

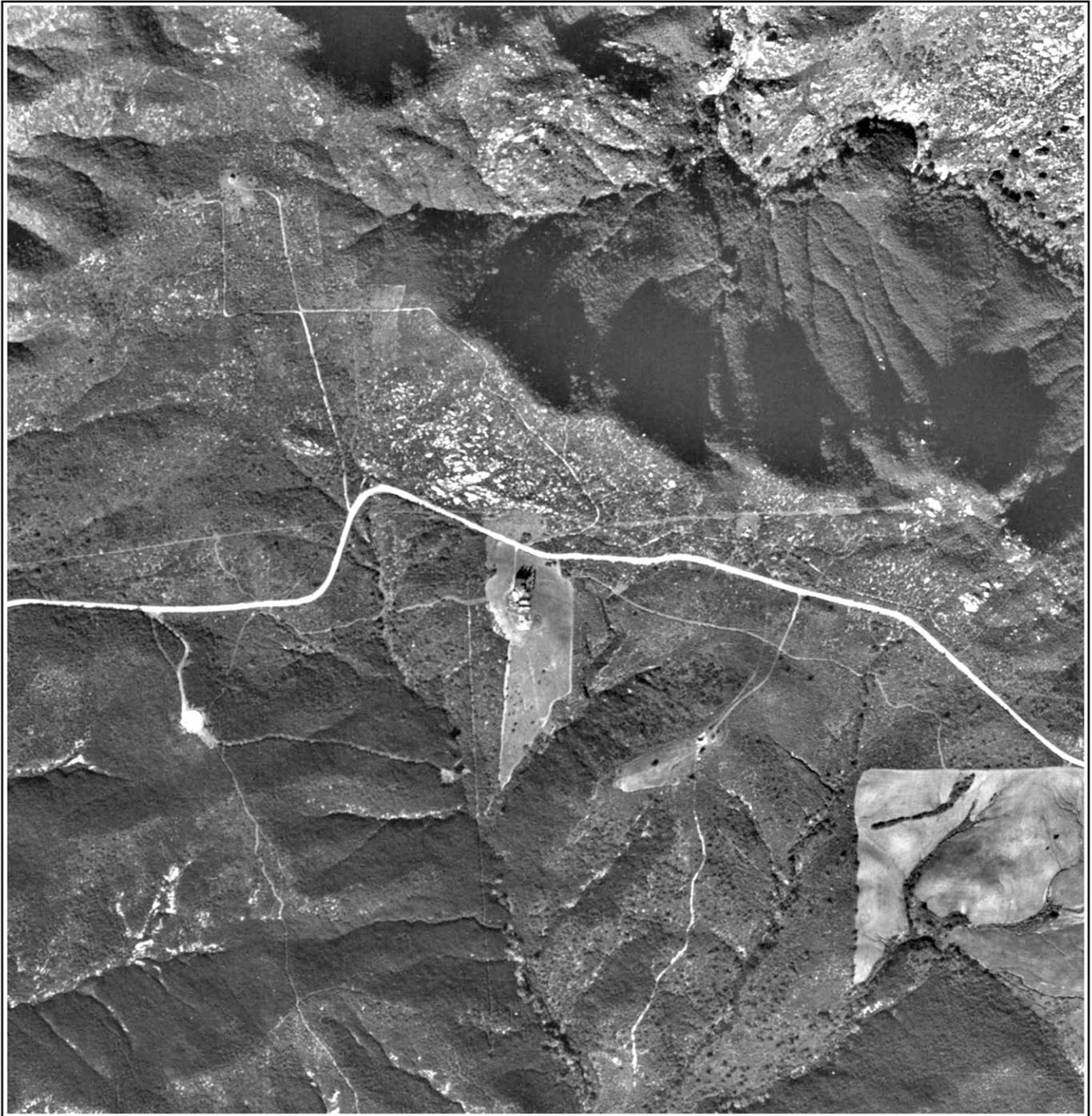


# Environmental FirstSearch

Historical Aerial Photo

1947

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR\_ 71397 GS-CP\_9-87)  
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft



# Environmental FirstSearch

Historical Aerial Photo

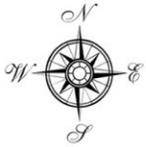
1939

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR\_71397 (C-5750\_271-18)  
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

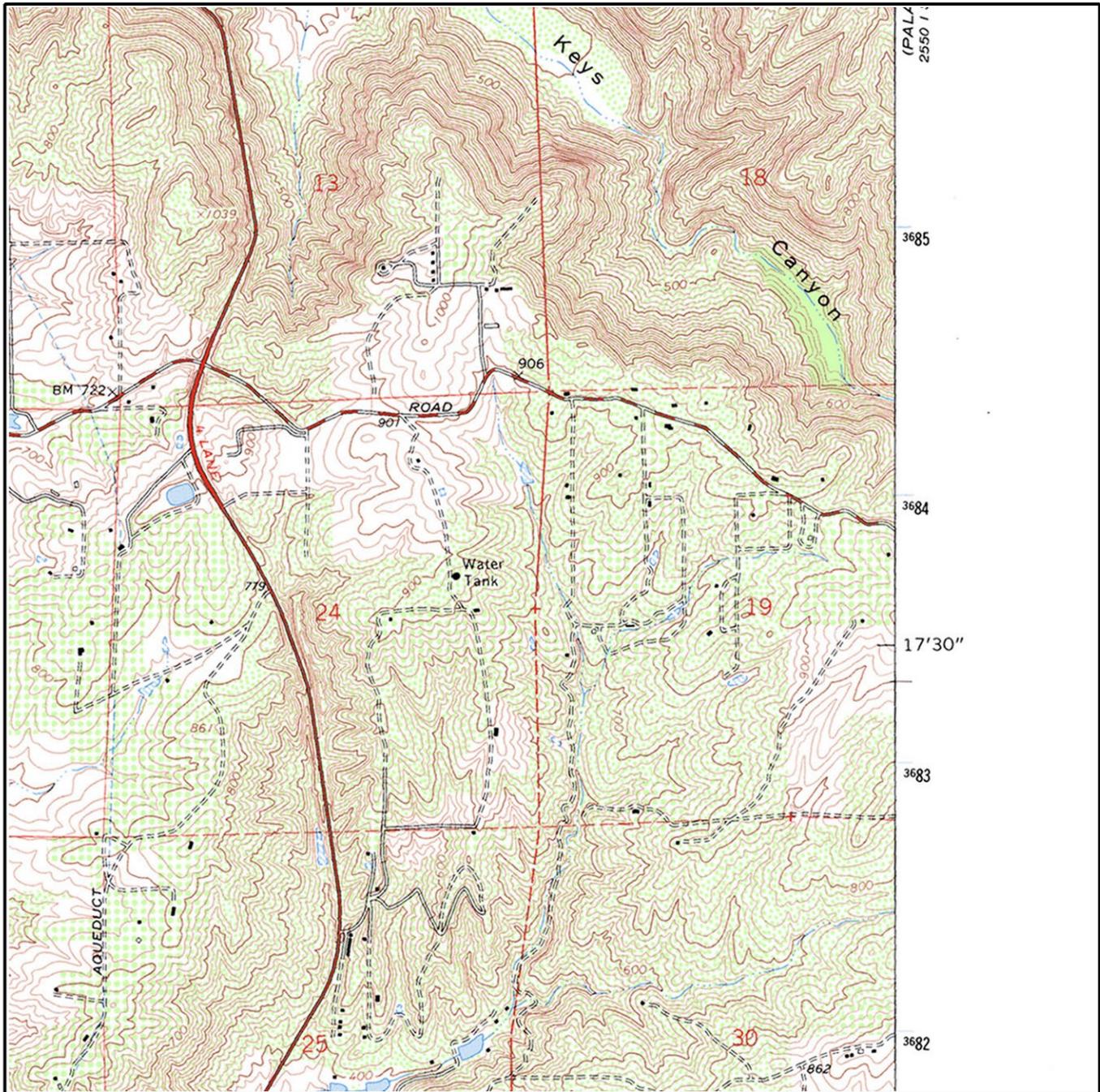


# Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR\_71397  
Target Site: 33.294918, -117.139467



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

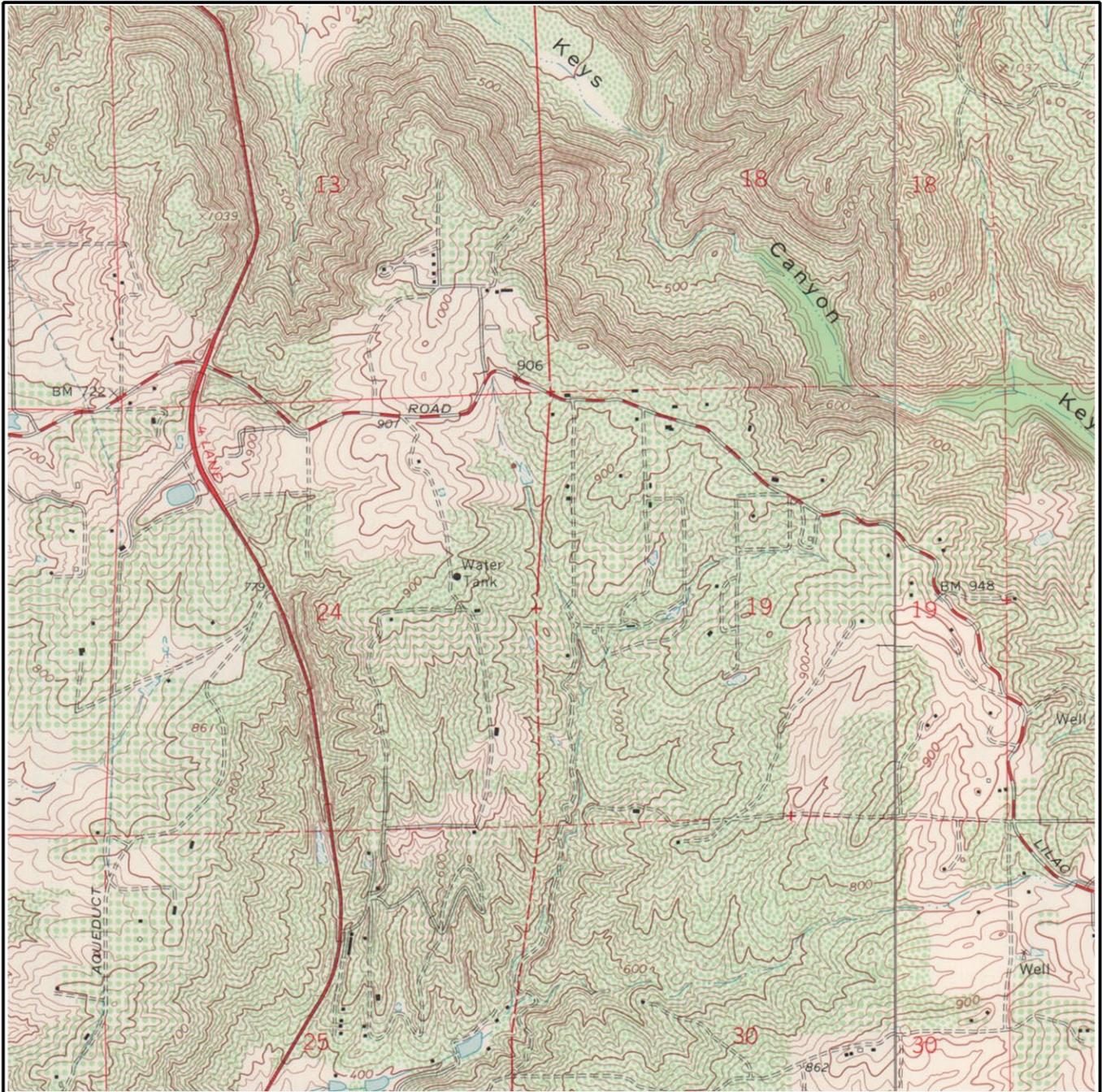


# Environmental FirstSearch

Historical Topographic Map

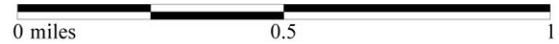
Quad Name: Bonsall, CA  
Year: 1968 Original Map Scale: 1:24,000

Escondido, CA

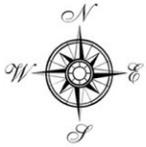


Job Number: ACR\_71397  
Target Site: 33.294918, -117.139467

E Quad Name: Pala, CA  
Year: 1968



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



# Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR 71397  
Target Site: 33.294918, -117.139467



