



Historical Aerial Photo  
1980

**West Lilac Rd  
Escondido, CA 92026**

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



1 inch equals 685 feet



Historical Aerial Photo  
1974

**West Lilac Rd  
Escondido, CA 92026**

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



1 inch equals 685 feet



Historical Aerial Photo  
1964

**West Lilac Rd  
Escondido, CA 92026**

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



1 inch equals 685 feet



Historical Aerial Photo

1953

**West Lilac Rd  
Escondido, CA 92026**

**FIRSTSEARCH**

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



1 inch equals 685 feet



Historical Aerial Photo  
1947

**West Lilac Rd  
Escondido, CA 92026**



**FIRSTSEARCH**

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

1 inch equals 685 feet



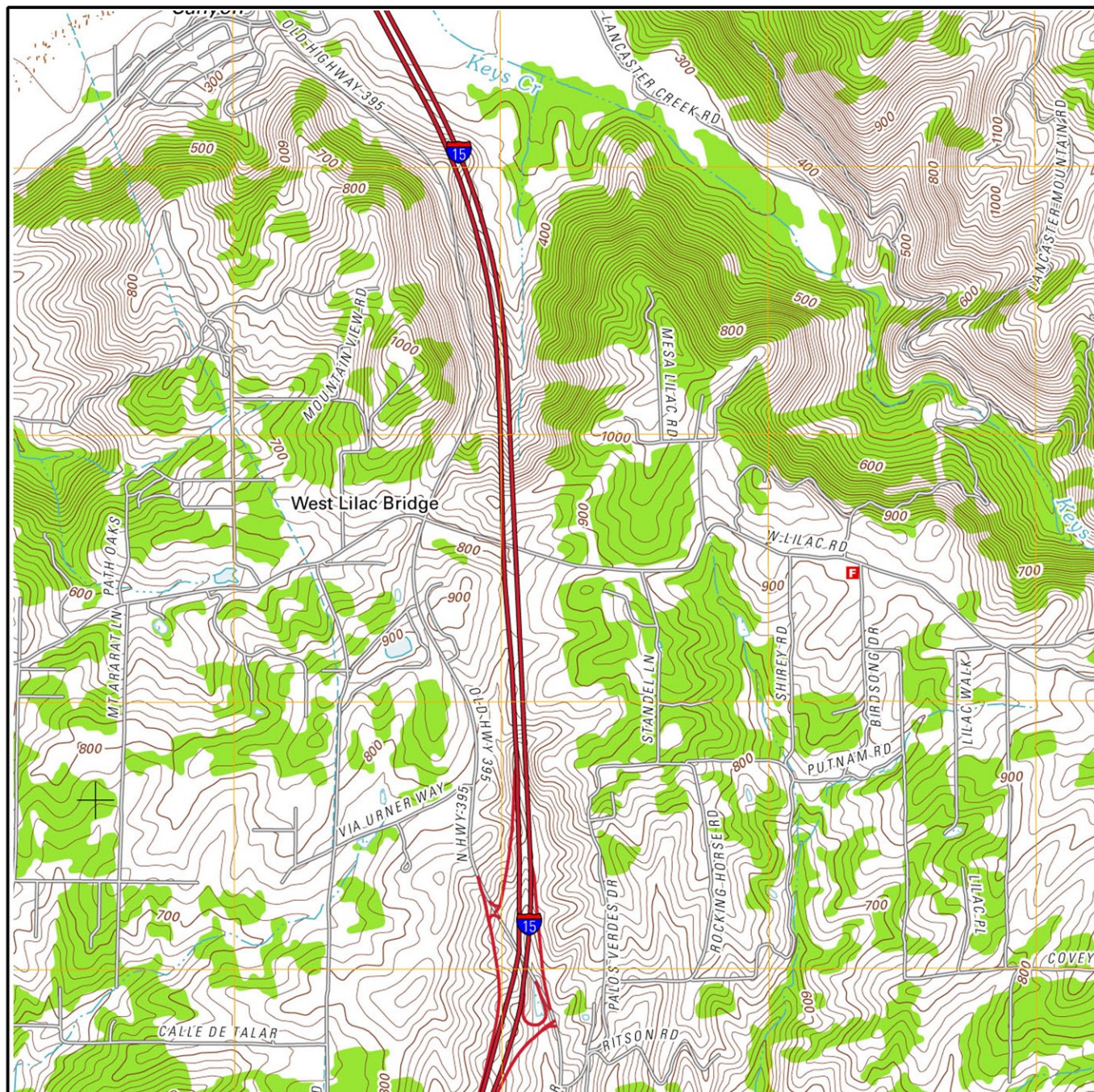
Historical Aerial Photo  
1939

**West Lilac Rd**  
**Escondido, CA 92026**

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



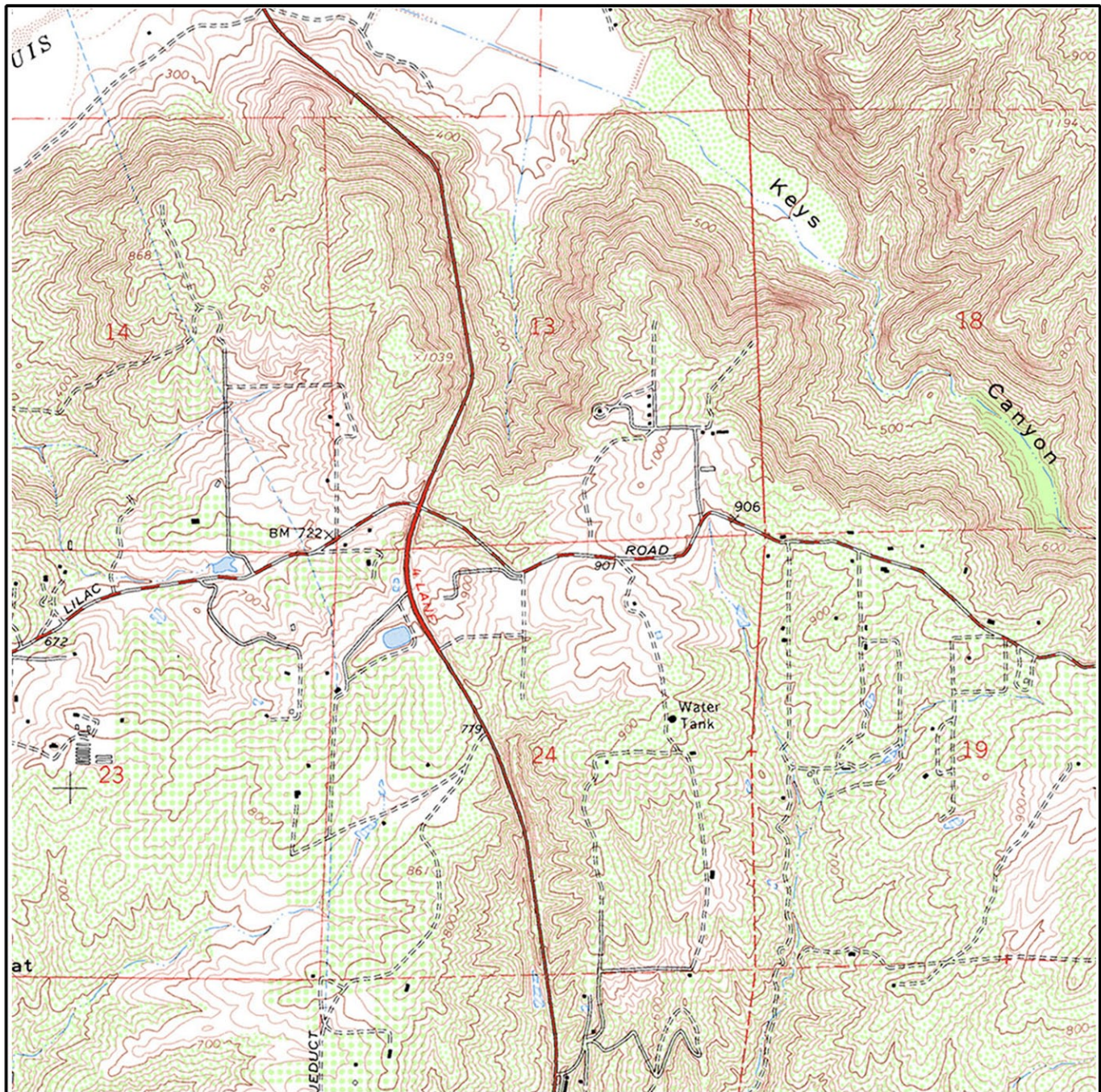
1 inch equals 685 feet



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

0 miles 0.5 1

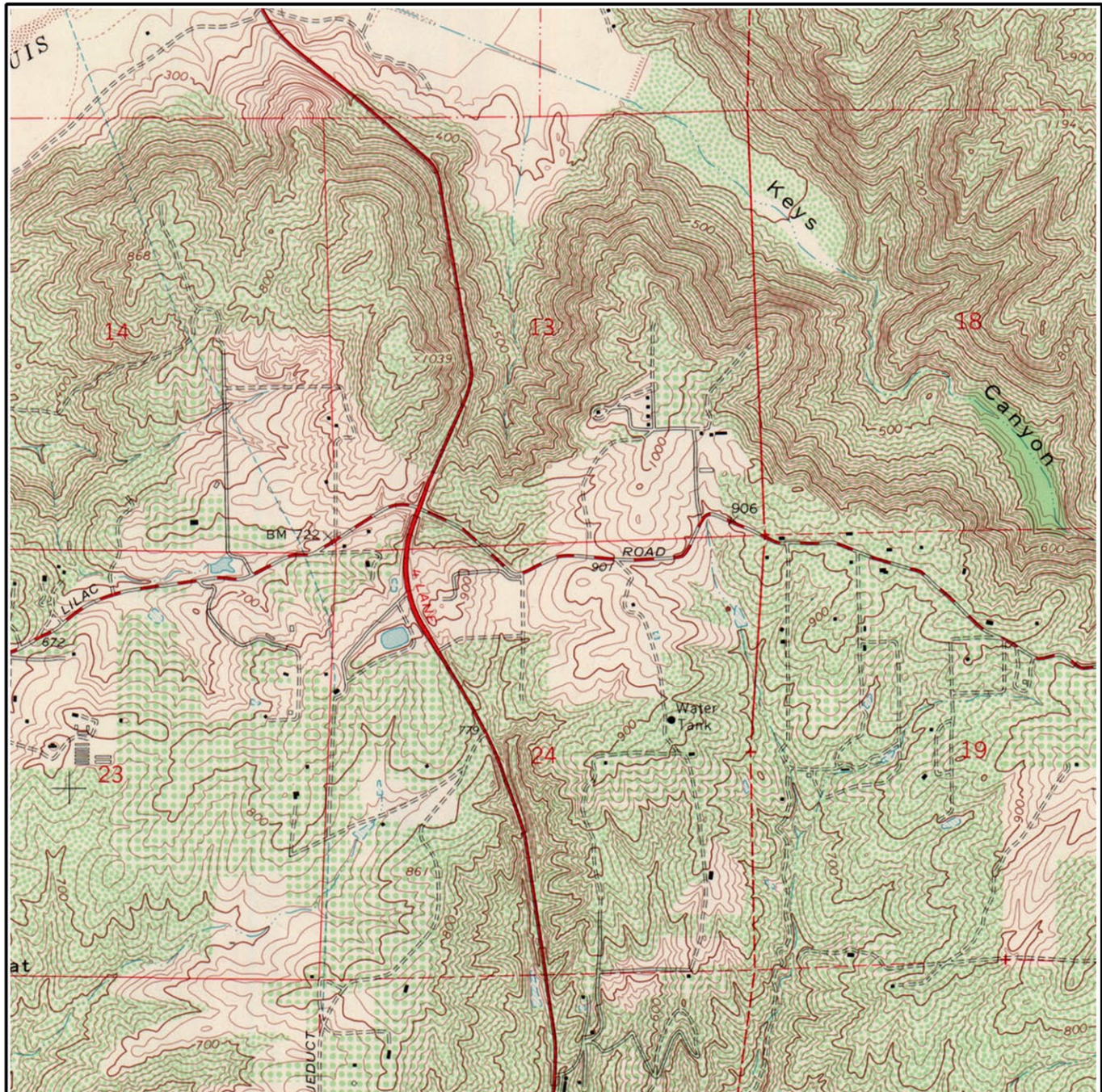
Building	■ ■ ■ ■ ■	Railroad	—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ●
Depression	○ ○ ○ ○ ○	Primary Highway	—+—+—+—
Quarry or Open Pit Mine	×	Trail	- - - - -



