

APPENDIX J

Phase I Environmental Site Assessment

APPENDIX J1

Phase I ESA – Warner Ranch – 2005

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**WARNER RANCH
10950 PALA ROAD
SAN DIEGO COUNTY, CALIFORNIA**



GEOCON
CONSULTANTS, INC.

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

Prepared for:

**COASTAL HOLDINGS LLC /
CAPSTONE PARTNERS LLC
RANCHO SANTA FE, CALIFORNIA**

Prepared by:

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GEOCON PROJECT NO. 09536-06-01

MAY 13, 2005



Project No. 09536-06-01
May 13, 2005

HAND-DELIVERED

Mr. Ali Shapouri
Coastal Holdings LLC / Capstone Partners LLC
16089 San Dieguito Road, Suite H-104
Rancho Santa Fe, California 92067-6221

Subject: WARNER RANCH
10950 PALA ROAD
SAN DIEGO COUNTY, CALIFORNIA
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Shapouri:

In accordance with your request, Geocon Consultants, Inc. has conducted a Phase I Environmental Site Assessment (ESA) at the above referenced site.

The accompanying report presents the details of the ESA and summarizes the findings relative to the potential presence of hazardous materials and wastes and/or hazardous conditions at the site at levels likely to warrant mitigation action pursuant to current regulatory guidelines. Please call if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.

Robert C. Owoc, PG
Senior Staff Geologist

RCO:RJK:sc

(2) Addressee

Ronald J. Kofron, CEG
Manager, Environmental Services

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. INTRODUCTION

1.1. Purpose

This report presents the results of a Phase I ESA an approximately 420-acre property in the unincorporated Pala area of San Diego County, California (the Site). The Site is identified by the County of San Diego Assessor's Parcel Numbers (APNs) 110-090-01, -17, and -18; 110-021-10 and -32; and 110-040-22. Geocon Consultants, Inc. (Geocon) prepared the report in accordance with the request of Mr. Ali Shapouri of Coastal Holdings LLC / Capstone Partners LLC (the Client).

This ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) 2000 Standard Practice for Environmental Site Assessments, Designation E1527-00. The main components of this report, as specified by the ASTM Standards, include the following:

- **Site Reconnaissance:** The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions (RECs) in connection with the Site. The site reconnaissance was for the Site only and did not include moving onsite debris, vehicles, or other objects to allow for observation of the underlying ground surface. Offsite properties and features were viewed from the Site and a drive-by reconnaissance of the surrounding area.
- **Physical Setting:** Physical setting references were reviewed to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- **Site History:** The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area to help identify the likelihood of past uses having led to RECs in connection with the Site. Historical sources reviewed included aerial photographs, site ownership and/or use information (as made available by the Client). In addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.
- **Records Review:** The purpose of the records review is to obtain and review records that will help identify RECs at or potentially affecting the Site. Geocon reviewed client-provided and publicly available federal, state, and local regulatory agency records pertaining to the Site.

1.2. Scope of Services

The general scope of services proposed for the ESA is described in Geocon's Proposal No. EP-2005-060 and Section 1.1 above. The ESA did not include review of historical fire insurance maps because no historical map coverage was available for the Site or vicinity.

1.3. Site Location

The Site is located north of Pala Road (Route 76) and west of Pala Temecula Road, in San Diego County, California. The approximate location of the Site is shown on the Vicinity Map presented as Figure 1.

1.4 Prior Environmental Assessment

Geocon reviewed a report titled *Phase I Environmental Site Assessment, Warner Ranch, 10950 Pala Road, Pala, California*, prepared by Ninyo & Moore and dated April 14, 2003 (Ninyo & Moore, 2003) as part of this ESA.

2. SITE RECONNAISSANCE

A representative of Geocon conducted a reconnaissance of the Site and performed observations of adjacent properties on May 4, 2005. Observations noted during the site reconnaissance are summarized below.

2.1 Onsite Observations

The southern portion of the Site is occupied by an equestrian facility (Warner Ranch Quarter Horses) with a physical address of 10950 Pala Road. Ranch structures include an office, stables, equipment and feed garages, an arena, and residences. The ranch area is surrounded by pastures and two citrus orchards. Two avocado orchards were observed in the west portion of the Site, north of the ranch area. Asphalt roads extend throughout the ranch and orchards. The northern portions of the Site are comprised of moderately- to steeply-sloped hillsides covered with scrub and trees.

A 500-gallon gasoline above ground storage tank (AST) and a 1,500-gallon diesel AST were observed in the west-central portion of the Site. The diesel AST was not contained and minor staining was observed on soil beneath the dispenser. Two 250-gallon mobile “nurse” tanks, reportedly formerly used to fill smudge pots, were situated adjacent to the diesel AST. Heavy brush obscured the ground surface around the nurse tanks. The gasoline AST was situated on an asphalt slab. An abandoned tank was also observed in the northwest portion of the Site adjacent to a bee hive area. No staining or odors were indicated adjacent to the gasoline AST or abandoned tank.

Small quantities of rodent bait and herbicide were stored in a hazardous material shed in the west-central portion of the Site. Small quantities of motor oil lubricants and irrigation supplies were also observed in garages and store rooms at the Site.

Approximately 200 diesel-burning smudge pots were observed in the east-central portion of the Site. Significant soil staining (an approximately 30' x 50' area) and hydrocarbons odors were apparent

adjacent to the smudge pots. The smudge pots have reportedly not been used in approximately 12 years.

With the exception of the smudge pot staging area and diesel AST, no odors, significantly stained soil, unidentified substance containers, indicators of USTs, drums, pits, or ponds were observed on the Site. A Site Plan illustrating the noted site features is included as Figure 2. Photographs taken during the site reconnaissance are presented in Appendix A.

2.2 Offsite Observations

Observed current uses of adjacent properties and surrounding areas are described below:

Direction	Adjacent Properties	Surrounding Area
North	Undeveloped	Undeveloped
East	Undeveloped	Sparse residential/commercial Development
South	Commercial (Pala Casino)/Agricultural	Undeveloped
West	Agricultural	Agricultural/Undeveloped

3. PHYSICAL SETTING

3.1 Topographic Features

Information concerning the topography and previous development of the Site and properties located in the vicinity of the Site was obtained from a review of U.S. Geological Survey (USGS) topographic maps for the Pala and Pechanga, California quadrangles. According to the maps, the site comprises portions of Sections 21, 22, and 28 of Township 9 South, Range 2 West. Onsite elevations range from approximately 350 to 800 feet above mean sea level (MSL). Surface drainage appears to be toward the south (USGS, 1988).

Structures, orchards, Gomez Creek, an unnamed intermittent stream, and a network of unimproved roads in similar configuration to those observed during the onsite reconnaissance are depicted in the southern portion of the Site. The northern portions of the Site are generally depicted as moderately- to steeply-sloped “scrub.” Topographic features as depicted on the map are generally representative of site conditions observed during Geocon’s reconnaissance.

Pala Road (Route 76) is shown as a secondary highway adjacent to the south of the Site. Pala Creek and Pala Temecula Road are shown in the vicinity of the Site to the east, and the San Luis Rey River and wells are shown in the vicinity to the south. A reproduction of a portion of the USGS maps is presented as Figure 3.

3.2 Geologic Conditions

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest.

In April 2005, Geocon Incorporated (Geocon Inc.) performed a limited geotechnical investigation at the Site consisting of excavating 46 exploratory trenches. The exploratory trenches indicate a transitional igneous intrusive boundary between San Marcos Gabbro and Bonsall Tonalite which evidently was interpreted as a fault related contact on published geologic maps. The bedrock formations encountered during the study are typically massive, but can have discontinuous joints and fractures. The trenches excavated within the drainage courses and surrounding areas encountered surficial deposits consisting of younger and older alluvium underlain by bedrock. The younger alluvium is poorly consolidated. The two primary drainages at the Site exhibited an alluvium thickness greater than the reach of the backhoe and saturated conditions were encountered (Geocon Inc., 2005).

3.3 Regional Groundwater Quality and Occurrence

Information sources prepared by the California Department of Water Resources (CDWR) and the California State Water Resources Control Board (SWRCB) were reviewed for information pertaining to groundwater quality and occurrence in the vicinity of the Site. Based on these sources, the Site is located within the Pala Hydrologic Subarea (903.21) of the Monsurata Hydrologic Area (903.20) of the San Luis Rey (903.00) (SWRCB, 1994).

Groundwater occurring within the San Luis Rey Hydrologic Unit in the vicinity of the Site has been documented to exhibit total dissolved solids (TDS) content ranging from 600 to 1,500 milligrams per liter (mg/l). Groundwaters are somewhat undesirable for domestic use because of high sulfate concentrations (CDWR, 1967). Groundwater occurring in the Pala Hydrologic Area has existing municipal, agricultural, and industrial use designations (SWRCB, 1994).

The Site extracts groundwater from five wells located along Pala Road (Ninyo & Moore, 2003). In 2002, depth to groundwater ranged from approximately 22 to 30 feet. Five CDWR wells are located in Section 28 (CDWR, 2005). Based on the online information, and measurements obtained between 1966 and 1992, depth to groundwater in the wells ranged from approximately 4 to 40 feet. The wells were situated at ground surface elevations ranging from 340 to 358 feet above MSL. Based on the above data and general knowledge of the local hydrology in the area, depth of groundwater in the southern

portion of the Site is likely less than 25 feet and is presumed to flow generally toward the southwest. Groundwater depth and flow direction beneath the Site may vary with land surface elevation, seasonal rainfall, fracture systems in underlying bedrock units, and other factors.

4. SITE HISTORY

4.1 Aerial Photographs

Aerial photographs, available at the County of San Diego Department of Public Works (DPW) for the years 1928, 1967, 1970, 1978, and 1989; from in-house sources for 1953 and 1995-96; and from online sources for 2000 and 2004 were reviewed during the preparation of this ESA. Observations noted during the review are discussed below.