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

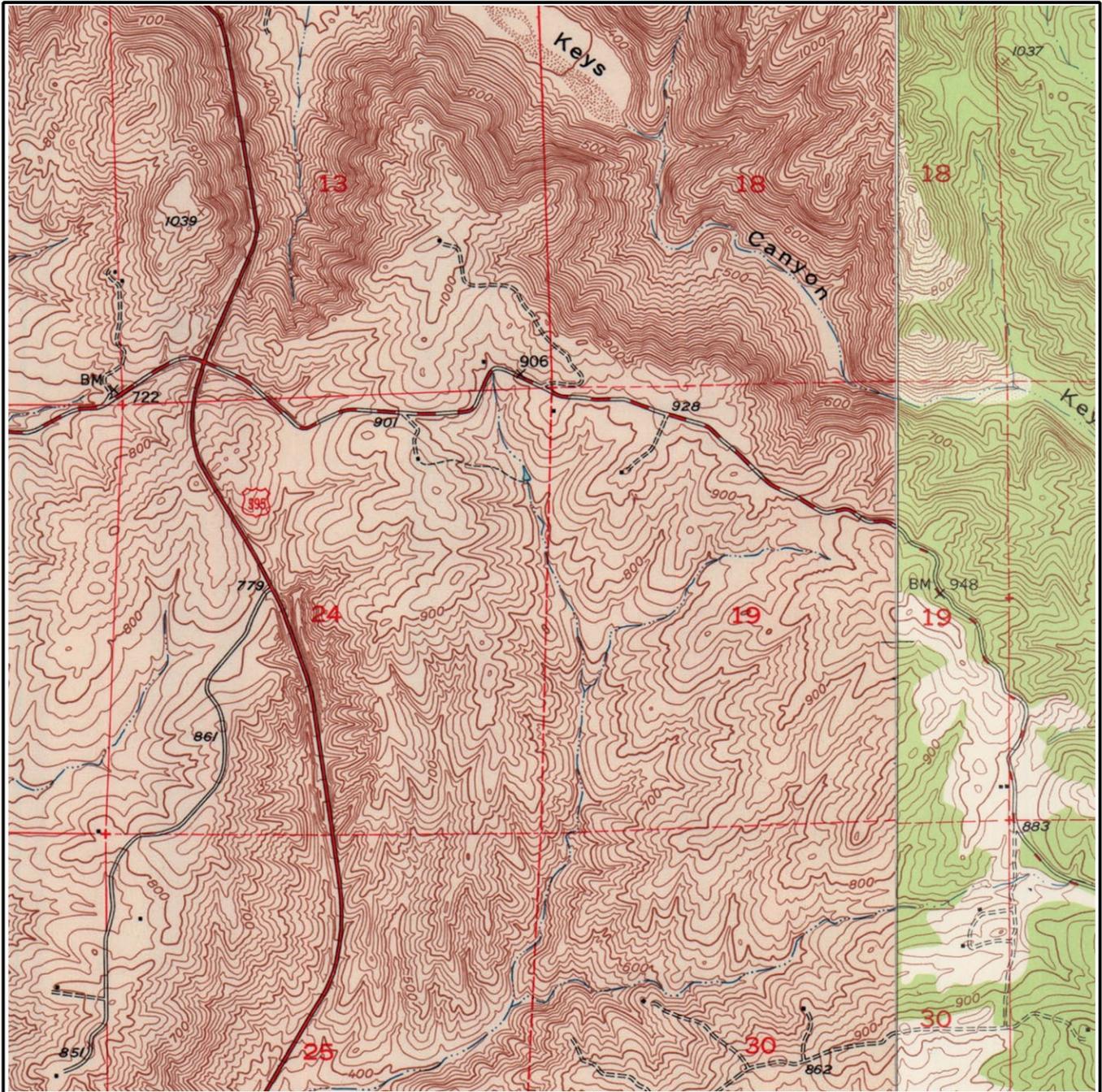


# Environmental FirstSearch

Historical Topographic Map

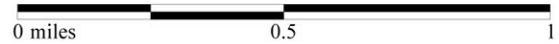
Quad Name: Bonsall, CA  
Year: 1948 Original Map Scale: 1:24,000

Escondido, CA



Job Number: ACR\_71397  
Target Site: 33.294918, -117.139467

E Quad Name: Pala, CA  
Year: 1949



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

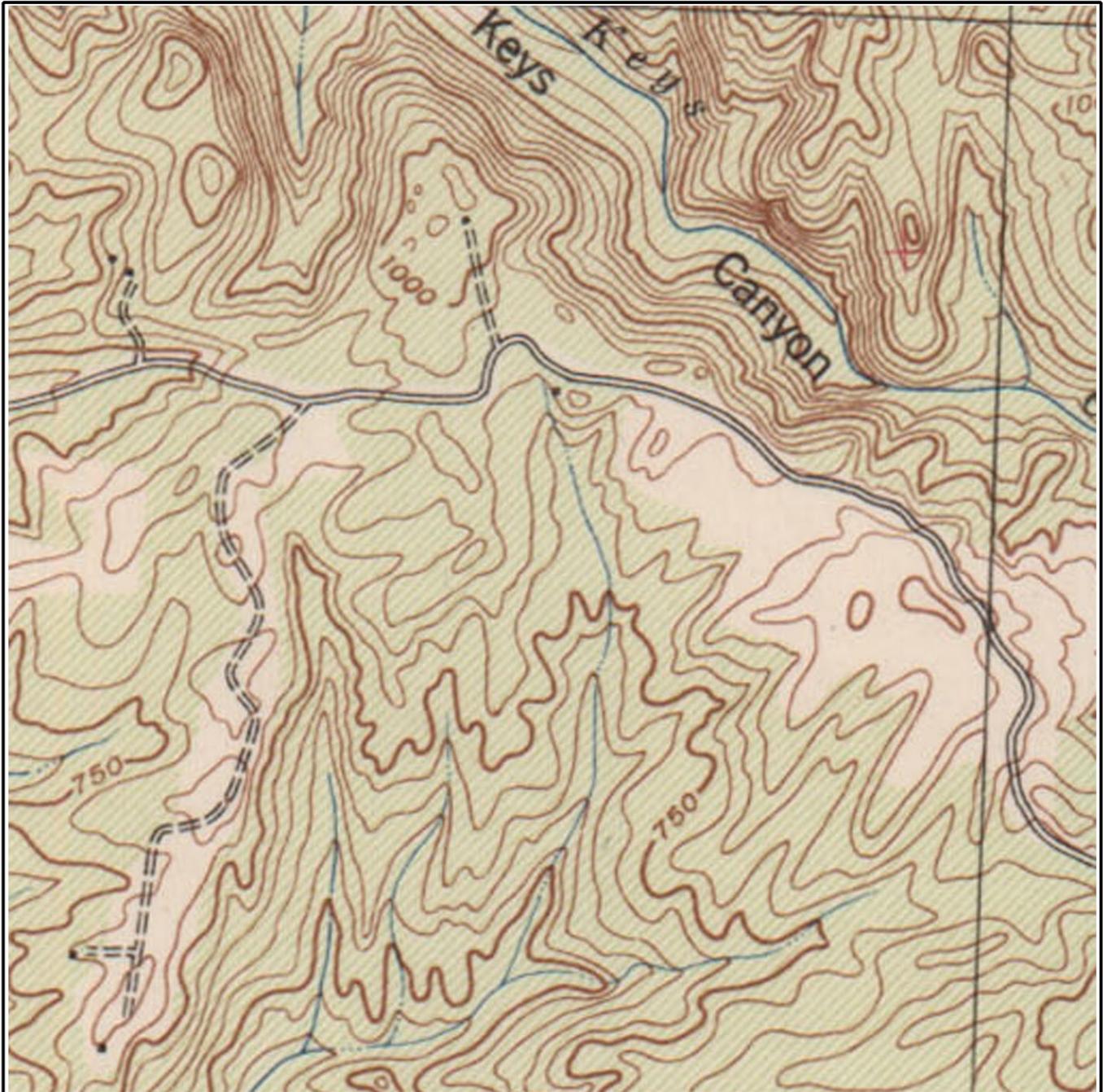


# Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA  
Year: 1942 Original Map Scale: 1:62,500

Escondido, CA



Job Number: ACR 71397  
Target Site: 33.294918, -117.139467



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

**APPENDIX D  
COUNTY OF SAN DIEGO RECORDS**



NEWDOC

**DEH APN FILE TARGET SHEET  
ARCHIVE RECORD  
Pre-KIVA & Existing APN Records**

Document Name: LARC \_\_\_\_\_  
(LARC\_KIVA Per Num\_APN)

Document Type: Legacy Septic System Documents

APN(s) 127-072-40  
\_\_\_\_\_  
\_\_\_\_\_

Number of Pages: 3

Document Prepared by: ep

Document Preparation Date: 9-29-09

Office Source: San Marcos

8336







NEWDOC

**DEH APN FILE TARGET SHEET**  
**ARCHIVE RECORD**  
Pre-KIVA & Existing APN Records

Document Name: LARC \_\_\_\_\_  
(LARC\_KIVA Per Num\_APN)

Document Type: Legacy Septic System Documents

APN(s) 127-072-41  
\_\_\_\_\_  
\_\_\_\_\_

Number of Pages: - 3

Document Prepared by: af

Document Preparation Date: 9-24-09

Office Source: San Marcos

8337

PARCEL 4

SAN DIEGO COUNTY DEPARTMENT OF HEALTH SERVICES  
SEPTIC TANK INSTALLATION REPORT  
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT  
PERCOLATION TEST E17TD009-13

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Final parcel map required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian:	<u>D. H. Lowen</u>
Date:	<u>10-19-81</u>

Date SEPT. 9, 1981

OWNER'S NAME MR & MRS. STANLEY NELSON ADDRESS B709 W. LILAC RD., ESCALANTE, CA.

CONTRACTOR DOWLING & ASSOCIATES ADDRESS P.O. BOX 332, BONSALE, CA.

Legal Location POR. OF SE 1/4 OF NE 1/4 OF SEC. 24 Lot --- Block --- T10S, R3W, S8M. 127-072-41

Test Location B709 WEST LILAC ROAD, ESCALANTE, CALIF. 92026  
(NUMBER, STREET AND TOWN) Ac 4 PM 13313

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- |                                     |                        |                                |   |
|-------------------------------------|------------------------|--------------------------------|---|
| 1. Lot Location (locate by street)  | 4. Lot Grade           | 7. Test Holes                  | 10. All calculations on 8 1/2 X 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells               | 8. Sub-Surface Disposal System |   |
| 3. Surfaced Areas                   | 6. Utility Water Lines | 9. Cuts and Fill               |   |

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H <sub>2</sub> O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 FT		-	33	30.5 <sup>M</sup> /IN.
	2.	3 FT		-	33	
	3.	3 FT		-	29	
	4.	3 FT		-	27	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA
-	-	-	-	-	-

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

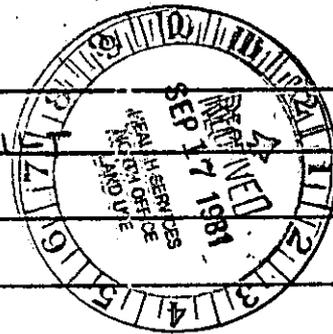
Surface: D.G. WITH CLAYEY SILT

1 ft. below surface: D.G. WITH CLAYEY SILT

2 ft. below surface: ---

3 ft. below surface: D.G.

8 to 10 ft. below surface: D.G.



Source of water MUNICIPAL W.D. Depth of water table GREATER THAN 15'

Proposed structure: No. 1 Type SINGLE FAMILY DWELLING

No. of bedrooms: 3 and/or maximum capacity: ---

RECOMMENDATIONS:

Size tank 1000 gal.

Drainage tile 420 ft.

Trench width 1.5 ft.

Trench depth 3.0 ft.

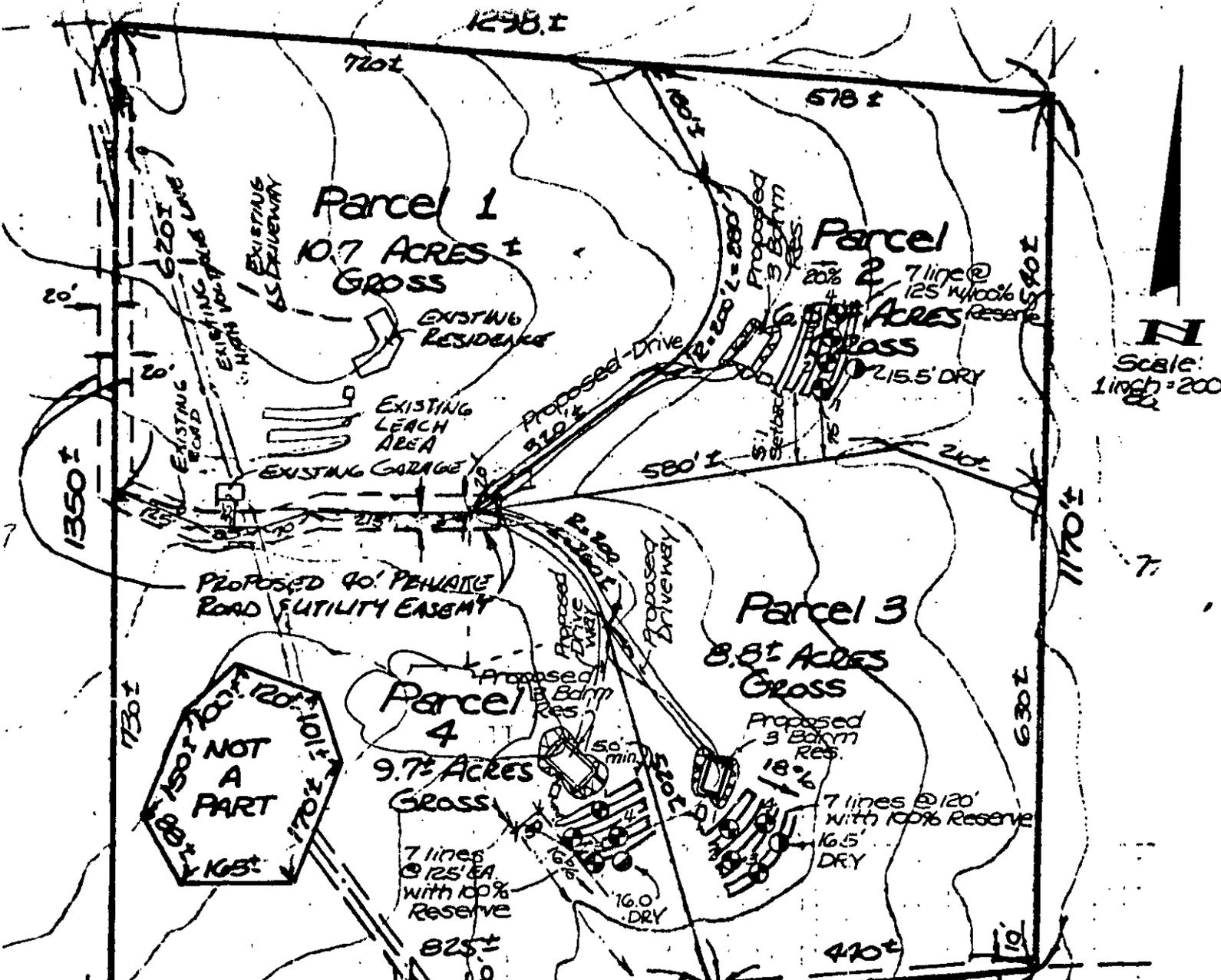
Seepage pit width - ft.

Seepage pit depth - ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

DAVID H. LOWEN 31915  
 REGISTERED ENGINEER (REG. NO.)  
 P.O. BOX 332, BONSALE 9414865 9-9-81  
 Address Phone Des

Nelson, Stanley



N  
Scale:  
1 inch = 200 feet

NOT A PART

This approval will be void unless the structures, Driveway and Grading are located as shown and the Leach Lines or Seepage Pit(s) are located exactly as shown on this plan. Any proposed change shall be approved by the Dept. of Health Services prior to beginning construction, and may require additional soil testing.