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

0 miles 0.5 1

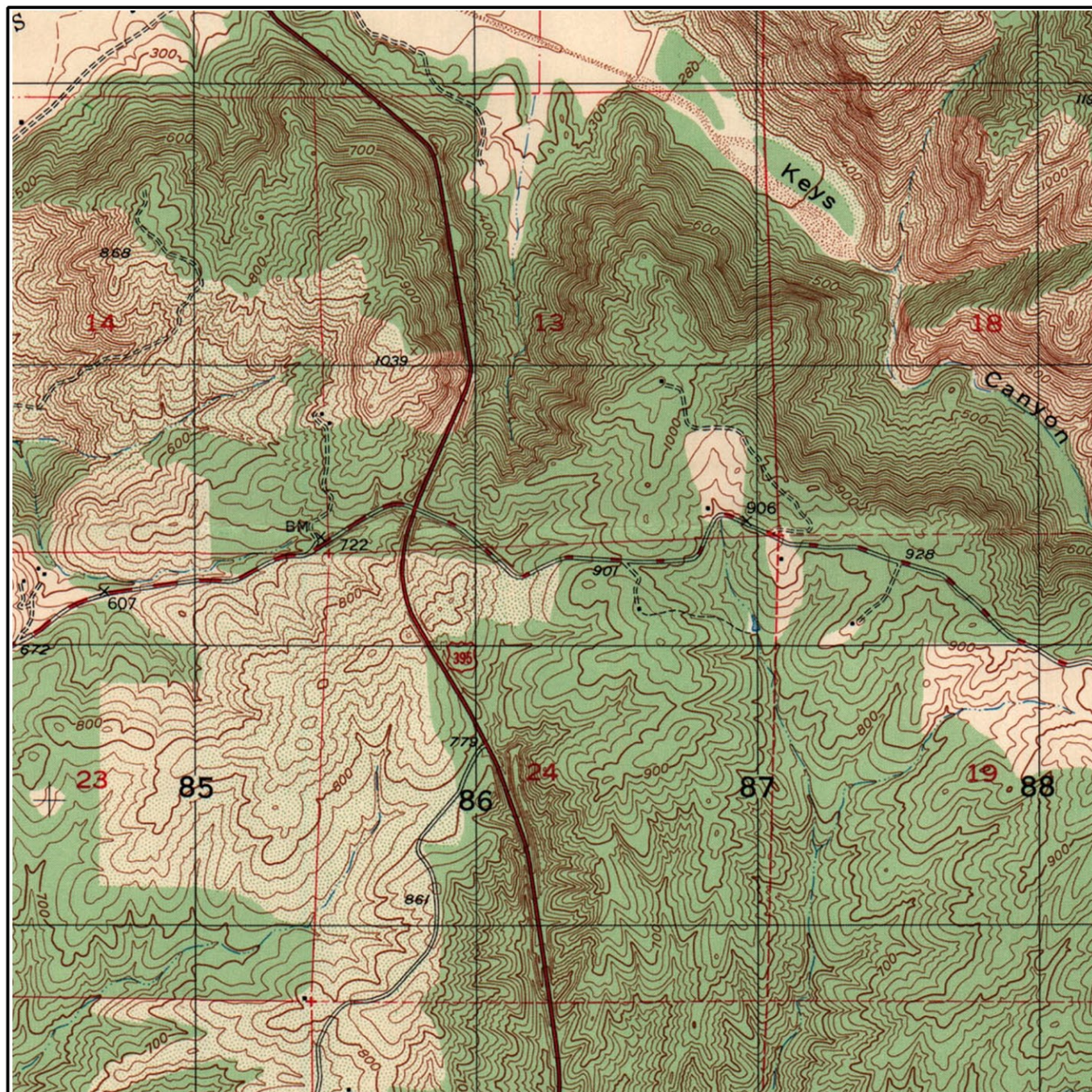
Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



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

0 miles 0.5 1

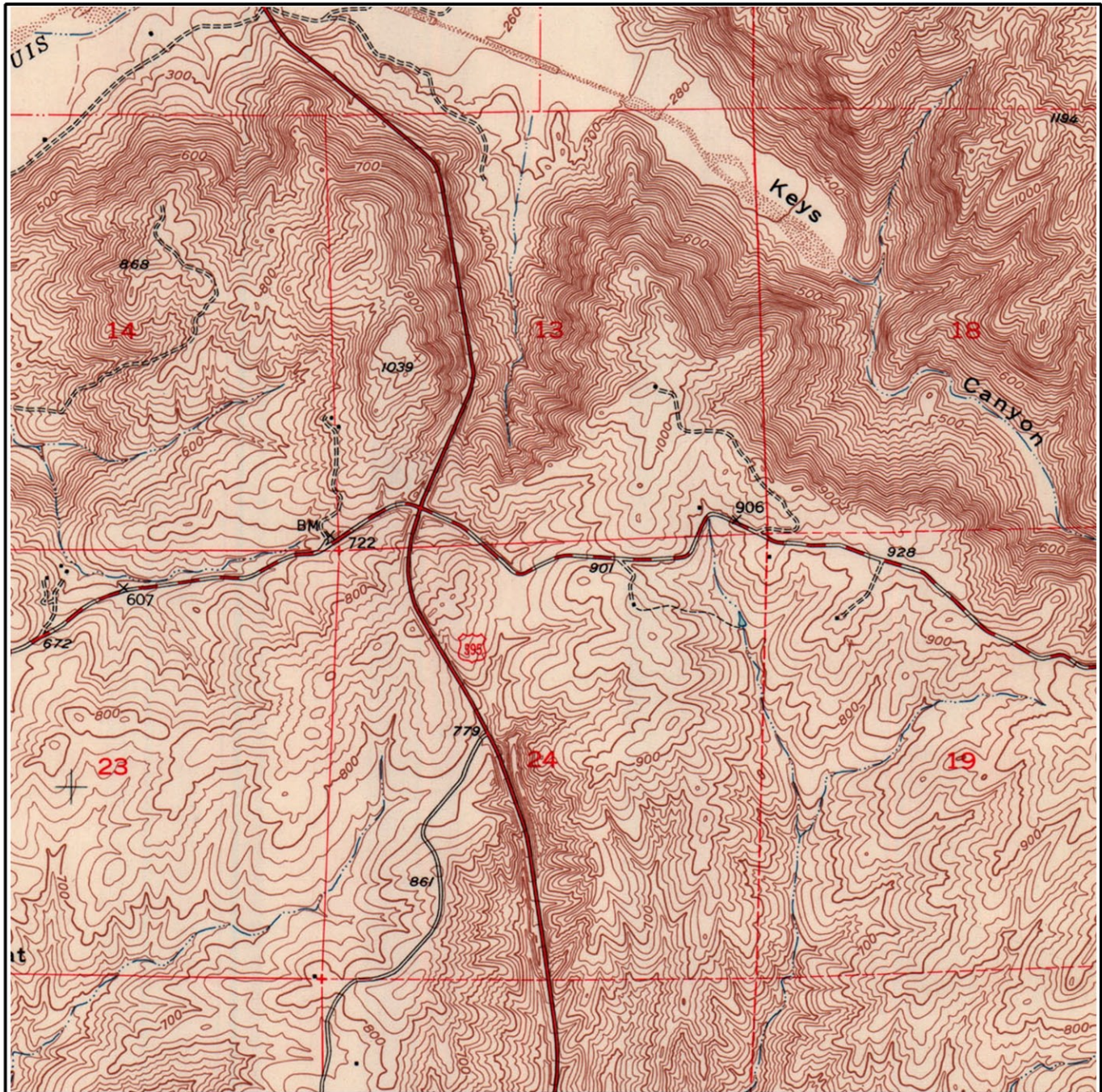
Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



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

0 miles 0.5 1

Building	■ ■ ■ ■ ■	Railroad	—+—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ●
Depression	—( )—	Primary Highway	—+—+—+—+—
Quarry or Open Pit Mine	⊗	Trail	—+—+—+—+—



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

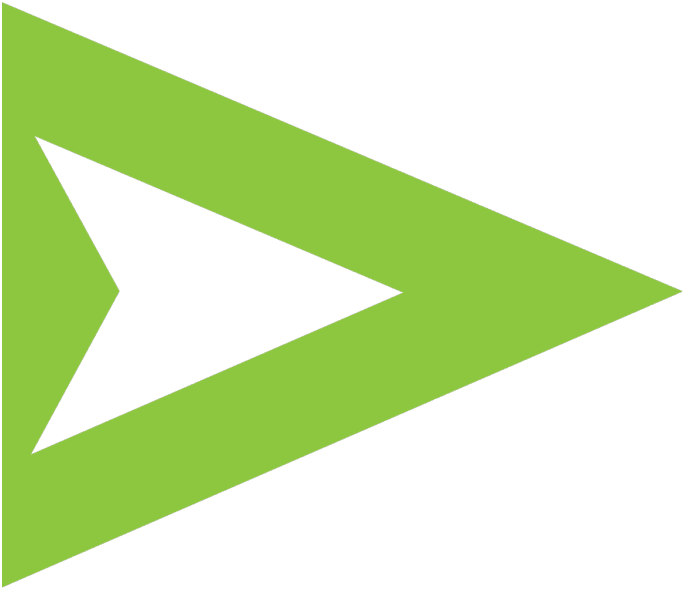
0 miles 0.5 1

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

**APPENDIX D  
ENVIRONMENTAL RECORDS SEARCH**



ENVIRONMENTAL FIRSTSEARCH REPORT



**TARGET PROPERTY:**  
**WEST LILAC ROAD AND OLD H**  
**WEST LILAC RD**  
**ESCONDIDO, CA 92026**  
**JOB NUMBER: ACR-71497**