Year	Observations	
	Subject Site	Adjacent and Vicinity Properties
1928	A residential structure and rectangular orchard are apparent in the southeastern portion of the Site. The structure and orchard lie west and north of a V-shaped road off Pala road. The remainder of the southern portion of the Site appears to be pasture land. Gomez Creek is apparent along the western property boundary. The northern portion of the Site appears vacant and undeveloped.	Roads in similar configuration to Pala Road and Pala-Temecula Road are apparent. San Luis Rey River and Gomez Creek are apparent in the vicinity of the Site to the south and east, respectively. Residential development is apparent in the vicinity of the Site to the east and southeast. Remaining properties in the vicinity of the Site appear undeveloped.
1953	The orchard is somewhat larger than in the 1928 aerial photograph.	Agricultural use is apparent adjacent to the Site to the south.
1967	A second orchard, additional residential structures, and barns are apparent in the southern portion of the Site. The V-shaped road appears abandoned.	Residential and agricultural development is apparent on the adjacent property to the west.
1970	Similar to the 1967 aerial photograph.	Similar to the 1967 aerial photograph.
1978	An additional small orchard is apparent north of the pasture lands in the central portion of the Site.	Similar to the 1970 aerial photograph.
1989	Agricultural development (four orchards), structures, and roadways appear similar to those observed during the reconnaissance.	Similar to the 1978 aerial photograph.
1995-96	Similar to the 1989 aerial photograph.	Agricultural use is no longer apparent adjacent to the south of the Site.
2000	Similar to the 1995-96 aerial photograph.	Grading is apparent adjacent to the southeast of the Site.
2004	Similar to the 2000 aerial photograph.	Adjacent properties and properties in the vicinity of the Site appear similar to those observed during the site reconnaissance portion of this ESA. Pala Casino is apparent adjacent to the southeast.

4.2 Interviews

Geocon interviewed Ms. Cathy Biondi, ranch secretary regarding historical uses of the Site. Ms. Biondi has worked at the ranch since 1984. She indicated a prior owner of the ranch raised pigs in the 1930s and 1940s and current agricultural activity included citrus and avocado orchards. No row crops were cultivated.

Small amounts of retail pesticides (rodent bait) and herbicides (Roundup) are used and stored onsite. Ms. Biondi also indicated that smudge pots, and the “nurse” fuel tanks used to fill them, had not been used for at least 12 years. Two 3,000-gallon USTs were removed from the western portion of the Site around 1986. The tanks were only a few years old and in good condition when removed. Two 500-gallon USTs, formerly used to fuel wind machines, were removed from the eastern citrus orchard in 2002. The abandoned tank in the northwest portion of the Site was a pressure tank for water.

Ms. Biondi indicated that the Site has five water wells, but has not had a water quality test in several years. With the exception of high calcium hardness, no drinking water problems have been indicated in the past.

5. REGULATORY AGENCY RECORDS

5.1 Database Review

Track-Info Services, LLC (Track-Info), a regulatory database search firm, performed a search of federal, state, and local databases for the Site and surrounding areas. A reproduction of the report titled *Environmental FirstSearch Report, 10950 Pala Road, San Diego County, 92059*, dated April 20, 2005 is presented as Appendix B. The following table lists databases that were searched and the number of listings.

Database Name	Search Radius (Mile)	Number of Listings
FEDERAL DATABASES		
NPL (National Priority List)	1	0
CERCLIS (Sites currently or formerly under review by USEPA)	½	1
RCRA TSD (RCRA permitted treatment, storage, disposal facilities)	½	0
RCRA COR (RCRA Corrective Action Sites List)	1	0
RCRA GEN (RCRA Hazardous Waste Generators)	¼	1
RCRA NLR (RCRA No Longer Regulated List)	⅛	1
ERNS (Emergency Response Notification System of Spills)	⅛	0
TRIS (Toxic Release Inventory database)	⅛	0

Database Name	Search Radius (Mile)	Number of Listings
STATE DATABASES		
STATE SITES (Cal-Sites and Cortese Databases)	1	0
SPILLS-1990 (California Regional Water Quality Control Board)	1/8	0
SWL (Permitted as solid waste landfills, incinerators, or transfer stations)	1/2	2
REG UST/AST (Registered underground or aboveground storage tanks)	1/4	4
LUST (Leaking Underground Storage Tanks)	1/2	2
LOCAL DATABASES		
PERMITS (San Diego County Department of Environmental Health)	1/8	1

5.1.1 Site

The Site was listed in the UST database. According to the database, four USTs were formerly located at the Site including two 5,000-gallon leaded gasoline USTs and a 500-gallon and 280-gallon gasoline UST. All four tanks had a status of “closed by removal.”

5.1.2 Properties in the Vicinity of the Site

Pala Casino, located adjacent to the southeast is listed in the RCRA and RCRA-NLR databases. The facility is a small quantity generator of hazardous wastes. Violations and/or releases to soil and/or groundwater were not indicated in the database.

5.1.3 Non Geocoded (Unmapped) Sites

This portion of the regulatory database report identifies properties that have incomplete address information and could not be specifically plotted. The Pala Store is listed in the UST database. Three USTs were removed in 1994 and LUST status is “active” in the EPA Region 9 Indian Lands UST database. The Acorn Mini Mart is listed in the UST database with three active USTs. Observations indicate these properties are likely downgradient (southeast) of the Site. Releases affecting groundwater were not indicated at any of the remaining properties.

5.2 San Diego County Department of Environmental Health (DEH)

Geocon searched the DEH online database for information pertaining to hazardous wastes, hazardous materials, and USTs on the Site. The Site was listed as an inactive UST facility on the database (DEH, 2005). In addition, Geocon requested records from the DEH regarding the Site. According to documents on file at the DEH, the facility received a notice of violations (NOVs) for not having a hazardous material permit and improper labeling of waste oil containers. The file indicated that the Site generated approximately 4 gallons of waste oil per month. Geocon reviewed permits to install 2 USTs

(280-gallon and 500-gallon) dated 1986 and subsequently remove the “wind machine” USTs in December 2001. A field report indicated that the tanks were removed in January 2002; one exhibited 2 holes and the other was in fair condition upon removal; soil underlying the tanks was “sandy clay” and in good condition with no staining or odors; and laboratory analytical data from soil samples collected beneath the USTs did not exhibit concentrations of petroleum hydrocarbons at or above laboratory detection limits. Copies of the DEH file documents were not available in time for inclusion in this report.

5.3 County of San Diego Department of Agriculture, Weights, and Measures

Geocon reviewed restricted pesticide use records (PURs) provided by the county of San Diego Department of Agriculture, Weights, and Measures for the Site. According to the PURs, commodities grown at Valley Heights Ranch included oranges and avocados. The Site is permitted to use Roundup herbicide and pelleted rat and mouse bait. Copies of the 2002 through 2004 PURs are provided in Appendix C.

5.4 San Diego County Building Department

Geocon requested information from the County of San Diego Building Department pertaining to permits and building plans for the Site. Department personnel indicated that permits are not available for work done prior to 1985 and building plans are not available for residential properties after 90 days. Two permits records were on file including a 1988 permit to install a wind machine and a 1994 electrical upgrade permit.

5.5 Air Pollution Control District (APCD)

Geocon contacted the APCD to obtain information pertaining to permits and notices of violation (NOVs) issued to Site. Permits and NOVs were not available for the Site.

5.6 California Department of Conservation Division of Oil and Gas

Geocon reviewed California Department of Conservation Division of Oil and Gas (DOG) maps to estimate the distance and direction to the nearest oil or gas wells from the Site. According to the map sources, oil wells are not shown within approximately 2 mile of the Site (California Department of Conservation, 2004).

5.7 Water and Sewer Agencies

The Site is situated beyond the service area of San Diego County water and sewer districts. As previously indicated, private wells and septic systems are associated with the Site.

5.8 San Diego Gas & Electric Company

Pad-mounted transformers were observed at the Site. Documented discussions with San Diego Gas & Electric Company (SDG&E) representatives regarding transformers indicate that SDG&E has never specified polychlorinated biphenyl (PCB)-containing transformers for its electrical distribution system. Regardless, SDG&E has determined that some older (pre-1980s) mineral transformers were inadvertently contaminated with PCBs by the manufacturer. Based on a statistical sampling and testing program reportedly performed by SDG&E, it is unlikely that transformers found within its service area are PCB-contaminated.

6. SUMMARY OF FINDINGS

The Site comprises residential structures, agricultural operations including four orchards, and equestrian facilities. Five private water wells supply drinking and irrigation water to the Site. A propane AST was observed at the western residences. Small quantities of motor oil lubricants, irrigation supplies, and pesticides were observed in garages and store rooms at the Site. One gasoline AST and one diesel AST were observed in the west-central portion of the Site. Minor soil staining was apparent adjacent to the diesel AST. Approximately 200 diesel-burning smudge pots and significantly stained soil were observed on a 1,500 square-foot area in the northeast portion of the Site. No odors, significantly stained soil, unidentified substance containers, indicators of USTs, drums, pits, or ponds were observed on the remainder Site.

Review of prior environmental assessments, aerial photographs, and interviews with knowledgeable persons indicated that portions of the Site have been used for agricultural purposes from prior to 1928 until the present. The avocado orchards in the northern portions of the Site appear to have been planted in the late 1970 and 1980s. Portions of the Site have been used for residential purposes from prior to 1928 until the present and private water supply and septic systems are reportedly located at the Site.

The Site was listed as an inactive UST facility in the searched regulatory databases. Pala Store and Acorn Mini Mart, located southeast of the Site are listed in the UST database as open LUST cases on Indian land. The listed facilities are interpreted to be downgradient of the Site. No other active cases of releases of hazardous substances to soil or groundwater were reported within a ¼-mile radius of the Site. No records of pesticide use violations were indicated for the Site.

