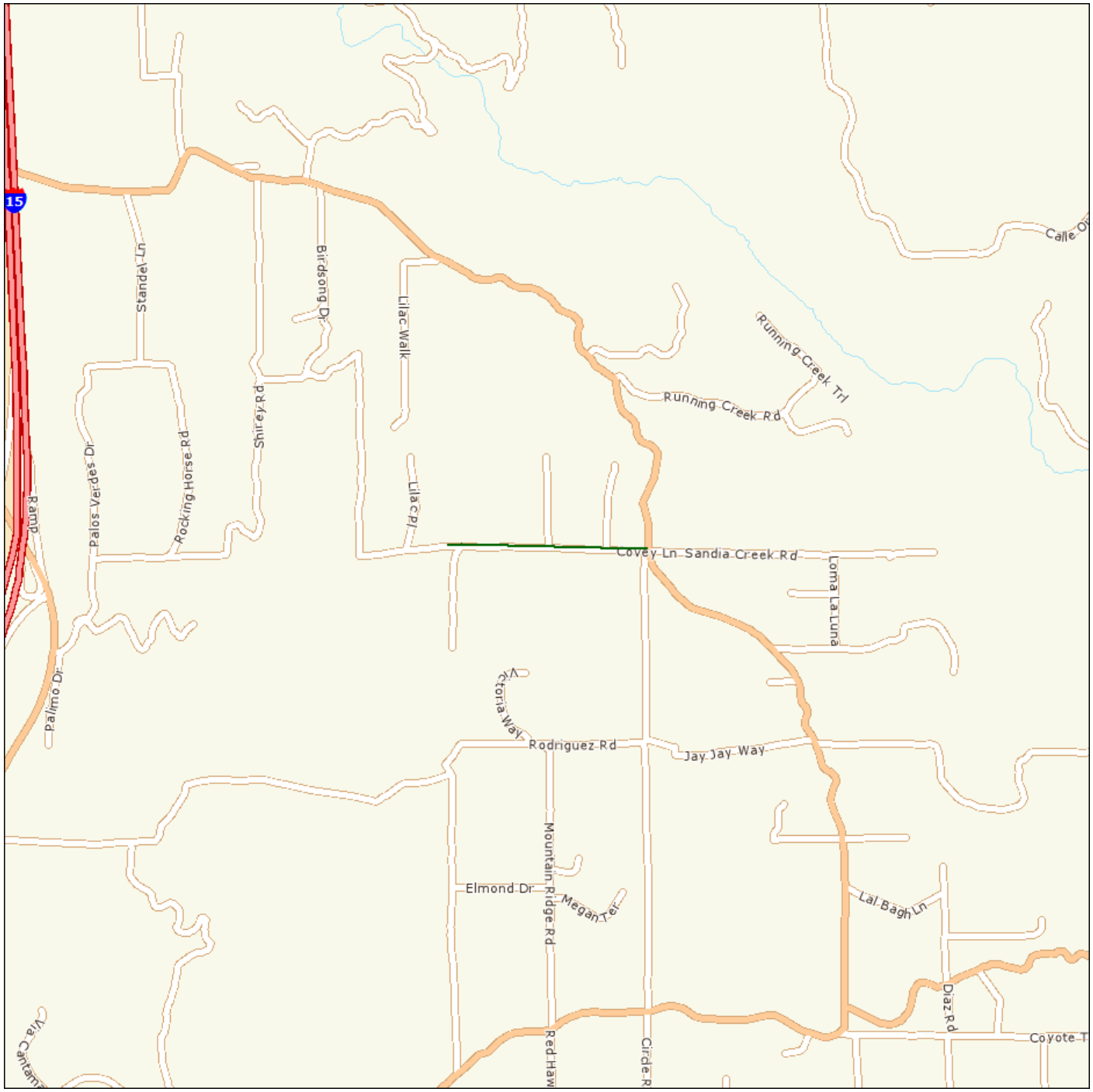
Environmental FirstSearch

1 Mile Radius from Line

Single Map:

FIRSTSEARCH

COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

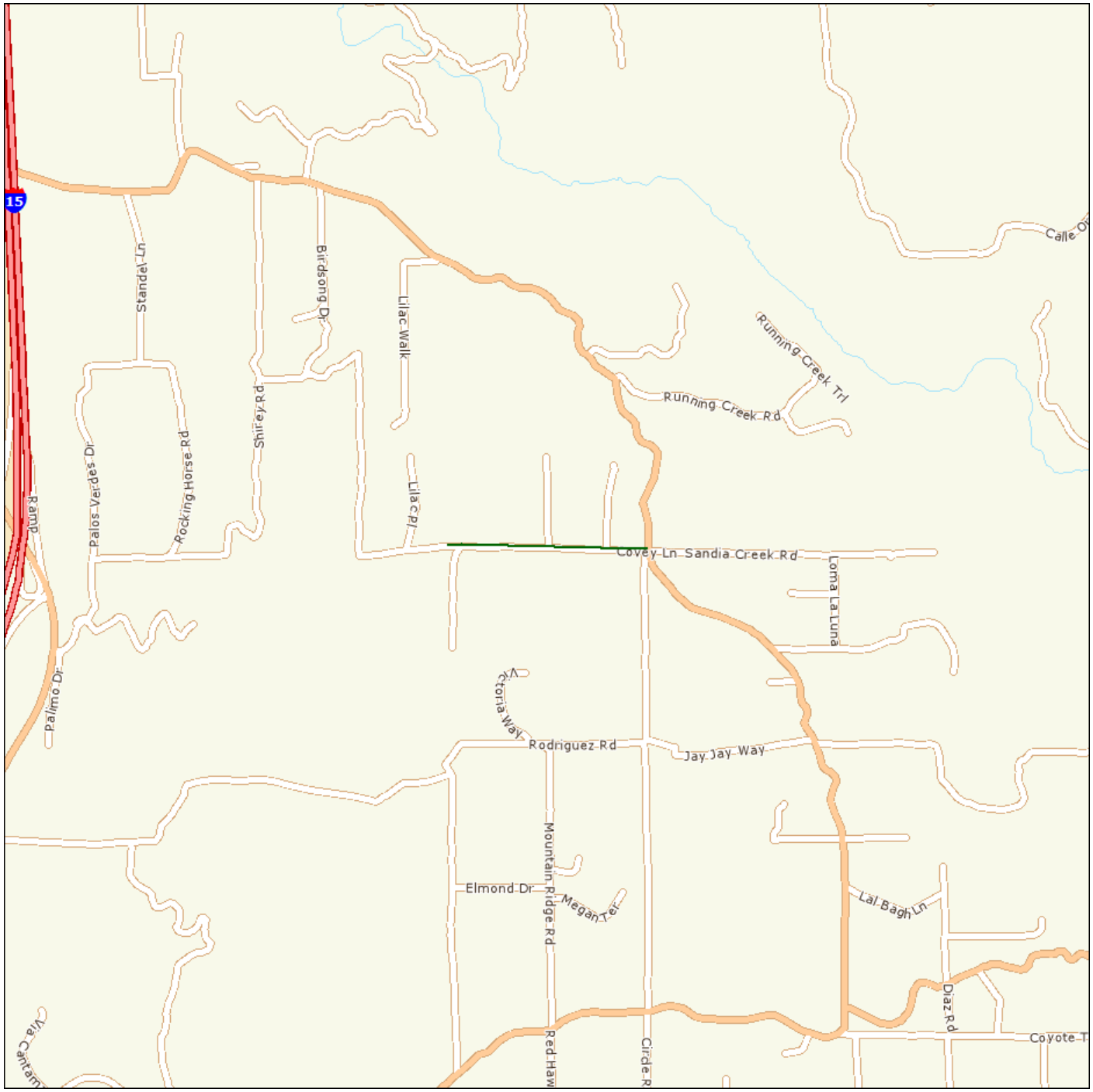
Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCRACOR, STATE

FIRSTSEARCH

COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

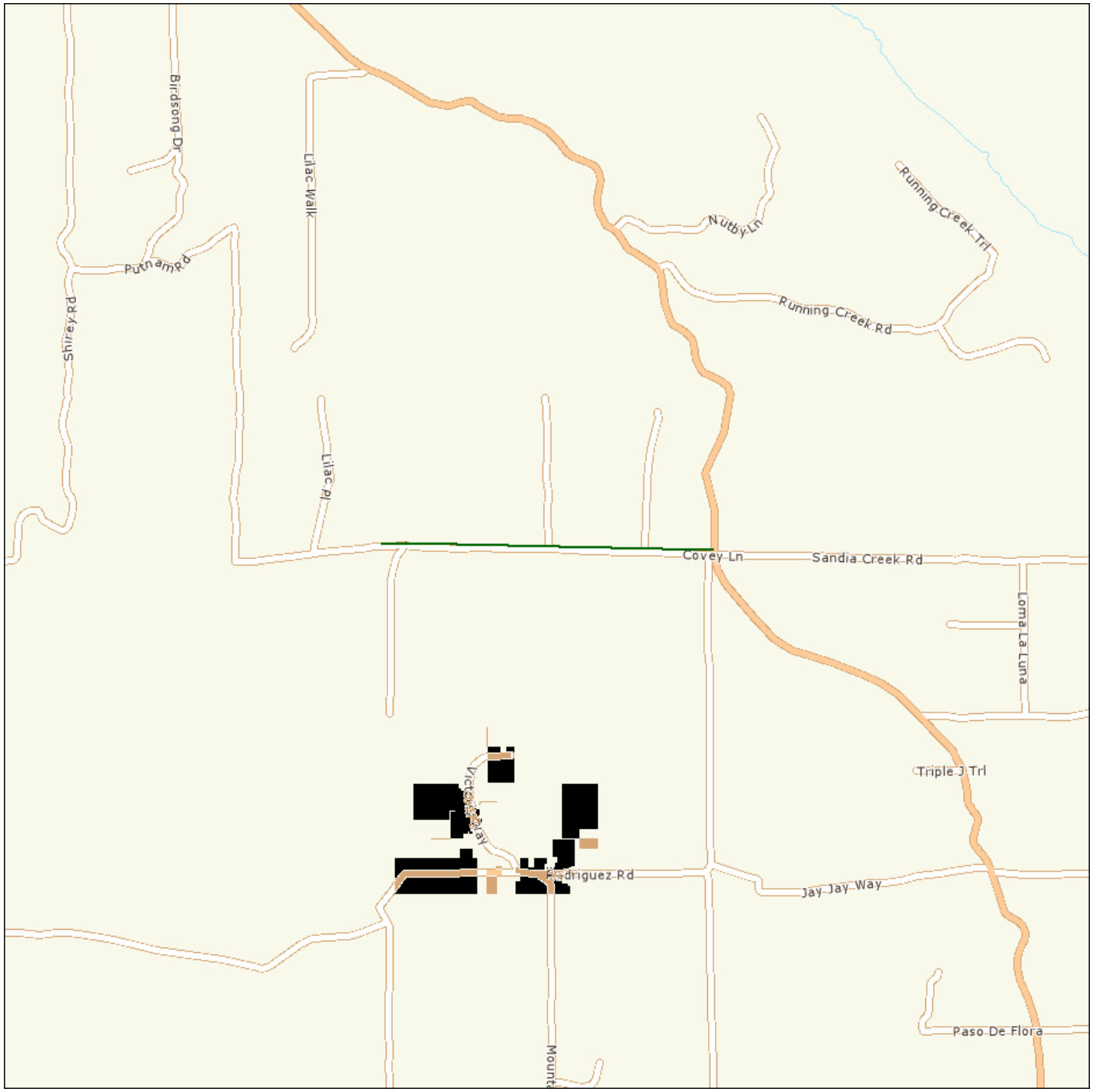
Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