**PREPARED FOR:**

**EEl, Inc.**

2195 Faraday Avenue, Suite K  
Carlsbad, CA 92008  
July 5, 2012

# Environmental FirstSearch Search Summary Report

Target Site: WEST LILAC RD  
ESCONDIDO, CA 92026

## FirstSearch Summary

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

## Notice of Disclaimer

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

## Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of 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: 07-05-12  
Requestor Name: Polly Ivers  
Standard: ASTM-05

Search Type: LINEAR  
0.705 mile(s)  
Job Number: ACR-71497  
**Filtered Report**

Target Site: WEST LILAC RD  
ESCONDIDO, CA 92026

## Demographics

Sites:	2	Non-Geocoded:	1	Population:	NA
Radon:	0.4 PCI/L				
Fire Insurance Map Coverage:	No				

## Site Location

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

## Comment

Comment:
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## Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	No	
					Aerial Photographs	Yes	07-05-12
					Historical Topos	Yes	07-05-12
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	07-05-12

Environmental FirstSearch  
Target Site Summary Report

Target Property: WEST LILAC RD  
ESCONDIDO, CA 92026

JOB: ACR-71497

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

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

# Environmental FirstSearch

## Sites Summary Report

**Target Property:** WEST LILAC RD  
ESCONDIDO, CA 92026

**JOB:** ACR-71497

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

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

# Environmental FirstSearch

## Sites Summary Report

**Target Property:** WEST LILAC RD  
ESCONDIDO, CA 92026

**JOB:** ACR-71497

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

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

# Environmental FirstSearch

## Site Detail Report

**Target Property:** WEST LILAC RD  
ESCONDIDO, CA 92026

**JOB:** ACR-71497

SWL

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

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

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

**CONTACT:**  
**SOURCE:**

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

# Environmental FirstSearch

## Site Detail Report

**Target Property:** WEST LILAC RD  
ESCONDIDO, CA 92026

**JOB:** ACR-71497

### TRIBALLAND

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

<b>NAME:</b>	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	<b>REV:</b>	01/15/08
<b>ADDRESS:</b>	UNKNOWN	<b>ID1:</b>	BIA-92026
	CA 92026	<b>ID2:</b>	
	SAN DIEGO	<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 FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. FINAL - Currently on the Final 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. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

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

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. 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 maintain information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

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

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

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

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

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

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

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

## Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

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

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

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

Updated annually

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

Updated quarterly/when available

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

Updated when available

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

Updated quarterly/when available

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

Updated quarterly/when available

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

\* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

\* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

\* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

\* Environmental Health Division

IMPERIAL COUNTY CUPA:

\* Department of Planning and Building

INYO COUNTY CUPA:

\* Environmental Health Department

KERN COUNTY CUPA:

\* County of Kern Environmental Health Department

\* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

\* Environmental Health Services

LAKE COUNTY CUPA:

\* Division of Environmental Health

LASSEN COUNTY CUPA:

\* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

\* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

\* County of Los Angeles Environmental Programs Division

\* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

\* Environmental Health Department

MARIN COUNTY CUPA:

\* County of Marin Office of Waste Management

\* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

\* Health Department

MENDOCINO COUNTY CUPA:

\* Environmental Health Department

MERCED COUNTY CUPA:

\* Division of Environmental Health

MODOC COUNTY CUPA:

\* Department of Agriculture

MONO COUNTY CUPA:

\* Health Department

MONTEREY COUNTY CUPA:

\* Environmental Health Division

NAPA COUNTY CUPA:

\* Hazardous Materials Section

NEVADA COUNTY CUPA:

\* Environmental Health Department

ORANGE COUNTY CUPAS:

\* County of Orange Environmental Health Department

- \* Cities of Anaheim, Fullerton, Orange, Santa Ana
- \* County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- \* County of Placer Division of Environmental Health Field Office
- \* Tahoe City
- \* City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- \* Environmental Health Department

RIVERSIDE COUNTY CUPA:

- \* Environmental Health Department

SACRAMENTO COUNTY CUPA:

- \* County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- \* City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- \* County of San Bernardino Fire Department, Haz. Mat. Div.
- \* City of Hesperia Hesperia Fire Prevention Department
- \* City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- \* The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- \* Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- \* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- \* County of San Luis Obispo Environmental Health Division
- \* City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- \* Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- \* County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

- \* County of Santa Clara Hazardous Materials Compliance Division
- \* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- \* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

- \* Environmental Health Department

SHASTA COUNTY CUPA:

- \* Environmental Health Department

SIERRA COUNTY CUPA:

- \* Health Department

SISKIYOU COUNTY CUPA:

- \* Environmental Health Department

SONOMA COUNTY CUPAS:

- \* County of Sonoma Department Of Environmental Health
- \* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

- \* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated quarterly/when available

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

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

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

Updated annually/when available

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

**Target Property:** WEST LILAC RD  
ESCONDIDO, CA 92026

**JOB:** ACR-71497

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

## HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

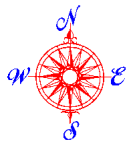
07-05-12  
ACR-71497  
WEST LILAC RD  
ESCONDIDO, CA 92026

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

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

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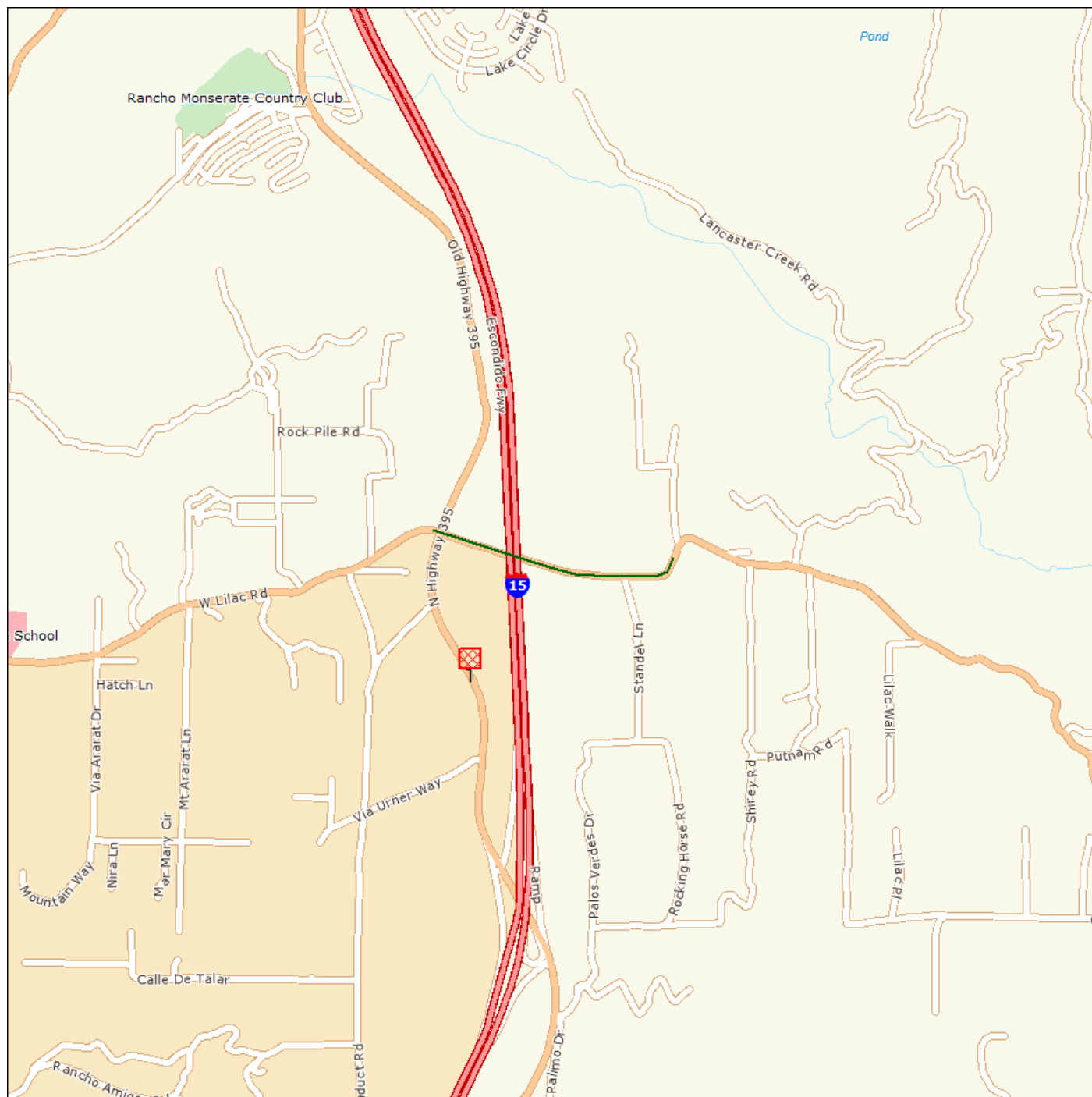
# Environmental FirstSearch

1 Mile Radius from Line

Single Map:

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

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

Oil Gas Wells .....



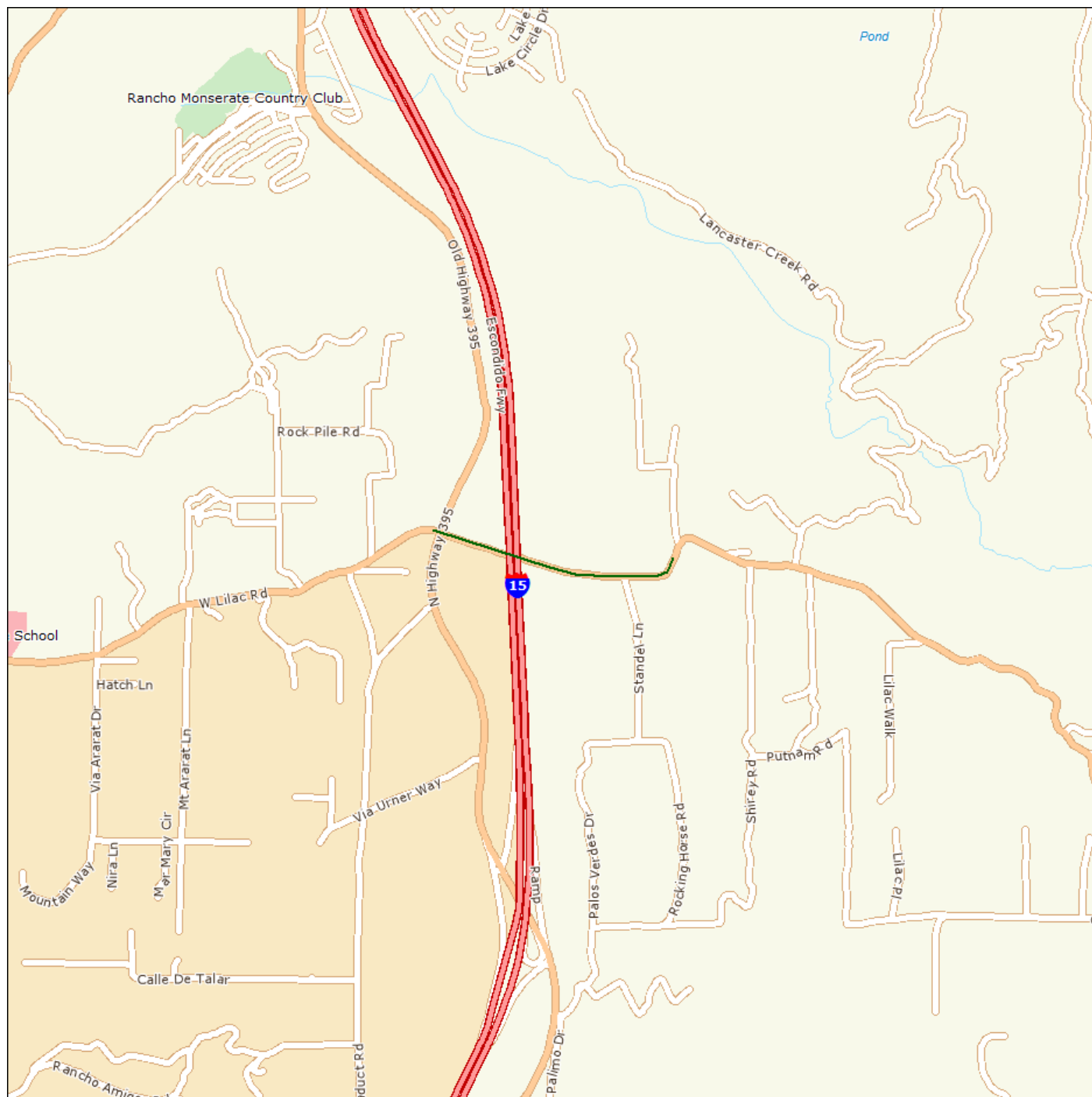
# Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCRACOR, STATE

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



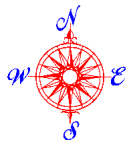
Source: Tele Atlas

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



Oil Gas Wells .....