7. CONCLUSIONS

Based on the findings outlined herein, the following RECs and potential RECs were identified at the Site:

- Based on the age of the onsite structures, ACM and LCP may be present on building materials;
- There is no documentation of soil conditions under the former 5,000-gallon USTs in the southwestern portion of the Site;
- Historic agricultural use of the Site may have included application of organochlorine pesticides;
- Minor soil staining was observed adjacent to the diesel AST; and
- An approximately 1,500 square-foot area exhibits significant soil staining and hydrocarbon odors.

Based on Geocon's observations and the information provided in the regulatory databases, significant adverse RECs from adjacent properties are not expected at the Site. The observations did not include an evaluation of subsurface conditions at the properties.

8. RECOMMENDATIONS

Geocon recommends limited assessments of the RECs and potential RECs identified during the ESA as follows.

- Conduct a survey of the existing site structures to assess the presence of LBPs and ACMs. The results of the survey would be used to assist during potential demolition and disposal of the structures.
- Conduct a preliminary pesticide assessment of portions of the site that have sustained historic agricultural activities.
- Conduct an assessment of residual hydrocarbons in soil in the vicinity of the two 5,000-gallon USTs reportedly removed in 1979 without documentation.
- Conduct an assessment of residual hydrocarbons in soil in the vicinity of the diesel AST.
- Conduct an assessment of residual hydrocarbons in soil in the vicinity of the 200 smudge pots staged in the northeast portion of the Site.

9. LIMITATIONS

The conclusions presented in this report are based upon reasonable visual observations made at the Site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

The visual observations made by Geocon were limited to accessed portions of the Site and the contiguous sites. Subsurface exploration and groundwater sampling were not within the scope of this study. In addition, this study did not include a review of fire insurance maps. The Phase I ESA at the Site was conducted by Geocon expressly and solely for Coastal Holdings LLC / Capstone Partners LLC. Any reliance upon the information, conclusions, or recommendations contained in this report for purposes other than the transfer of the subject property shall be at the sole liability of the party undertaking such use.

Our services have been conducted using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented in this report. Geocon is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

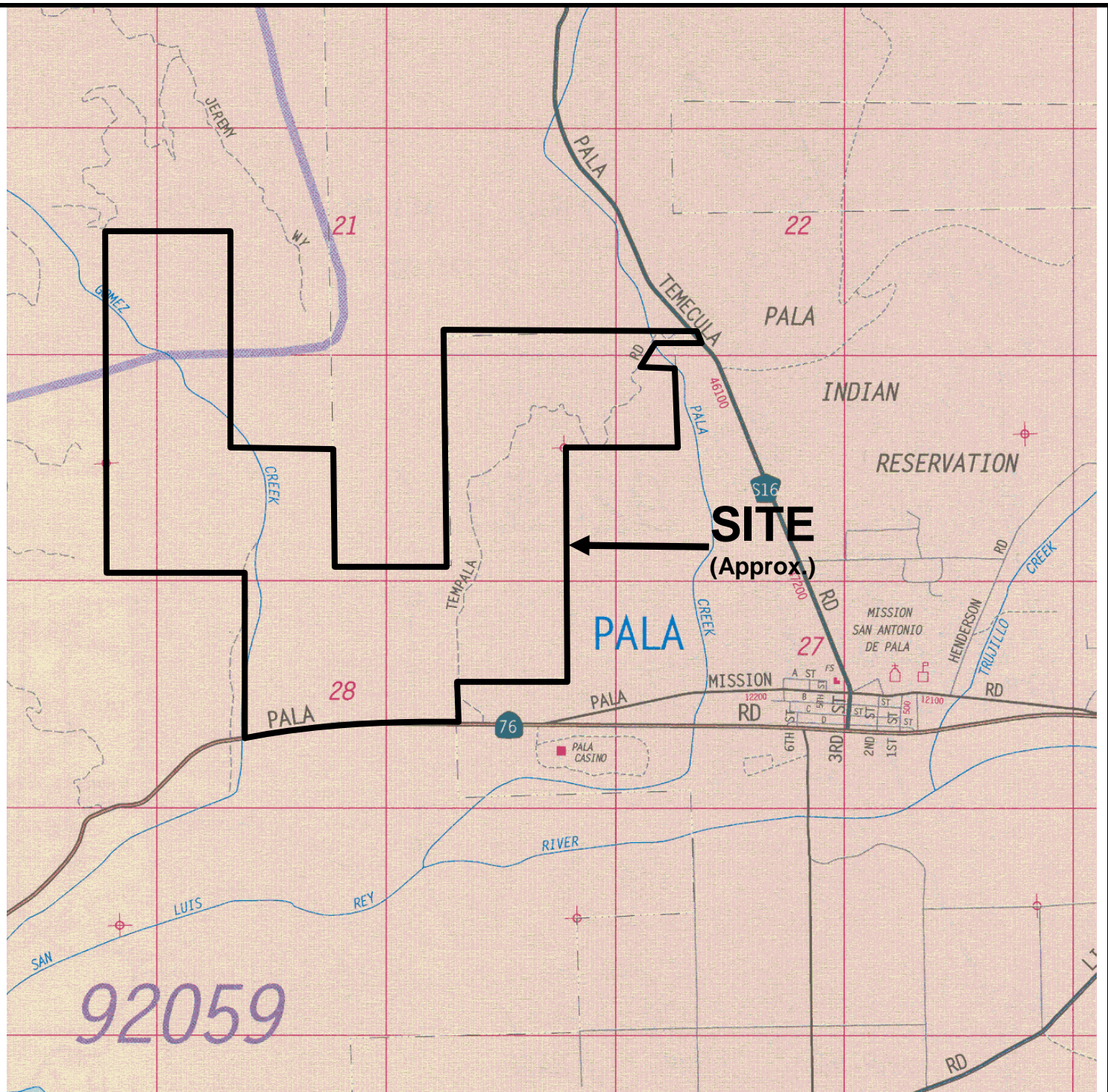
This report was compiled based partially on information supplied to Geocon from outside sources, other information that is in the public domain, and visual observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is intended to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions unless specifically stated otherwise:

- Radon, electromagnetic fields, mold, asbestos, lead-based paint, burn ash, lead in drinking water, methane gas, and wetlands;
- Chemical compounds which naturally occur in the environment;
- Commonly used household cleaning products, building materials, and consumables that may be hazardous; and
- Contaminants or contaminant concentrations that are not currently a concern but may be under future regulatory standards.

10. REFERENCES

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1953 Aerial photographs Flight AXN-17M-81. (1"= 2,000')
1995-1996 Thomas Brothers Foto Map Book, Page 1029. (1"= 1,980')
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Available: <http://cart.sandag.cog.ca.us/redi/>
- San Diego County Department of Environmental Health. 2005. *Hazardous Materials Establishment Listing Search* [online].
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- San Diego County Department of Public Works.
1928 Aerial photographs Flight/Photograph Packets 8B. (1"= 2,000')
1960 SDC Aerial Photograph Flight 16-7. (1"= 1,000')
1967 GS VBTA Aerial Photograph Flight 240 (1"= 2,800')
1970 SDCo Aerial Photograph Flight 8-45. (1"= 2,000')
1978 SDCO-West Aerial Photograph Flight 25-A7. (1"= 1,000')
1989 WAC-West Aerial Photographs Flight 1-75 (1"= 2,640')
- United States Geological Survey. 198. *Pala and Pechanga 7.5' Quadrangles (Scale:1:24,000)*.



SOURCE: 2005 THOMAS BROS. MAP
SAN DIEGO COUNTY, CALIFORNIA

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Approximate Scale
1 in. = 1,700 ft.

GEOCON

CONSULTANTS, INC.



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6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974
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RCO