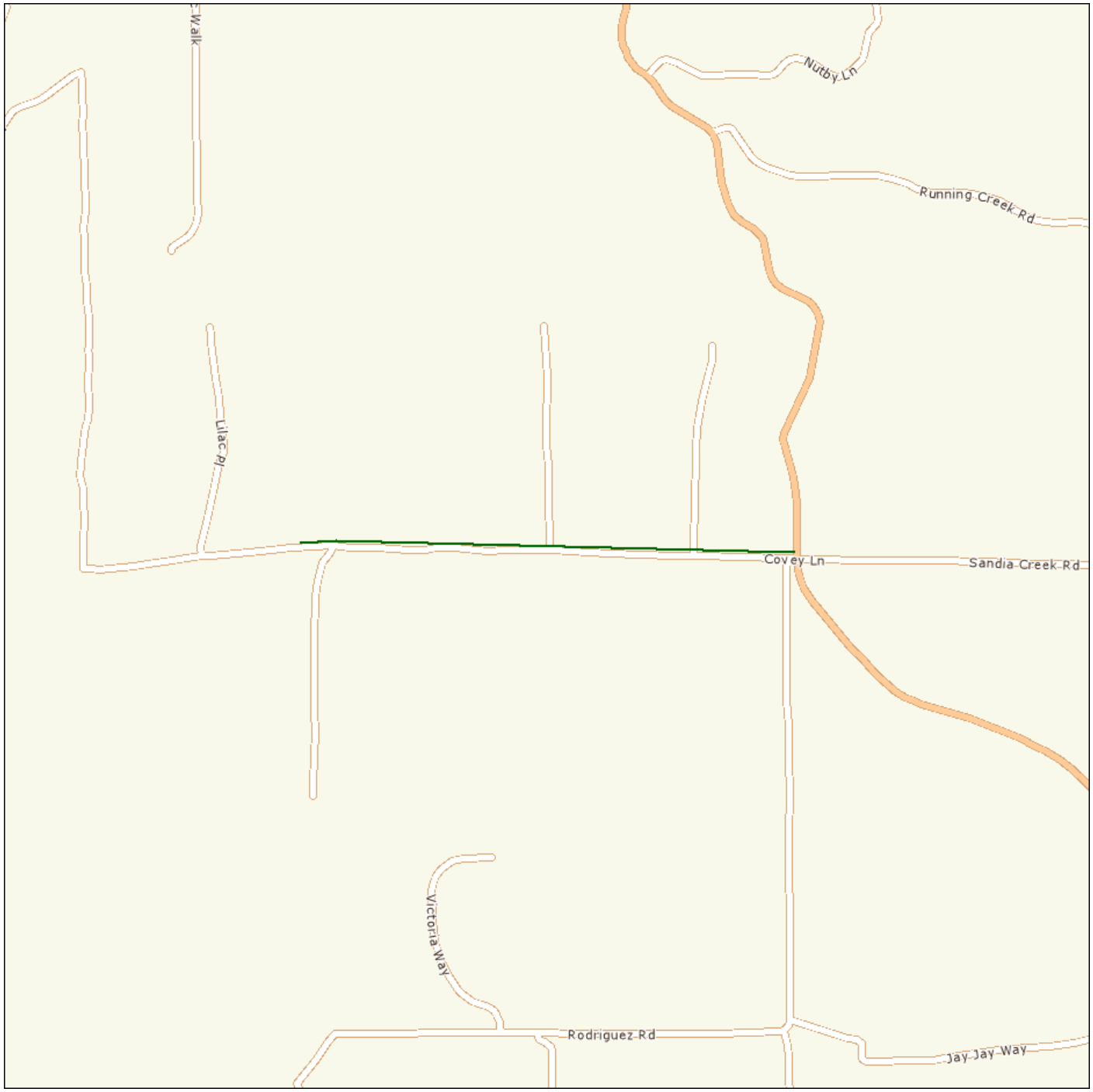
Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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

Oil Gas Wells .....

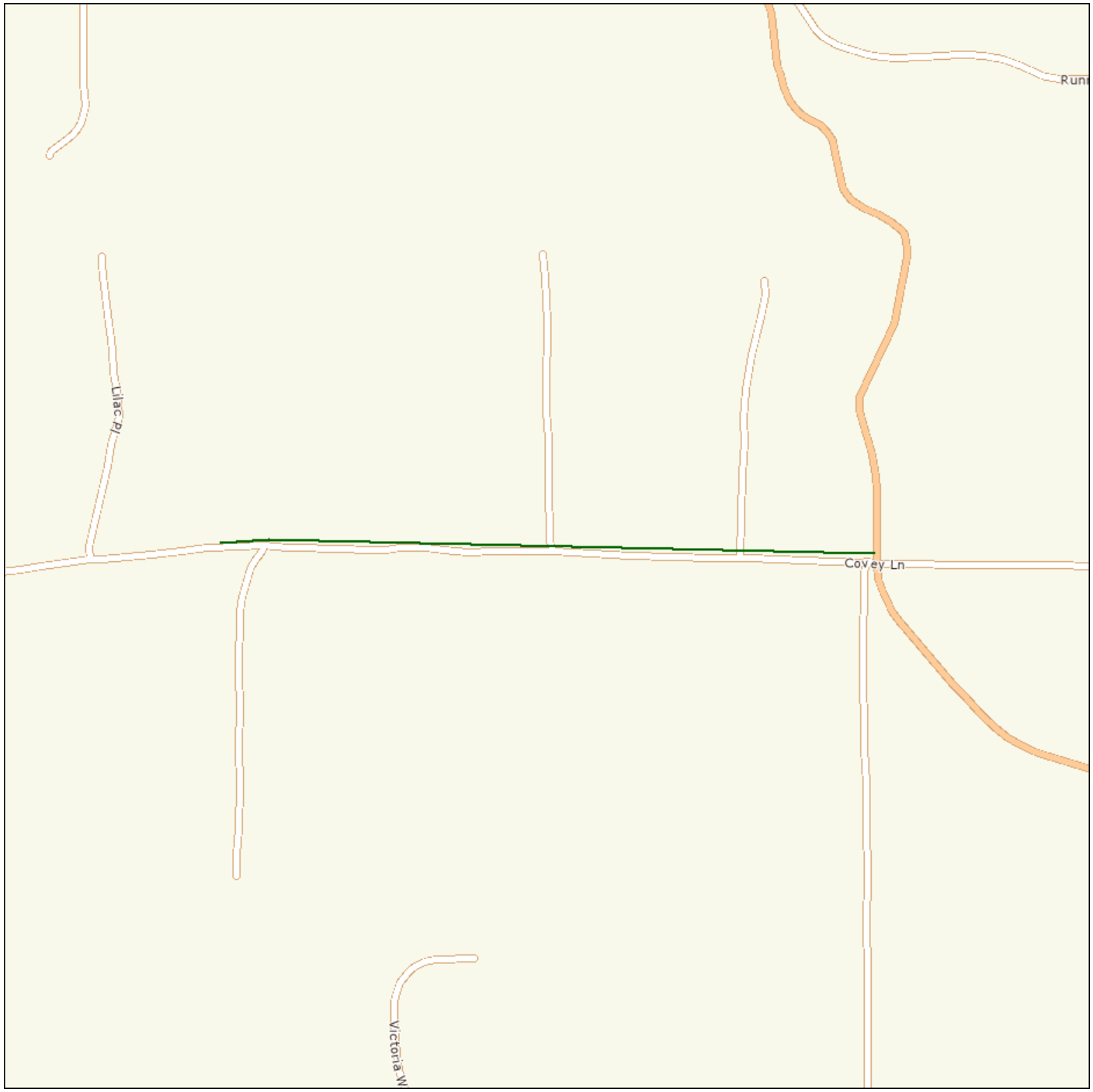
Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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

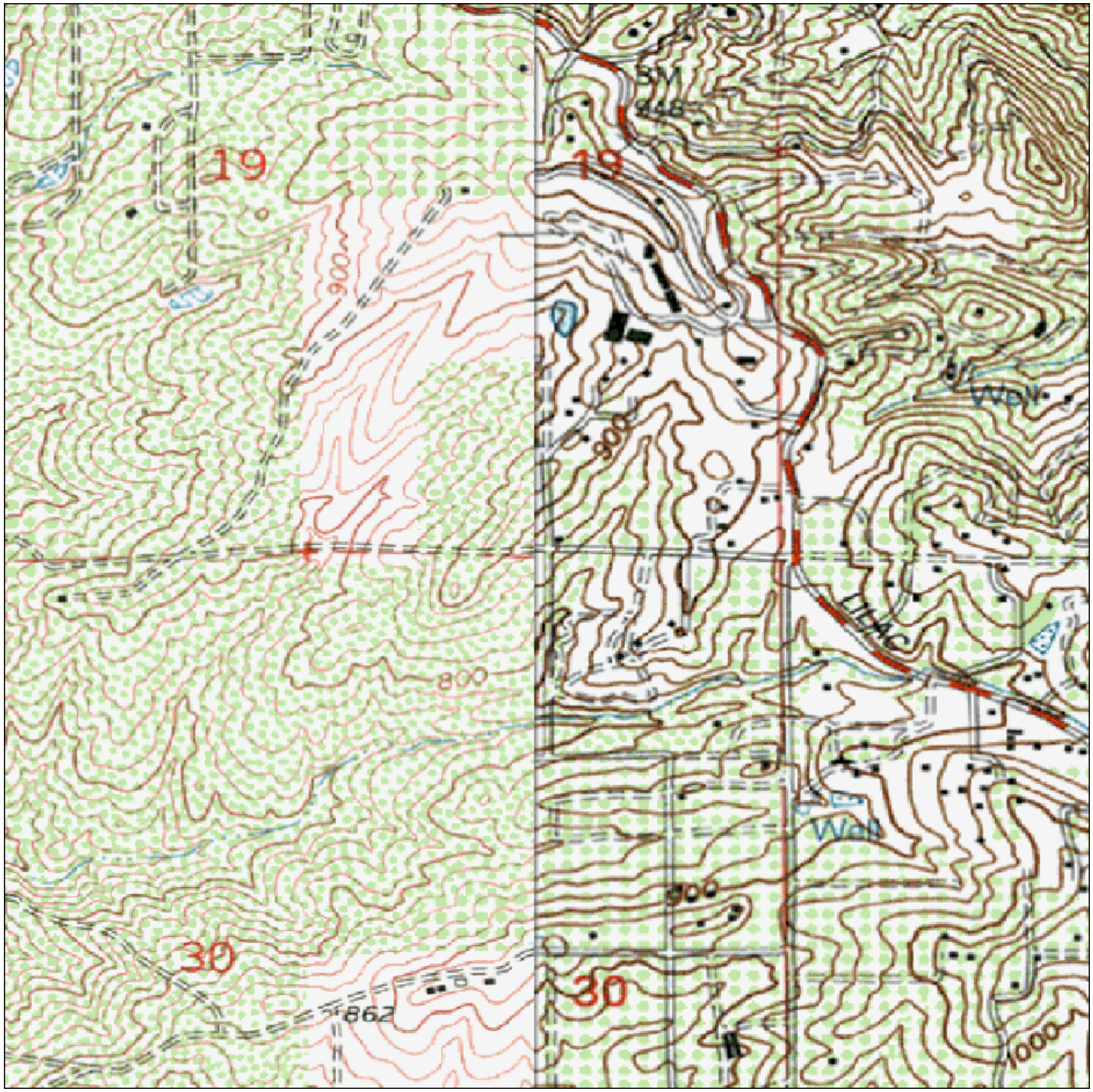
Oil Gas Wells .....