I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundaries

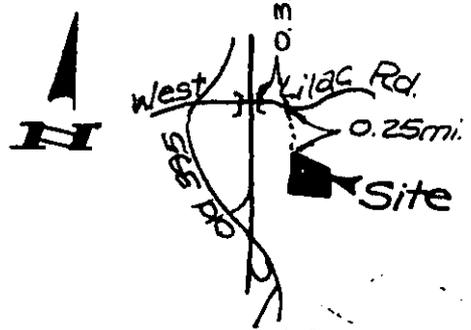
Prepared For:  
Mr & Mrs. Stanley T. Nelson  
8709 West Lilac Road  
Escondido, Ca. 92026  
(714) 728-4627

Prepared By:  
Dawling & Assoc.  
P.O. Box 332  
Bonsall, Ca. 92003  
(714) 941-4865

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian: A. J. Wing

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH  
1600 PACIFIC HWY, SAN DIEGO, CA 92101  
PHONE: 236-2243



(no scale)  
Vicinity Map  
(T. Bros. Pg 6-K & 8-K)



NEWDOC

**DEH APN FILE TARGET SHEET  
ARCHIVE RECORD  
Pre-KIVA & Existing APN Records**

Document Name: LARC \_\_\_\_\_  
(LARC\_KIVA Per Num\_APN)

Document Type: Legacy Septic System Documents

APN(s) 127-072-46  
\_\_\_\_\_  
\_\_\_\_\_

Number of Pages: 4 -

Document Prepared by: EP

Document Preparation Date: 9-24-09

Office Source: San Marcos

8341



PARCEL 2

COUNTY SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT  
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT  
PERCOLATION TEST ET-70629-13

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Final parcel map required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian:	<u>Rick Waring</u>
Date:	<u>10-29-81</u>

127-072-46

Date SEPT. 9, 1981

OWNER'S NAME MR & MRS STANLEY NELSON ADDRESS 8709 W. LILAC RD., ESCALON, CA.

CONTRACTOR DOWLING & ASSOCIATES ADDRESS P.O. BOX 332, BONSALE, CA.

Legal Location POE. OF SE 1/4 OF NE 1/4 OF SEC. 24 T10S, R3W, S8M. Lot - Block 127-072-39

Test Location 8709 WEST LILAC ROAD, ESCALON, CALIF. 92026  
(NUMBER, STREET AND TOWN) Par 2 PM 13313

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- |                                     |                        |                                |   |
|-------------------------------------|------------------------|--------------------------------|---|
| 1. Lot Location (locate by street)  | 4. Lot Grade           | 7. Test Holes                  | 10. All calculations on 8 1/2 x 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells               | 8. Sub-Surface Disposal System |   |
| 3. Surfaced Areas                   | 6. Utility Water Lines | 9. Cuts and Fill               |   |

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H <sub>2</sub> O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	3 FT		-	26	31.5 M/IN
	2.	3 FT		-	51	
	3.	3 FT		-	30	
	4.	3 FT		-	19	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 3/4 x 11" sheet:

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA
-	-	-	-	-	-

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: D.G. WITH CLAYEY SILT

1 ft. below surface: D.G. WITH CLAYEY SILT

2 ft. below surface: 11"

3 ft. below surface: D.G.

8 to 10 ft. below surface: D.G.



Source of water MUNICIPAL W.D. Depth of water table GREATER THAN 15'

Proposed structure: No. 1 Type SINGLE FAMILY DWELLING

No. of bedrooms: 3, and/or maximum capacity: -

RECOMMENDATIONS:

Size tank 1000 gal.

Drainage tile 430 ft.

Trench width 1.5 ft.

Trench depth 3.0 ft.

Seepage pit width - ft.

Seepage pit depth - ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

[Signature] 31915  
 REGISTERED ENGINEER DAVID H. LOWEN (REG. NO. 1)  
 P.O. BOX 332, BONSALE 9414865 9-9-81  
 Address Phone Date

Nelson, Stanley

San



**APPENDIX E  
ENVIRONMENTAL RECORDS SEARCH**

# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

Target Property:

**STANDEL LANE  
ESCONDIDO CA 92026**

Job Number: ACR\_71397

### **PREPARED FOR:**

EEL, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

03-21-12



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

# Environmental FirstSearch Search Summary Report

**Target Site:** STANDEL LANE  
ESCONDIDO CA 92026

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-01-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-01-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-01-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-01-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	01-10-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-10-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-10-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	01-10-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	02-01-12	0.25	0	0	0	-	-	0	0
ERNS	Y	01-11-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	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	01-10-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	01-10-12	0.50	0	0	0	1	-	0	1
State/Tribal LUST	Y	01-10-12	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	01-18-12	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	01-10-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	03-13-12	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 FirstSearch 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:** 03-21-12  
**Requestor Name:** POLLY IVERS  
**Standard:** ASTM-05

**Search Type:** AREA  
 0.04 sq mile(s)  
**Job Number:** ACR\_71397  
**Filtered Report**

**Target Site:** STANDEL LANE  
 ESCONDIDO CA 92026

*Demographics*

<b>Sites:</b> 2	<b>Non-Geocoded:</b> 1	<b>Population:</b> NA
<b>Radon:</b> 0.4 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-117.108500	-117:6:31	<b>Easting:</b>	489885.125
<b>Latitude:</b>	33.182899	33:10:58	<b>Northing:</b>	3671376.926
<b>Elevation:</b>	979		<b>Zone:</b>	11

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b>					<b>Services:</b>		
<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>	
					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	03-21-12

***Environmental FirstSearch  
Target Site Summary Report***

**Target Property:** STANDEL LANE  
ESCONDIDO CA 92026

**JOB:** ACR\_71397

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

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
---------------	----------------	----------------------------	----------------	-----------------	-----------------	-----------------

*No sites found for target address*

***Environmental FirstSearch  
Sites Summary Report***

**Target Property:** STANDEL LANE  
ESCONDIDO CA 92026

**JOB:** ACR\_71397

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

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>ElevDiff</b>	<b>Page No.</b>
1	SWL	GREEN CO FARMS SWIS37-AA-0941/PLANNED	32163 OLD HWY. 395 BONSALL CA	0.45 NW	N/A	1

***Environmental FirstSearch  
Sites Summary Report***

**Target Property:** STANDEL LANE  
ESCONDIDO CA 92026

**JOB:** ACR\_71397

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

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

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** STANDEL LANE  
ESCONDIDO CA 92026

**JOB:** ACR\_71397

SWL

---

**SEARCH ID:** 2      **DIST/DIR:** 0.45 NW      **ELEVATION:**      **MAP ID:** 1

---

<b>NAME:</b>	GREEN CO FARMS	<b>REV:</b>	03/21/00
<b>ADDRESS:</b>	32163 OLD HWY. 395	<b>ID1:</b>	SWIS37-AA-0941
	BONSALL CA	<b>ID2:</b>	
	SAN DIEGO	<b>STATUS:</b>	PLANNED
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>			

---

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:** STANDEL LANE  
ESCONDIDO CA 92026

**JOB:** ACR\_71397

TRIBALLAND

SEARCH ID:	1	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
<b>NAME:</b>	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	<b>REV:</b>	01/15/08	<b>ID1:</b>	BIA-92026
<b>ADDRESS:</b>	UNKNOWN CA 92026 SAN DIEGO	<b>ID2:</b>		<b>STATUS:</b>	
<b>CONTACT:</b>		<b>PHONE:</b>			
<b>SOURCE:</b>	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 First Search 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 NPL**PROPOSED** - 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 site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - 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 Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – 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 Generators** **SGN - Small Quantity Generators** **VGN – 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. **SQL-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. **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** sites that 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 Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau 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:** STANDEL LANE  
ESCONDIDO CA 92026

**JOB:** ACR\_71397

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Birdsong Dr	0.2 NE		
Palos Verdes Dr	0.03 SW		
Putnam Rd	0.09 SE		
Rocking Horse Rd	0.02 SW		
Shahram Way	0.17 NE		
Shirey Rd	0.06 SE		
Shirley Ln	0.06 SE		
STANDEL LANE	0.00--		
Standel Ln	0.02 NW		
W Lilac Rd	0.24 NE		



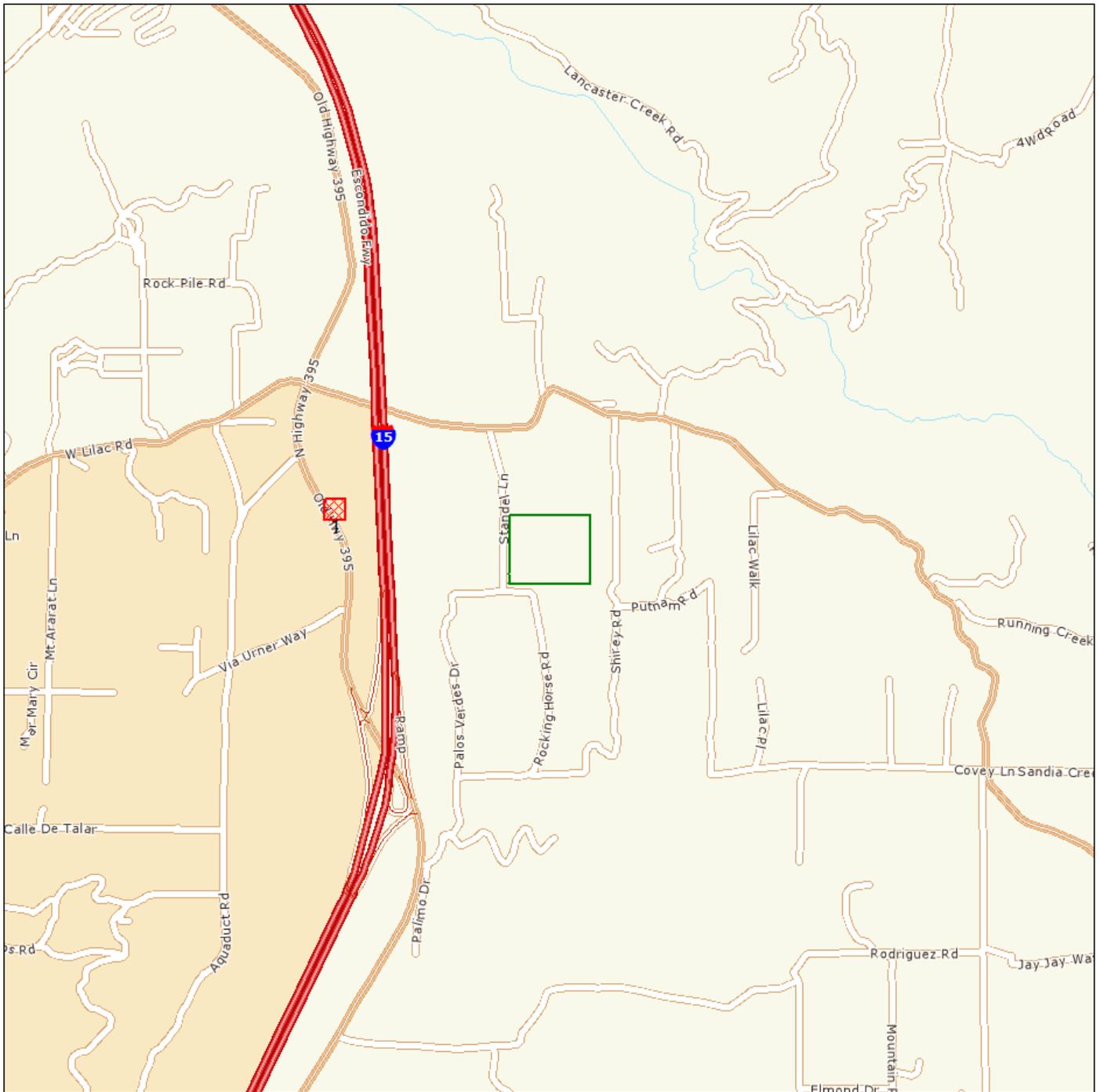
# Environmental FirstSearch

1 Mile Radius from Area

Single Map:

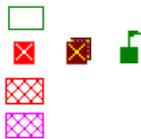


## STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon .....
- 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