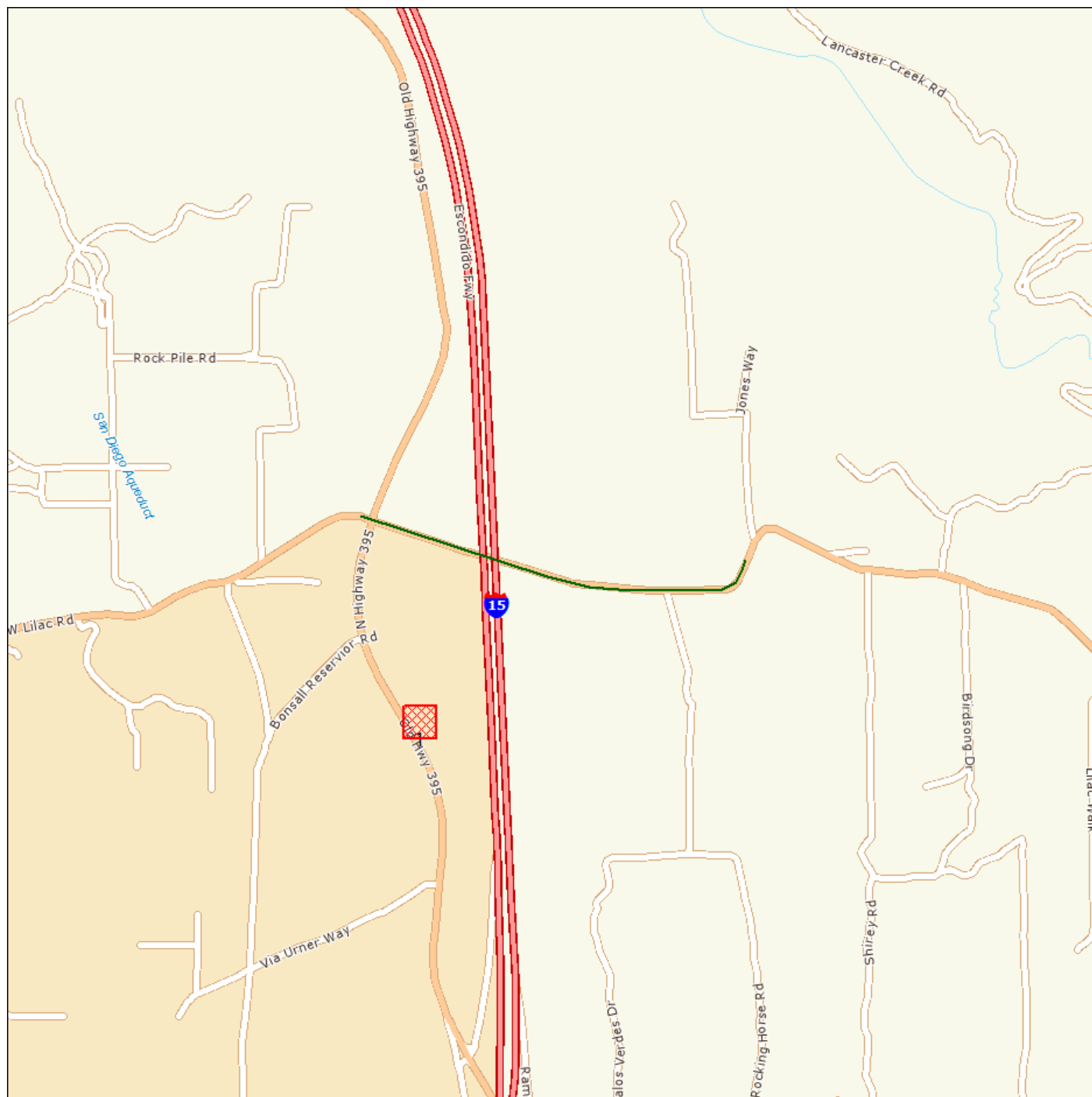
# Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

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

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

Triballand.....

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

Oil Gas Wells .....





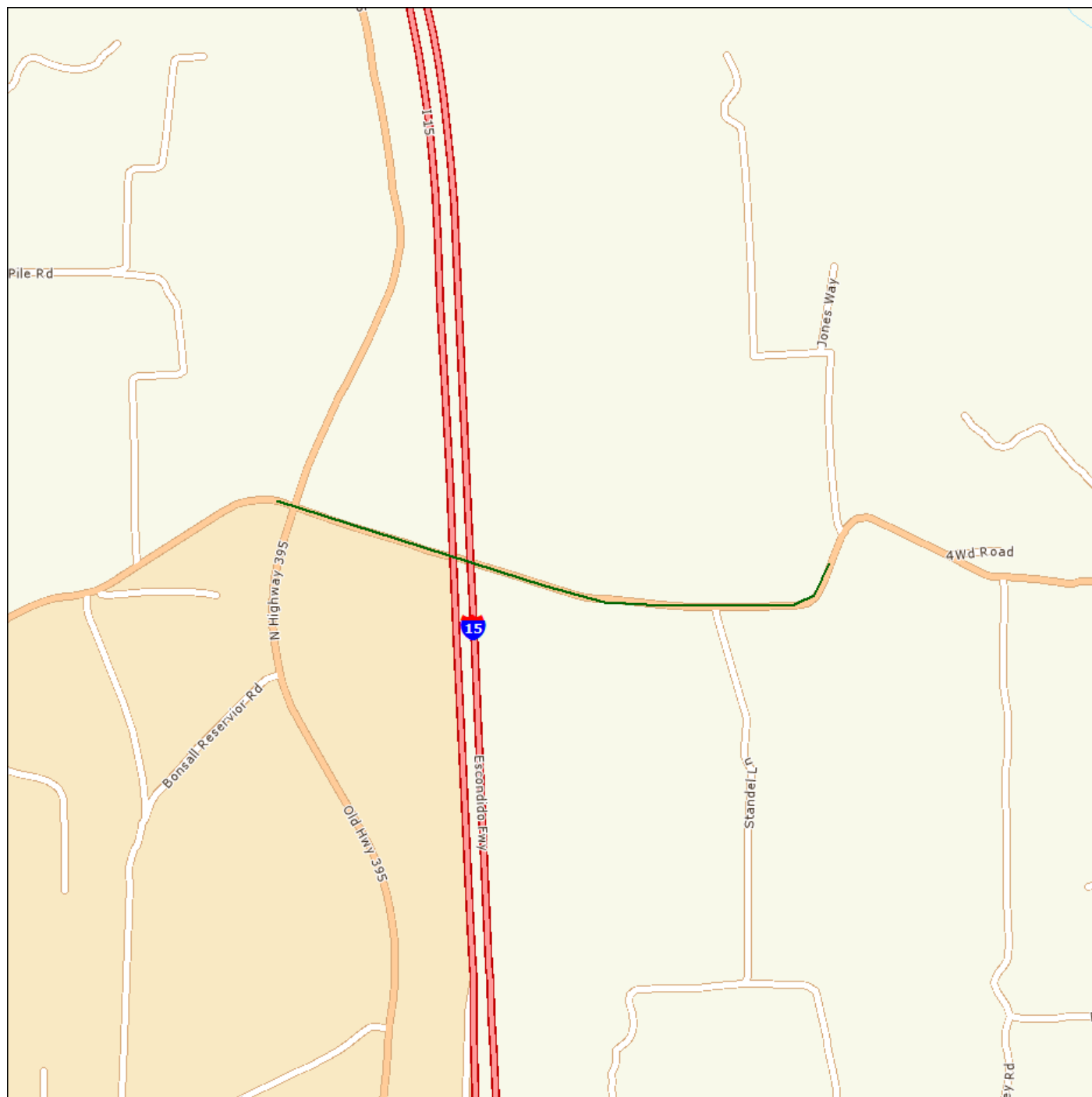
# Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases

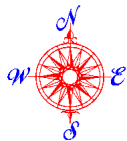
FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



## Source: Tele Atlas

Linear Search Line .....		Oil Gas Wells .....	
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			