Site Location Map

Topo : 0.75 Mile Radius from Line

COVEY LN, ESCONDIDO, CA 92026

FIRSTSEARCH



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

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

0 495 990 1,980 2,970 3,960

Feet

FIRSTSEARCH	Data Supplied by: MAPTECH	Prepared by FirstSearch Technology Corporation		JOB NO.
		Map Name: PALA Map Reference Code: 33117-C1-TF-024	Date Created: 1997-- Contour Interval: 20 feet	Date Revised: None-- Elevation:	FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

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

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

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

N/A

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

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

No

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

No

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

NO

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

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

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

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

DEVELOPMENT APPLICATION WITH COUNTY OF SAN DIEGO

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

SURVEY FOR ENVIRONMENTAL PLANNING

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

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

SEE SCOPING LETTER

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

COUNTY OF SAN DIEGO & ACCRETIVE INVESTMENTS

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

N/A

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

N/A

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

NO

Preparer:

Name/Company: JON RILLING, ACCRETIVE INVESTMENTS

Address: 12275 EL CAMINO REAL, SD, CA

Signature:

Date: 8/1/12

APPENDIX F
PHOTOGRAPHIC LOG

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

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

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

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

30 July 2012

Brian Brennan
EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Lilac Hills Ranch

Enclosed are the results of analyses for samples received by the laboratory on 07/23/12 10:32. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121257-01	Soil	07/20/12 09:35	07/23/12 10:32
HA-2	T121257-02	Soil	07/20/12 09:45	07/23/12 10:32
HA-3	T121257-03	Soil	07/20/12 09:55	07/23/12 10:32
HA-4	T121257-04	Soil	07/20/12 10:10	07/23/12 10:32
HA-5	T121257-05	Soil	07/20/12 10:25	07/23/12 10:32
HA-6	T121257-06	Soil	07/20/12 10:35	07/23/12 10:32
HA-7	T121257-07	Soil	07/20/12 10:50	07/23/12 10:32
HA-8	T121257-08	Soil	07/20/12 11:00	07/23/12 10:32
HA-9	T121257-09	Soil	07/20/12 11:20	07/23/12 10:32
HA-10	T121257-10	Soil	07/20/12 11:30	07/23/12 10:32
HA-11	T121257-11	Soil	07/20/12 11:45	07/23/12 10:32
HA-12	T121257-12	Soil	07/20/12 11:55	07/23/12 10:32
HA-13	T121257-13	Soil	07/20/12 12:05	07/23/12 10:32
HA-14	T121257-14	Soil	07/20/12 12:20	07/23/12 10:32
HA-15	T121257-15	Soil	07/20/12 12:45	07/23/12 10:32
HA-16	T121257-16	Soil	07/20/12 13:00	07/23/12 10:32
HA-17	T121257-17	Soil	07/20/12 13:35	07/23/12 10:32
HA-18	T121257-18	Soil	07/20/12 13:55	07/23/12 10:32
HA-19	T121257-19	Soil	07/20/12 14:10	07/23/12 10:32
HA-20	T121257-20	Soil	07/20/12 14:35	07/23/12 10:32
HA-21	T121257-21	Soil	07/20/12 14:50	07/23/12 10:32
HA-22	T121257-22	Soil	07/20/12 15:00	07/23/12 10:32
HA-23	T121257-23	Soil	07/20/12 15:10	07/23/12 10:32
HA-24	T121257-24	Soil	07/20/12 15:25	07/23/12 10:32

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-1

T121257-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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Providing Quality Analytical Services Nationwide

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-2

T121257-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-3

T121257-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-4

T121257-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-5

T121257-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-6

T121257-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-7

T121257-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-8

T121257-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-9

T121257-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-10

T121257-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-11

T121257-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-12

T121257-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-13

T121257-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-14

T121257-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-15

T121257-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-16

T121257-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-17

T121257-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	**28**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-18

T121257-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-19

T121257-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-20

T121257-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-21

T121257-21 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	**72**	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-22

T121257-22 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-23

T121257-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-24

T121257-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2072326 - EPA 3051										
Blank (2072326-BLK1)				Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2072326-BS1)				Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	91.0	5.0	mg/kg	100		91.0	75-125			
Lead	95.2	3.0	"	100		95.2	75-125			
Matrix Spike (2072326-MS1)		**Source: T121257-01**		Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	83.5	5.0	mg/kg	100	0.464	83.1	75-125			
Lead	90.7	3.0	"	100	ND	90.7	75-125			
Matrix Spike Dup (2072326-MSD1)		**Source: T121257-01**		Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	81.5	5.0	mg/kg	100	0.464	81.0	75-125	2.47	20	
Lead	86.4	3.0	"	100	ND	86.4	75-125	4.90	20	
Batch 2072412 - EPA 3051										
Blank (2072412-BLK1)				Prepared: 07/24/12 Analyzed: 07/25/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2072412-BS1)				Prepared: 07/24/12 Analyzed: 07/25/12						
Arsenic	96.9	5.0	mg/kg	100		96.9	75-125			
Lead	101	3.0	"	100		101	75-125			
Matrix Spike (2072412-MS1)		**Source: T121261-02**		Prepared: 07/24/12 Analyzed: 07/25/12						
Arsenic	65.5	5.0	mg/kg	100	0.519	65.0	75-125			QM-05
Lead	91.7	3.0	"	100	ND	91.7	75-125			

SunStar Laboratories, Inc.

Daniel J Chavez

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

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949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2072412 - EPA 3051										
Matrix Spike Dup (2072412-MSD1)	**Source: T121261-02**			Prepared: 07/24/12	Analyzed: 07/25/12					
Arsenic	58.2	5.0	mg/kg	100	0.519	57.7	75-125	11.7	20	QM-05
Lead	90.2	3.0	"	100	ND	90.2	75-125	1.74	20	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

Notes and Definitions

QM-05	The spike recovery was outside acceptance limits for the MS and/or MSD due to possible matrix interference. The LCS was within acceptance criteria. The data is acceptable as no negative impact on data is expected.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA
Phone (760)431-3747 Fax: (760)431-3748
Project Manager: Brian Brennan

Date: 7-26-2012 Page: 1 Of 2
Project Name: Gila Hills Ranch
Collector: Ed Lamb Client Project #: ACR-71387.2
Batch #: T121257 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals		Total Pb/As (6010B)		Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	7-20-2012	0935	Soil	Glass													01		1
HA-2		0945															02		
HA-3		0955															03		
HA-4		10:10															04		
HA-5		10:25															05		
HA-6		10:35															06		
HA-7		10:50															07		
HA-8		11:00															08		
HA-9		11:20															09		
HA-10		11:30															10		
HA-11		11:45															11		
HA-12		11:55															12		
HA-13		12:05															13		
HA-14		12:20															14		
HA-15	7-20-2012	12:45	Soil	Glass													15		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/20/2012 5pm		7/23/12 1032
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	15
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	N/A
Received good condition/cold	Y

Turn around time: _____

Notes

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 112357

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

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA
Phone: (760)431-3747 Fax:
Project Manager: Brian Sowman

Date: 7-20-2012 Page: 2 Of 2
Project Name: Lilac Hills Ranch
Collector: Ed Lamp Client Project #: ACR-71387-2
Batch #: T121257 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals		Total Cr, Ni / Arsenic (6010B)			Laboratory ID #	Comments/Preservative	Total # of containers
HA-16	7/20/2012	1:00 PM	Soil	Glass											X			16		1
HA-17		1:35													X			17		
HA-18		1:55													X			18		
HA-19		2:10													X			19		
HA-20		2:35													X			20		
HA-21		2:50													X			21		
HA-22		3:00													X			22		
HA-23		3:10													X			23		
HA-24	7/20/2012	3:25	Soil	Glass											X			24		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/20/2012 5pm		7/23/12 1032
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	9
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	N/A
Received good condition/cold	Y

Turn around time:

Notes: 1.0°

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 112356

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121257

Client Name: EEI-Carlsbad Project: Lilac Hills Ranch

Received by: Dan M Date/Time Received: 7/23/12 1032

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 1.2 °C +/- the CF (- 0.2°C) = 1.0 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date 7/23/12

Comments:

APPENDIX G
LIMITED SOIL INVESTIGATION
LABORATORY REPORT AND CHAIN OF CUSTODY

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED SOIL INVESTIGATION

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

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

August 23, 2012

EEI Project Number ACR-71497.1d

2195 Faraday Avenue ♦ Suite K ♦ Carlsbad, California 92008-7207 ♦ Ph: 760-431-3747 ♦ Fax: 760-431-3748 ♦ www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

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

Subject property location:

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

Prepared and Edited by:

Polly Ivers
Project Scientist

Reviewed by:

Bernard A. Sentianin, PG 5530
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71497.1d

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Roadway Expansion Property

EEI Project Number: ACR-71497.1d

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

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

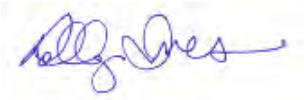
Consultant Information:
EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: pivers@eeitiger.com

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

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

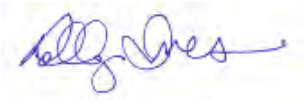
Site Assessor:
Ed Lump – Senior Project Manager

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



Polly Ivers – Project Scientist

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



Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

EEI compared the reported lead values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. Concentrations of lead in soil sample (HA-5) collected from the subject property were well below the applicable residential screening value of 150 mg/kg.

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

1.0 INTRODUCTION

1.1 Purpose

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

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

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

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

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

2.2 Topography

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

2.3 Regional and Local Geology

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

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

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

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

2.4 Regional and Local Hydrogeology

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

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

2.5 Hydrologic Flood Plain Information

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

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

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

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

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

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

TABLE 1
Summary of Historical Use Review

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

TABLE 1 Summary of Historical Use Review		
Year	**Source and Scale**	**Comments**
1968/1975	Topographic Map 1: 24,000	No apparent changes were noted on the subject property or adjacent property. Increased development of roads and structures appeared in the surrounding area.
1974	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased agricultural and structural development in the surrounding area.
1980	Aerial Photograph 1:685	I-15 appeared crossing Old Highway 395. Freeway on and off ramps appeared in the immediate site vicinity.
1990/1991	Aerial Photograph 1:340	No apparent changes were noted on the site vicinity; with the exception of increased development in the surrounding area.
2002/2008	Aerial Photograph 1:340	No apparent changes were noted in the site vicinity.
August 2010	Aerial Photograph Google Earth®	The subject property and adjacent and surrounding property appeared in its current configuration. A mix of agricultural land, residential and commercial development appeared in the site vicinity.
2012	Topographic Map 1:24,000	I-15 traversed over Old Highway395 in its current configuration. West Lilac Road was present to the north. Increased development appeared in the surrounding area.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Department of Planning and Land Use

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

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

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

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

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

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

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

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

3.7.2 Lead-Based Paint

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

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

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

3.7.3 Radon

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

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

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

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

3.7.4 Polychlorinated Biphenyls

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

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

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

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

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

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

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

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

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

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

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

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

TABLE 2
Summary of Subject Property Reconnaissance

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

4.3 Adjacent Properties

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

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

5.0 LIMITED SOIL INVESTIGATION

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

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

5.1 Field Investigation

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

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

5.2 Laboratory Analytical Testing

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

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

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

TABLE 3
Soil Sample Results

Sample ID	Sample Depth (inches bgs)	Date Sampled	Total Lead-EPA 6010B (mg/Kg)
HA-1	0-6	8-2-2012	ND
HA-2	0-6	8-2-2012	ND
HA-3	0-6	8-2-2012	ND
HA-4	0-6	8-2-2012	ND
HA-5	0-6	8-2-2012	18
HA-6	0-6	8-2-2012	ND
HA-7	0-6	8-2-2012	ND
HA-8	0-6	8-2-2012	ND
Laboratory Reporting Limit			3
Residential CHHSLs			**150**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; ND = Non Detect, or less than the laboratory reporting limit

5.3 Discussion of Testing Results

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

EEI compared the reported lead value to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

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

6.0 FINDINGS AND OPINIONS

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

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

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

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

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

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

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

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

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

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

9.0 REFERENCES

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Federal Emergency Management Act (FEMA), Flood Insurance Rate Map (FIRM), Website http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1 accessed August 2012.