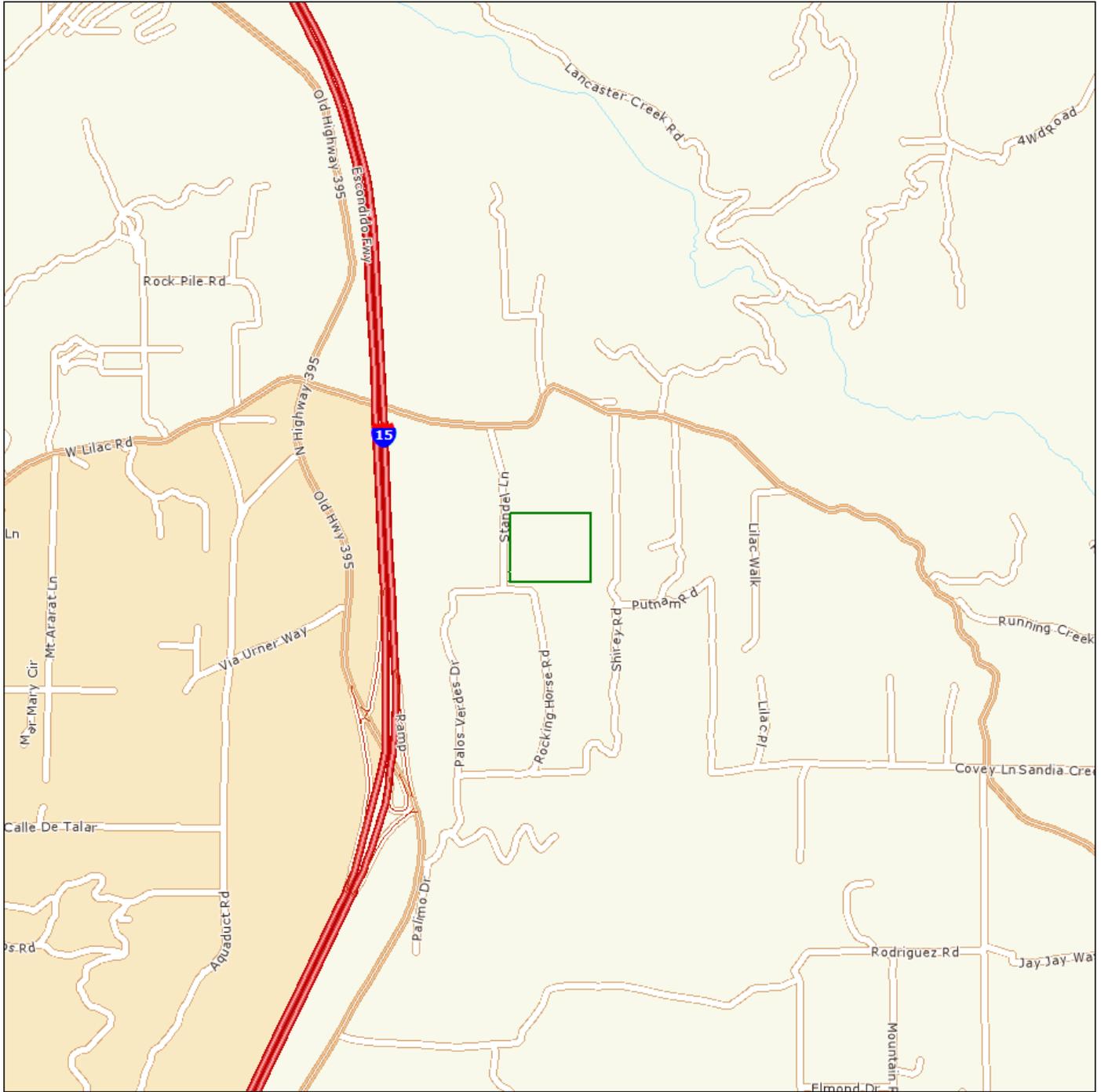




**Environmental FirstSearch**  
1 Mile Radius from Area  
ASTM-05: NPL, RCACOR, STATE

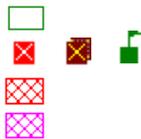


**STANDEL LANE, ESCONDIDO CA 92026**



Source: Tele Atlas

- Area Polygon .....
- 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





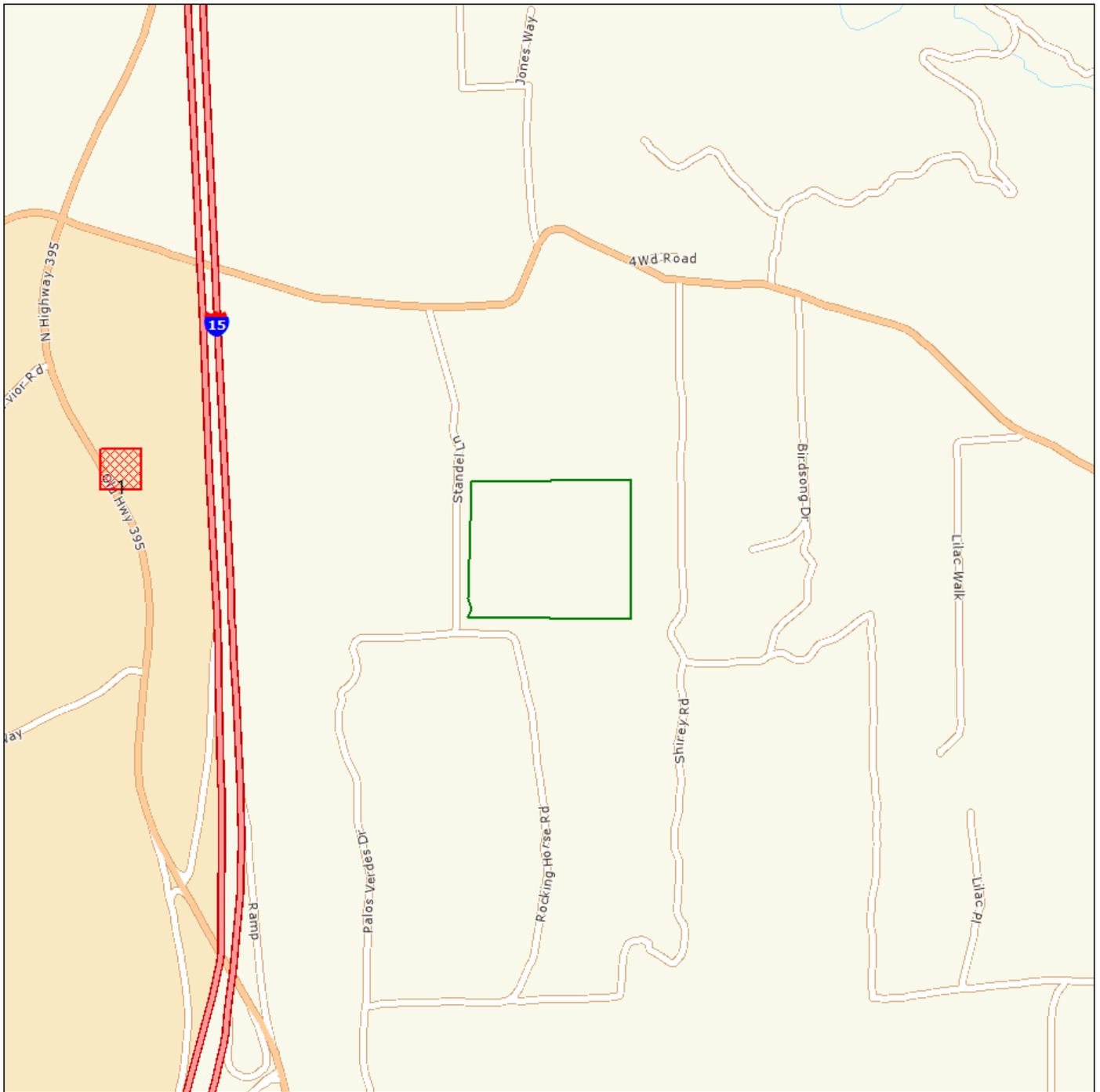
# Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

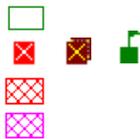


## STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon .....
- 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





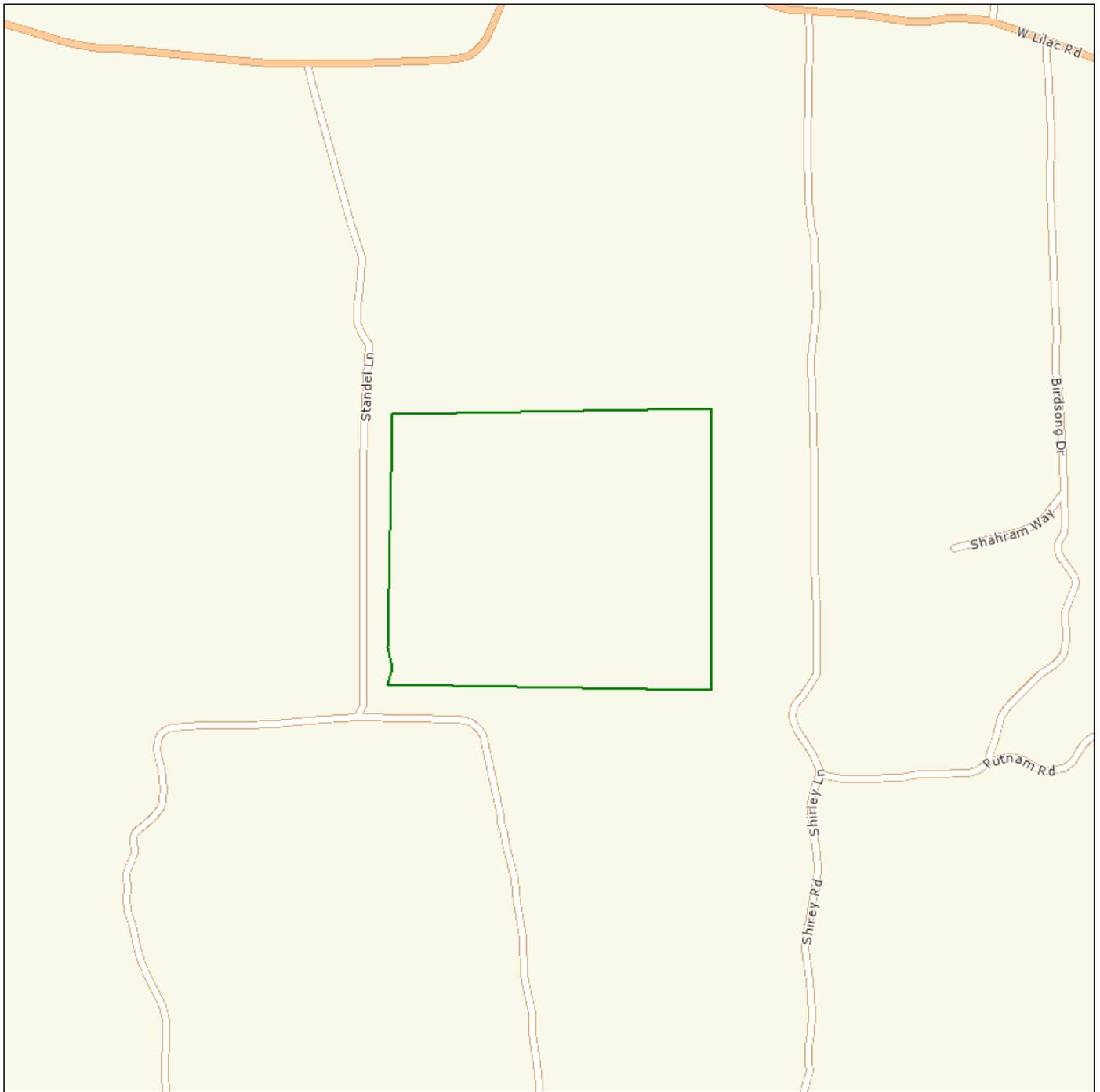
# Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRA GEN, UST, OTHER, FEDIC/EC



## STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon .....
- 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



# Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases



## STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

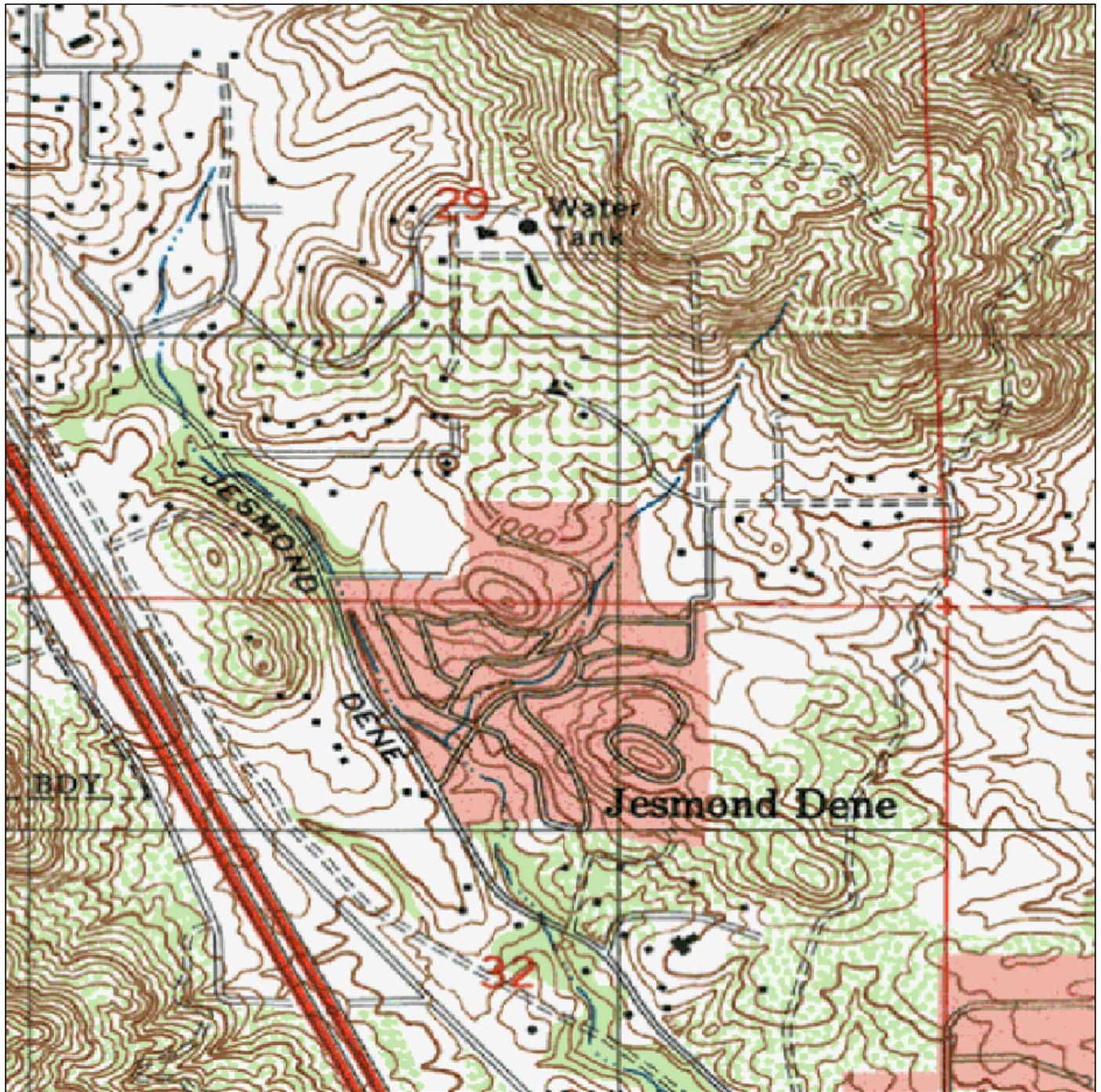
- Area Polygon ..... 
  - Identified Site, Multiple Sites, Receptor .....   
  - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste ..... 
  - Triballand ..... 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



# Site Location Map

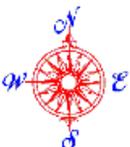
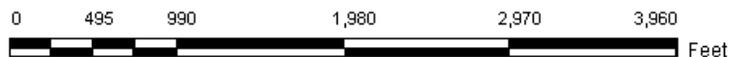
Topo : 0.75 Mile Radius from Area

## STANDEL LANE, ESCONDIDO CA 92026



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



Data Supplied by:



### Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: VALLEY CENTER  
Map Reference Code: 33117-B1-TF-024

Date Created: 1996--  
Contour Interval: 20 feet

Date Revised: None--  
Elevation:

FIGURE NO.