VICINITY MAP

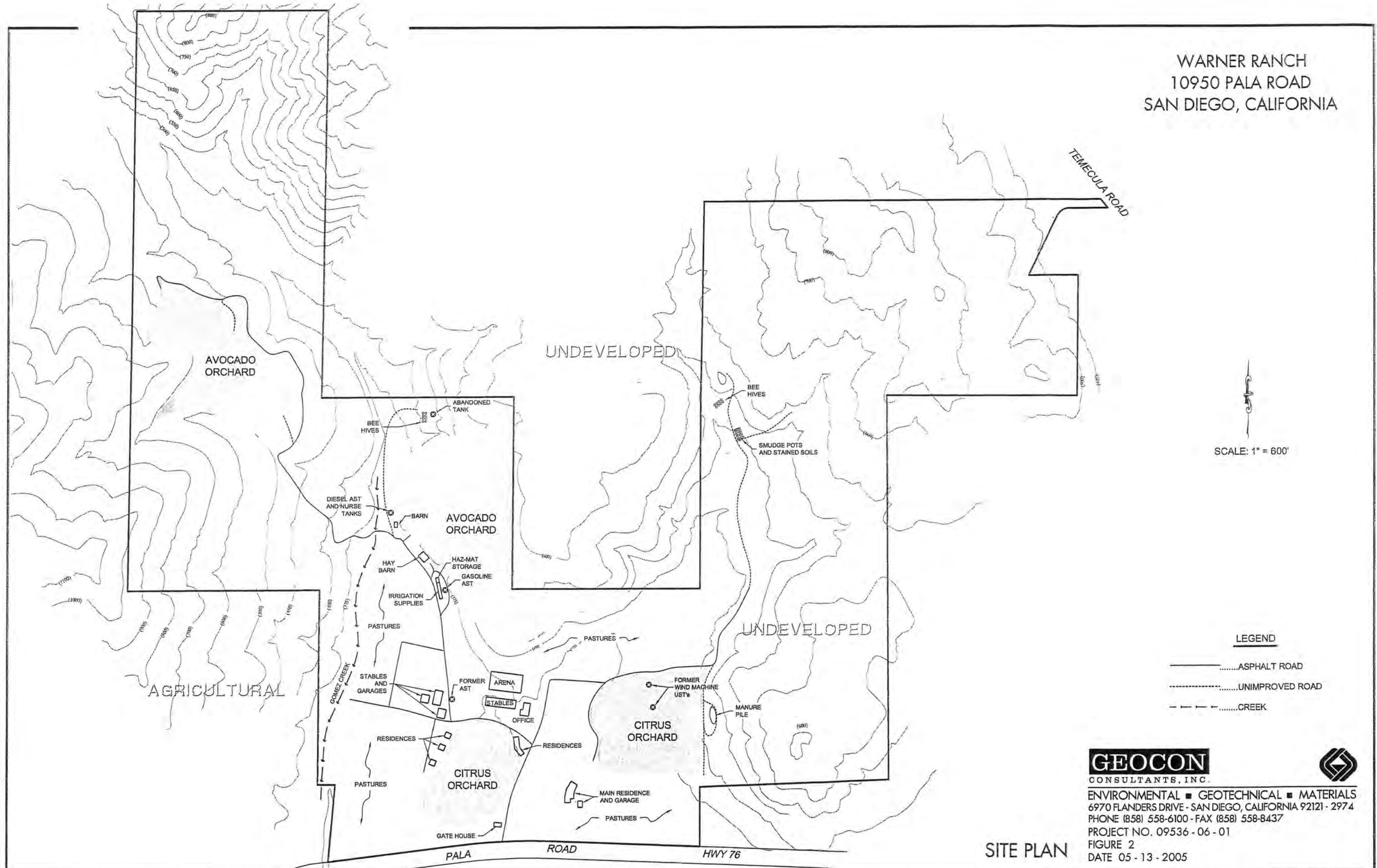
WARNER RANCH
10950 PALA ROAD
SAN DIEGO COUNTY, CALIFORNIA

DATE: 5-13-2005

PROJECT NO. 09536-06-01

FIG. 1

WARNER RANCH
10950 PALA ROAD
SAN DIEGO, CALIFORNIA

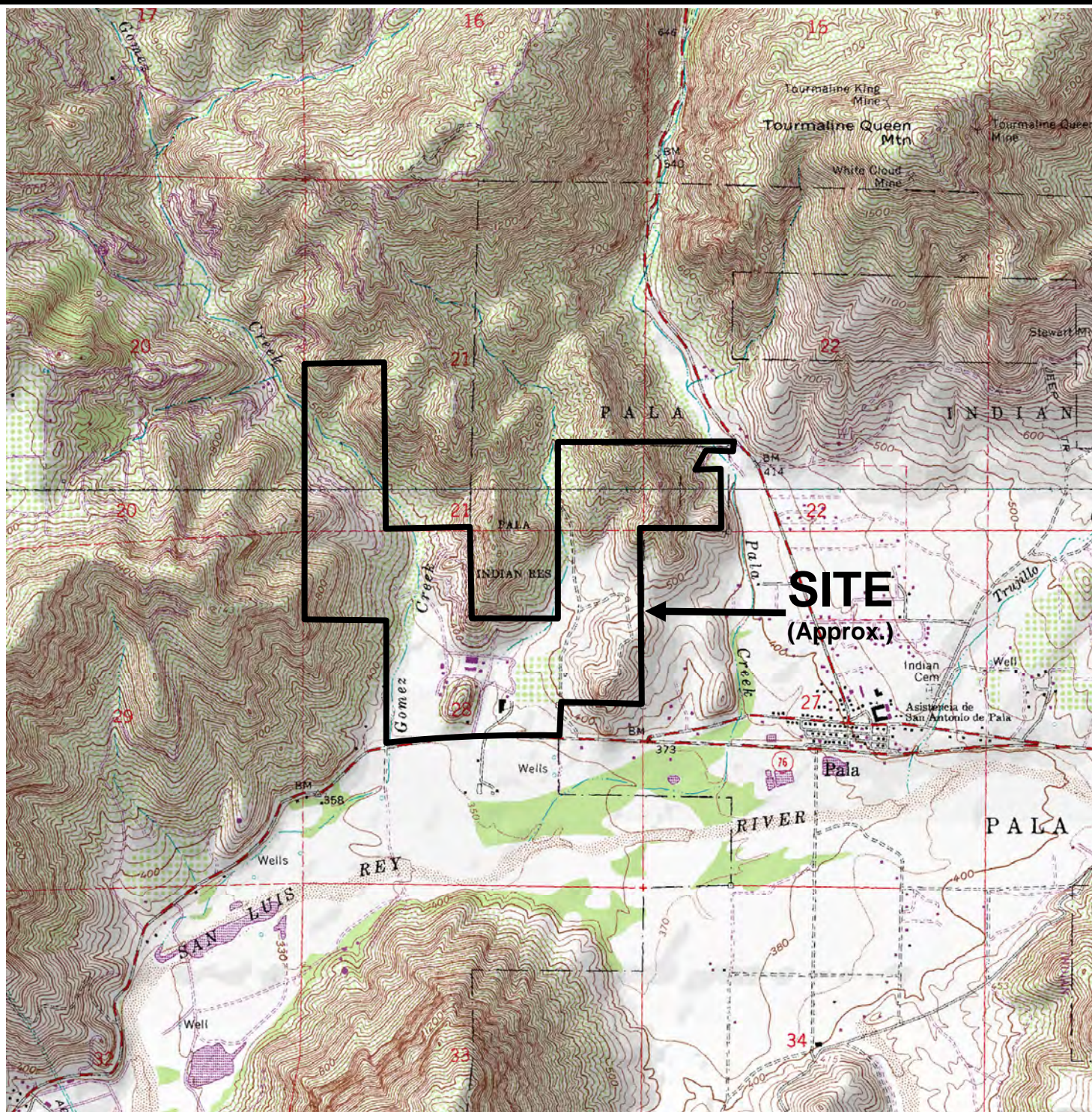


GEOCON
CONSULTANTS, INC.



ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS
6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE (858) 558-6100 - FAX (858) 558-8437
PROJECT NO. 09536 - 06 - 01
FIGURE 2
DATE 05 - 13 - 2005

SITE PLAN



SOURCE: USGS QUADRANGLE MAP DIGITAL EDITION
PECHANGA, CALIFORNIA QUADRANGLE
PHOTOREVISED 1988
PALA, CALIFORNIA QUADRANGLE
PHOTOREVISED 1988



Approximate Scale: 1 in. = 2,200 ft.

GEOCON

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ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS
6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE 858 558-6100 - FAX 858 558-8437

RCO

TOPOGRAPHIC MAP

WARNER RANCH

10950 PALA ROAD

SAN DIEGO COUNTY, CALIFORNIA

DATE: 5-13-2005

PROJECT NO. 09536-06-01

FIG. 3

APPENDIX

A



Photograph #1
Hazardous materials storage garage in west-central portion of the Site.



Photograph #2
Gasoline AST adjacent to hazardous materials storage garage.

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RCO		

SITE PHOTOGRAPHS	
WARNER RANCH 10950 PALA ROAD SAN DIEGO COUNTY, CALIFORNIA	
PROJECT NO. 09536-06-01	



Photograph #3
Diesel AST with minor soil staining in west-central portion of the Site.



Photograph #4
Nurse tanks adjacent to diesel AST.

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RCO		

SITE PHOTOGRAPHS	
WARNER RANCH 10950 PALA ROAD SAN DIEGO COUNTY, CALIFORNIA	
PROJECT NO. 09536-06-01	



Photograph #5
Abandoned tank in west-central portion of the Site.



Photograph #6
Northeast portion of the Site with smudge pots.

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RCO		

SITE PHOTOGRAPHS	
WARNER RANCH 10950 PALA ROAD SAN DIEGO COUNTY, CALIFORNIA	
PROJECT NO. 09536-06-01	



Photograph #7
Soil staining adjacent to smudge pots.



Photograph #8
Approximate location of former wind-machine UST #1.

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RCO		

SITE PHOTOGRAPHS	
WARNER RANCH 10950 PALA ROAD SAN DIEGO COUNTY, CALIFORNIA	
PROJECT NO. 09536-06-01	



Photograph #9
Manure pile in southeast portion of the Site.



Photograph #10
Garage with maintenance equipment in western portion of the Site.

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ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS
 6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974
 PHONE 858 558-6100 - FAX 858 558-8437

RCO

SITE PHOTOGRAPHS

WARNER RANCH
10950 PALA ROAD
SAN DIEGO COUNTY, CALIFORNIA

PROJECT NO. 09536-06-01



Photograph #11
Stable in western portion of the Site.



Photograph #12
Northwest portion of the Site looking north.

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RCO		

SITE PHOTOGRAPHS
WARNER RANCH 10950 PALA ROAD SAN DIEGO COUNTY, CALIFORNIA
PROJECT NO. 09536-06-01

APPENDIX

B

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

10950 PALA ROAD

SAN DIEGO COUNTY CA 92059

Job Number: 093560601

PREPARED FOR:

Geocon Consultants Inc.