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National Pipeline Mapping System (NPMS), Public Map Viewer Website, (https://www.npms.phmsa.dot.gov/PublicViewer/), accessed August 2012.

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

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State Water Resources Control Board, Website, GeoTracker database, (http://www.geotracker.swrcb.ca.gov/), accessed August 2012.

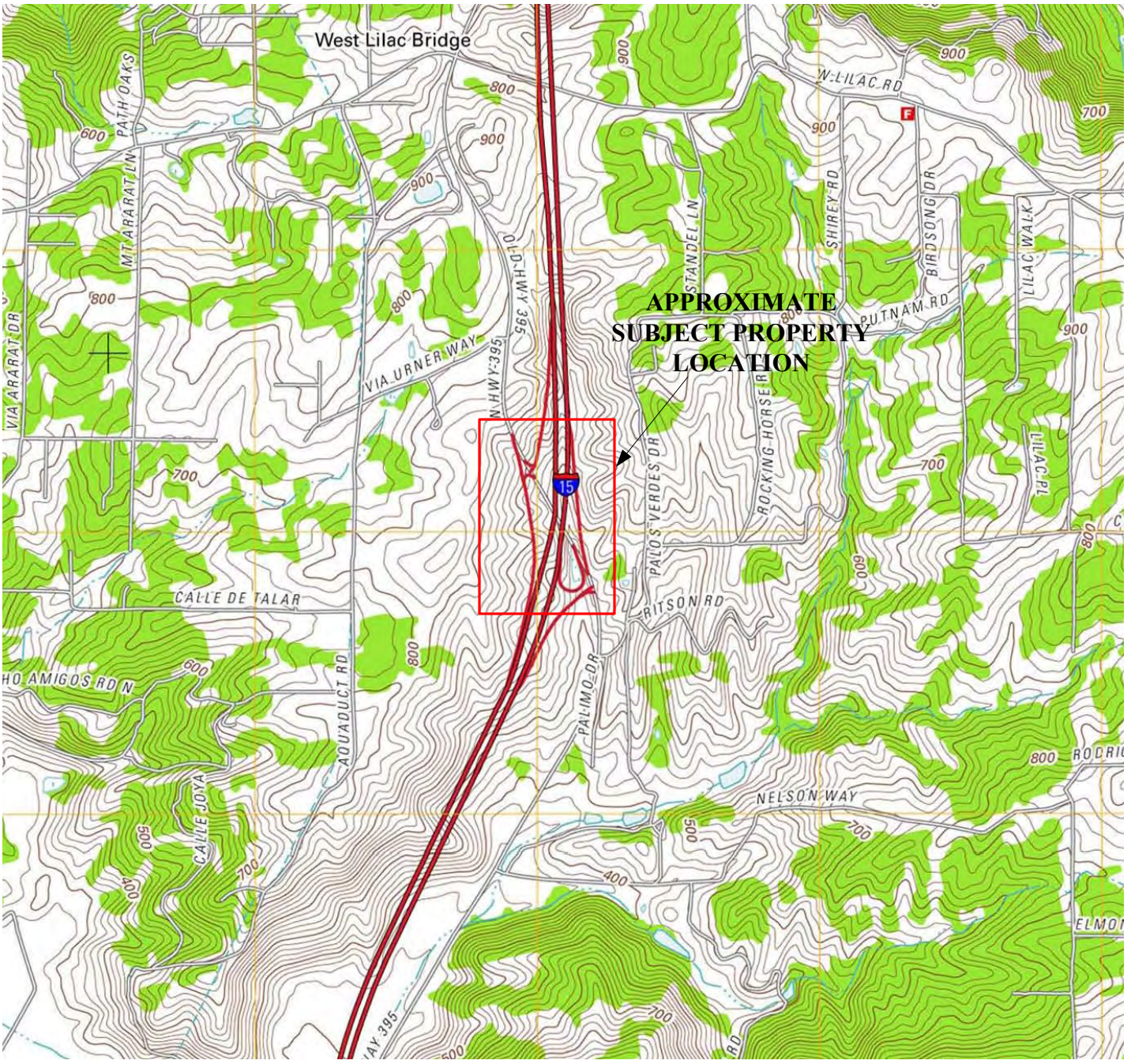
Tan, Siang S., 2000, Geologic Map of the Bonsall 7.5' Quadrangle, San Diego County, California, A Digital Database, (1:24,000), California Division of Mines and Geology (CDMG) in cooperation with the United States Geological Survey (USGS).

United Nations Environmental Programme, 1999, Guidelines for the Identification of PCBs and Materials Containing PCBs.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (http://websoilsurvey.nrcs.usda.gov/app/) Web Soil Survey, accessed August 2012.

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

FIGURES



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

N

Scale: 1" = 1,600'

0 960FT 1,600FT 3,200FT

Note All Locations Are Approximate

SITE LOCATION MAP

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

EEI Geotechnical & Environmental Solutions

FIGURE 1

Map Source: Google Earth®, August 23, 2010

N

Scale: 1" = 400'

0 240FT 400FT 800FT

Note All Locations Are Approximate

AERIAL SITE MAP

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

EEI Geotechnical & Environmental Solutions

FIGURE 2

Map Source: Google Earth®, August 23, 2010

LEGEND

○ EEI Soil Boring Location
HA-1

N

Scale: 1" = 400'

0 240FT 400FT 800FT

Note All Locations Are Approximate

SOIL BORING MAP

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

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

Environmental Project Scientist (4/05 - Present)

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

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

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

CERTIFICATIONS

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

APPENDIX B
ROADWAY EXPANSION FIGURES/FIRM

N

300-scale


40'
300'
40' from edge of pavement
100'
240'
300'
40' 300'
I-15
Old Hwy 395

MAP SCALE 1" = 1000'

0 500 1,000 1,500 2,000 FEET

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0495G

FIRM

FLOOD INSURANCE RATE MAP

SAN DIEGO COUNTY, CALIFORNIA

AND INCORPORATED AREAS

PANEL 495 OF 2375

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO COUNTY	060284	0495	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06073C0495G

MAP REVISED
MAY 16, 2012

Federal Emergency Management Agency

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Historical Aerial Photo

2008

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(EARTH EXPLORER)

Historical Aerial Photo

2002

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(NAPP-3C_12474-180)

Historical Aerial Photo

1990-1991

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(AMI-SD-90-91_12580)

Historical Aerial Photo

1980

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(AMI-SD-80_10020)

Historical Aerial Photo

1974

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

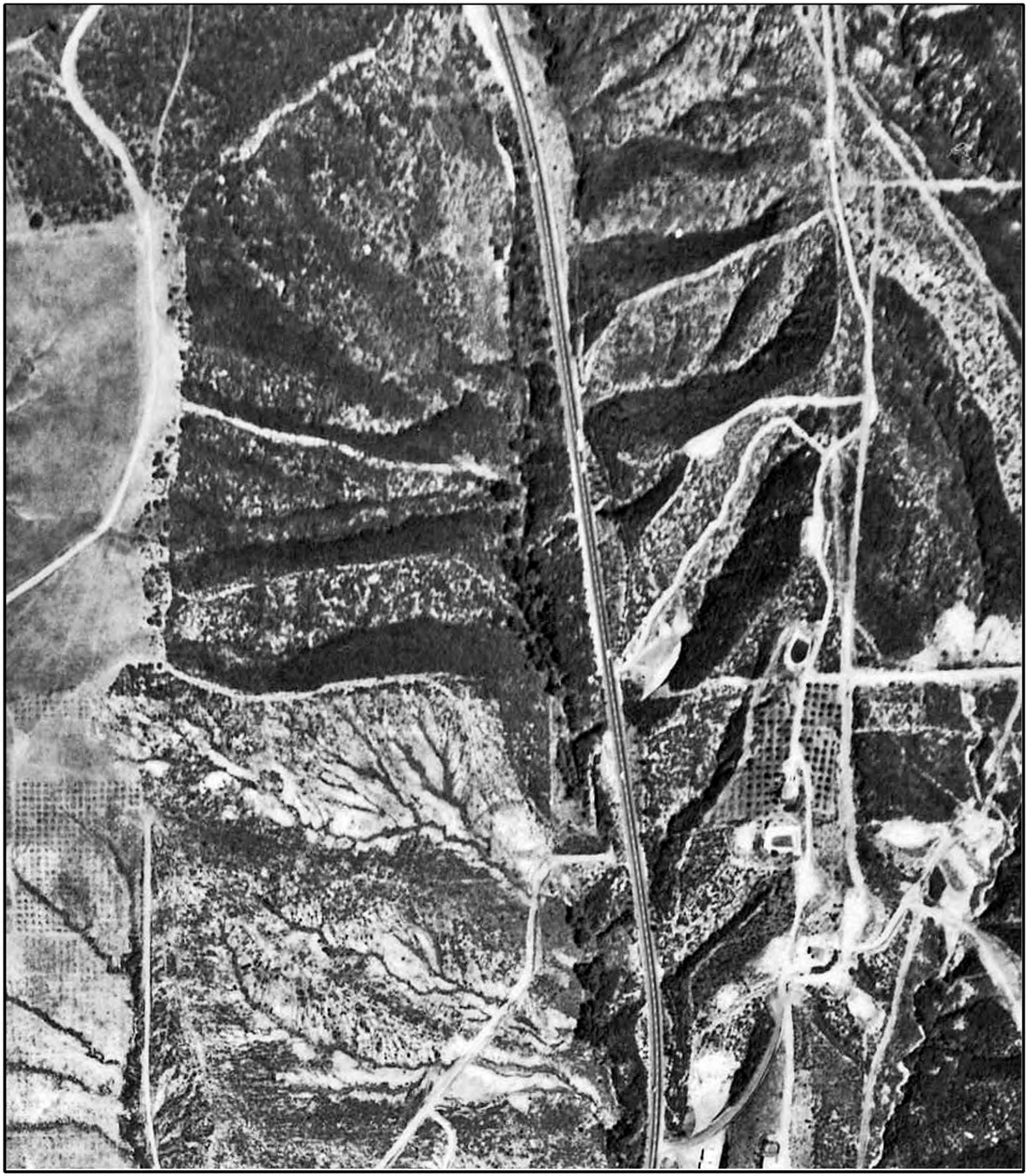
W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(AMI-SD-74_7005)



Historical Aerial Photo

1963

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(CAS-SD_2-153)

Historical Aerial Photo

1953

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(AXN-1953_3M-160)

Historical Aerial Photo

1946

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(GS-CP_9-108)

Historical Aerial Photo

1939

OLD HWY 395

ESCONDIDO, CA 92026

FIRSTSEARCH

N

W E

S

1 inch equals 340 feet

Target Site: 33.286131, -117.149450 Job Number: ACE-71497.1d

(C-5750_271-17)