1

**APPENDIX F  
USER PROVIDED INFORMATION**

ASTM E1597-05  
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71397 / 34.99-Acre Property, APN 127-072-38, -40, -41, and -46

Project Address: NE of Standel Ln. and Rocking Horse Rd., 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*?

yes

**(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,

**Purchase & San Diego County DPLU**

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

**Sale**

(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*,

**Accretive & Affiliates, and County of San Diego DPLU**

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

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

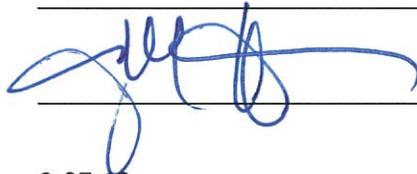
(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

**Preparer:**

**Name/Company:** Jon Rilling, Accretive Invesments, Inc.

**Address:** 12275 El Camino Real, Suite 110, San Diego, CA 92130

**Signature:**

A handwritten signature in blue ink, appearing to be 'Jon Rilling', written over a horizontal line.

**Date:** 3-27-12

**APPENDIX G  
PHOTOGRAPHIC LOG**



**Photograph 1** – View of the subject property looking south. View is from the northwest corner of the property. Overhead power lines are in view.



**Photograph 2** – View of the subject property looking northeast. View is from the southwest corner of the property.



**Photograph 3** – View looking west towards the central drainage from the eastern edge of the property.



**Photograph 4** – View of a structure utilized as a staging area for agricultural workers located on the west-central portion of the property.



**Photograph 5** – View of a trailer and construction materials in the western central portion of the property.



**Photograph 6** – View of construction equipment and a pallet of calcium nitrate fertilizer on the western central portion of the site.



**Photograph 7** – View of 55-gallon storage drums (two full) and piping located on the western central portion of the property. Drums are labeled “Valvoline.”



**Photograph 8** – View of metal AST (filled with sand) located on the southwestern portion of the site. Empty phosphorous acid fertilizer containers are in view.



**Photograph 9** – View of plastic ASTs and phosphorous acid fertilizer located on the southwestern portion of the property. Water tanks in the background are not part of the Phase I ESA.



**Photograph 10** – Phosphorous acid fertilizer located on the southwestern portion of the property.

**APPENDIX H  
LIMITED AGRICULTURAL CHEMICAL SAMPLING  
LABORATORY REPORT AND CHAIN OF CUSTODY**



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

26 March 2012

Brian Brennan  
EEI - Carlsbad  
2195 Faraday Ave., Ste K  
Carlsbad, CA 92008  
RE: Nelson Property

Enclosed are the results of analyses for samples received by the laboratory on 03/21/12 15:57. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez  
Project Manager



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

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

Project: Nelson Property  
 Project Number: ACR-71397  
 Project Manager: Brian Brennan

**Reported:**  
 03/26/12 16:34

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T120496-01	Soil	03/21/12 10:22	03/21/12 15:57
ACR-2	T120496-02	Soil	03/21/12 10:28	03/21/12 15:57
ACR-3	T120496-03	Soil	03/21/12 10:40	03/21/12 15:57
ACR-4	T120496-04	Soil	03/21/12 10:45	03/21/12 15:57
ACR-5	T120496-05	Soil	03/21/12 10:48	03/21/12 15:57
ACR-6	T120496-06	Soil	03/21/12 10:52	03/21/12 15:57
ACR-7	T120496-07	Soil	03/21/12 11:05	03/21/12 15:57
ACR-8	T120496-08	Soil	03/21/12 11:09	03/21/12 15:57
ACR-9	T120496-09	Soil	03/21/12 11:17	03/21/12 15:57
ACR-10	T120496-10	Soil	03/21/12 11:21	03/21/12 15:57
ACR-11	T120496-11	Soil	03/21/12 11:25	03/21/12 15:57
ACR-12	T120496-12	Soil	03/21/12 11:29	03/21/12 15:57
ACR-13	T120496-13	Soil	03/21/12 11:59	03/21/12 15:57
ACR-14	T120496-14	Soil	03/21/12 12:05	03/21/12 15:57
ACR-15	T120496-15	Soil	03/21/12 12:10	03/21/12 15:57
ACR-16	T120496-16	Soil	03/21/12 12:14	03/21/12 15:57
ACR-17	T120496-17	Soil	03/21/12 12:19	03/21/12 15:57
ACR-18	T120496-18	Soil	03/21/12 12:27	03/21/12 15:57
ACR-19	T120496-19	Soil	03/21/12 12:32	03/21/12 15:57
ACR-20	T120496-20	Soil	03/21/12 12:50	03/21/12 15:57
ACR-21	T120496-21	Soil	03/21/12 12:54	03/21/12 15:57
ACR-22	T120496-22	Soil	03/21/12 12:58	03/21/12 15:57
ACR-23	T120496-23	Soil	03/21/12 13:01	03/21/12 15:57
ACR-24	T120496-24	Soil	03/21/12 13:06	03/21/12 15:57
ACR-25	T120496-25	Soil	03/21/12 13:14	03/21/12 15:57
ACR-26	T120496-26	Soil	03/21/12 13:20	03/21/12 15:57

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.*

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

Project: Nelson Property  
Project Number: ACR-71397  
Project Manager: Brian Brennan

**Reported:**  
03/26/12 16:34

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-27	T120496-27	Soil	03/21/12 13:25	03/21/12 15:57
ACR-28	T120496-28	Soil	03/21/12 13:28	03/21/12 15:57
ACR-29	T120496-29	Soil	03/21/12 13:32	03/21/12 15:57
ACR-30	T120496-30	Soil	03/21/12 13:37	03/21/12 15:57
COMP #1	T120496-31	Soil	03/21/12 00:00	03/21/12 15:57
COMP #2	T120496-32	Soil	03/21/12 00:00	03/21/12 15:57
COMP #3	T120496-33	Soil	03/21/12 00:00	03/21/12 15:57
COMP #4	T120496-34	Soil	03/21/12 00:00	03/21/12 15:57
COMP #5	T120496-35	Soil	03/21/12 00:00	03/21/12 15:57
COMP #6	T120496-36	Soil	03/21/12 00:00	03/21/12 15:57

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-1  
 T120496-01 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>3.5</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-2**  
**T120496-02 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>3.5</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-3**  
**T120496-03 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>5.0</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-4**  
**T120496-04 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>4.9</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-5**  
**T120496-05 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>3.0</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-6**  
**T120496-06 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-7**  
**T120496-07 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-8**  
**T120496-08 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-9**  
**T120496-09 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-10**  
**T120496-10 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-11**  
**T120496-11 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-12**  
**T120496-12 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-13**  
**T120496-13 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-14**  
**T120496-14 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-15**  
**T120496-15 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>5.4</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-16**  
**T120496-16 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-17**  
**T120496-17 (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	2032203	03/22/12	03/26/12	EPA 6010B	
<b>Lead</b>	<b>4.8</b>	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-18**  
**T120496-18 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-19**  
**T120496-19 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-20**  
**T120496-20 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-21**  
**T120496-21 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-22**  
**T120496-22 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-23**  
**T120496-23 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-24**  
**T120496-24 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-25**  
**T120496-25 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-26**  
**T120496-26 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-27**  
**T120496-27 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-28**  
**T120496-28 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-29**  
**T120496-29 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**ACR-30**  
**T120496-30 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	Reported: 03/26/12 16:34
--	---	-----------------------------

**COMP #1**  
**T120496-31 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2032136	03/21/12	03/23/12	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	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>240</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDT</b>	<b>42</b>	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 87.6 % 35-140 " " " "

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	Reported: 03/26/12 16:34
--	---	-----------------------------

**COMP #2**  
**T120496-32 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2032136	03/21/12	03/23/12	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	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>81</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDT</b>	<b>35</b>	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	

<i>Surrogate: Tetrachloro-meta-xylene</i>	84.4 %	35-140	"	"	"	"	"	"	
---	--------	--------	---	---	---	---	---	---	--

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**COMP #3**  
**T120496-33 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2032136	03/21/12	03/23/12	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	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>150</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDT</b>	<b>31</b>	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 76.7% 35-140 " " " "

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	Reported: 03/26/12 16:34
--	---	-----------------------------

**COMP #4**  
**T120496-34 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2032136	03/21/12	03/23/12	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	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>140</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDT</b>	<b>37</b>	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 81.2 % 35-140 " " " "

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	Reported: 03/26/12 16:34
--	---	-----------------------------

**COMP #5**  
**T120496-35 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2032136	03/21/12	03/23/12	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	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>320</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDT</b>	<b>35</b>	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 98.9% 35-140 " " " "

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	Reported: 03/26/12 16:34
--	---	-----------------------------

**COMP #6**  
**T120496-36 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2032136	03/21/12	03/23/12	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	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>210</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDT</b>	<b>41</b>	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		98.4 %		35-140		"	"	"	"

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

EEl - Carlsbad  
2195 Faraday Ave., Ste K  
Carlsbad CA, 92008

Project: Nelson Property  
Project Number: ACR-71397  
Project Manager: Brian Brennan

**Reported:**  
03/26/12 16:34

**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 2032203 - EPA 3051**

**Blank (2032203-BLK1)**

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

**LCS (2032203-BS1)**

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	99.6	5.0	mg/kg	100		99.6	75-125			
Lead	102	3.0	"	100		102	75-125			

**Matrix Spike (2032203-MS1)**

Source: T120496-01

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	88.6	5.0	mg/kg	100	0.113	88.5	75-125			
Lead	91.5	3.0	"	100	3.47	88.0	75-125			

**Matrix Spike Dup (2032203-MSD1)**

Source: T120496-01

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	97.6	5.0	mg/kg	100	0.113	97.5	75-125	9.61	20	
Lead	99.6	3.0	"	100	3.47	96.1	75-125	8.51	20	

**Batch 2032204 - EPA 3051**

**Blank (2032204-BLK1)**

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

**LCS (2032204-BS1)**

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	91.1	5.0	mg/kg	100		91.1	75-125			
Lead	91.4	3.0	"	100		91.4	75-125			

**Matrix Spike (2032204-MS1)**

Source: T120496-21

Prepared: 03/22/12 Analyzed: 03/26/12

Arsenic	87.9	5.0	mg/kg	100	0.122	87.7	75-125			
Lead	89.7	3.0	"	100	1.49	88.2	75-125			

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

**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 2032204 - EPA 3051**

Matrix Spike Dup (2032204-MSD1)	Source: T120496-21			Prepared: 03/22/12	Analyzed: 03/26/12					
Arsenic	88.5	5.0	mg/kg	100	0.122	88.4	75-125	0.715	20	
Lead	91.2	3.0	"	100	1.49	89.7	75-125	1.63	20	

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



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

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

Project: Nelson Property  
 Project Number: ACR-71397  
 Project Manager: Brian Brennan

Reported:  
 03/26/12 16:34

**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 2032136 - EPA 3550 ECD/GCMS**

**Blank (2032136-BLK1)**

Prepared: 03/21/12 Analyzed: 03/23/12

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*      74.0      "      100      74.0      35-140

**LCS (2032136-BS1)**

Prepared: 03/21/12 Analyzed: 03/23/12

gamma-BHC (Lindane)	160	5.0	ug/kg	200		80.2	40-120
Heptachlor	166	5.0	"	200		83.0	40-120
Aldrin	154	5.0	"	200		77.1	40-120
Dieldrin	148	5.0	"	200		73.8	40-120
Endrin	159	5.0	"	200		79.6	40-120
4,4'-DDT	149	5.0	"	200		74.3	33-147

*Surrogate: Tetrachloro-meta-xylene*      72.4      "      100      72.4      35-140

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

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

Project: Nelson Property  
Project Number: ACR-71397  
Project Manager: Brian Brennan

**Reported:**  
03/26/12 16:34

**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 2032136 - EPA 3550 ECD/GCMS**

**Matrix Spike (2032136-MS1)**

**Source: T120491-02**

Prepared: 03/21/12 Analyzed: 03/23/12

gamma-BHC (Lindane)	172	5.0	ug/kg	200	ND	86.0	30-120			
Heptachlor	191	5.0	"	200	ND	95.3	30-120			
Aldrin	179	5.0	"	200	ND	89.5	30-120			
Dieldrin	174	5.0	"	200	ND	86.8	30-120			
Endrin	190	5.0	"	200	ND	95.2	30-120			
4,4'-DDT	184	5.0	"	200	11.3	86.4	30-120			
<i>Surrogate: Tetrachloro-meta-xylene</i>	<i>81.6</i>		<i>"</i>	<i>100</i>		<i>81.6</i>	<i>35-140</i>			

**Matrix Spike Dup (2032136-MSD1)**

**Source: T120491-02**

Prepared: 03/21/12 Analyzed: 03/23/12

gamma-BHC (Lindane)	182	5.0	ug/kg	200	ND	90.9	30-120	5.52	30	
Heptachlor	198	5.0	"	200	ND	99.2	30-120	4.00	30	
Aldrin	185	5.0	"	200	ND	92.7	30-120	3.51	30	
Dieldrin	179	5.0	"	200	ND	89.3	30-120	2.91	30	
Endrin	197	5.0	"	200	ND	98.5	30-120	3.39	30	
4,4'-DDT	190	5.0	"	200	11.3	89.4	30-120	3.45	30	
<i>Surrogate: Tetrachloro-meta-xylene</i>	<i>85.5</i>		<i>"</i>	<i>100</i>		<i>85.5</i>	<i>35-140</i>			

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



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

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Nelson Property Project Number: ACR-71397 Project Manager: Brian Brennan	<b>Reported:</b> 03/26/12 16:34
--	---	------------------------------------

### 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.

*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



DATE: 3/21/12

PROJECT NAME: Nelson Property

PROJECT LOCATION: Escandido

EEI PROJECT MANAGER: Brian Brennan

Electronic Data Format (EDF): Yes No

Global ID:

EMAIL RESULTS TO: TEMP: 3.2

SPECIAL INSTRUCTIONS/NOTES: \* Create 6 composite samples & test for Organochlorine Pesticides using EPA 8081A at a 5:1 ratio

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-g	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g	NUMBER OF CONTAINERS
01 ACR-1	3/21/12	10:22	Soil	GlasStar													
02 ACR-2		10:28															
03 ACR-3		10:46															
04 ACR-4		10:45															
05 ACR-5		10:48															
06 ACR-6		10:52															
07 ACR-7		11:05															
08 ACR-8		11:09															
09 ACR-9		11:17															
10 ACR-10		11:21															
11 ACR-11		11:25															
12 ACR-12		11:29															
13 ACR-13		11:59															
14 ACR-14		12:05															
15 ACR-15		12:10															
16 ACR-16		12:14															
17 ACR-17		12:14															
18 ACR-18		12:27															
19 ACR-19		12:32															
20 ACR-20		12:50															