6970 Flanders Dr

San Diego, CA 92121

04-20-05



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch Search Summary Report

Target Site: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-14-05	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-18-05	0.50	0	0	0	0	-	1	1
NFRAP	Y	06-23-04	0.12	0	0	-	-	-	2	2
RCRA TSD	Y	02-14-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-14-05	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-14-05	0.25	0	1	0	-	-	0	1
RCRA NLR	Y	02-14-05	0.12	0	1	-	-	-	0	1
ERNS	Y	12-31-04	0.12	0	0	-	-	-	2	2
State Sites	Y	11-09-04	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	01-19-05	0.50	0	0	0	0	-	2	2
Permits	Y	02-11-04	0.12	0	0	-	-	-	7	7
Other	Y	11-09-04	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	01-04-05	0.25	1	0	0	-	-	3	4
Leaking UST	Y	02-07-05	0.50	0	0	0	0	-	2	2
- TOTALS -				1	2	0	0	0	19	22

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services'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 TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services'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: 04-20-05
Requestor Name: robert owoc
Standard: ASTM

Search Type: AREA
Job Number: 093560601
Filtered Report

TARGET ADDRESS: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

Demographics

Sites: 22	Non-Geocoded: 19	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.091876	-117:5:31	Easting:	491453.366
Latitude:	33.372324	33:22:20	Northing:	3692375.428
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
92028	FALLBROOK	CA	0.00 --	Y
92082	VALLEY CENTER	CA	0.00 --	Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

TOTAL: 22 **GEOCODED:** 3 **NON GEOCODED:** 19 **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	3	UST	WARNER RANCH HE17H05923	10950 PALA RD PALA CA 92059	0.00 --	1
5	2	RCRANLR	PALA CASINO CAR000127944/NLR	11154 HIGHWAY 76 PALA CA 92059	0.02 SW	2
5	1	RCRAGN	PALA CASINO CAR000127944/SGN	11154 HIGHWAY 76 PALA CA 92059	0.02 SW	2

Environmental FirstSearch

Sites Summary Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

TOTAL: 22 **GEOCODED:** 3 **NON GEOCODED:** 19 **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
6	18	UST	ACORN MINI MARKET EPA9_PALA001	HWY 76 & PALA MISSION ROAD PALA CA 92059	NON GC	
7	11	PERMITS	B & T FARMS HE17H99591	9256 HY 76 PALA VALLEY CA 92059	NON GC	
10	21	LUST	FENTON, 10331 HY 76, PALA T0608160260/CASE CLOSED	10331 HY 76 PALA CA 92059	NON GC	
11	12	PERMITS	GREGORY CANYON LANDFILL HE17H86907	SR 76 PALA CA 92059	NON GC	
12	13	PERMITS	HANSON AGGREGATE PACIFIC INC HE17H28563	10331 HY 76 PALA CA 92059	NON GC	
17	22	LUST	HANSON AGGREGATE PACIFIC INC HE17H28563	10331 HY 76 PALA CA 92059	NON GC	
18	14	PERMITS	J W SAND & MATERIALS HE17H28546	9101 HY 76 PALA CA 92059	NON GC	
19	9	SWL	MISSION INDIAN OXIDATION POND WMUD9 000000299/HISTORICAL	P.O. BOX 43 PALA CA 92059	NON GC	
20	10	SWL	MISSION INDIAN SANIT LANDFILL WMUD9 000000298/HISTORICAL	P.O. BOX 43 PALA CA 92059	NON GC	
21	15	PERMITS	MISSION SAN ANTONIO HE17H02878	PALA MISSION RD PALA CA 92059	NON GC	
23	19	UST	MISSION SAN ANTONIO HE17H02878	PALA MISSION RD PALA CA 92059	NON GC	
24	16	PERMITS	NORTH COUNTY READY MIX INC HE17H28562	10331 HY 76 PALA CA 92059	NON GC	
26	4	CERCLIS	PALA DRUG LAB CA0002021806/NOT PROPOSED	PALA CA 92059	NON GC	
26	6	NFRAP	PALA INDIAN RESERVATION CAN000904217/NFRAP-N	HIGHWAY 76 NEAR LILAC ROAD PALA INDIAN RE CA 92059	NON GC	
27	5	NFRAP	PALA INDIAN RESERVATION NND983608050/NFRAP-N	HIGHWAY 76 NEAR LILAC ROAD PALA INDIAN RE CA 92059	NON GC	
27	20	UST	PALA STORE EPA9_PALA003	P.O. BOX 154 PALA CA 92059	NON GC	
28	17	PERMITS	PAUMA RIDGE MUTUAL WATER CO HE17H31627	14505 HY 76 PALA CA 92059	NON GC	
28	7	ERNS	UNK 74574/UNKNOWN	PALA INDIAN RESERVATION PALA CA 92059	NON GC	
29	8	ERNS	UNKNOWN 234807/UNKNOWN (NRC)	HWY 76 /LILAC RD (INDIAN RE PALA CA 92059	NON GC	

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

Street Name	Dist/Dir	Street Name	Dist/Dir
1st St	0.70 SE		
2nd St	0.65 SE		
3rd St	0.61 SE		
4th St	0.49 SE		
5th St	0.48 SE		
6th St	0.46 SE		
A St	0.46 SE		
Alex Rd	0.12 NW		
B St	0.44 SE		
C St	0.49 SE		
Church Rd	0.08 SE		
D St	0.49 SE		
Gomez Creek Rd	0.90 NW		
Jeremy Way	0.56 NE		
Lemon Line Rd	0.88 NW		
Mission Rd	0.12 SE		
Mordigan Ln	0.79 NW		
Moro Rd	0.01 NE		
Pala del Norte	0.86 SW		
Pala Mission Rd	0.11 SE		
Pala Rd	0.00 --		
Pala Temecula	0.21 NW		
Pala-Temecula Rd	0.00 --		
Rainbow Crest Rd	0.77 NW		
Rancho Luna Ranch	0.00 --		
Sycamore Rd	0.06 NW		
Trujillo Rd	0.37 SE		



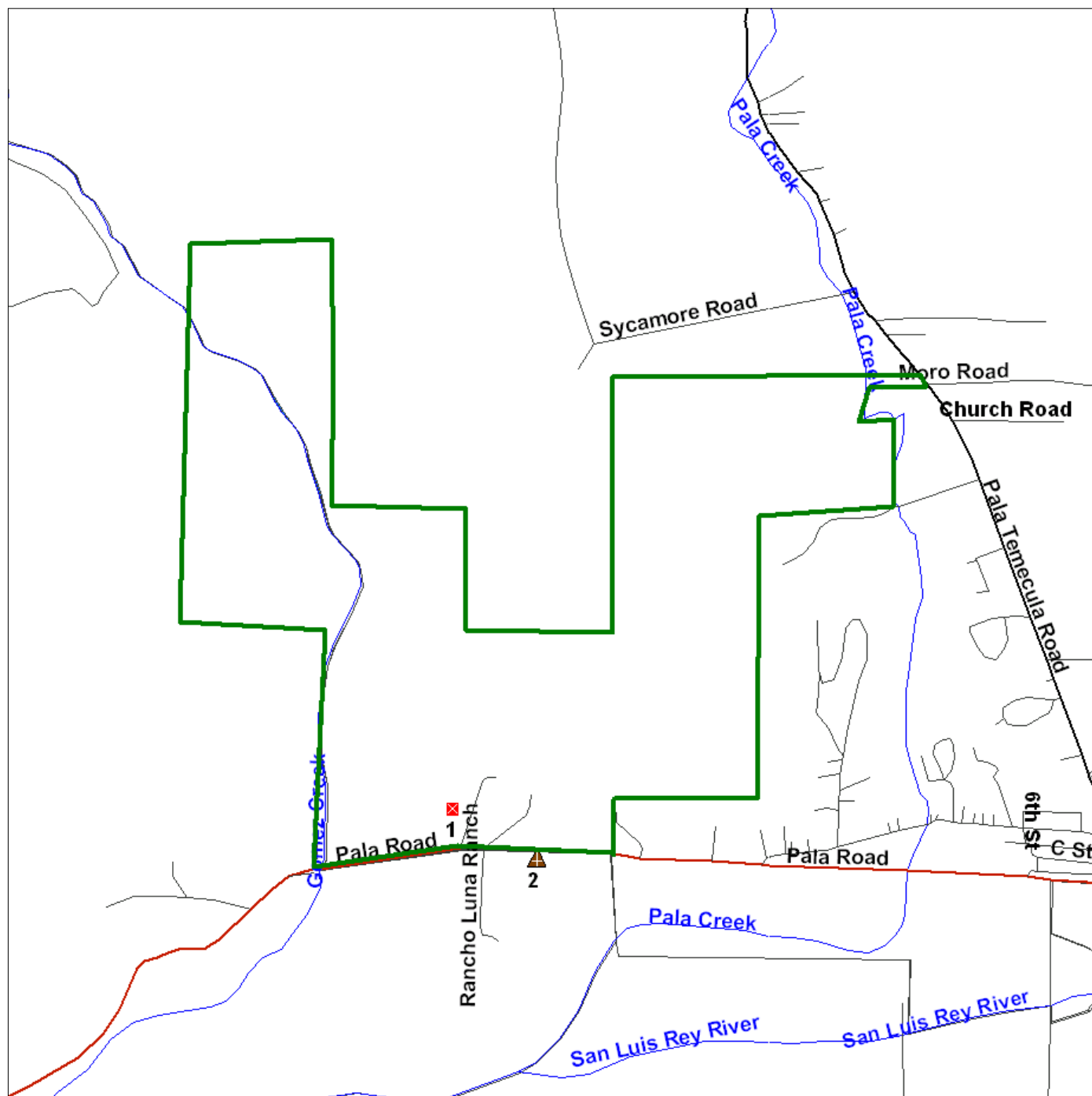
Environmental FirstSearch

.25 Mile Radius from Area







Single Map:



10950 PALA ROAD, SAN DIEGO COUNTY CA 92059



Source: U.S. Census TIGER Files

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

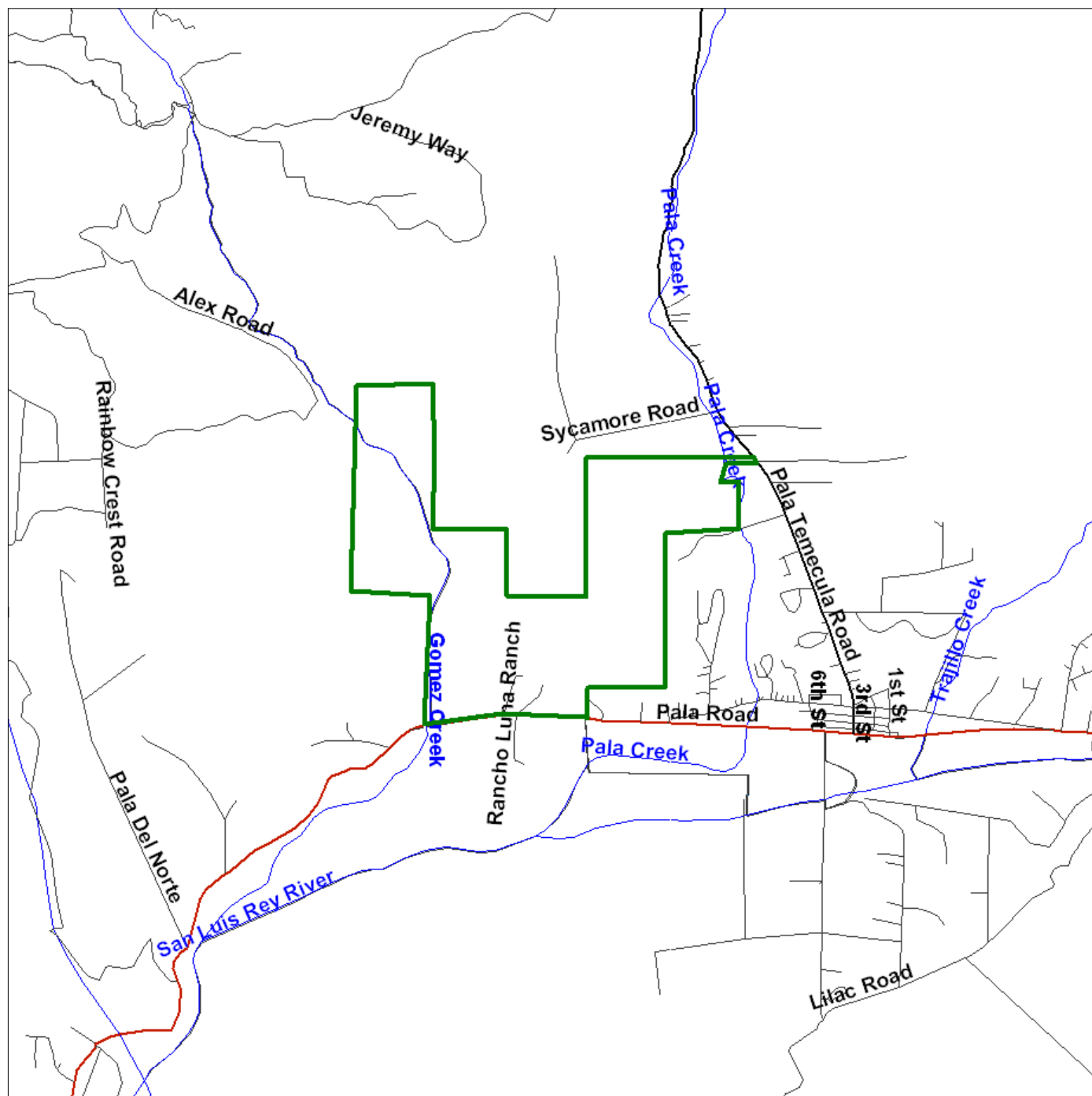


Environmental FirstSearch







1 Mile Radius from Area
ASTM Map: NPL, RCRA COR, STATE Sites



10950 PALA ROAD, SAN DIEGO COUNTY CA 92059



Source: U.S. Census TIGER Files

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

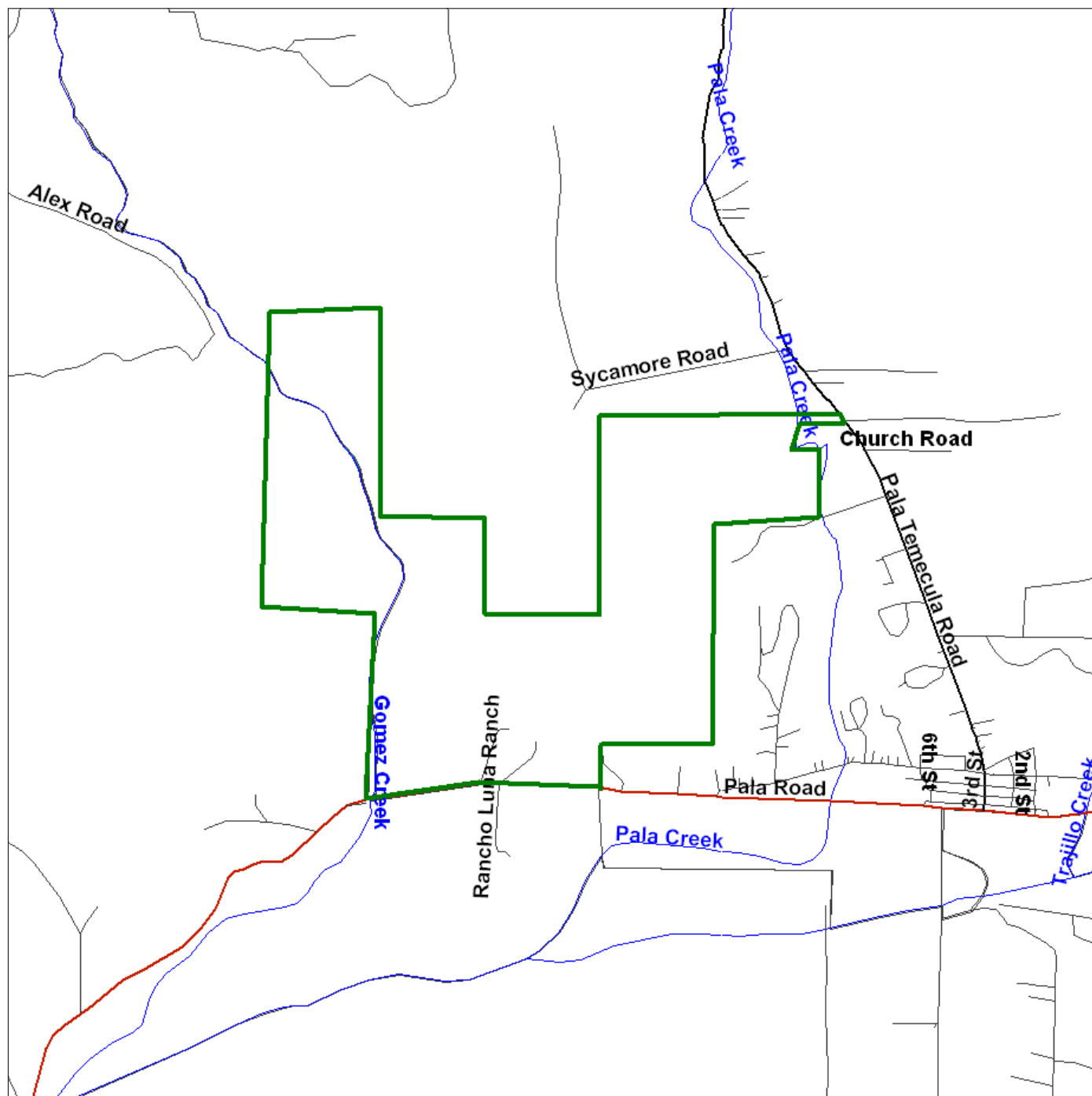


Environmental FirstSearch







.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



10950 PALA ROAD, SAN DIEGO COUNTY CA 92059



Source: U.S. Census TIGER Files

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

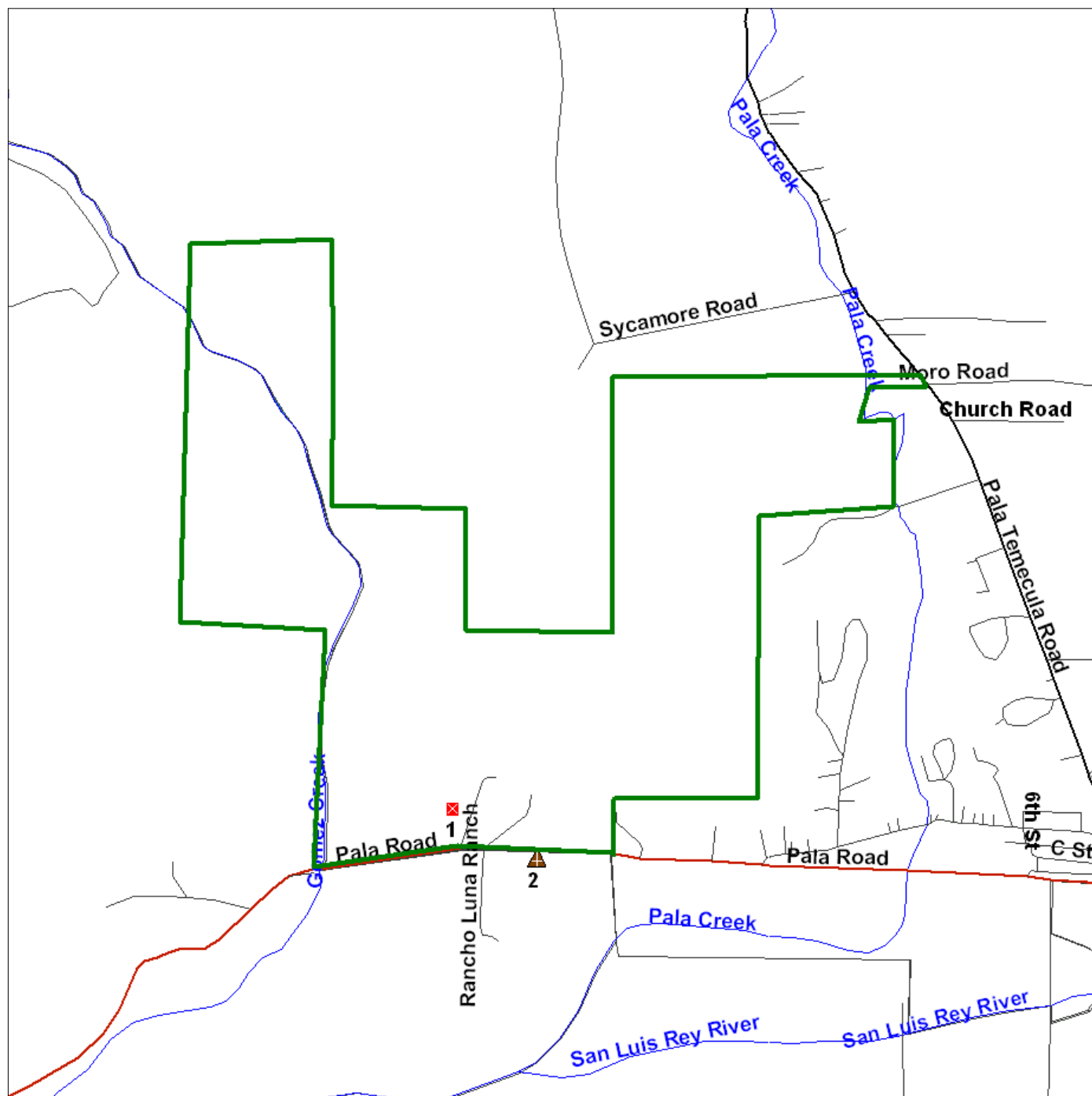


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRA GEN, ERNS, UST



10950 PALA ROAD, SAN DIEGO COUNTY CA 92059



Source: U.S. Census TIGER Files

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

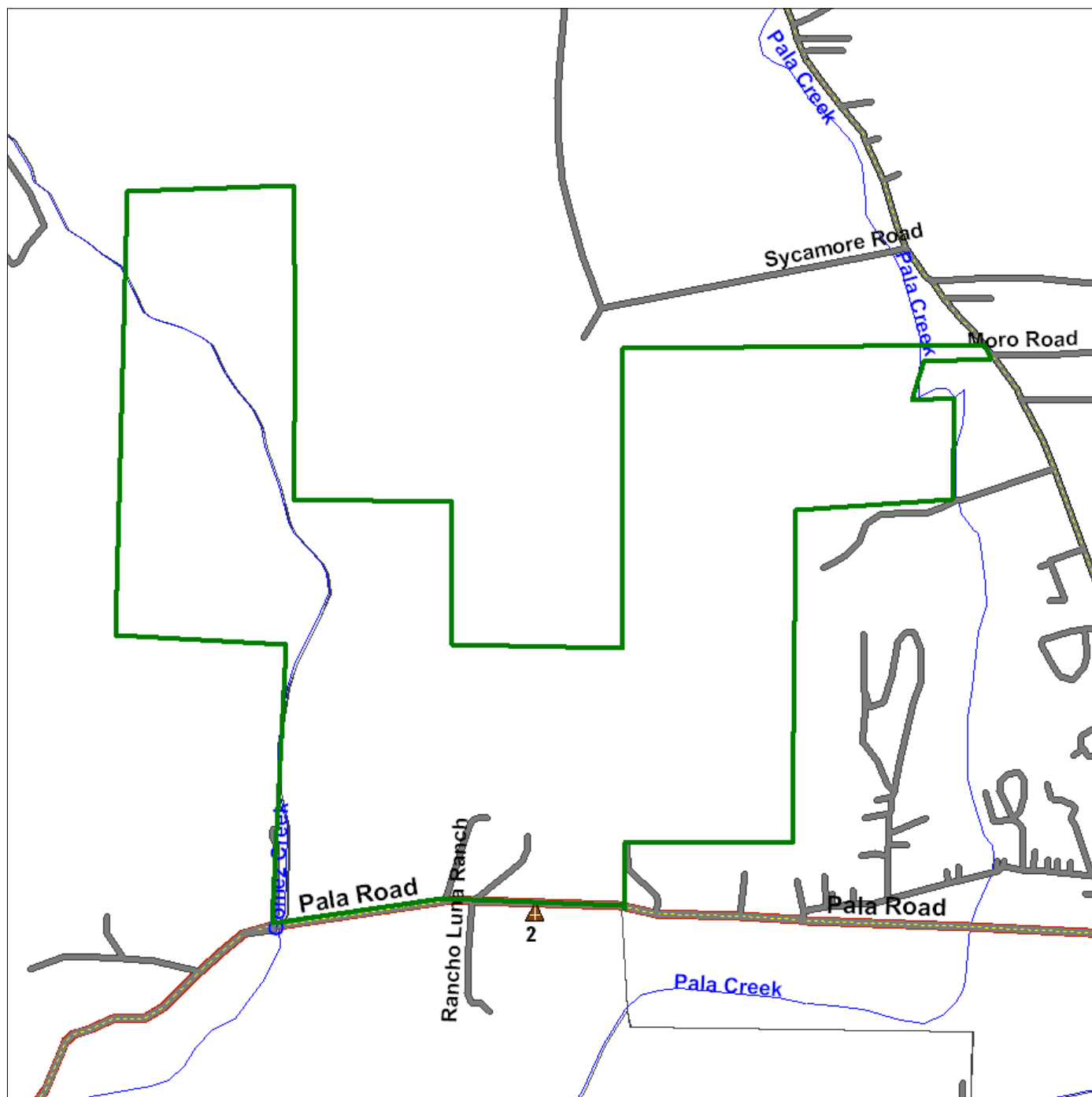


Environmental FirstSearch

.12 Mile Radius from Area
Non-ASTM Map: RCRANLR



10950 PALA ROAD, SAN DIEGO COUNTY CA 92059



Source: U.S. Census TIGER Files

Area Polygon		
Identified Site, Multiple Sites, Receptor		
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste		
National Historic Sites and Landmark Sites		
Soil Sites		
Railroads		
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius		

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 3 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME: WARNER RANCH ADDRESS: 10950 PALA RD PALA CA 92059 San Diego CONTACT: WARNER PROPERTIES INC	REV: 02/06/03 ID1: HE17H05923 ID2: STATUS: PHONE: (619)742-3616
---	--

TANK ID s

Permit Number:	<i>H05923</i>
Tank Number:	<i>T001</i>
Tank ID Number:	<i>1</i>

TANK CHARACTERISTICS INFORMATION

Capacity:	<i>5000.00</i>
Manufacturer Code:	
Year Installed:	<i>1980</i>
Contents:	<i>LEADED</i>
Tank Content Chemical Name:	
Tank Content CAS Number:	<i>12031</i>
Tank System Type:	<i>SINGLE WALL W/O SECNDRY CNTMNT</i>
Primary Tank Material:	<i>CARBON STEEL</i>
Tank Interior Lining or Coating:	<i>NO SECONDARY TANK MTRL INFO</i>