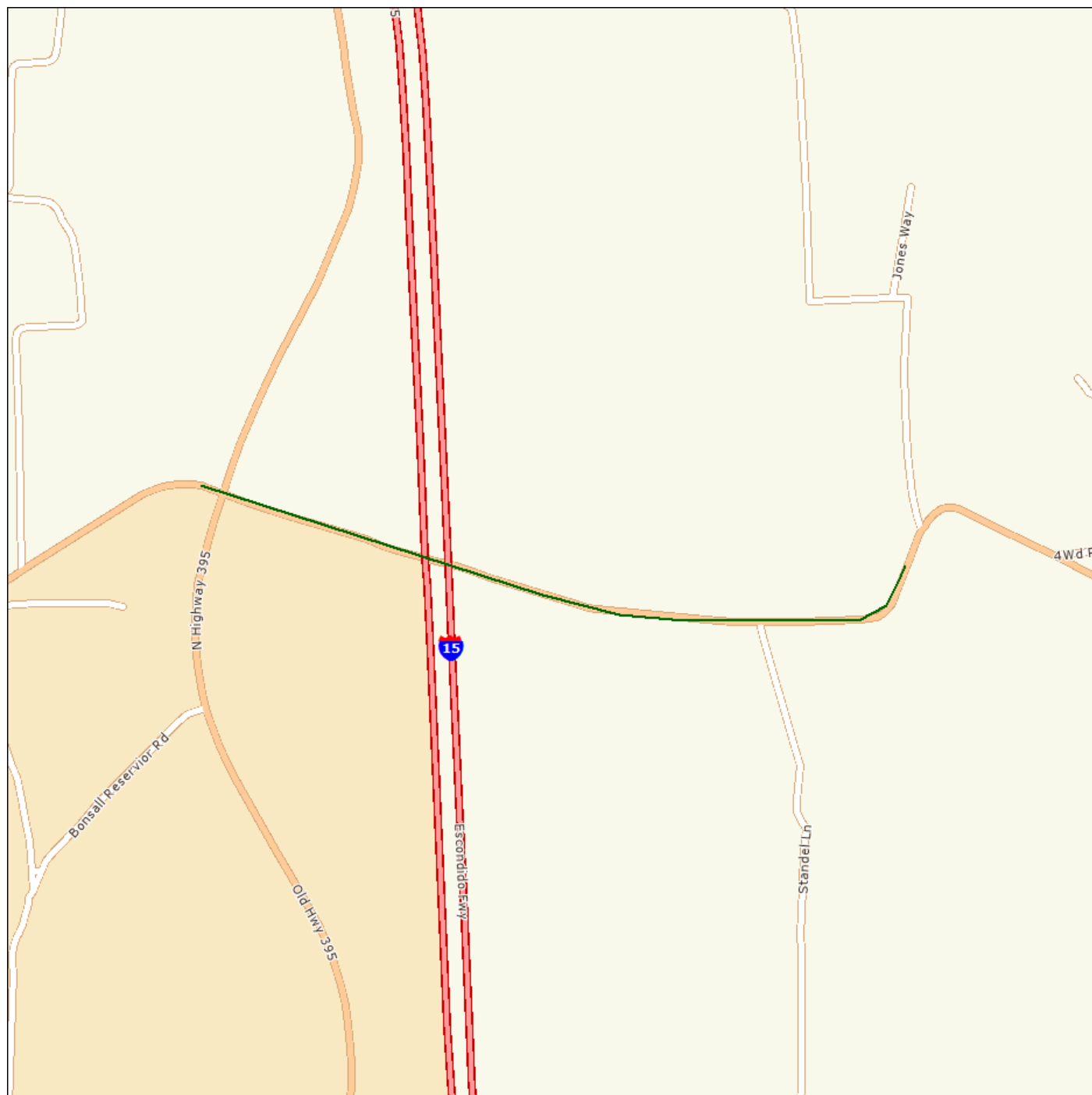
# Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases

FIRSTSEARCH

WEST LILAC RD, ESCONDIDO, CA 92026



Source: Tele Atlas

Linear Search Line .....

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

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

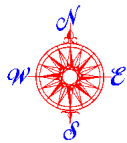
Triballand.....

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



Oil Gas Wells .....



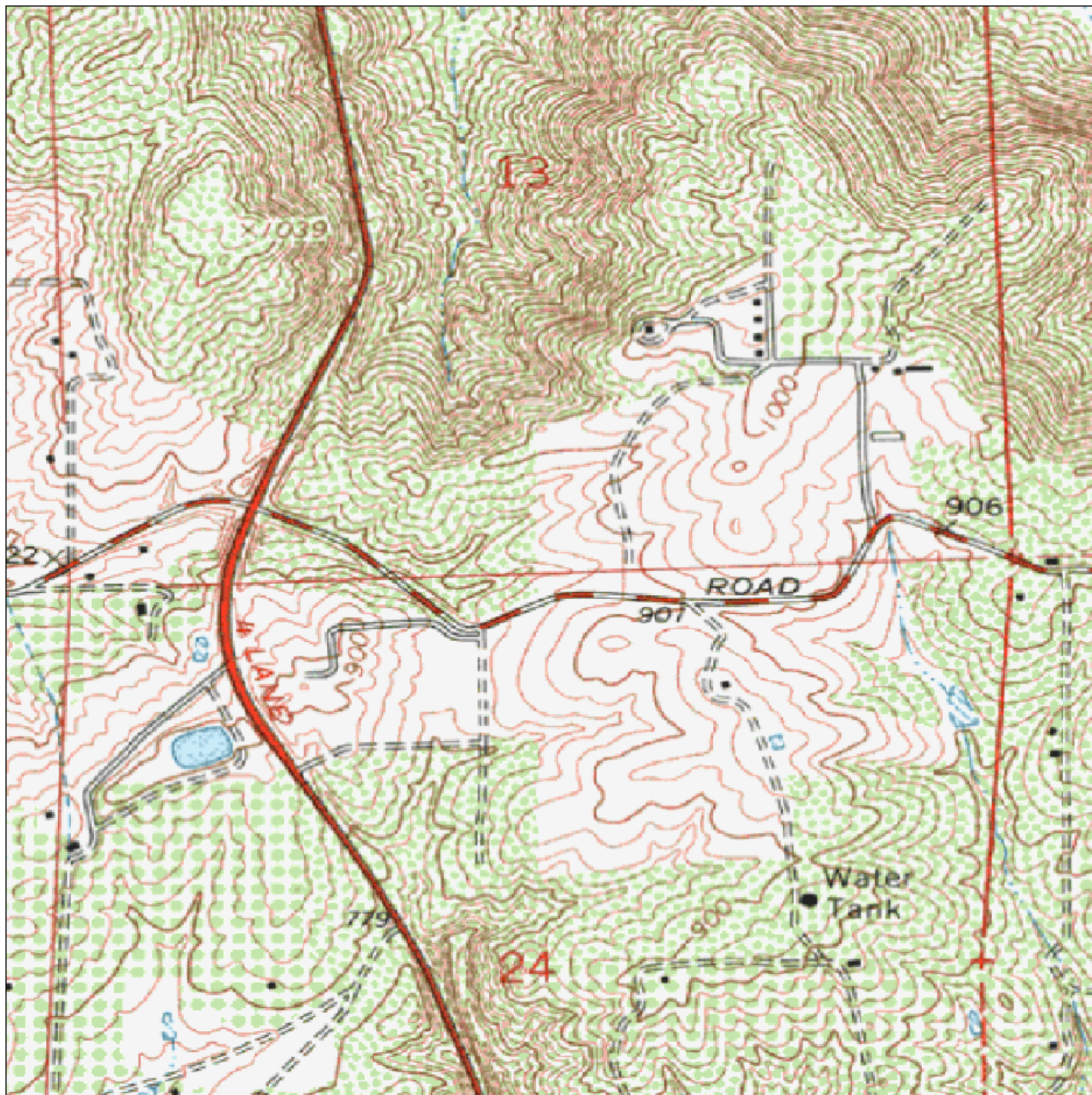


## Site Location Map

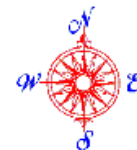
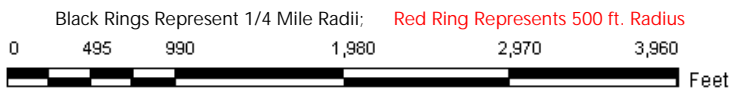
Topo : 0.75 Mile Radius from Line

WEST LILAC RD, ESCONDIDO, CA 92026

FIRSTSEARCH



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



Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.

FIRSTSEARCH



Map Name: BONSALL  
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--  
Contour Interval: 20 feet

Date Revised: 1975--  
Elevation:

FIGURE NO.

1

**APPENDIX E  
USER PROVIDED INFORMATION**



**ASTM E1597-05  
USER SPECIFIC QUESTIONNAIRE**

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

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

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

**(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

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

No

**(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

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

No

**(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).**

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

**(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

No

**(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**

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

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

No

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

No

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

No

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

No

**(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No

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

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

DEVELOPMENT APPLICATION FOR CONVM of SAN DIEGO

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

SURVEY FOR ENVIRONMENTAL PLANNING

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

SEE MAP

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

SEE SCOPING LETTER

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

COUNTY of SAN DIEGO, ACCRETIVE INVESTMENTS

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

N/A

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

N/A

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

NO

Preparer:

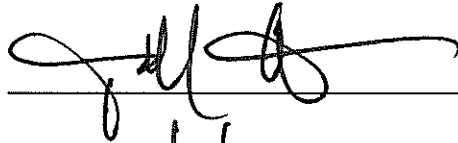
Name/Company:

Jon Rilling, ACCRETIVE INVESTMENTS

Address:

12275 EL CAMINO REAL, SD CA

Signature:



Date:

8/1/12

**APPENDIX F  
PHOTOGRAPHIC LOG**



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



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



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



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



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



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

**APPENDIX G**  
**LIMITED SOIL INVESTIGATION LABORATORY REPORT**  
**AND CHAIN OF CUSTODY**



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

12 July 2012

Brian Brennan  
EEI -- Carlsbad  
2195 Faraday Ave., Ste K  
Carlsbad, CA 92008  
RE: Accretine Inv., Inc.

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

Sincerely,

Daniel Chavez  
Project Manager

EEI -- Carlsbad

2195 Faraday Ave., Ste K

Carlsbad CA, 92008

Project: Accretine Inv., Inc.

Project Number: ACR-71497.2B

Project Manager: Brian Brennan

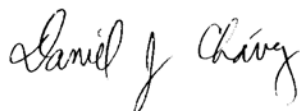
**Reported:**

07/12/12 14:01

### ANALYTICAL REPORT FOR SAMPLES

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

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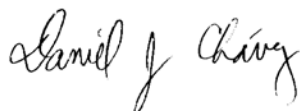
Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

### ANALYTICAL REPORT FOR SAMPLES

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

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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-1**  
**T121166-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>17</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-2**  
**T121166-02 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>160</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-3**  
**T121166-03 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>19</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-4**  
**T121166-04 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>23</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-5**  
**T121166-05 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-6**  
**T121166-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-7**  
**T121166-07 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>8.9</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-8**  
**T121166-08 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-9**  
**T121166-09 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>13</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-10**  
**T121166-10 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-11**  
**T121166-11 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-12**  
**T121166-12 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>9.7</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-13**  
**T121166-13 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>7.5</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-14**  
**T121166-14 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>9.5</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-15**  
**T121166-15 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-16**  
**T121166-16 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>35</b>	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-17**  
**T121166-17 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-18**  
**T121166-18 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-19**  
**T121166-19 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-20**  
**T121166-20 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070617	07/06/12	07/10/12	EPA 6010B	
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Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-21**  
**T121166-21 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-22**  
**T121166-22 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-23**  
**T121166-23 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-24**  
**T121166-24 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>41</b>	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-25**  
**T121166-25 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>7.1</b>	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-26**  
**T121166-26 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>14</b>	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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Daniel Chavez, Project Manager



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2195 Faraday Ave., Ste K  
Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-27**  
**T121166-27 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

<b>Lead</b>	<b>8.8</b>	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**HA-28**  
**T121166-28 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Lead	ND	3.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

Reported:  
07/12/12 14:01

**COMPOSITE 1**  
**T121166-29 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>6.7</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	

Surrogate: Tetrachloro-meta-xylene	61.1 %	35-140	"	"	"	"	"	"	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

Reported:  
07/12/12 14:01

**COMPOSITE 2**  
**T121166-30 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B	
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**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
<b>4,4'-DDE</b>	<b>13</b>	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	

Surrogate: Tetrachloro-meta-xylene	70.4 %	35-140	"	"	"	"	"	"	
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Daniel Chavez, Project Manager

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

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

**COMPOSITE 3**  
**T121166-31 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

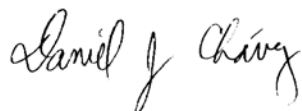
Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B
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**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"
beta-BHC	ND	5.0	"	"	"	"	"	"
delta-BHC	ND	5.0	"	"	"	"	"	"
Heptachlor	ND	5.0	"	"	"	"	"	"
Aldrin	ND	5.0	"	"	"	"	"	"
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"
gamma-Chlordane	ND	5.0	"	"	"	"	"	"
alpha-Chlordane	ND	5.0	"	"	"	"	"	"
Endosulfan I	ND	5.0	"	"	"	"	"	"
<b>4,4'-DDE</b>	<b>8.9</b>	5.0	"	"	"	"	"	"
Dieldrin	ND	5.0	"	"	"	"	"	"
Endrin	ND	5.0	"	"	"	"	"	"
4,4'-DDD	ND	5.0	"	"	"	"	"	"
Endosulfan II	ND	5.0	"	"	"	"	"	"
4,4'-DDT	ND	5.0	"	"	"	"	"	"
Endrin aldehyde	ND	5.0	"	"	"	"	"	"
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"
Methoxychlor	ND	10	"	"	"	"	"	"
Endrin ketone	ND	5.0	"	"	"	"	"	"
Toxaphene	ND	200	"	"	"	"	"	"

Surrogate: Tetrachloro-meta-xylene	73.8 %	35-140	"	"	"	"	"
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SunStar Laboratories, Inc.