FIRSTSEARCH

Historical Topographic Map

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

Old Hwy 395, Escondido, CA 92026

Job Number: ACE-71497.1d
Target Site: 33.286131, -117.149450

0 miles 0.5 1

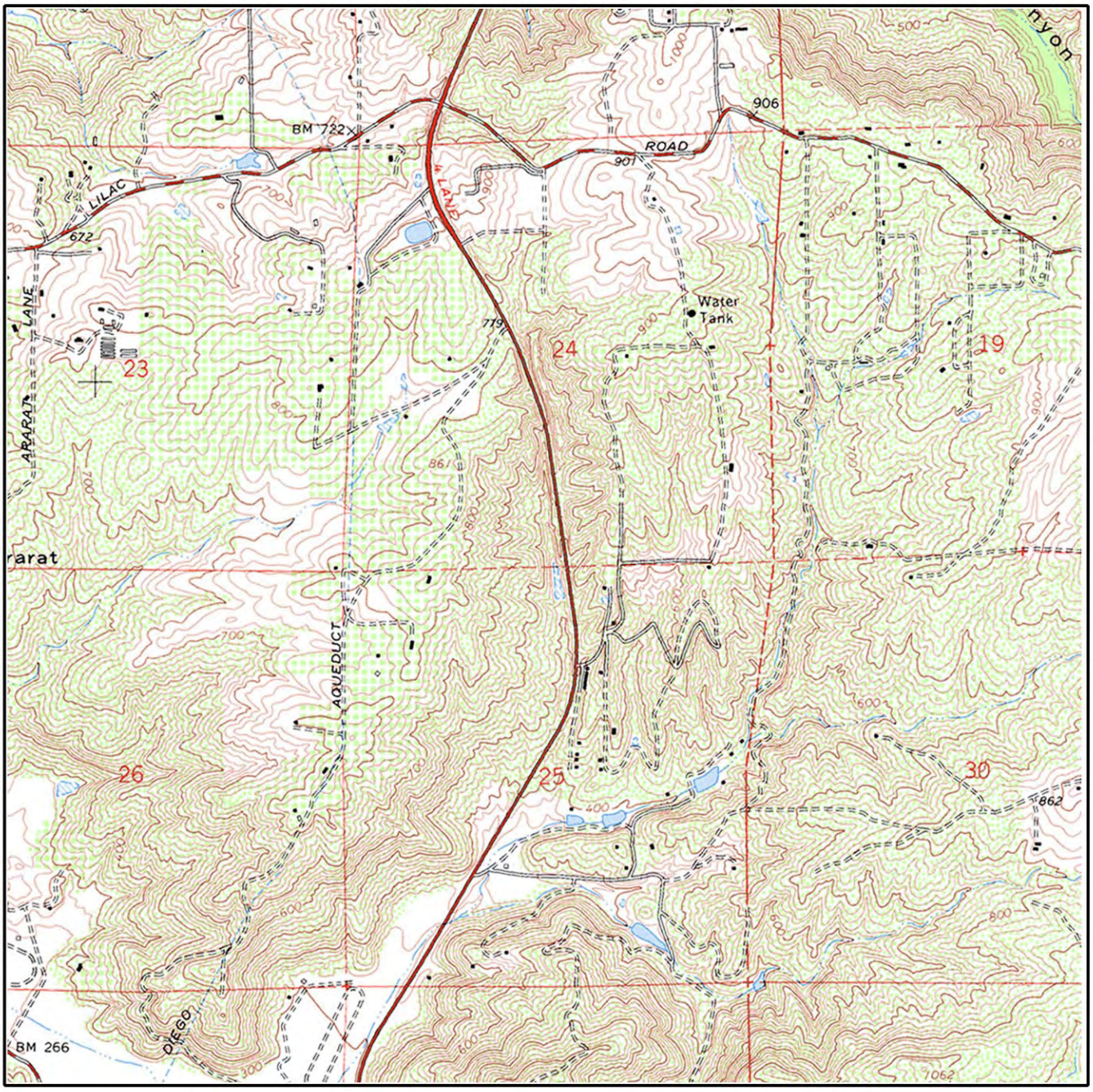
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

Old Hwy 395, Escondido, CA 92026



Job Number: ACE-71497.1d
Target Site: 33.286131, -117.149450

0 miles 0.5 1

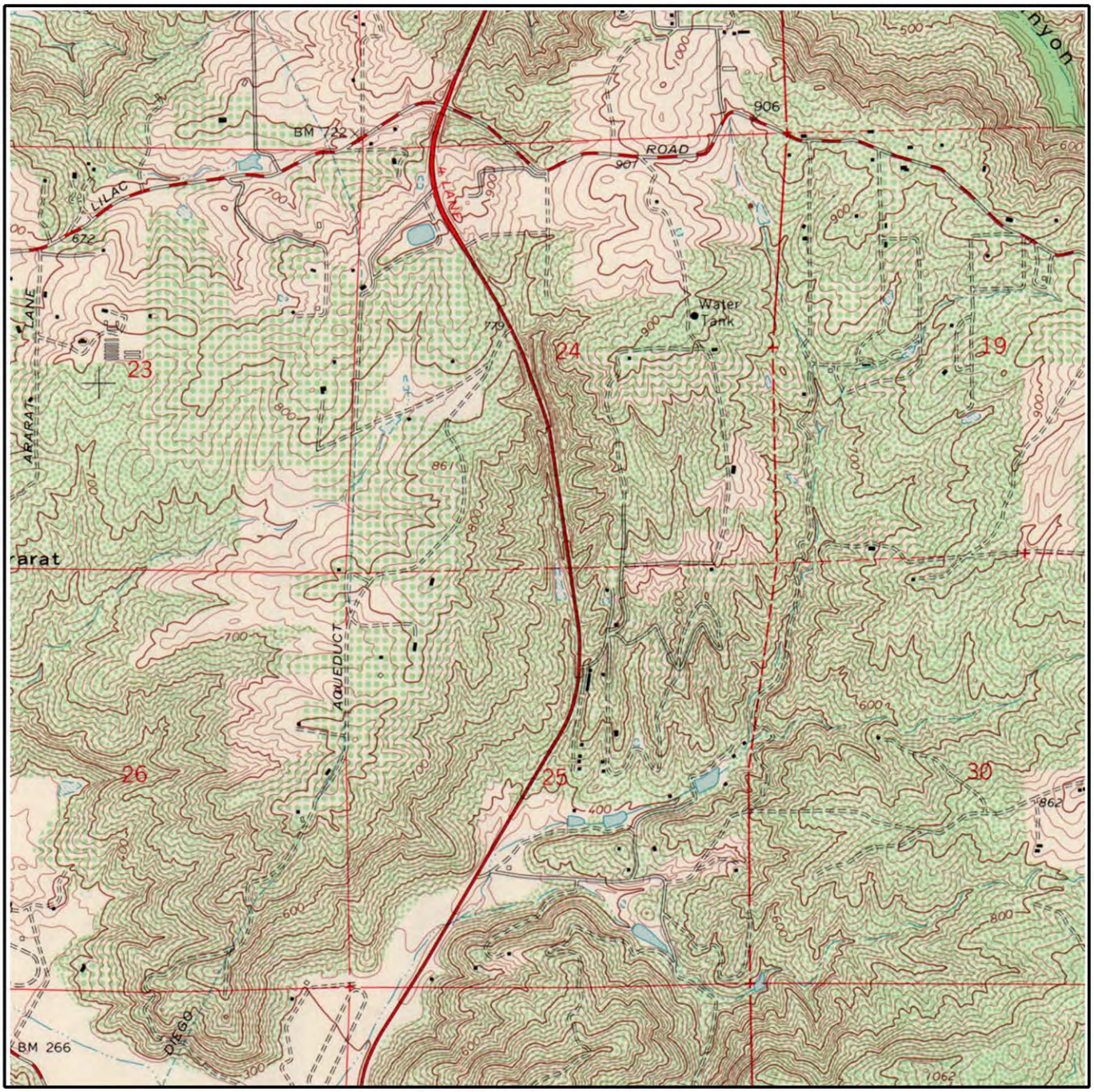
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

Old Hwy 395, Escondido, CA 92026



Job Number: ACE-71497.1d
Target Site: 33.286131, -117.149450

0 miles 0.5 1

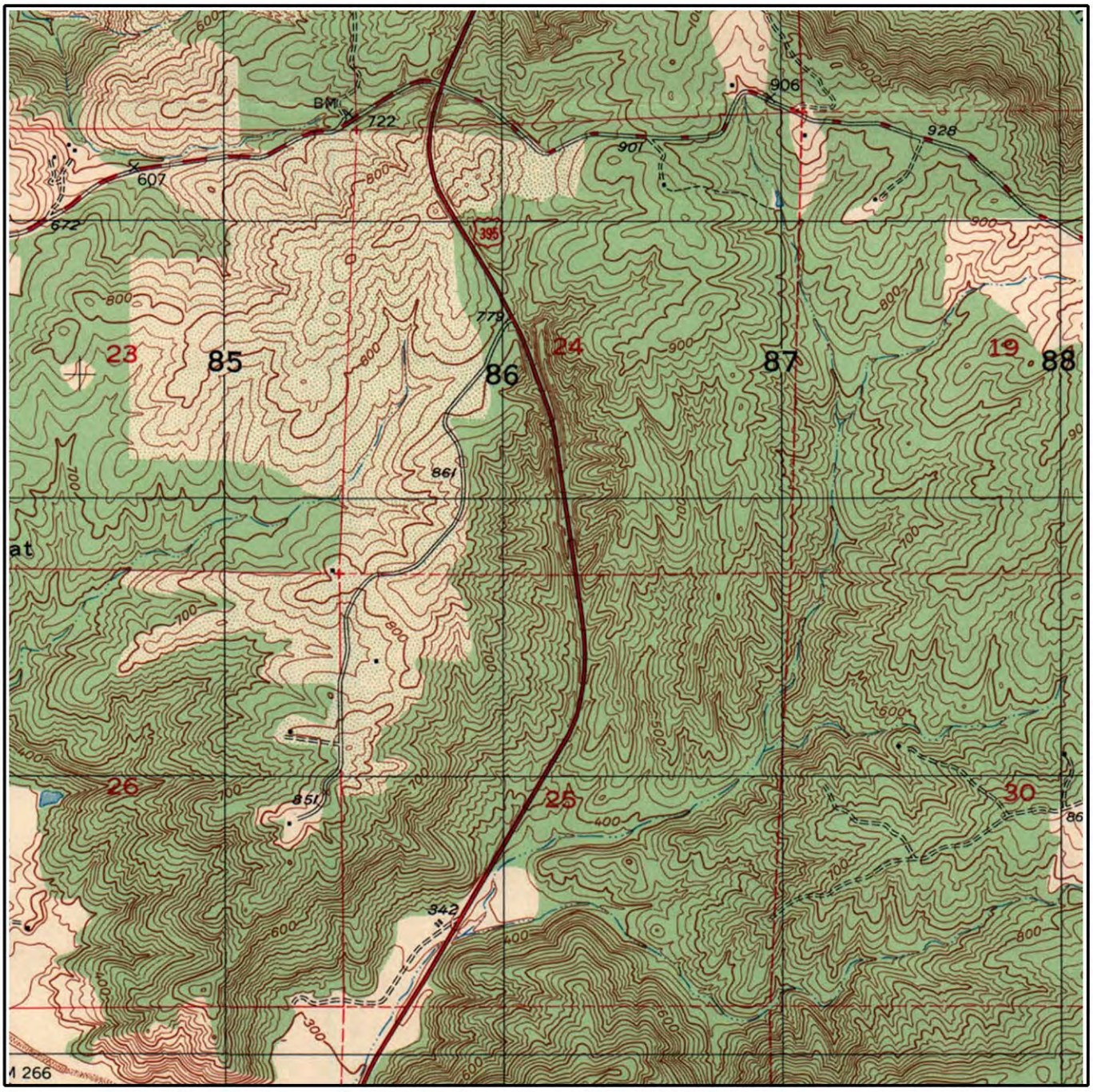
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1951 Original Map Scale: 1:25,000