Tank Exterior Corrosion Protection:	<i>INVALID CODE</i>
Overfill Device:	<i>NO OVERFILL INFORMATION</i>
Spill Buckets:	
Is Groundwater Greater Than 20 Feet (Y/N):	<i>NO</i>

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:	<i>3/16</i>
Is System 1998 Standards Certified (Y/N):	
Tank Monitor Device:	<i>NO TANK MONIT DEV INFO</i>
Automatic Tank Gauges:	<i>NO ATGS INFO AVAILABLE</i>
Tank Test Status:	<i>N/A</i>
Tank Test Date:	<i>08/11/86</i>

PIPING INFORMATION

Piping Corrosion Protection:	<i>INVALID CODE</i>
Pressure Pipe Loss Leak Detector Type:	<i>NO PPLLD BRAND INFO</i>
Pipe System Type:	<i>PIPE TYPE NOT AVAILABLE</i>
Pipe Construction:	<i>NO PIPE CONSTRUCTION INFO</i>
Pipe Primary Material:	<i>NO PRIMARY PIPE MATERIAL INFO</i>
Pipe Monitor Device:	<i>NO PIPE MONIT DEV INFO</i>

PIPING INFORMATION

Pipe Test Date:	<i>08/11/86</i>
------------------------	-----------------

REGULATORY INFORMATION

Tank Exempt Indicator:	<i>YES</i>
Hazard Category 1:	
Regulatory Status Code Description:	<i>EXEMPT > OR = 1100 GALLONS</i>

TANK ID s

Permit Number:	<i>H05923</i>
Tank Number:	<i>T002</i>
Tank ID Number:	<i>5000</i>

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 3 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME: WARNER RANCH ADDRESS: 10950 PALA RD PALA CA 92059 San Diego CONTACT: WARNER PROPERTIES INC	REV: 02/06/03 ID1: HE17H05923 ID2: STATUS: PHONE: (619)742-3616
---	--

TANK CHARACTERISTICS INFORMATION

Capacity:	5000.00
Manufacturer Code:	
Year Installed:	1980
Contents:	LEADED
Tank Content Chemical Name:	
Tank Content CAS Number:	12032
Tank System Type:	SINGLE WALL W/O SECNDRY CNTMNT
Primary Tank Material:	CARBON STEEL
Tank Interior Lining or Coating:	NO SECONDARY TANK MTRL INFO
Tank Exterior Corrosion Protection:	INVALID CODE
Overfill Device:	NO OVERFILL INFORMATION
Spill Buckets:	
Is Groundwater Greater Than 20 Feet (Y/N):	NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:	1/4
Is System 1998 Standards Certified (Y/N):	
Tank Monitor Device:	NO TANK MONIT DEV INFO
Automatic Tank Gauges:	NO ATGS INFO AVAILABLE
Tank Test Status:	N/A
Tank Test Date:	08/11/86