Relinquished By (signature): *Elyse Hall* Date/Time: 3/21/12  
 Received By (signature): *[Signature]* Date/Time: 3/21/12 1557



DATE: 3/21/12 LABORATORY: Sunstar PAGE: 2 of 2

PROJECT NAME: Nelson Property EEL PROJECT NUMBER: ACR-71397

PROJECT LOCATION: Pseudotsuga CA Collector: Elyse Hall

EEL PROJECT MANAGER: Brian Brownman TURN AROUND TIME: Standard

Electronic Data Format (EDF): Yes No

Global ID:

EMAIL RESULTS TO: Temp: 3.2

SPECIAL INSTRUCTIONS/NOTES: Create 6 composite samples + test for

Organochlorine Pesticides using EPA 8081A at a 5:1 ratio

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-g	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g	NUMBER OF CONTAINERS
ACR-21	3/21/12	12:54	Soil	Glass Jar													
ACR-22		12:58															
ACR-23		1:01															
ACR-24		1:06															
ACR-25		1:14															
ACR-26		1:20															
ACR-27		1:25															
ACR-28		1:28															
ACR-29		1:32															
ACR-30		1:37															
COMP #1																	
COMP #2																	
COMP #3																	
COMP #4																	
COMP #5																	
COMP #6																	

Relinquished By (signature): Elyse Hall Date/Time: 3/21/12  
 Received By (signature): [Signature] Date/Time: 3/21/12 1557  
 Relinquished By (signature): [Signature] Date/Time: 3/21/12

# Composite Matrix

Nelson Property

ACR-71397

E E I

3/21/12

ACR-1	comp #1
ACR-2	
ACR-3	
ACR-4	
ACR-5	
ACR-6	comp #2
ACR-7	
ACR-8	
ACR-9	
ACR-10	
ACR-11	comp #3
ACR-12	
ACR-13	
ACR-14	
ACR-15	
ACR-16	comp #4
ACR-17	
ACR-18	
ACR-19	
ACR-20	
ACR-21	comp #5
ACR-22	
ACR-23	
ACR-24	
ACR-25	
ACR-26	comp #6
ACR-27	
ACR-28	
ACR-29	
ACR-30	

## SAMPLE RECEIVING REVIEW SHEET

BATCH # 7120496

Client Name: EE1 - CARLSBAD

Project: NELSON PROPERTY

Received by: DAN

Date/Time Received: 3-21-12 / 15:57

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 3.4 °C +/- the CF (-0.2°C) = 3.2 °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 SL 3-21-12

Comments:

---



---



---



---



**EEI**  
Geotechnical & Environmental Solutions

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
and  
LIMITED AGRICULTURAL  
CHEMICAL SURVEY**

**Accretive Investments, Inc.  
86.8-Acre “Shirey Falls, LP” Property  
APNs 128-280-27, 128-290-07, 128-440-02, -03 and -017 through -21  
9151 and 9153 West Lilac Road and 32444 Birdsong Drive  
Escondido, California 92026**

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

**March 27, 2012**

**EEI Project Number ACR-71387.1a**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL  
CHEMICAL SURVEY**

Prepared for:

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

Subject property location:

86.8-Acre "Shirey Falls, LP" Property  
APNs 128-280-27, 128-290-07, 128-440-02, -03 and -017 through -21  
9151, 9153 West Lilac Road and 32444 Birdsong Drive  
Escondido, California 92026  
EEI Project Number ACR-71387.1a

Prepared and Edited by:



Brian R. Brennan, REA-II 07920  
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477  
Principal Geologist

EEI  
2195 Faraday Avenue, Suite K  
Carlsbad, California 92008  
(760) 431-3747

EEI Project No. ACR-71387.1a

## TABLE OF CONTENTS

<b>GENERAL SUBJECT PROPERTY INFORMATION</b> .....	<b>i</b>
<b>EXECUTIVE SUMMARY</b> .....	<b>ii</b>
<b>1.0 INTRODUCTION</b> .....	<b>1</b>
1.1 Purpose .....	1
1.2 Scope of Services.....	1
1.3 Reliance .....	2
<b>2.0 PHYSIOGRAPHIC SETTING</b> .....	<b>2</b>
2.1 Subject Property Description .....	2
2.2 Topography.....	3
2.3 Regional and Local Geology .....	3
2.4 Regional and Local Hydrogeology .....	3
2.5 Hydrologic Flood Plain Information .....	5
<b>3.0 SUBJECT PROPERTY BACKGROUND</b> .....	<b>5</b>
3.1 Subject Property Ownership .....	5
3.2 Subject Property History .....	5
3.2.1 Aerial Photograph and Historical Map Review .....	5
TABLE 1 - Summary of Historical Use Review.....	6
3.2.2 City/County Directories .....	7
TABLE 2 – Summary of City/County Directory Search.....	7
3.2.3 Sanborn Fire Insurance Maps .....	8
3.2.4 County of San Diego Land Use and Environmental Group.....	8
3.3 Regulatory Database Search .....	8
3.3.1 Federal Databases .....	8
3.3.2 State and Regional Sources .....	9
3.4 Regulatory Agency Review .....	10
3.4.1 Deer Springs Fire Protection District.....	10
3.4.2 County of San Diego Department of Environmental Health.....	10
3.4.3 State Water Resources Control Board .....	10
3.4.4 Department of Toxic Substances Control .....	10
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files .....	11
3.4.6 National Pipeline Mapping System .....	11
3.5 Interview with Current Property Owner .....	11
3.6 User Provided Information .....	11
3.6.1 Environmental Liens or Activity and Use Limitations.....	11
3.6.2 Specialized Knowledge .....	11
3.6.3 Valuation Reduction for Environmental Issues .....	11
3.6.4 Presence or Likely Presence of Contamination.....	12
3.6.5 Other.....	12
3.7 Previous Assessments .....	12
3.8 Other Environmental Issues .....	14
3.8.1 Asbestos-Containing Materials .....	14
3.8.2 Lead-Based Paint.....	14
3.8.3 Radon .....	14
3.8.4 Polychlorinated Biphenyls .....	15

**TABLE OF CONTENTS (Continued)**

**4.0 SUBJECT PROPERTY RECONNAISSANCE .....15**  
    **4.1 Purpose ..... 15**  
    **4.2 Subject Property ..... 16**  
    **TABLE 3 – Summary of Subject Property Reconnaissance ..... 17**  
    **4.3 Adjacent Properties..... 17**

**5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY .....18**  
    5.1 Field Investigation ..... 18  
    5.2 Laboratory Analytical Program..... 18  
    TABLE 4 - Soil Sample Results ..... 19  
    5.3 Discussion of Testing Results ..... 20

**6.0 FINDINGS AND OPINIONS .....20**

**7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES.....21**  
    7.1 Historical Data Gaps..... 21  
    7.2 Regulatory Data Gaps..... 21  
    7.3 On-site Data Gaps..... 21  
    7.4 Deviations from ASTM Practices ..... 21

**8.0 CONCLUSIONS.....22**

**9.0 REFERENCES .....23**

**FIGURES:**

- Figure 1 – Site Location Map
- Figure 2 – Aerial Site Map
- Figure 3 – Soil Boring Location Map

**APPENDICES:**

- Appendix A – Résumé of Environmental Professional
- Appendix B – San Diego County Assessor’s Parcel Map
- Appendix C – Aerial Photographs/Topographic Maps/City Directory
- Appendix D – County of San Diego Records
- Appendix E – Environmental Records Search
- Appendix F – User Provided Information
- Appendix G – Photographic Log
- Appendix H – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

## **GENERAL SUBJECT PROPERTY INFORMATION**

**Project Information:** 86.8-Acre "Shirey Falls, LP" Property

**EEl Project Number:** ACR-71387.1a

**Subject Property Information:**

APNs 128-280-27, 128-290-07, 128-440-02, -03 and -17 through -21  
9151, 9153 West Lilac Road and 32444 Birdsong Drive  
Escondido, California 92026

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

**Consultant Information:**

EEl

2195 Faraday Avenue, Suite K  
Carlsbad, California 92008

**Phone:** (760) 431-3747

**Fax:** (760) 431-3748

**E-mail Address of Environmental Professional:** bbrennan@eetiger.com

**Inspection Date:** December 16, 2011 / **Report Date:** March 27, 2012

**Client Information:**

Mr. Jon Rilling

Vice President

Accretive Investments, Inc.

12275 El Camino Real, Suite 110

San Diego, California 92130

**Site Assessor:**

Brian R. Brennan, REA-II 07920 – 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**).



Brian R. Brennan, REA-II 07920 – Senior Project Manager

**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.



Brian R. Brennan, REA-II 07920 – Senior Project Manager

## EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. (“Client”), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9151 and 9153 West Lilac Road, and 32444 Birdsong 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 is located south of West Lilac Road and its intersection with Shirey Road and Birdsong Drive, Escondido, California. The subject property encompasses a total of 86.8-acres on nine parcels identified as Assessor’s Parcel Numbers (APNs) APN 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -21. The subject property is identified by three physical addresses including: 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive.

The subject property is bound by West Lilac Road to the north; undeveloped agricultural property to the south; agricultural land to the east; a fire station and rural residence to the west of the northern portion (beyond Birdsong Drive) and by Shirey Road with rural residential and agricultural land to the west of the southern portion.

Access to the subject property can be obtained from Birdsong Drive which trends south from West Lilac Road. Two residential structures are located in the northern portion of the subject property. The remaining portions of the subject property generally consist of a mix of mature citrus orchards under active cultivation and undeveloped land, accessible via unimproved roads in various conditions.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been developed with structures on the northern portion and utilized for agricultural-related land use.

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 December 16, 2011, 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. An AST, currently empty, is present to the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below the AST.

EEI reviewed previous reports prepared for the subject property by AEI Consultants (AEI) and TRC Consultants, Inc. (TRC) from 2005, 2006, and 2007. A Phase I ESA and two Limited Phase II Subsurface Investigations were conducted by AEI on subject parcels APNs 128-280-27, 128-440-03, 128-290-07 (9151 West Lilac Road), in 2005, and 2006, respectively. Based on the past and present agricultural use identified on the property in the 2005 Phase I ESA, a limited Phase II Investigation was conducted by AEI in 2006. Laboratory analytical results from soil sampling reported concentrations of restricted agricultural chemicals in site soils, which included Endrin. The Endrin concentrations were less than EPA residential Preliminary Remediation Goals (PRGs); however, one location exceeded California Total Threshold Limit Concentrations (TTLC) for hazardous waste classification. Based on this information, TRC conducted additional soil sampling at the site to evaluate the reported endrin concentrations. According to TRC follow-up sampling and analysis conducted did not replicate Endrin above California TTLC. TRC concluded that there is a low likelihood that future construction grading activities would generate a stockpile, which when characterized in accordance with Chapter Nine of SW-846, would be characterized as a hazardous waste.

AEI also conducted a Phase I ESA and Limited Pesticide Investigation for subject parcel APN 128-440-02 (32444 Birdsong Drive) in 2007. Based on the past and present agricultural use identified on the subject parcel in the Phase I ESA, AEI collected soil samples from 21 locations throughout the parcel to evaluate potential impacts from historical agricultural activities. One of the composite samples reported toxaphene at 364 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ). Therefore, all discrete soil samples from the composite sample were subsequently analyzed. Only one of the discrete samples (AEI-S16) reported toxaphene at 663  $\mu\text{g}/\text{kg}$ , which exceeded the residential PRG and CHHSL value of 440  $\mu\text{g}/\text{kg}$ . The report indicated that organochlorine pesticide-impacted soil due to on-site agricultural activities is prevalent in the northwestern portion of the property. However, AEI stated, contaminant concentrations exceeding regulatory guidelines were only detected in one soil sample, AEI-S16, which was collected from a half-acre subdivision and that the pervasiveness of the elevated toxaphene concentrations was unknown. AEI recommended additional investigation to further define the extent of toxaphene-impacted soil. Based on the information reviewed in the above referenced AEI report, toxaphene-impacted soil above residential screening levels remains on the subject property.

Based on the information reviewed in the above-referenced AEI reports, and the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey on the portion of the site (APN 128-440-17 through -21), which had not been previously investigated. Sampling activities were conducted on December 16, 2011. A total of sixteen (16) discrete soil samples (ACR-1 through ACR-16), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, four (4) composite samples (Composite #1 through Composite #4) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

The results of EEI's agricultural chemical survey revealed no concentrations of arsenic or lead above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from APN 128-440-17 through -21. Endosulfan sulfate ("Endosulfan") was reported at 16  $\mu\text{g}/\text{kg}$  in sample Composite #1. No other composite samples detected Endosulfan above the laboratory reporting limit (i.e., "non-detect"). No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in any other composite samples.

The reported Endosulfan concentration of 16  $\mu\text{g}/\text{kg}$  is less than the San Francisco Bay Regional Water Quality Control Board, residential Environmental Screening level of 82,000  $\mu\text{g}/\text{kg}$ . Therefore, further investigation does not appear to be warranted at this time.

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 located at 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive, Escondido, California. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- An AST, currently empty, is present along the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below; therefore, no further investigation appears to be warranted. EEI recommends that the AST be removed from the property and properly disposed of off-site.
- Portions of the subject property have and continue to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed to further evaluate site soils for restricted agriculture chemical residues. EEI conducted limited soil sampling in areas not previously investigated. The results of EEI's sampling did not reveal concentrations of arsenic, lead, or organochlorine concentrations in excess of residential screening levels.

Previous sampling conducted by AEI revealed concentrations of organochlorine pesticides in near-surface soils, which were less than residential screening values, except for toxaphene. Toxaphene-impacted soil above residential screening levels remains on the northwest portion of the subject property. Therefore, EEI recommends additional investigation is conducted to delineate the vertical and lateral extent of toxaphene-impacted soil in the northwest portion of the subject property.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.
- County records indicate that multiple water supply wells and septic sewage disposal systems are located on the subject property. Unless planned for future use, these features should be properly abandoned following State and County Health Department guidelines.
- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

## 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 located at 9151 and 9153 West Lilac Road, and 32444 Birdsong 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 subject property is located south of West Lilac Road and its intersection with Shirey Road and Birdsong Drive, Escondido, California (**Figure 2**). The subject property encompasses a total of 86.8-acres on nine parcels identified as Assessor’s Parcel Numbers (APNs) APN 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -021 (**Appendix B**). The subject property is identified by three physical addresses including: 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive. Two residential structures are located in the northern portion of the subject property. The remaining portions of the subject property generally consist of a mix of mature citrus orchards under active cultivation and undeveloped land, accessible via unimproved roads in various conditions.