Old Hwy 395, Escondido, CA 92026



Job Number: ACE-71497.1d
Target Site: 33.286131, -117.149450

0 miles 0.5 1

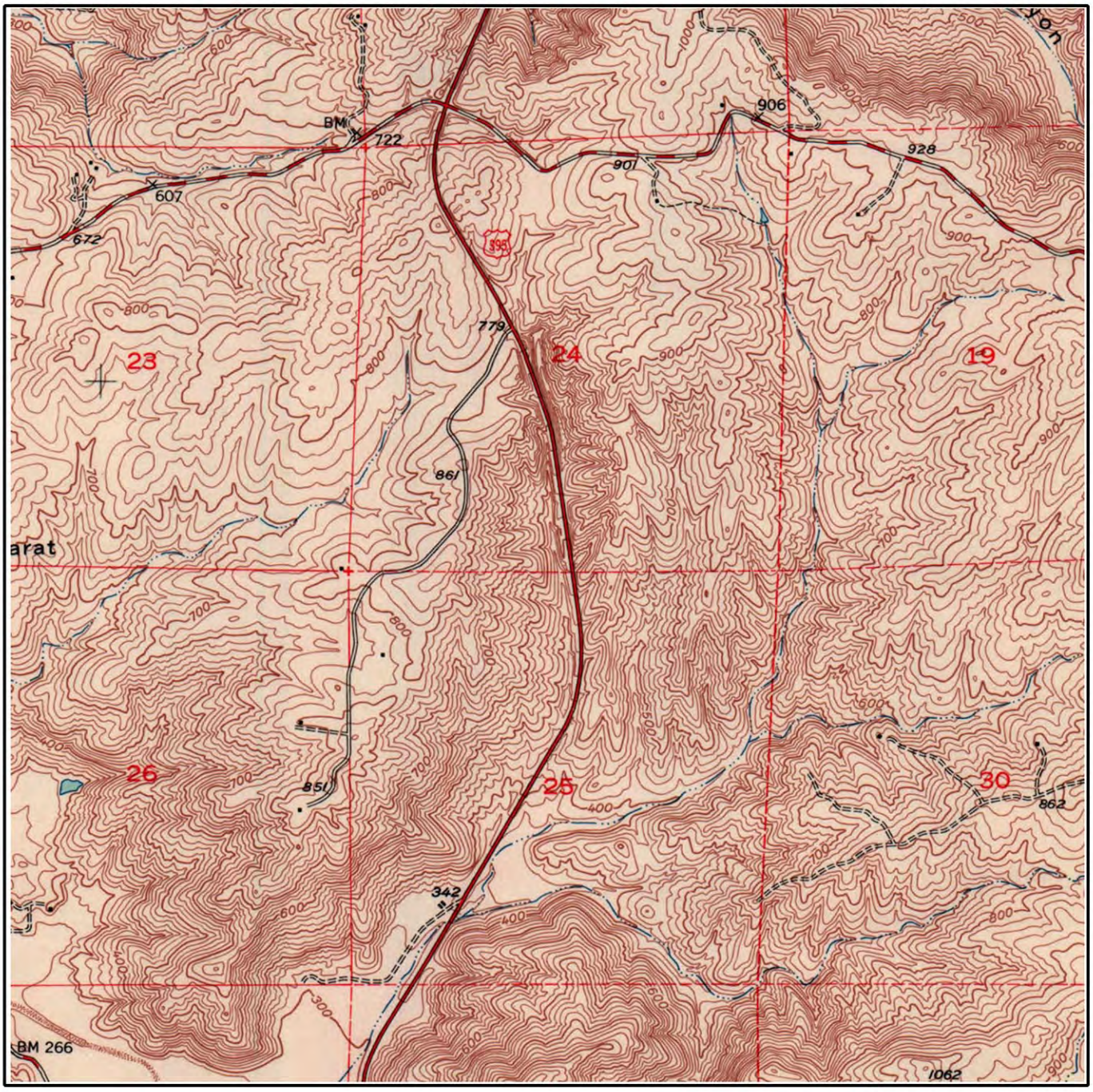
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

FIRSTSEARCH

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

Old Hwy 395, Escondido, CA 92026



Job Number: ACE-71497.1d
Target Site: 33.286131, -117.149450

0 miles 0.5 1

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

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FIRSTSEARCH

ENVIRONMENTAL FIRSTSEARCH REPORT

TARGET PROPERTY:

I-15 RAMP SEGMENTS

OLD HWY 395

ESCONDIDO, CA 92026

JOB NUMBER: ACE-71497.1d

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

August 13, 2012

Environmental FirstSearch
Search Summary Report

Target Site: OLD HWY 395
ESCONDIDO, CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	06-07-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-07-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	05-09-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	07-15-12	0.50	0	0	0	0	-	0	0
ERNS	Y	07-05-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-06-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	07-09-12	0.50	0	0	0	1	-	0	1
State/Tribal LUST	Y	06-06-12	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-01-12	0.25	0	0	1	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	07-11-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-06-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	06-13-12	0.25	0	0	0	-	-	0	0
Dry Cleaners	Y	NA	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	1	1	0	1	3

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	08-13-12	**Search Type:**	LINEAR
Requestor Name:	Polly Ivers		0.505 mile(s)
Standard:	ASTM-05	**Job Number:**	ACE-71497.1d
		Filtered Report	

Target Site: OLD HWY 395
ESCONDIDO, CA 92026

Demographics

Sites:	3	**Non-Geocoded:**	1	**Population:**	NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.149450	-117:8:58	**Easting:**	486083.93
Latitude:	33.286130	33:17:10	**Northing:**	3682825.927
Elevation:	645		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	08-13-12
Historical Topos	Yes	08-13-12
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	08-13-12

Environmental FirstSearch
Target Site Summary Report

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	UST	RAYMOND L GRIMSINGER HE17H20309/NOT REPORTED	31663 PALOS VERDES DR ESCONDIDO CA 92026	0.16 NE	+ 6	1
2	SWL	GREEN CO FARMS SWIS37-AA-0941/PLANNED	32163 OLD HWY. 395 BONSALL CA	0.46 NW	N/A	2

Environmental FirstSearch
Sites Summary Report

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	3

Environmental FirstSearch
Site Detail Report

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

UST

SEARCH ID: 1 **DIST/DIR:** 0.16 NE **ELEVATION:** 651 **MAP ID:** 1

NAME:	RAYMOND L GRIMSINGER	**REV:**	05/24/11
ADDRESS:	31663 PALOS VERDES DR	**ID1:**	HE17H20309
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:	RAYMOND L GRIMSINGER	**PHONE:**	760-749-9494
SOURCE:	SAN DIEGO CO		

TANK IDs
Permit Number: H20309
Tank Number: T001
Tank ID Number: NO I

TANK CHARACTERISTICS INFORMATION
Capacity: 500
Contents: LEADED

Tank System Type: SINGLE WALL
Primary Tank Material: BARE STEEL
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: OVRFILL UNKNOWN
Spill Buckets:

TANK TESTING & MONITORING INFORMATION
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO

PIPING INFORMATION
Pipe Construction: SINGLE WALL
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: NO MONITORING ALTERNATIVE SELECTED. VERIFY AND ENTER MONITORING ALTERNATIVE DURING INSPECTION.
REGULATORY INFORMATION
Regulatory Status Date:
Regulatory Status Code Description: EXEMPT

Environmental FirstSearch
Site Detail Report

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

SWL

SEARCH ID: 3 **DIST/DIR:** 0.46 NW **ELEVATION:** **MAP ID:** 2

NAME: GREEN CO FARMS
ADDRESS: 32163 OLD HWY. 395
BONSALL CA
SAN DIEGO
CONTACT:
SOURCE:

REV: 03/21/00
ID1: SWIS37-AA-0941
ID2:
STATUS: PLANNED
PHONE:

Activity: Composting Facility (Green Waste)
Accepted Waste:
Operational Status: Planned
Regulatory Status Proposed
Closure Date:
Closure Type:
Permitted Throughput with Units: 0
Permitted Capacity with Units: 0
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: 0
Permitted Disposal Acreage:
Last Tire Inspection Count: 0
Last Tire Inspection Count Date:
Original Tire Inspection Count: 0
Last Tire Inspection Count Date:
Inspection Frequency: None

Environmental FirstSearch
Site Detail Report

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

TRIBALLAND

SEARCH ID: 2 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION
ADDRESS: UNKNOWN
CA 92026
SAN DIEGO
CONTACT:
SOURCE: BIA

REV: 01/15/08
ID1: BIA-92026
ID2:
STATUS:
PHONE:

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is

used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical

purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which

generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416 San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department

* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:
* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:

* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: OLD HWY 395
ESCONDIDO, CA 92026

JOB: ACE-71497.1d

Street Name	Dist/Dir	Street Name	Dist/Dir
N Highway 395	0.00--		
Old Highway 395	0.00--		
OLD HWY 395	0.00--		
Palimo Dr	0.13 SE		
Palos Verdes Dr	0.1 NE		
Ramp	0.00--		
Ritson Rd	0.11 SE		
Rocking Horse Rd	0.14 NE		
Via Urner Way	0.21 NW		

FIRSTSEARCH

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

08-13-12
ACE-71497.1d
OLD HWY 395
ESCONDIDO, CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

Environmental FirstSearch

1 Mile Radius from Line

Single Map:

FIRSTSEARCH

OLD HWY 395 , ESCONDIDO, CA 92026

Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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

Oil Gas Wells .....