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Daniel Chavez, Project Manager

EEI -- Carlsbad

2195 Faraday Ave., Ste K  
Carlsbad CA, 92008

Project: Accretine Inv., Inc.

Project Number: ACR-71497.2B

Project Manager: Brian Brennan

**Reported:**

07/12/12 14:01

**COMPOSITE 4**  
**T121166-32 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

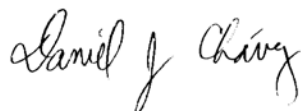
Arsenic	ND	5.0	mg/kg	1	2070618	07/06/12	07/10/12	EPA 6010B
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**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	2070602	07/06/12	07/10/12	EPA 8081A
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"
beta-BHC	ND	5.0	"	"	"	"	"	"
delta-BHC	ND	5.0	"	"	"	"	"	"
Heptachlor	ND	5.0	"	"	"	"	"	"
Aldrin	ND	5.0	"	"	"	"	"	"
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"
gamma-Chlordane	ND	5.0	"	"	"	"	"	"
alpha-Chlordane	ND	5.0	"	"	"	"	"	"
Endosulfan I	ND	5.0	"	"	"	"	"	"
<b>4,4'-DDE</b>	<b>46</b>	5.0	"	"	"	"	"	"
Dieldrin	ND	5.0	"	"	"	"	"	"
Endrin	ND	5.0	"	"	"	"	"	"
<b>4,4'-DDD</b>	<b>11</b>	5.0	"	"	"	"	"	"
Endosulfan II	ND	5.0	"	"	"	"	"	"
4,4'-DDT	ND	5.0	"	"	"	"	"	"
Endrin aldehyde	ND	5.0	"	"	"	"	"	"
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"
Methoxychlor	ND	10	"	"	"	"	"	"
Endrin ketone	ND	5.0	"	"	"	"	"	"
Toxaphene	ND	200	"	"	"	"	"	"

Surrogate: Tetrachloro-meta-xylene	91.6 %	35-140	"	"	"	"	"
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SunStar Laboratories, Inc.



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Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K  
Carlsbad CA, 92008

Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

### Metals by EPA 6010B - Quality Control

#### SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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#### Batch 2070617 - EPA 3051

##### Blank (2070617-BLK1)

Prepared: 07/06/12 Analyzed: 07/10/12

Lead	ND	3.0	mg/kg							
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##### LCS (2070617-BS1)

Prepared: 07/06/12 Analyzed: 07/10/12

Lead	107	3.0	mg/kg	100		107	75-125			
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##### Matrix Spike (2070617-MS1)

Source: T121166-01

Prepared: 07/06/12 Analyzed: 07/10/12

Lead	131	3.0	mg/kg	100	17.1	114	75-125			
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##### Matrix Spike Dup (2070617-MSD1)

Source: T121166-01

Prepared: 07/06/12 Analyzed: 07/10/12

Lead	113	3.0	mg/kg	100	17.1	96.3	75-125	14.2	20	
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#### Batch 2070618 - EPA 3051

##### Blank (2070618-BLK1)

Prepared: 07/06/12 Analyzed: 07/10/12

Arsenic	ND	5.0	mg/kg							
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Lead	ND	3.0	"							
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##### LCS (2070618-BS1)

Prepared: 07/06/12 Analyzed: 07/10/12

Arsenic	45.1	5.0	mg/kg	50.0		90.2	75-125			
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Lead	46.9	3.0	"	50.0		93.8	75-125			
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##### Matrix Spike (2070618-MS1)

Source: T121166-21

Prepared: 07/06/12 Analyzed: 07/10/12

Arsenic	52.8	5.0	mg/kg	50.0	0.438	105	75-125			
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Lead	59.7	3.0	"	50.0	ND	119	75-125			
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##### Matrix Spike Dup (2070618-MSD1)

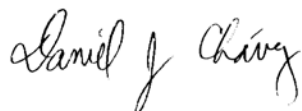
Source: T121166-21

Prepared: 07/06/12 Analyzed: 07/10/12

Arsenic	47.9	5.0	mg/kg	50.0	0.438	94.9	75-125	9.70	20	
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Lead	55.5	3.0	"	50.0	ND	111	75-125	7.27	20	
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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

Reported:  
07/12/12 14:01

## Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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### Batch 2070602 - EPA 3550 ECD/GCMS

#### Blank (2070602-BLK1)

Prepared: 07/06/12 Analyzed: 07/10/12

alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4'-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4'-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4'-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							

Surrogate: Tetrachloro-meta-xylene 94.0 " 100 94.0 35-140

#### LCS (2070602-BS1)

Prepared: 07/06/12 Analyzed: 07/10/12

gamma-BHC (Lindane)	142	5.0	ug/kg	200		70.8	40-120
Heptachlor	157	5.0	"	200		78.3	40-120
Aldrin	200	5.0	"	200		99.9	40-120
Dieldrin	211	5.0	"	200		106	40-120
Endrin	156	5.0	"	200		77.8	40-120
4,4'-DDT	93.7	5.0	"	200		46.8	33-147

Surrogate: Tetrachloro-meta-xylene 97.4 " 100 97.4 35-140

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Daniel Chavez, Project Manager

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Project: Accretine Inv., Inc.  
Project Number: ACR-71497.2B  
Project Manager: Brian Brennan

**Reported:**  
07/12/12 14:01

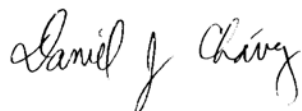
**Organochlorine Pesticides by EPA Method 8081A - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 2070602 - EPA 3550 ECD/GCMS**

<b>Matrix Spike (2070602-MS1)</b>		<b>Source: T120732-05</b>		Prepared: 07/06/12		Analyzed: 07/10/12				
gamma-BHC (Lindane)	123	5.0	ug/kg	200	ND	61.5	30-120			
Heptachlor	149	5.0	"	200	ND	74.5	30-120			
Aldrin	197	5.0	"	200	ND	98.3	30-120			
Dieldrin	200	5.0	"	200	ND	99.8	30-120			
Endrin	137	5.0	"	200	ND	68.4	30-120			
4,4'-DDT	88.2	5.0	"	200	ND	44.1	30-120			
Surrogate: Tetrachloro-meta-xylene	90.7		"	100		90.7	35-140			
<b>Matrix Spike Dup (2070602-MSD1)</b>		<b>Source: T120732-05</b>		Prepared: 07/06/12		Analyzed: 07/10/12				
gamma-BHC (Lindane)	134	5.0	ug/kg	200	ND	67.2	30-120	8.87	30	
Heptachlor	135	5.0	"	200	ND	67.5	30-120	9.92	30	
Aldrin	197	5.0	"	200	ND	98.6	30-120	0.303	30	
Dieldrin	202	5.0	"	200	ND	101	30-120	1.00	30	
Endrin	144	5.0	"	200	ND	72.0	30-120	5.17	30	
4,4'-DDT	94.7	5.0	"	200	ND	47.3	30-120	7.05	30	
Surrogate: Tetrachloro-meta-xylene	98.2		"	100		98.2	35-140			

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: Accretine Inv., Inc.

Project Number: ACR-71497.2B

Project Manager: Brian Brennan

**Reported:**

07/12/12 14:01

### Notes and Definitions

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

SunStar Laboratories, Inc.

*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

# Chain of Custody Record

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

Client: ECI  
Address: Carlsbad, CA 92008  
Phone: (760) 431-3747 Fax: (760) 431-3748  
Project Manager: Brian Brewster / Tim Leifer

Date: 7/31/2012 Page: 1 of 2  
Project Name: Recreative Env., Inc.  
Collector: Ed Long Client Project #: ACR-714972B  
Batch #: T121166 EDF #: \_\_\_\_\_

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Org. Pesticides (8081a)	Total Pb (6010B)	Organic Lead (Pb) (6010B)	Arsenic (6010B)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	7/3/2012	3:30	Soil	Class														01		
HA-2		3:30																02		
HA-3		3:30																03		
HA-4		3:30																04		
HA-5		3:30																05		
HA-6		3:30																06		
HA-7		3:30																07		
HA-8		3:30																08		
HA-9		3:30																09		
HA-10		3:30																10		
HA-11	7/5/2012	13:55	Soil	Class														11		
HA-12		14:05																12		
HA-13		14:05																13		
HA-14		14:20																14		
HA-15		14:25																15		
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/6/2012 10:21</u>					Received by: (signature) <u>[Signature]</u> Date / Time <u>7/6/12 10:21</u>					Total # of containers <u>15</u>					Notes <u>Composite samples 2 5:1 ratio for Arsenic and Org. Pesticides as shown</u>					
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Chain of Custody seals Y/N/NA <u>Y</u>					Seals intact? Y/N/NA <u>Y</u>					
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Received good condition/cold _____					Turn around time: <u>5-7 days</u>					

Sample disposal Instructions: Disposal @ \$2.00 each \_\_\_\_\_

Return to client \_\_\_\_\_

Pickup \_\_\_\_\_

COC 92896

# Chain of Custody Record

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

Client: ECI  
Address: Capitola, CA 92008  
Phone: (360) 431-3347 Fax: (360) 431-3348  
Project Manager: Brian Greenman / Tim Lotte

Date: 7/5/2012 Page: 2 of 2  
Project Name: Accretive Env. Inc.  
Collector: Ed Long Client Project #: ACR-31493.25  
Batch #: T121166 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers
HA-16	7/5/2012	1:35	Soil	6145										16		
HA-17		1:45												17		
HA-18		1:55												18		
HA-19		2:05												19		
HA-20		2:15												20		
HA-21		2:25												21		
HA-22		2:30												22		
HA-23		2:40												23		
HA-24		2:50												24		
HA-25		3:05												25		
HA-26		3:20												26		
HA-27		3:25												27		
HA-28		3:30												28		
<p>Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/16/2012</u> Received by: (signature) <u>[Signature]</u> Date / Time <u>7/16/2012</u></p> <p>Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/16/2012</u> Received by: (signature) <u>[Signature]</u> Date / Time <u>7/16/2012</u></p> <p>Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/16/2012</u> Received by: (signature) <u>[Signature]</u> Date / Time <u>7/16/2012</u></p>															<p>Total # of containers</p> <p>Chain of Custody seals Y/N/NA</p> <p>Seals intact? Y/N/NA</p> <p>Received good condition/cold</p> <p>Turn around time: <u>2.2</u></p> <p>Notes: <u>Composite samples a 5:1 ratio for Arsenic, Org. Particles as shown.</u></p>	

## SAMPLE RECEIVING REVIEW SHEET

BATCH # T121166

Client Name: EEI - Carlsbad

Project: Accretive Inv., Inc.