Access to the subject property can be obtained from Birdsong Drive which trends south from West Lilac Road. The subject property is bound by West Lilac Road to the north; undeveloped agricultural property to the south; agricultural land to the east; a fire station and rural residence to the west of the northern portion (beyond Birdsong Drive) and by Shirey Road with rural residential and agricultural land to the west of the southern portion.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been developed with structures on the northern portion and utilized for agricultural-related land use.

## 2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 620 feet above mean sea level (amsl) (southwestern portion) to approximately 920 feet amsl (northern portion). 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 (Cretaceous) 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 a mix of the Cienega course sandy loam (CIE2) and the Fallbrook sandy loam series (FaC2 and FaE2) (USDA, 2012). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 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 observed a cement well with associated wiring (not in operating condition) in the south-central portion of the subject property. The well was uncovered. Additionally, a small stone well, with a wooden cover was observed approximately 350 feet south of the cement well of the aforementioned cement well. A cement cistern, which appeared empty and covered with a metal grate, was observed on the central portion of the subject property.

EEI contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to any potential water supply wells or septic sewage systems located on the subject property. According to Ms. Sandy Johnson, Senior Office Assistant with the County, the following well/septic system permits were on file associated with the subject parcels. **Appendix C** contains copies of the permits.

- APN 128-290-07 (9145 West Lilac Road) – a well permit for the destruction of a 35 feet deep water well, and the reconstruction of a 32 feet deep water well dated February 27, 2001. A location map indicated the wells were both located at the northwest corner of APN 128-290-07 (the northwest corner of the overall site, west of Birdsong Drive).
- APN 128-440-03 (9145 West Lilac Road) – a well permit for the destruction of a 58 feet deep water well dated March 10, 2001. A location map indicated the well was located on the northern portion of APN 128-440-03.
- APN 128-440-21 (no address) – a well permit for a 23 feet deep water well completed on March 17, 1997. A location map indicated the well was located on the southeast corner of APN 128-440-21.
- APN 128-440-02 (32444 Birdsong Drive) – a permit for septic tank installation and percolation test for a proposed single family dwelling dated April 20, 2001. The permit indicated the system was inspected and approved on August 22, 2001.
- APN 128-440-17 (no address) – a septic tank installation (1,000-gallon) for a proposed residential structure, dated April 6, 1988. The proposed residence and tank was indicated to be located on the northwest portion of APN-128-440-17.
- APN 128-440-19 (no address) – Information pertaining to a proposed septic system and percolation test, dated April 11, 1989.
- APN 128-440-20 (no address) – Information pertaining to a proposed septic system and percolation test, dated April 6, 1988.

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, at least one water supply well appeared to be located on the subject property, and several appeared to be located adjacent and to the north and west. The well which appeared to be on-site, “10S02W19E001S” was located on the northeastern portion of the subject property, and was last measured in 1967 with a depth-to-groundwater of approximately 14.0 feet below ground surface (bgs). The offsite well appeared located near the northern subject property boundary at the southern terminus of Birdsong Drive. The well “10S02W19D002S” was measured in 1967 with a depth-to-groundwater of 40 feet bgs. Several wells appeared adjacent and to the west of the subject property along Shirey Road, and were reported with depth-to-groundwater ranging from 3 feet to 11 feet bgs (measured in 1967).

## 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 FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2012) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

## 3.0 SUBJECT PROPERTY BACKGROUND

### 3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject parcels (APNs 128-280-27, 128-290-07, 128-440-02, and -03) is identified as Shirey Falls, LP, with the following mailing address: 12275 El Camino Real, Unit 110, San Diego, California 92130. The current owner of the subject parcels 128-440-17 through -021 is identified as Shahrhan Way, LP, with the following mailing address: 751 Teakwood Avenue, La Habra, California 90631.

### 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, 1948, 1953, 1963, 1968, 1975, 1980, 1990/91, and 2008 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. 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 subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2012, the subject property appeared with structural development on the northern portion and utilized for agricultural-related land use (citrus orchards).

<b>TABLE 1</b> <b>Summary of Historical Use Review</b>		
<b>Year</b>	<b>Source and Scale</b>	<b>Comments</b>
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property, adjacent and surrounding property appeared undeveloped and covered with native vegetation. A dirt road, oriented northeast to southwest, was visible near the central portion of the subject property. A drainage traversed the southeastern portion of the subject property from northeast to southwest. Adjacent property to the northwest and northeast appeared with residences and agriculture.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads and sparse development were present in the site vicinity. West Lilac Road was present to the north and Highway 395 to the west.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. Additional unimproved roads appeared on the adjacent properties. No other changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	A structure was present on the northern portion of the subject property near the southern terminus of Birdsong Drive, while the southern portion appeared utilized for agriculture. A dirt road remained traversing the property. Site vicinity was mix of residential and agriculture.
1968	Topographic Map 1: 24,000	Unimproved roads, Shirey Road and Birdsong Drive appeared in the site vicinity. The southern portion of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	The northern (east of Birdsong Drive) and southern portions of the subject property now appeared utilized for agriculture (orchards); while an additional structure appeared onsite near the southern terminus of Birdsong Drive. Small agricultural water retention ponds were present on the central (northeast side of orchard) and south central portion (along natural drainage).
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1975 topographic map.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 topographic map.
2002	Aerial Photograph 1:375	Additional structural development appeared on the north central portion of the subject property, west of the southern terminus of Birdsong Drive. Orchards remained on the northern, central, and southern portions; with some areas remaining undeveloped.
March 2012	Aerial Photograph <u>Accretive Investments, Inc.</u>	The subject property appeared as its current configuration, which consisted of orchards on the northern, central, and southern portions. Structures were present on the northern portion of the property east and west of the terminus of Birdsong Drive. The agricultural pond at the central portion appeared empty; and agricultural ponds along the natural drainage appeared less apparent. The surrounding area appeared to be a mix of residential and agricultural-related land use.

### 3.2.2 City/County Directory

Directory listings associated with the subject property (9151, 9153 W. Lilac Road; 32444 Birdsong Drive) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property addresses on Lilac Road were not listed in the directories from 1974 to 1981; however, 9151 Lilac Road was listed with a residential listing in 1986, and again in 2011.

The subject property address on Birdsong Drive was not listed in the directories from 1974 through 2011. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2 Summary of City/County Directory Search 9151, 9153 W. Lilac Road, Escondido, California 92026		
North Adjacent Addresses	Subject Property	South Adjacent Addresses
<b>2011</b>		
9137 W. Lilac Road Mike Salm	<b>9151 W. Lilac Road- Shirey Falls; Amborsio Vigil 9153 W. Lilac Road- Address not listed</b>	9381 W. Lilac Road Wayne Nutt
<b>1997, 2002, and 2007</b>		
9137 W. Lilac Road Mike Salm, Donna Salm	<b>9151, 9153 W. Lilac Road Address not listed</b>	9381 W. Lilac Road Wayne Nutt
<b>1992</b>		
9137 W. Lilac Road No listing	<b>9151, 9153 W. Lilac Road Address not listed</b>	9381 W. Lilac Road Zosa Ranch
<b>1986</b>		
9137 W. Lilac Road Richard Corcilius	<b>9151 W. Lilac Road-O.H. Englehart 9153 W. Lilac Road Address not listed</b>	9381 W. Lilac Road Wm. Martin; Roger Murphy
<b>1981</b>		
9137 W. Lilac Road No listing	<b>9151, 9153 W. Lilac Road Address not listed</b>	9407 W. Lilac Road Chas J. Wolk
<b>1974</b>		
W. Lilac Road First listing this street 9867	<b>9151, 9153 W. Lilac Road Address not listed</b>	9867 W. Lilac Road Noel Walker
<b>32444 Birdsong Drive, Escondido, California 92026</b>		
<b>2011</b>		
9137 W. Lilac Road Mike Salm	<b>32444 Birdsong Drive – Address not listed</b>	9167 W. Lilac Road Wayne Nutt
<i>End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings</i>		

### 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

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were available for the subject property.

In addition, EEI requested a search for environmental records with County. Records were on file for subject property parcels APNs 128-280-27, 128-440-03 and -18. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APN 128-280-27 and 128-440-03 (9151 West Lilac Road) – Information pertaining to the March 14, 2005, condemnation of two single family dwellings (one located on each parcel) due to no approved water or electrical service to the occupied dwellings. Subsequent information from June 27, 2006, indicated that repairs and renovations at the property had been completed and inspected by the County of San Diego DEH, and that the dwellings were safe to re-occupy.
- APN 128-440-18 (no address) – Information pertaining to the adjustment of property lines dated November 20, 1989.

## 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 E**, 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 IC/EC – 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**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern.

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) – One listing was reported within one-quarter mile of the subject property. The site, **Miller Fire Station, CDF** (9127 West Lilac Road), is located adjacent and to the west of the northern portion of the subject property along the south side of Lilac Road. According to the listing, the regulatory status of the tank was listed as “removed” as of March 18, 1997. 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 – One listing was reported within one-quarter mile of the subject property. The site, **Miller Fire Station, CDF** (9127 West Lilac Road), is located adjacent and to the west of the northern portion of the subject property. The site also reported a removed UST permit (see above). State 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 Other – 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**

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property APN 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -021 and the subject addresses of 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

#### **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, Section 19).

#### **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**

The current owner of the subject property is being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investments, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

### **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 stated that the subject property has been used for farming. 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 purchase price for this property reasonably reflects the fair market value of the 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 underwriting and county requirements related to the sale of the property.

### **3.7 Previous Assessments**

Based on the information provided by the Client, Mr. Jon Rilling, previous site investigation activities have been conducted on the subject property. The following section summarizes the information EEI reviewed.

**AEI Consultants, 2005, "Phase I Environmental Site Assessment, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 26853," dated July 12.**

**AEI Consultants, 2005, "Limited Phase II Subsurface Investigation, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 27122," dated July 27.**

**AEI Consultants, 2006, "Limited Phase II Subsurface Investigation, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 27122," dated January 9.**

**TRC Consultants, Inc, 2006, "Report of Additional Site Assessment, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 27122," dated March 23.**

According to the information reviewed, the subject property was comprised of agricultural and rural dwellings. The property totaled approximately 59-acres and was improved with an orchard, and two (2) single-story duplex residential dwellings, totaling 1,340 square feet and 1,476 square feet in size, which were unoccupied. The property was developed with the dwellings in 1965 and 1963, respectively. The immediately surrounding properties consisted of agricultural properties and residential dwellings. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property, including the cultivation of orchards. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, recommended further investigation.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A single sampling event was conducted by AEI on-site; however, the results were reported in two reports (identified above). A total of 83 soil samples were collected and analyzed for Organochlorine Pesticides by EPA Method 8081A. Laboratory analytical results from soil sampling reported concentrations of restricted agricultural chemicals in site soils, which included Endrin. The endrin concentrations were less than EPA residential Preliminary Remediation Goals (PRGs); however, one location exceeded California Total Threshold Limit Concentrations (TTLC) for hazardous waste classification. AEI recommended that further testing to vertically and horizontally characterize the Endrin throughout the subject property be conducted and to assess if mitigation measures are necessary.

In 2006, TRC Consultants, Inc. (TRC) conducted additional soil sampling at the site to evaluate the reported Endrin concentrations. According to TRC all detected pesticide concentrations were less than residential PRGs and California Human Health Screening Levels (CHHSLs); therefore, do not pose a significant risk to human health and should not hinder future site development. Additionally, TRC stated that regarding Endrin, only one of 83 samples analyzed exceeded the California hazardous waste criteria, Total Threshold Limit Concentration (TTLC). Comprehensive follow-up sampling and analysis conducted by TRC did not replicate Endrin above California TTLC. TRC concluded that there is a low likelihood that future construction grading activities would generate a stockpile, which when characterized in accordance with Chapter Nine of SW-846, would be characterized as a hazardous waste.

**AEI Consultants, 2007, "Phase I Environmental Site Assessment, APN 128-440-02, 32444 Birdsong Drive, Escondido, California 92026, AEI Project No. 272614," dated June 13.**

**AEI Consultants, 2007, "Limited Pesticide Investigation, APN 128-440-02, 32444 Birdsong Drive, Escondido, California 92026, AEI Project No. 273120," dated July 5.**

The aforementioned Phase I ESA was conducted for the subject parcel located south and west of Birdsong Drive, at the northwest corner of the overall subject property. The parcel totaled approximately 10.63 acres and was improved with a one-story single-family residence with attached garage and observation deck (constructed in 2001), which were unoccupied. The remainder of the property was undeveloped, vacant land. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the property. AEI concluded that no on-site RECs were identified; however, based on the past agricultural use of the property, further investigation was recommended.

In July 2005, AEI collected soil samples from 21 locations throughout the parcel to evaluate potential impacts from historical agricultural activities. A total of 11 samples (8 composite and 3 discrete samples) were analyzed for Organochlorine Pesticides by EPA Method 8081A. One of the composite samples had a concentration of Toxaphene (364 µg/kg) that suggested discrete samples of the composite may exceed regulatory guidelines. The discrete samples of the composite sample were subsequently analyzed. Only one of the discrete samples (AEI-S16 reported at 663 µg/kg) exceeded the residential PRG and CHHSL for Toxaphene (440 µg/kg).

The report stated that the results indicated that OCP-impacted soil due to on-site agricultural activities is prevalent in the northwestern portion of the property. However, the consultant stated, contaminant concentrations exceeding regulatory guidelines were only detected in one soil sample, AEI-S16, which was collected from a half-acre subdivision and that the pervasiveness of the elevated Toxaphene concentrations in the half acre subdivision was unknown. AEI recommended additional investigation to further define the extent of significantly impacted soil. The report stated that the additional investigation should be conducted prior to any on-site activities that would expose individuals to the elevated OCP concentrations (e.g., site development) and/or would disturb impacted soil (e.g., grading). The consultant noted that soil in the vicinity of AEI-S16 may require special handling, transportation, and/or disposal. Based on the information reviewed in the above referenced AEI report, toxaphene-impacted soil above residential screening levels remains on the subject property. The toxaphene impacted soil identified by AEI is identified in **Figure 3**.