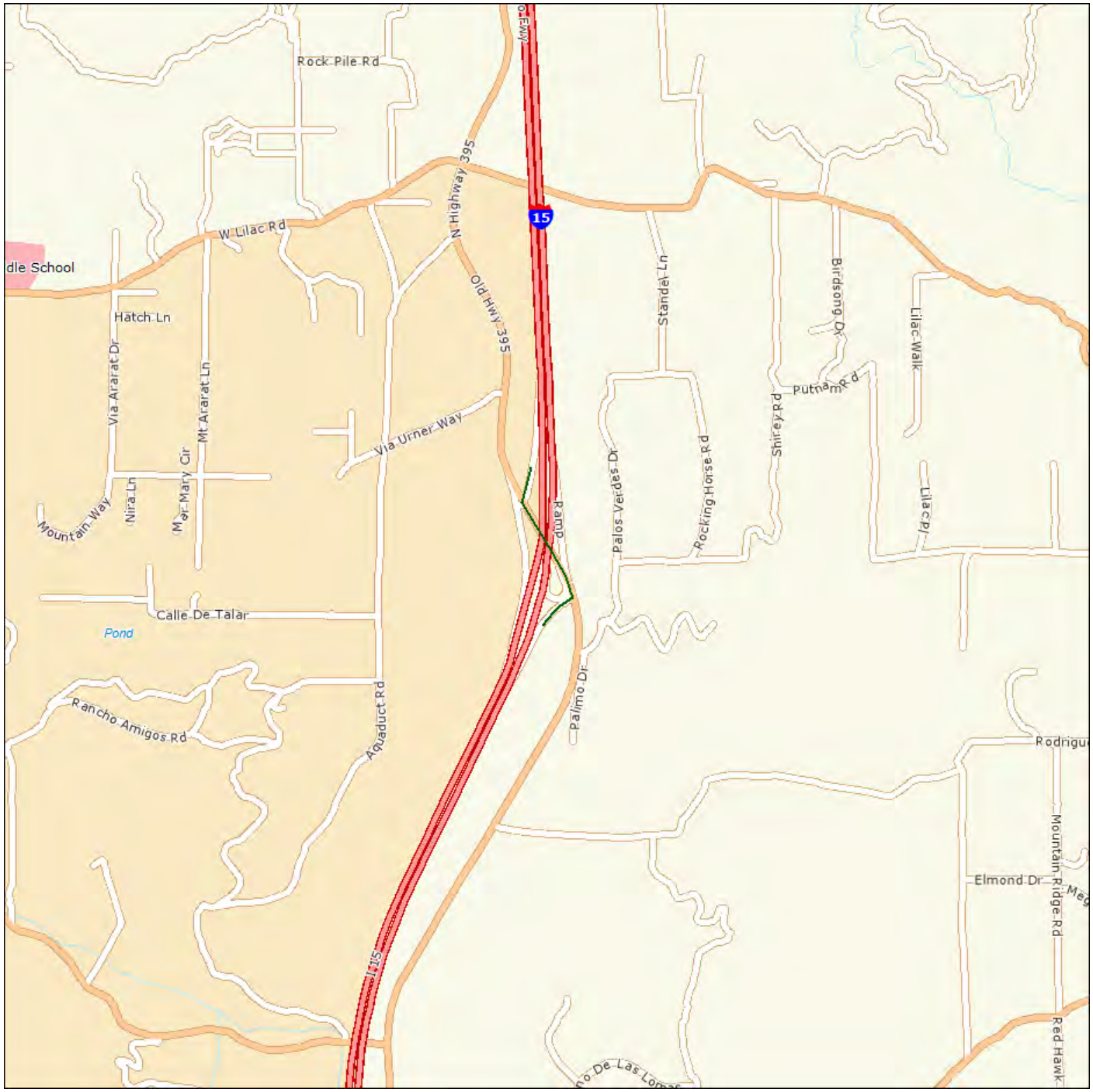
Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCRACOR, STATE

FIRSTSEARCH

OLD HWY 395 , ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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

Oil Gas Wells .....

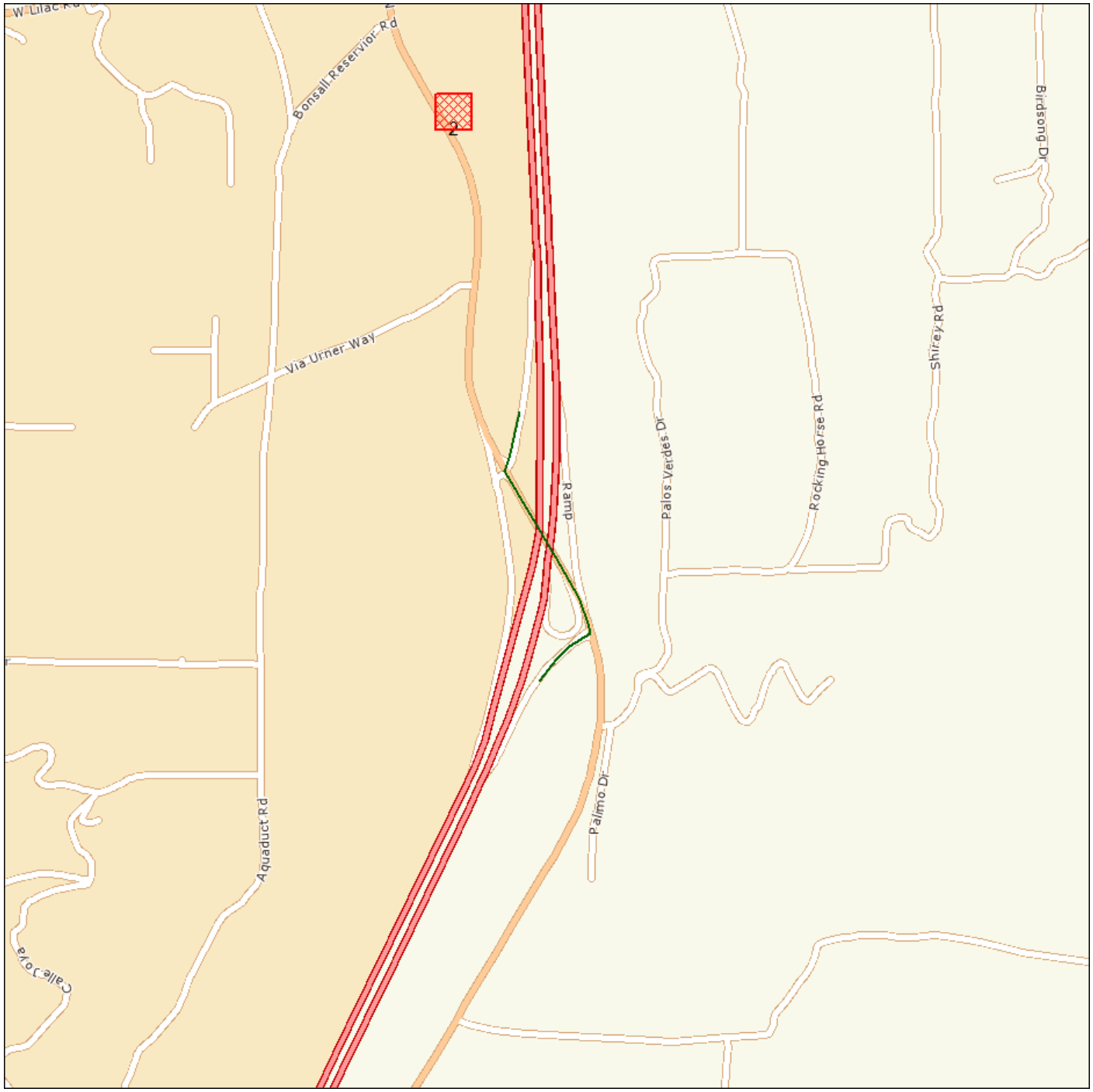
Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

OLD HWY 395 , ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

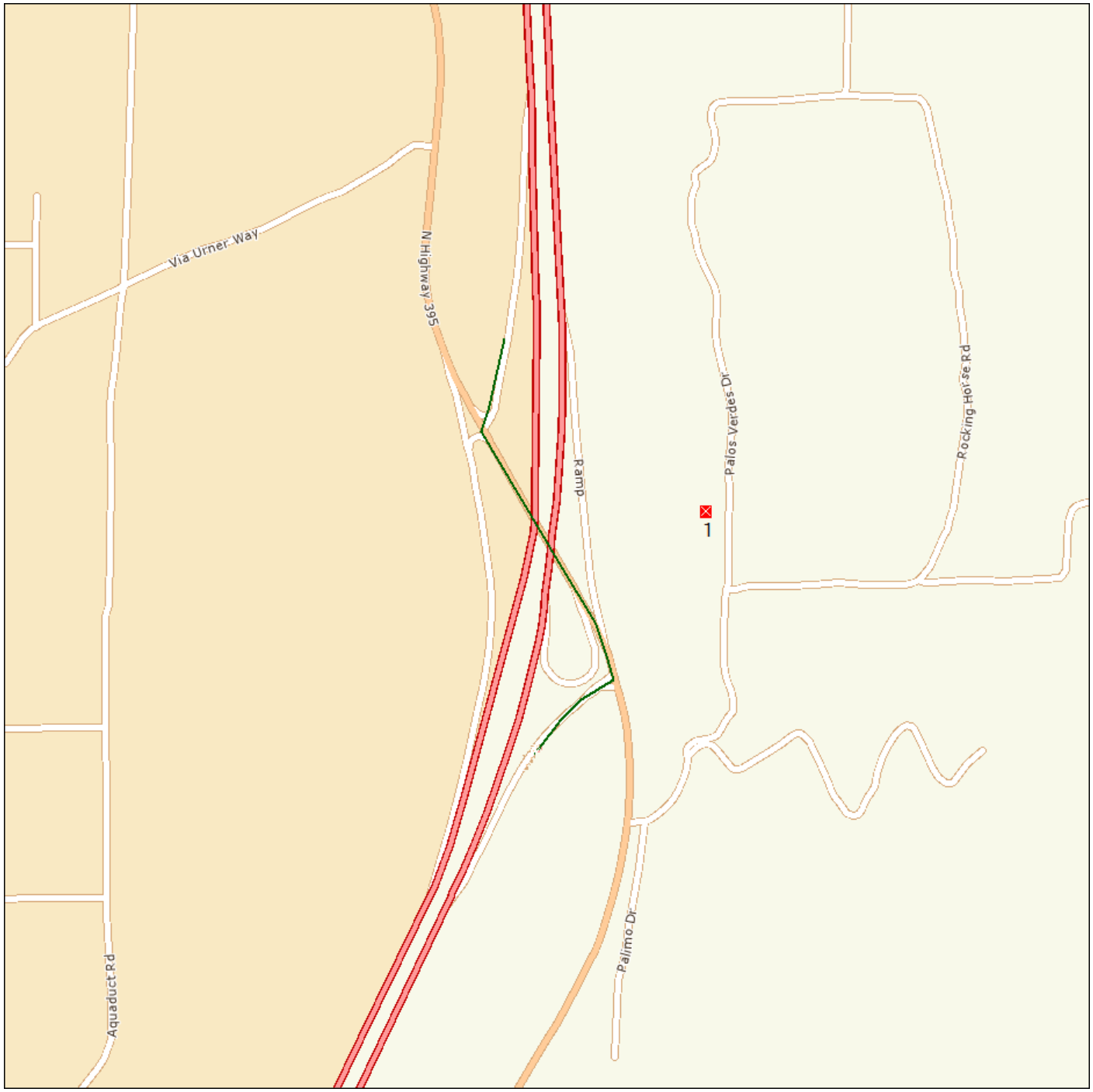
Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