Received by: Dan M

Date/Time Received: 7/6/12 1021

Delivered by: ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other \_\_\_\_\_

Total number of coolers received 1 Temp criteria = 6°C > 0°C (no frozen containers)

Temperature: cooler #1 2.4 °C +/- the CF (- 0.2°C) = 2.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling. ☒ Yes ☐ No\* ☐ N/A

Custody Seals Intact on Cooler/Sample ☐ Yes ☐ No\* ☒ N/A

Sample Containers Intact ☒ Yes ☐ No\*

Sample labels match COC ID's ☒ Yes ☐ No\*

Total number of containers received match COC ☒ Yes ☐ No\*

Proper containers received for analyses requested on COC ☒ Yes ☐ No\*

Proper preservative indicated on COC/containers for analyses requested ☐ Yes ☐ No\* ☒ N/A

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

\* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date

 7/6/12

Comments:

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# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Accretive Investments, Inc.  
Lilac Hills Ranch Development  
Offsite Sewer Easement Property  
Mountain Ridge Road and Circle R Drive  
Escondido, California 92026**

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

**August 23, 2012**

**EEI Project Number ACR-71497.2c**

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

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

Subject property location:

Lilac Hills Ranch Development  
Offsite Sewer Easement Property  
Mountain Ridge Road and Circle R Drive  
Escondido, California 92026  
EEI Project Number ACR-71497.2c

Prepared and Edited by:



Polly Ivers  
Staff Scientist

Reviewed by:



Bernard A. Sentianin, PG 5530  
Principal Geologist

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

EEI Project No. ACR-71497.2c

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Appendix A – Résumé of Environmental Professional  
Appendix B – County Sewer Route Profile Map  
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Appendix E – User Provided Information  
Appendix F – Photographic Log

## **GENERAL SUBJECT PROPERTY INFORMATION**

**Project Information:** Offsite Sewer Easement Property

**EEl Project Number:** ACR-71497.2c

**Subject Property Information:**

Lilac Hills Ranch Development  
Mountain Ridge Road and Circle R Drive  
Escondido, California 92026

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

**Consultant Information:**

EEl

2195 Faraday Avenue, Suite K  
Carlsbad, California 92008

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

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

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

**Inspection Date:** July 9, 2012 / **Report Date:** August 23, 2012

**Client Information:**

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

**Site Assessor:**

Ed Lump – Senior Project Manager

**EP Certification:**

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



---

Polly Ivers – Project Scientist

**AAI Certification:**

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



---

Polly Ivers – Project Scientist

## EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. (“Client”), EEI conducted a Phase I Environmental Site Assessment (ESA) for the subject property located identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, located along portions of Mountain Ridge Road, and Circle R Drive, Escondido, California (subject property). The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The overall subject property is located east of Old Highway 395 and Interstate 15 (I-15) subject, in the northern portion of Escondido, and southeast of the community of Bonsall. Portions of the subject project appear to be situated within the community of Valley Center. The subject property comprises 2.5 mile long offsite sewer easement beginning on the south side of the proposed Lilac Hills Ranch Development. The easement follows Mountain Ridge Road southward to Circle R Drive, and follows Circle R Drive to the existing Lower Moosa Canyon Water Reclamation Facility (WRF) (**Figure 2**).

The subject property can be accessed from the west at the intersection of Old Highway 395 and Circle R Drive, approximately 0.13 miles northeast of Interstate 15 and Gopher Canyon Road, and from the east at the intersection of Mountain Ridge Road and Elmond Drive. The easement trends south along Mountain Ridge Road approximately 0.36 miles until it reaches its intersection with Circle R Drive.

Development adjacent to the subject property includes Deer Springs Fire District Station Number 1 (8709 Circle R Drive) located at the southeast corner of Circle R Drive and Old Highway 395. Lower Moosa Canyon WRF (8711 Circle R Drive) located directly east of the fire station. Residential developments including Castle Creek Country Club and Resort, and Circle R Ranch are also located along the southern edge of Circle R Drive, comprising roughly 3,200 linear feet of roadway east of the water reclamation facility. The All Seasons Recreation Vehicle Park and Campground borders the subject property at the northwest corner of Circle R Drive and Old Highway 395. A mix of undeveloped land and agricultural land is situated adjacent to the northerly edge of Circle R Drive, and along Mountain Ridge Road.

Based on historical records such as aerial photographs, and topographic maps, Circle R Drive was present from at least 1946. Mountain Ridge Road was present in approximately 1968. The subject property has mainly been bordered by agricultural land and rural residential development throughout history. Development including a golf course appeared bordering the southwest portion of the subject property in 1989. The Moosa Canyon WRF appeared bordering the southwest corner of the subject property in 2010.

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

On July 9, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concern was noted on the subject property during our site reconnaissance.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, located along portions of Mountain Ridge Road and Circle R Drive, Escondido, California (**Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

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

### 1.2 Scope of Services

The following scope of services was conducted by EEI:

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

### 1.3 Reliance

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

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

## 2.0 PHYSIOGRAPHIC SETTING

### 2.1 Subject Property Description

The overall subject property is located east of Old Highway 395 and Interstate 15 (I-15) subject, in the northern portion of Escondido, and southeast of the community of Bonsall. Portions of the subject project appear to be situated within the community of Valley Center. The subject property comprises 2.5 mile long offsite sewer easement beginning on the south side of the proposed Lilac Hills Ranch Development. The easement follows Mountain Ridge Road southward to Circle R Drive, and follows Circle R Drive to the existing Lower Moosa Canyon Water Reclamation Facility (WRF) (**Figure 2**).

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Based on historical records such as aerial photographs, and topographic maps, Circle R Drive was present from at least 1946. Mountain Ridge Road was present in approximately 1968. The subject property has mainly been bordered by agricultural land and rural residential development throughout history. Development including a golf course appeared bordering the southwest portion of the subject property in 1989. The Moosa Canyon WRF appeared bordering the southwest corner of the subject property in 2010.

## **2.2 Topography**

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 2012). Overall, the subject property is located on moderately sloping terrain consisting of varying topographic relief. The subject property elevation ranges from approximately 415 feet above mean sea level (amsl) at its most southwestern point at the intersection of Circle R Drive and Old Highway 395, and rises gradually in an easterly direction towards its highest point of approximately 960 feet amsl at its northeast portion along Mountain Ridge Road. Based on topographic relief, surface water drainage appears to be predominately to the southwest.

## **2.3 Regional and Local Geology**

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

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

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (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 sandy loams of seven soil series including Visalia (VaA), Cienega (CnG2) Fallbrook (FaC2 and FaE2), Las Posas (LpE2), and Ramona (RaC) soil series (USDA, 2012). Soils in these series are generally deep, moderately to well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 9 to 30 percent.

## **2.4 Regional and Local Hydrogeology**

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

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

Based on information obtained for a nearby underground storage tank release site, **Circle R Ranch Trading Post** (8751 Old Castle Road, 0.40 miles south of the subject property), the reported depth to groundwater in the site vicinity ranges from 17.47 feet bgs to 21.18 bgs. The groundwater flow direction was reported to be to the north-northeast to north-northwest (SWRCB, 2012).

## **2.5 Hydrologic Flood Plain Information**

EEI contacted the SanGIS, San Diego Geographic Information Source website, and reviewed the Federal Emergency Management Act (FEMA) web site (FEMA, 2004) to determine if the subject property lies within a Flood Hazard Zone as designated by FEMA. According to the information reviewed, the subject property is situated within Zone X. Zone X is designated as being areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood.

## **3.0 SUBJECT PROPERTY BACKGROUND**

### **3.1 Subject Property Ownership**

Given that the subject property consists of vacant land associated with a sewer easement, the property owner information was not readily available.

### **3.2 Subject Property History**

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

#### **3.2.1 Aerial Photograph and Historical Map Review**

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1949, 1951, 1953, 1963, 1968, 1975, 1976, 1980, 1989, 1990/91, 1994, 2002, and 2008 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2010 aerial photograph was obtained from Google Earth®. and reviewed, a copy of which is included herein (**Figure 2**).

**Table 1** summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the Circle R Drive was present within the Subject property from at least 1946. Mountain Ridge Road was present within the Subject property in approximately 1968. The Subject property has mainly been bordered by agricultural land and rural residential development throughout history. Development including a golf course appeared bordering the southwest portion of the Subject property in 1989. The Moosa Canyon WRF appeared bordering the southwest corner of the Subject property in 2010.

<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	The central portions of Circle R Drive were visible; however, Old Highway 395 and Mountain Ridge Road were not covered. A single feature, a school, was noted along the western side of Circle R Drive.
1946	Aerial Photograph 1:23,600	Circle R Drive was present; however, it did not extend west to meet with Old Highway 395. Mountain Ridge Road was not present. A ranch appeared along western end of Circle R Drive. No other significant development was noted along the easement route.
1949/1951	Topographic Map 1:24,000	The entire Subject property along Circle R Drive was visible; however, the road did not extend west to Old Highway 395. Circle R Ranch was present along the western end of Circle R Drive. No other features were noted along the easement route. Moose Canyon was noted to the south. West Lilac Road was present to the north and Highway 395 to the west.
1953	Aerial Photograph 1:20,000	No apparent changes were noted along Circle R Drive since the 1946 photograph.
1963	Aerial Photograph 1:20,000	Increased agricultural and residential development appeared along the subject route and in the site vicinity. No apparent changes were noted to Circle R Drive.
1968/1975	Topographic Map 1: 24,000	Mountain Ridge Road now appeared as an unimproved road. Old Castle Road was preset to the south. A golf course was present near the southeast corner of Circle R Drive and Old Highway 395.
1976	Aerial Photograph 1:36,000	A significant increase in agricultural and rural development was noted along the subject route and in the site vicinity. Mountain Ridge Road was now present. A golf course was present near the southeast corner of Circle R Drive and Old Highway 395.
1980	Aerial Photograph 1:36,000	Highway 395 now appeared located west of Old Highway 395. No apparent changes were noted to Circle R Drive or Mountain Ridge Road. Increased development was noted in the surrounding area.
1989/1990 and 1991	Aerial Photograph 1:40,000	Circle R Drive now extended west and intersected with Old Highway 395. A residential subdivision/golf course appeared on the south side of Circle R Drive at its western portion. The Moosa Canyon WRF was present at the southeast corner of Circle R Drive and Old Highway 395.
1994/2002/2008	Aerial Photograph 1:40,000	Additional development appeared south of Circle R Drive near its intersection with Old Highway 395. No other apparent changes were noted along the easement route.
August 2010	Aerial Photograph <u>Accretive Investments, Inc.</u>	The subject route appeared as its current configuration. The Moosa Canyon WRF was present at the southeast corner of Circle R Drive and Old Highway 395, while an RV Park appeared at the northwest corner. Castle Creek Country Club and Golf Course appeared to the east of the sewer station. A mix of agricultural land and rural residential development appeared along the remainder of Circle R Drive and Mountain Ridge Road.
2012	Topographic Map 1:24,000	Circle R Drive now extended directly west of Circle R Ranch and intersected with Old Highway 395. The Circle R Golf Course was indicated near this intersection as well as an RV Park. Mountain Ridge Road now appeared as an improved road.