### 3.8 Other Environmental Issues

#### 3.8.1 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. Based on the age of at least one of the on-site structures (circa-1963), there is a likely hood of ACM present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials is conducted prior to improvements.

#### 3.8.2 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.

Based on the age of at least one of the onsite structures (circa-1963), there is a potential that lead-based paint exists in the building. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends lead-based paint testing of building materials is conducted prior to improvements.

#### 3.8.3 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.

### **3.8.4 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, with pole-mounted transformers are present on the northern portion (near the residences) and central portion of the subject property. 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 December 16, 2011, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix G**), and summarized in **Table 3**.

The subject property is located in a mixed residential/agricultural area in Escondido, California. The subject property is situated on nine parcels of land (APN 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -021), which is comprised of 86.8-acres. The subject property is located to the south of West Lilac Road at Birdsong Drive. The subject property is bound by West Lilac Road to the north; undeveloped agricultural property to the south; agricultural land to the east; a fire station and rural residence to the west of the northern portion (beyond Birdsong Drive) and by Shirey Road with rural residential and agricultural land to the west of the southern portion.

The subject property is occupied by two structures in the northern portion of the property, near the southern terminus of Birdsong Drive (also known as Putnam Road). These structures appeared to be single or multi-family homes with stucco siding. A more detailed assessment could not be obtained without disturbing the residents. Near the entrance of the subject property is a dumpster and graded dirt pad with uncovered piles of gravel and construction debris nearby. Also stored in this open area are car batteries, scrap metal and other equipment, in an orderly fashion.

The property generally consists of citrus orchards under active cultivation, and undeveloped land. The property is accessible via unimproved roads in various conditions. The central portion of the property contains one main, mature citrus orchard area. Irrigation lines are present throughout the cultivated portion of the property. The northeast corner of the mature orchard contains a small man-made agricultural pond. Near the base of the pond there is a concrete cistern covered with a metal grate. The cistern appeared empty. The southeast corner of the mature orchard houses a metal above ground storage tank (AST) which appeared empty. No signs of leakage or staining were noted on the ground surface below the AST. South of the mature orchard are two large water storage tanks, located in the central portion of the site.

The south-central portion of the property is a mix of active citrus orchards, feral hillside and a natural drainage. Two empty, man-made agricultural ponds were observed along the natural drainage. According to the client, these ponds connect to an underground irrigation system and pumps are located within the ponds to transport water. Along the natural drainage area in the south-central portion of the property there is a cement well with associated wiring (not in operating condition), and no cover. Near this well there are several areas that contain debris and scrap, including pipe, appliances, and possible abandoned vehicles. There is an empty above ground metal storage tank with a large hole torn in the side located on the hillside southeast of this area. Scrap metal and other materials can be found near the tank as well. Approximately 350 feet to the southwest of the drainage area and above referenced cement well, EEI observed a small stone well with a wooden cover.

The southern-most portion of the property consists mainly active citrus orchards, with no visible evidence of dumping.

Based on EEI's site reconnaissance, with the exception of the aforementioned area of dumped debris and AST, no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during the site reconnaissance.

TABLE 3 Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	The subject property appeared to be in fair condition.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	One (1) pond was observed on the property.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	One (1) unlabeled AST was observed in the central portion of the property.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Small quantities of metal scrap and debris were observed in several locations in the central portion of the property.
Chemical Use/Storage	No	No concerns observed.

### 4.3 Adjacent Properties

EEI conducted a visual reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Surrounding property to the south, east and west of the subject property is generally a mix of undeveloped and agricultural land. Rural ranch properties are located immediately north of the property and to the west of Birdsong Drive. Most of these areas were not readily accessible due to the presence of gates and/or poor roads. An area offsite and on the adjacent property to the south, contained an area of dumped debris, including motor oil containers, appliances, tires, electronics, and other unlabeled containers.

An adjacent site, **Miller Fire Station, CDF** (9127 West Lilac Road), located adjacent and to the west of the northern portion of the subject property along the south side of West Lilac Road and west of Birdsong Drive, was listed as the site of a former UST (removed as of 1997) and also listed as a State Permit site. The presence of such permits is 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.

No other adjacent properties were 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 AGRICULTURAL CHEMICAL SURVEY

Previous investigations have been performed on the subject property by AEI Consultants. Investigation activities included site assessment and agricultural chemical surveys. Detailed information pertaining to historical site investigation activities is provided in Section 3.7 **Previous Assessments**. However, a portion of the subject property, APN 128-440-~~1917~~ through -21 (16.9-acres) was not investigated for the presence (or absence) of restricted agricultural chemical residues. Therefore, based on the proposed future site use (residential) EEI conducted an agricultural chemical survey on APN 128-440-19 through -21.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites 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 fact that previous soil sampling had taken place on the other portions of the subject property, a total of 16 discrete soil samples, were collected at near-surface (6-inches below grade) within the portion of the subject property described above. The following sections discuss our investigation activities.

### 5.1 Field Investigation

On December 16, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of 16 discrete locations (identified as ACR-1 through ACR-16, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately six-inches below ground surface (bgs), using a shovel. 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 subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

### 5.2 Laboratory Analytical Testing

All 16 discrete soil samples (ACR-1 through ACR-16) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of four (4) composite samples (identified as Composite #1 through Composite #4) from the discrete samples at a ratio of 4:1. All four (4) composite samples (Composite #1 through Composite #4) 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 were detected above the laboratory reporting limit (i.e., "non-detect") in any of the other samples analyzed.
- Endosulfan sulfate (Endosulfan) was reported at 16 µg/kg in sample Composite #1. No other composite samples detected Endosulfan above the laboratory reporting limit (i.e., "non-detect").
- No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in any other composite samples.

The attached **Table 4** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix H**.

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				
ACR-1	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-3	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-16	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA

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	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #2	6	12/7/2011	NA	NA	<5	<5	<5	<5	Endosulfan - 16
Composite #3	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #4	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	<5-200
<b>Residential CHHSLs</b>			<b>0.07</b>	<b>150</b>	<b>35</b>	<b>1,600</b>	<b>2,300</b>	<b>1,600</b>	<b>Endosulfan 82,000</b>
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 agricultural chemical survey revealed no concentrations of arsenic or lead detected above the laboratory reporting limit (i.e., “non-detect”) in the soil samples collected from the subject property. Endosulfan sulfate (Endosulfan) was reported at 16 µg/kg in sample Composite #1. No other composite samples detected endosulfan above the laboratory reporting limit (i.e., “non-detect”). No concentrations of organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”) in any of the other samples analyzed.

EEI compared the reported endosulfan concentrations to the San Francisco Bay, Regional Water Quality Control Board, Environmental Screening Levels (ESLs) (2008) for a residential land use scenario. The ESLs 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 reported endosulfan concentration of 16 µg/kg in sample Composite #1 was less than the ESL residential screening level of 82,000 µg/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 – The following known or suspected RECs have been identified during the preparation of this ESA:

An AST, currently empty, is located along the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below the AST; therefore, no further investigation appears to be warranted. EEI recommends that the AST be removed from the property and properly disposed of off-site.

- Portions of the subject property have and continue to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed to further evaluate site soils for restricted agriculture chemical residues. EEI conducted limited soil sampling in areas not previously investigated. The results of EEI’s sampling did not reveal concentrations of arsenic, lead, or organochlorine concentrations in excess of residential screening levels.

Previous sampling conducted by AEI revealed concentrations of organochlorine pesticides in near-surface soils, which were less than residential screening values, except for toxaphene. Toxaphene-impacted soil above residential screening levels remains on the northwest portion of the subject property.

- 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**

No historical data gaps were identified during our research efforts.

### **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 located at 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive, 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:

- An AST, currently empty, is present along the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below; therefore, no further investigation appears to be warranted. EEI recommends that the AST be removed from the property and properly disposed of off-site.
- Portions of the subject property have and continue to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed to further evaluate site soils for restricted agriculture chemical residues. EEI conducted limited soil sampling in areas not previously investigated. The results of EEI's sampling did not reveal concentrations of arsenic, lead, or organochlorine concentrations in excess of residential screening levels.

Previous sampling conducted by AEI revealed concentrations of organochlorine pesticides in near-surface soils, which were less than residential screening values, except for toxaphene. Toxaphene-impacted soil above residential screening levels remains on the northwest portion of the subject property. Therefore, EEI recommends additional investigation is conducted to delineate the vertical and lateral extent of toxaphene-impacted soil in the northwest portion of the subject property.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.
- County records indicate that multiple water supply wells and septic sewage disposal systems are located on the subject property. Unless planned for future use, these features should be properly abandoned following State and County Health Department guidelines.
- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

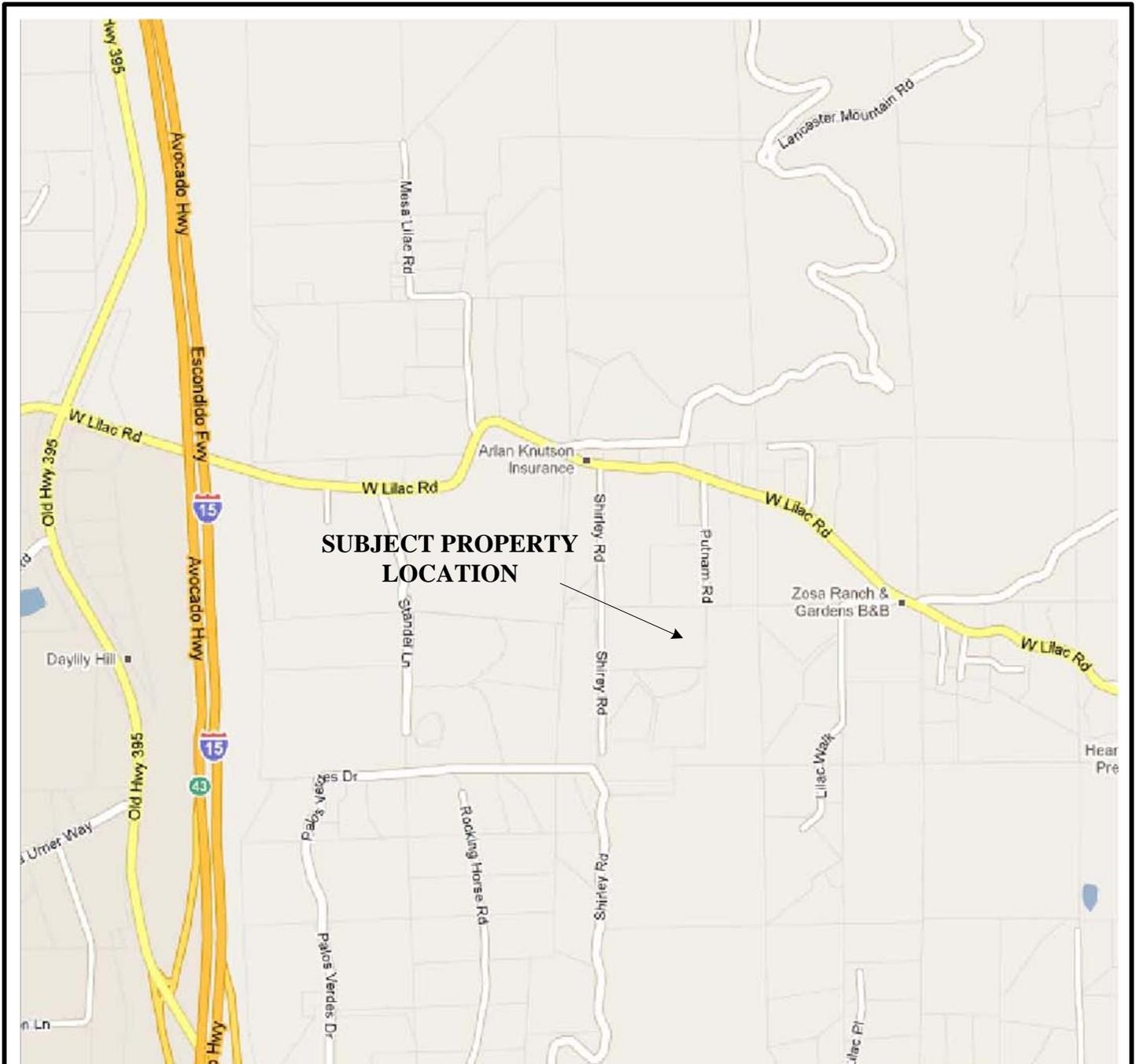
## 9.0 REFERENCES

- California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed February 2012.
- California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (<http://maps.conservation.ca.gov/doms/index.html>), accessed February 2012.
- California Environmental Protection Agency (CalEPA), 2005, “Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties.”
- California Geological Survey (CGS), 2002, “California Geomorphic Provinces, Note 36.”
- County of San Diego Land Use and Environmental Group (LUEG), KIVA, Website (<http://landinfo.sdcountry.ca.gov/permit/index.cfm>), accessed February 2012.
- Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed February 2012.
- Department of Toxic Substances Control (DTSC), 2008, “Interim Guidance for Sampling Agricultural Properties (Third Revision).”
- 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.
- Los Angeles County Public Library (LAPL), Sanborn Maps 1867-1970, Website <http://databases.lapl.org/#s>, accessed February 2012.
- National Pipeline Mapping System (NPMS), Public Map Viewer Website, (<https://www.npms.phmsa.dot.gov/PublicViewer/>), accessed February 2012.
- San Diego Geographic Information Source, (SanGIS), Website, (<http://files.sangis.org/interactive/viewer/viewer.asp>), accessed February 2012.
- San Diego Regional Water Quality Control Board (SDRWQCB), 1994, “Water Quality Control Plan for the San Diego Basin (9),” dated September 8.
- San Francisco Bay, Regional Water Quality Control Board, Environmental Screening Levels (ESLs) (2008).
- State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed February 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 February 2012.

United States Geological Survey (USGS, 1975, photograph inspected 1975, Bonsall, 7.5-Minute Quadrangle.

**FIGURES**



Map Source: Google Maps®, Accessed, July 2011



Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT



Note All Locations Are Approximate

**SITE LOCATION MAP**  
 ACCRETIVE INVESTMENTS, INC.  
 86.8-Acre "Shirey Falls, LP" Property  
 APNs 128-280-27, 128-290-07,  
 128-440-02, -03 and -17 through -21  
 Escondido, California 92026  
 EEI Project No. ACR-71387.1a  
 Created February 2012



**FIGURE 1**