OLD HWY 395 , ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

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

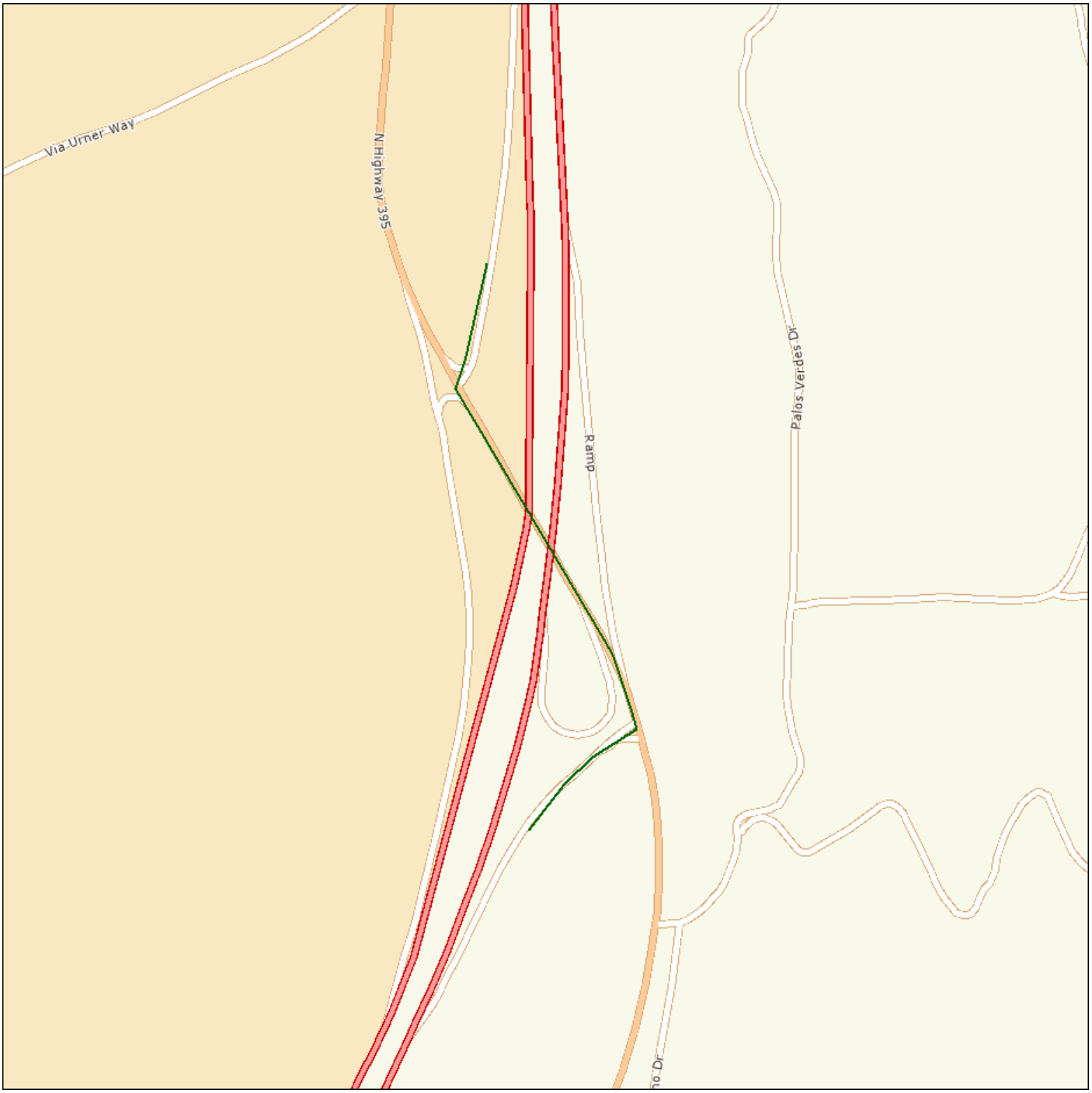
Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

OLD HWY 395 , ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Oil Gas Wells .....

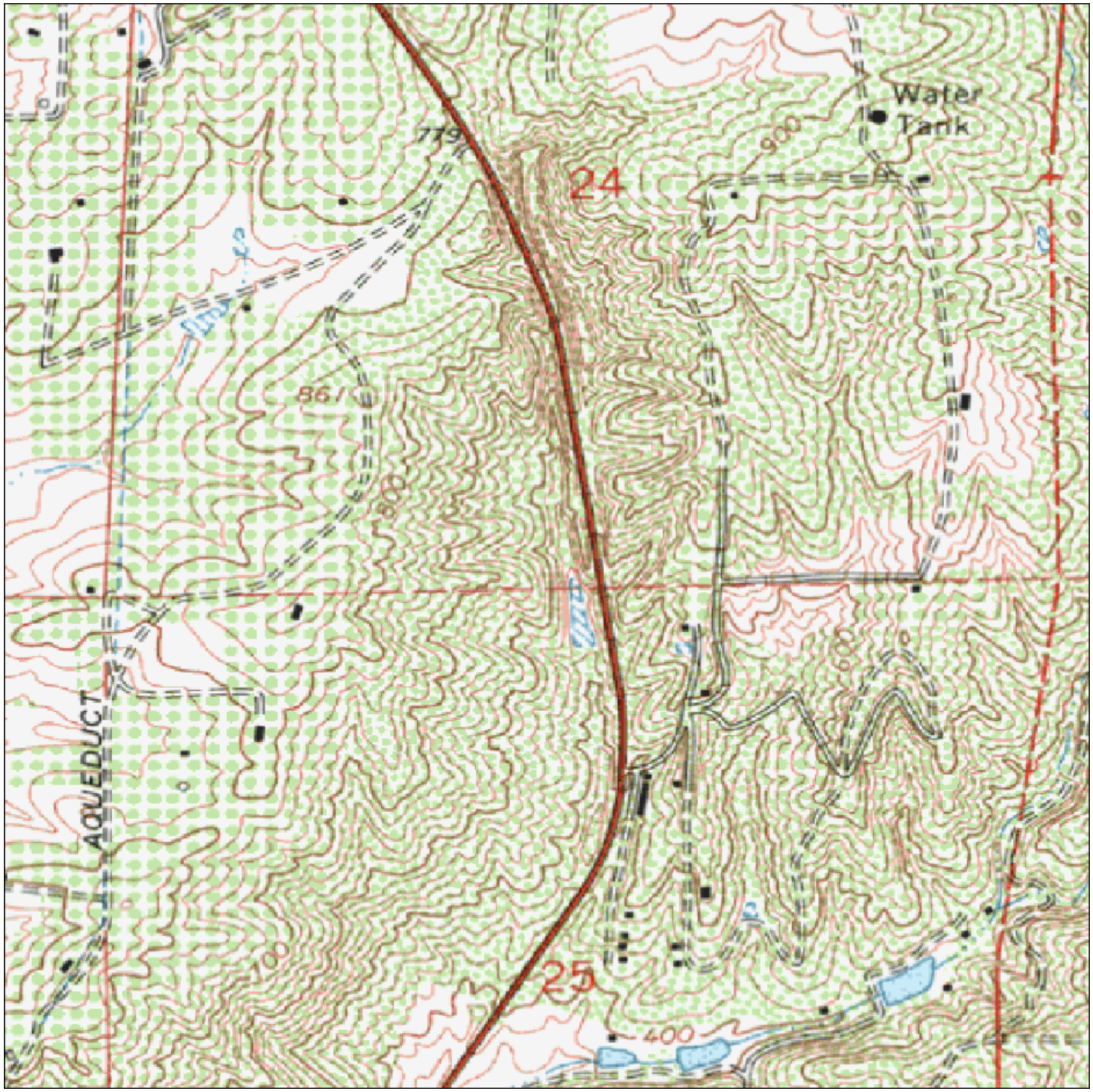
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Site Location Map

Topo : 0.75 Mile Radius from Line

OLD HWY 395 , ESCONDIDO, CA 92026

FIRSTSEARCH



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

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

0 495 990 1,980 2,970 3,960 Feet

FIRSTSEARCH

Data Supplied by: MAPTECH

Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71497.1d/ Old Hwy. 395 and Interstate 15 Intersection Ramp Segments

Project Address: Old Hwy. 395, east/west of Interstate 15, Escondido, Ca. 92026

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

NO

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

N/A

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

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

NO

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

NO

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

NO

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

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO / N/A

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

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

COUNTY OF SANDIEGO

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

ENVIRO APPLICATION

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

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

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

COUNTY OF SANDIEGO; ACCRETIVE INVESTMENTS, INC.

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

N/A

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

NO

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

No

Preparer:

Name/Company: ACCRETIVE INVESTMENTS, INC.

Address: 12275 EL CAMINO REAL, SUITE 110

Signature:

Date: 8/13/12

APPENDIX F
PHOTOGRAPHIC LOG

Photograph 1 – East view along the southern edge of the northbound I-15 off ramp to Old highway 395.

Photograph 2 – East view along the northern edge of the northbound I-15 off ramp to Old Highway 395 showing drainage swale.

.

Photograph 3 – Northeasterly view of stormdrain riser inlet situated east of the eastern edge Old Highway 395 opposite the northbound I-15 off ramp to Old Highway 395.

Photograph 4 – North view along the southbound I-15 off ramp for Old Highway 395. Note 3 drainage structures (i.e., grate inlet; concrete-pave inlet basin; and concrete-paved swale) near northerly end of proposed improvement area.

APPENDIX G
LIMITED SOIL INVESTIGATION
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

10 August 2012

Brian Brennan
EEI -- Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Accretive - Lilac Hills Offsite

Enclosed are the results of analyses for samples received by the laboratory on 08/03/12 10:26. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121317-01	Soil	08/02/12 10:40	08/03/12 10:26
HA-2	T121317-02	Soil	08/02/12 10:45	08/03/12 10:26
HA-3	T121317-03	Soil	08/02/12 10:50	08/03/12 10:26
HA-4	T121317-04	Soil	08/02/12 11:00	08/03/12 10:26
HA-5	T121317-05	Soil	08/02/12 11:10	08/03/12 10:26
HA-6	T121317-06	Soil	08/02/12 11:25	08/03/12 10:26
HA-7	T121317-07	Soil	08/02/12 11:35	08/03/12 10:26
HA-8	T121317-08	Soil	08/02/12 11:40	08/03/12 10:26

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-1

T121317-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-2

T121317-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-3

T121317-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5027 Fax

EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-4

T121317-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-5

T121317-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**18**	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-6

T121317-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-7

T121317-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

HA-8

T121317-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	2080314	08/03/12	08/06/12	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2080314 - EPA 3051										
Blank (2080314-BLK1)				Prepared: 08/03/12 Analyzed: 08/06/12						
Lead	ND	3.0	mg/kg							
LCS (2080314-BS1)				Prepared: 08/03/12 Analyzed: 08/06/12						
Lead	109	3.0	mg/kg	100		109	75-125			
Matrix Spike (2080314-MS1)	**Source: T121316-01**			Prepared: 08/03/12 Analyzed: 08/06/12						
Lead	97.2	3.0	mg/kg	100	ND	97.2	75-125			
Matrix Spike Dup (2080314-MSD1)	**Source: T121316-01**			Prepared: 08/03/12 Analyzed: 08/06/12						
Lead	95.3	3.0	mg/kg	100	ND	95.3	75-125	2.02	20	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Accretive - Lilac Hills Offsite	
2195 Faraday Ave., Ste K	Project Number: ACR-71497.1d	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/10/12 16:17

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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

Chain of Custody Record

Client: EEI
Address: Carlsbad CA
Phone: (760) 431-3747 Fax: (760) 431-3748
Project Manager: Brian Brennan

Date: 8-02-2012 Page: 1 Of 1
Project Name: Accretive - Gilgo Hills offsite
Collector: Ed Lump Client Project #: ACR-71497.1d
Batch #: T121317 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Total Lead (6010B)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	8-2-2012	1040	Soil	Glass											01		
HA-2		1045													02		
HA-3		1050													03		
HA-4		1100													04		
HA-5		1110													05		
HA-6		1125													06		
HA-7		1135													07		
HA-8		1140													08		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	8/2/2012 100 PM		8/3/12 1026
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 8
Chain of Custody seals Y/N/NA: N
Seals intact? Y/N/NA: N/A
Received good condition/cold: Y 1.4°

Notes

Sample disposal Instructions: Disposal @ $2.00 each ___ Return to client ___ Pickup ___

Turn around time: ___

COC 112358

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121317

Client Name: EEI - CARLSBAD Project: ACCRETIVE - HILLS OFFSITE

Received by: DAN Date/Time Received: 8.3.12 / 10:26

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 0 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 1.6 °C +/- the CF (- 0.2°C) = 1.4 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐**No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date SL 8.3.12

Comments:

_____

_____

_____

_____