### 3.2.2 City/County Directory

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

### 3.2.3 Sanborn Fire Insurance Maps

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

### 3.2.4 County of San Diego Land Use and Environmental Group

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

## 3.3 Regulatory Database Search

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

### 3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

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

### 3.3.2 State and Regional Sources

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

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

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

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

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

**Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395), reported a diesel fuel release in 1990, which reportedly impacted the soil only. The case was closed by the San Diego County DEH on March 6, 1992. No other information was available on GeoTracker. Based on the fact that the site has been closed by a regulatory agency, and the fact that only soil was impacted by the release, this site is not considered an environmental concern.

**Circle R Ranch Trading Post** (8751 Old Castle Road, 0.40 miles south of the subject property), reported a gasoline release in 1993. The case was closed by the San Diego DEH on December 3, 1996. EEI reviewed the San Diego DEH case closure summary on GeoTracker. According to the summary, food and gasoline dispensing operations were discontinued at the site in 1990. Site investigation efforts in 1994 and 1995 delineated the full extent of petroleum hydrocarbons (gasoline) in the subsurface soil and groundwater. The extent of contamination was localized in the immediate vicinity of the former USTs. In June 1996, 268 tons of contaminated soil was excavated and transported offsite for treatment. Two downgradient groundwater monitoring wells contain no detectable petroleum hydrocarbon constituents. The report stated that the depth to groundwater at the site ranges from 17.47 feet bgs to 21.18 bgs. The groundwater flow direction was reported to be to the north-northeast to north-northwest. Based on the fact that the site has been closed by a regulatory agency, this site is not considered an environmental concern.

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

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

**Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395), was listed as the site of two underground diesel fuel tanks which were removed in 1990, and 1992.

**Rocky H Ranch** (9370 Circle R Drive, located adjacent to the subject property along Circle R Drive, approximately 0.50 miles west of Mountain Ridge Road), was listed as the site of two gasoline USTs. The status of the tanks is listed as “exempt.”

**Rancho Del Las Piedras Corp** (30508 Circle R Way, located adjacent to the subject property at the intersection of Circle R Way and Circle R Drive), was listed as the site of two gasoline USTs

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

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

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

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

State Permits – Six listings (one site duplicated) were reported within one-quarter mile of the subject property. The sites, **Helen T Knox** (9678 Circle R Drive, located adjacent to the subject property at the northeast corner of Circle R Drive and Mountain Ridge Road); **Castle Creek Inn and Spa** (29850 Circle R Way, located adjacent to the subject property at the intersection of Circle R Way and Circle R Drive); **Moosa Water Treatment Facility** (8711 Circle R Drive, located adjacent to the subject property at the southeast corner of Circle R Drive and Old Highway 395); and **Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395).

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

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

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

Hazardous Waste Manifest – Two listings were reported within one-quarter mile of the subject property. The sites: **Deer Springs Fire Protection District** (8709 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.14 miles east of Old Highway 395); **Castle Creek Country Club** (8797 Circle R Drive, located adjacent to the subject property on the south side of Circle R Drive, approximately 0.40 miles east of Old Highway 395); and **B&C Crane Service Inc.** (30007 Old Highway 395, 0.15 miles south of the intersection of Circle R Drive and Old Highway 395).

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

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

### 3.4 Regulatory Agency Review

#### 3.4.1 Deer Springs Fire Protection District

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

#### 3.4.2 County of San Diego Department of Environmental Health

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

#### 3.4.3 State Water Resources Control Board

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

#### 3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S Range 02W Section 31, Township 10S Range 03W Section 36, and Township 11S Range 03W Section 1).

#### **3.4.6 National Pipeline Mapping System**

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

### **3.5 Interview with Current Property Owner**

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

### **3.6 User Provided Information**

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

#### **3.6.1 Environmental Liens or Activity and Use Limitations**

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

#### **3.6.2 Specialized Knowledge**

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

#### **3.6.3 Valuation Reduction for Environmental Issues**

Mr. Rilling stated that the subject property is road way easement property and land valuation is not applicable in this case.

### **3.6.4 Presence or Likely Presence of Contamination**

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

### **3.6.5 Other**

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to county easement property. Mr. Rilling noted that he was not aware of any previous site investigation activities that have been conducted on the subject property.

## **3.7 Other Environmental Issues**

### **3.7.1 Asbestos-Containing Materials**

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

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

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

### **3.7.2 Lead-Based Paint**

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

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

The subject property consists of vacant land associated with a sewer easement. Based on this information, the presence of Lead-Based Paint is not considered likely.

### 3.7.3 Radon

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

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

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

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

### 3.7.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed along Circle R Drive and Mountain Ridge Road. Pole mounted transformers were observed at a number of locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

## 4.0 SUBJECT PROPERTY RECONNAISSANCE

### 4.1 Purpose

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

### 4.2 Subject Property

On July 9, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject site and adjoining properties for conditions indicating a potential recognized environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

Overall, the subject project is situated in northern San Diego County, north of the City of Escondido and southeast of the community of Bonsall. Portions of the subject project appear to be situated within the community of Valley Center. The subject project consists of a 2.5-mile section which follows Mountain Ridge Road southward to Circle R Drive, and follows Circle R Drive to the existing Lower Moosa Canyon WRF. Pavement on Circle R Drive consists of asphaltic concrete. Concrete sidewalks and driveway approaches, as well as concrete curb and gutters exist along the south edge of the roadway from Old Highway 395, east to the easterly edge of the Circle R Ranch. Along this section, an asphalt curb was observed along the north edge of Circle R Drive, with occasional concrete paved drainage swales and storm drain curb inlets intersecting the roadway. Generally, curbs were not detected along Circle R Drive east of the Castle Creek Country Club and Circle R Ranch developments. Overall, small, very minor weathered surface soil discoloration was detected at a few locations along the un-paved shoulders of Circle R Drive as a whole. Based upon our experience, this staining does not represent a recognized environmental concern.

Deer Springs Fire District Station Number 1 (8709 Circle R Drive) was observed at the southeast corner of Circle R Drive and Old Highway 395. Lower Moosa Canyon Water Reclamation Facility (8711 Circle R Drive) is situated directly east of the fire station. With the exception of a small citrus grove located south of the northern intersection of Circle R Drive and El Camino De Pinos, undeveloped land mantled with native brush is situated adjacent to the northerly edge of Circle R Drive. Overall, this vacant land is topographically higher in elevation than the roadway. As noted previously, residential developments (i.e., Castle Creek Country Club and Resort, and Circle R Ranch) are located along the southern edge of Circle R Drive, comprising roughly 3,200 linear feet of roadway east of the water reclamation facility.

A mixture of rural residential and orchards comprise the land adjacent to Circle R Drive, from the northern intersection with El Camino De Pinos east to Mountain Ridge Road. Corrugated metal pipe (CMP) storm drains were observed crossing under Circle R Drive at various natural drainages. A mixture of rural residential and orchards comprise the land adjacent to the proposed project area along Mountain Ridge Road, from Circle R Drive north roughly 1,900 feet.

Utilities observed within the paved roadway and along the street edges were observed to consist of Valley Center Municipal Water District water lines (and associated hydrants, backflow preventors, blow off valves, valve clusters in the pavements and laterals), AT&T manholes, above ground power poles with transformers, and buried SDG&E vaults, as well as concrete- and asphalt-paved drainage swales.

Overhead power lines were observed along Circle R Drive and Mountain Ridge Road. Pole mounted transformers were observed at a number of locations. The electrical transformers appeared to be in good operating condition and no signs of leaking were noted.

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

TABLE 2 Summary of Subject Property Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	Minor wind-blown trash/debris observed onsite.
Surface Spills	No	None observed.
Stained Surfaces	No	A few small, very minor and weathered areas of petroleum staining (?) were observed along the unpaved shoulders.
Fill Materials	No	Minor road fills.
Pits/Ponds/Lagoons	No	None observed on circle R Drive. Small pond observed along southeasterly side of Mountain Ridge Road
Surface Impoundments	No	None observed.
ASTs/USTs	No	Generally, none observed. One large propane tank noted near 30911 Mountain Ridge Road
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed. SDG&E vaults were noted near on southerly edge of Circle R Drive, associated with Circle R Ranch and Castle Creek Resort.
Areas of Dumping	No	Significant piles of trash and debris were not observed on the subject property.
Transformers	No	Pole-mounted transformers appearing to be in good condition were detectable within the subject property limits.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed; however, restricted agricultural chemical residues may exist along the shoulder of roadways due to runoff from adjacent orchards.

### 4.3 Adjacent Properties

On July 9, 2012, EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by undeveloped land immediately north and east of Old Highway 395. Deer Springs Fire Protection Station Number 1 and Lower Moosa Canyon Water Reclamation Facility exist along the southern side of Circle R Drive, comprising roughly 1,000 feet of roadway east of Old Highway 395. Both of these facilities were reported as having environmental related issues on the databases researched and reported above in **Section 3.2 State and Regional Sources**.

Circle R Ranch and Castle Creek Resort are developed along the southern edge of Circle R Drive east of the water reclamation facility. Rural residential and agricultural development (i.e., irrigated groves) was observed along both side of the subject roadway, east of the northern intersection of Circle R Drive and El Camino De Pinos. Fencing limited access to the grove sites along both Circle R Drive and Mountain Ridge Road. Generally, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched and reported herein. The grove sites may be considered as an environmental concern at this time only due to the usage of pesticides/herbicides that may have created soil residues from runoff impacting the proposed project. No service stations and dry cleaners were located in the immediate vicinity.

## 5.0 FINDINGS AND OPINIONS

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

- Known or suspected RECs – No known or suspected RECs have been identified during the preparation of this ESA:
- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

## 6.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

### 6.1 Historical Data Gaps

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

#### Specific Gaps

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

#### Resolution Efforts

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

#### Opinions on Data Gap Significance

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

## **6.2 Regulatory Data Gaps**

No regulatory data gaps were identified during our research efforts.

## **6.3 On-site Data Gaps**

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

## **6.4 Deviations from ASTM Practices**

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

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

## **7.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property identified as the Lilac Hills Master Planned Community Offsite Sewer Easement Property, located along portions of Mountain Ridge Road, and Circle R Drive, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

## 8.0 REFERENCES

- California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed July 2012.
- California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (<http://maps.conservation.ca.gov/doms/index.html>), accessed July 2012.
- California Geological Survey (CGS), 2002, “California Geomorphic Provinces, Note 36.”
- County of San Diego Land Use and Environmental Group (LUEG), KIVA, Website (<http://landinfo.sdcountry.ca.gov/permit/index.cfm>), accessed July 2012.
- Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed July 2012.
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**FIGURES**