PIPING INFORMATION

Piping Corrosion Protection:	INVALID CODE
Pressure Pipe Loss Leak Detector Type:	NO PPLD BRAND INFO
Pipe System Type:	PIPE TYPE NOT AVAILABLE
Pipe Construction:	NO PIPE CONSTRUCTION INFO
Pipe Primary Material:	NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device:	NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date:	08/11/86
-----------------	----------

REGULATORY INFORMATION

Tank Exempt Indicator:	YES
Hazard Category 1:	
Regulatory Status Code Description:	EXEMPT > OR = 1100 GALLONS

TANK ID s

Permit Number:	H05923
Tank Number:	T003
Tank ID Number:	AT4739

TANK CHARACTERISTICS INFORMATION

Capacity:	280.00
Manufacturer Code:	
Year Installed:	
Contents:	GASOLINE(TYPE UNKNOWN)
Tank Content Chemical Name:	

- Continued on next page -

JOB: 093560601

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 3 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME: WARNER RANCH ADDRESS: 10950 PALA RD PALA CA 92059 San Diego CONTACT: WARNER PROPERTIES INC	REV: 02/06/03 ID1: HE17H05923 ID2: STATUS: PHONE: (619)742-3616
---	--

Overfill Device: NO OVERFILL INFORMATION
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N): NO

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment: 020103
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO
Automatic Tank Gauges: NO ATGS INFO AVAILABLE
Tank Test Status: INVALID CODE
Tank Test Date: 08/11/86

PIPING INFORMATION

Piping Corrosion Protection: NO PIPE PROTECTION INFO
Pressure Pipe Loss Leak Detector Type: NO PPLD BRAND INFO
Pipe System Type: PIPE TYPE NOT AVAILABLE
Pipe Construction: NO PIPE CONSTRUCTION INFO
Pipe Primary Material: NO PRIMARY PIPE MATERIAL INFO
Pipe Monitor Device: NO PIPE MONIT DEV INFO

PIPING INFORMATION

Pipe Test Date: 01/01/01

REGULATORY INFORMATION

Tank Exempt Indicator: NO
Hazard Category 1:
Regulatory Status Code Description: CLOSED BY REMOVAL

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

RCRA NLR SITE

SEARCH ID: 2 **DIST/DIR:** 0.02 SW **MAP ID:** 2

NAME: PALA CASINO	REV: 10/8/02
ADDRESS: 11154 HIGHWAY 76	ID1: CAR000127944
PALA CA 92059	ID2:
SAN DIEGO	STATUS: NLR
CONTACT: GARLON BANKS	PHONE: 7605105100

DETAILS NOT AVAILABLE

RCRA GENERATOR SITE

SEARCH ID: 1 **DIST/DIR:** 0.02 SW **MAP ID:** 2

NAME: PALA CASINO	REV: 2/14/05
ADDRESS: 11154 HIGHWAY 76	ID1: CAR000127944
PALA CA 92059	ID2:
SAN DIEGO	STATUS: SGN
CONTACT: GARLON BANKS	PHONE: 7605105100

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 18	DIST/DIR: NON GC	MAP ID:
----------------------	-------------------------	----------------

NAME: ACORN MINI MARKET ADDRESS: HWY 76 & PALA MISSION ROAD PALA CA 92059 SAN DIEGO CONTACT:	REV: 07/23/04 ID1: EPA9_PALA001 ID2: STATUS: PHONE:
---	--

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION 9 INDIAN LANDS UNDERGROUND STORAGE TANKS LIST INFORMATION

According to the US EPA REGION 9 the following information is current as of 07/23/04

Facility ID Number:	PALA001
Facility Status:	Operating
Number of Tanks :	3
Tank Detail:	: Currently In Use Gasoline; 2: Currently In Use Gasoline; 3: Currently In Use Gasoline;
Last Inspection Date:	19-Apr-04
Lust Status (if applicable):	
Owner Name:	PALA BAND OF MISSION INDIANS

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 11 **DIST/DIR:** NON GC **MAP ID:**

NAME: B & T FARMS	REV: 08/06/01
ADDRESS: 9256 HY 76	ID1: HE17H99591
PALA VALLEY CA 92059	ID2:
SAN DIEGO	STATUS:
CONTACT: BILL TSUTAGAWA	PHONE: (619)723-3824

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: General Farming
Gas Station:
Fire Department District: Pala FD

PERMIT INFORMATION

Permit Number: HE17H99591
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 11/28/1995 0:00:00
Reinspection Date: Nov 1996
Inspector Name: PERSKY
Notice of Violation Issued:
Delinquent Flag:
Last Update: 3/30/98
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address: ,

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DIESEL 3X500
CAS#: 68334-30-5
Annual Quantity: 15000.00
Quantity Stored at One Time: 1500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: GASOLINE
CAS#: 8006-61-9
Annual Quantity: 8000.00
Quantity Stored at One Time: 800.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,STEEL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 11 **DIST/DIR:** NON GC **MAP ID:**

NAME: B & T FARMS **REV:** 08/06/01
ADDRESS: 9256 HY 76 **ID1:** HE17H99591
PALA VALLEY CA 92059 **ID2:**
SAN DIEGO **STATUS:**
CONTACT: BILL TSUTAGAWA **PHONE:** (619)723-3824

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DRY FERTILIZER NITROGEN
CAS#: 7727-37-9
Annual Quantity: 120.00
Quantity Stored at One Time: 8.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CALCIUM NITRATE
CAS#: 10124-37-5
Annual Quantity: 40.00
Quantity Stored at One Time: 20.00
Measurement Unit: TON
Carcinogen Indicator:
Storage Method: BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: LIQUID FERTILIZER
CAS#: 7727-37-9
Annual Quantity: 800.00
Quantity Stored at One Time: 800.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: OTHER

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: OXYGEN
CAS#: 77-82-44-7
Annual Quantity: 500.00
Quantity Stored at One Time: 250.00
Measurement Unit: CFT
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: SUDDN RLSE OF PRES

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: CHLOROTHALONIL 72% BRAVO 81W
CAS#: 1897-45-6

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 11 **DIST/DIR:** NON GC **MAP ID:**

NAME: B & T FARMS ADDRESS: 9256 HY 76 PALA VALLEY CA 92059 SAN DIEGO CONTACT: BILL TSUTAGAWA	REV: 08/06/01 ID1: HE17H99591 ID2: STATUS: PHONE: (619)723-3824
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Annual Quantity:	200.00
Quantity Stored at One Time:	150.00
Measurement Unit:	LBS
Carcinogen Indicator:	1
Storage Method:	BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Material Data Safety Sheet:	
First Hazard Category:	DELAYD HLTH HAZARD
Second Hazard Category:	IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	CHLOROTHALONIL 40% BRAVO 500
CAS#:	1897-45-6
Annual Quantity:	50.00
Quantity Stored at One Time:	5.00
Measurement Unit:	GAL
Carcinogen Indicator:	1
Storage Method:	PLASTIC DRUMS 0-5 GALLONS
Material Data Safety Sheet:	
First Hazard Category:	DELAYD HLTH HAZARD
Second Hazard Category:	IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	PARAQUAT DICHLORITE 37% GRAMOXONE
CAS#:	1910-42-5
Annual Quantity:	50.00
Quantity Stored at One Time:	10.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	PLASTIC DRUMS 0-5 GALLONS
Material Data Safety Sheet:	
First Hazard Category:	XTREMELY HAZRDS-CFR
Second Hazard Category:	IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	CHLOROPHENYL - 35% KELTHANE 35 - DICOVOL
CAS#:	115-32-2
Annual Quantity:	150.00
Quantity Stored at One Time:	96.00
Measurement Unit:	LBS
Carcinogen Indicator:	1
Storage Method:	BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Material Data Safety Sheet:	
First Hazard Category:	DELAYD HLTH HAZARD
Second Hazard Category:	IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	DIPHACINONE .005% RAMIK
CAS#:	82-66-6
Annual Quantity:	100.00
Quantity Stored at One Time:	60.00
Measurement Unit:	LBS

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 21 **DIST/DIR:** NON GC **MAP ID:**

NAME: FENTON, 10331 HY 76, PALA	REV: 05/26/04
ADDRESS: 10331 HY 76	ID1: T0608160260
PALA CA 92059	ID2:
SAN DIEGO	STATUS: CASE CLOSED
CONTACT:	PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H28563-001
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER:
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: DIESEL
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 1
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1993-12-24 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 1993-12-24 00:00:00
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1998-08-27 00:00:00
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0
MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE									
<table style="width: 100%;"><tr><td style="width: 33%;">SEARCH ID: 12</td><td style="width: 33%;">DIST/DIR: NON GC</td><td style="width: 33%;">MAP ID:</td></tr><tr><td>NAME: GREGORY CANYON LANDFILL ADDRESS: SR 76 PALA CA 92059 SAN DIEGO CONTACT:</td><td>REV: 08/06/01 ID1: HE17H86907 ID2: STATUS: PHONE: () -</td><td></td></tr><tr><td colspan="3">DETAILS NOT AVAILABLE</td></tr></table>	SEARCH ID: 12	DIST/DIR: NON GC	MAP ID:	NAME: GREGORY CANYON LANDFILL ADDRESS: SR 76 PALA CA 92059 SAN DIEGO CONTACT:	REV: 08/06/01 ID1: HE17H86907 ID2: STATUS: PHONE: () -		DETAILS NOT AVAILABLE		
SEARCH ID: 12	DIST/DIR: NON GC	MAP ID:							
NAME: GREGORY CANYON LANDFILL ADDRESS: SR 76 PALA CA 92059 SAN DIEGO CONTACT:	REV: 08/06/01 ID1: HE17H86907 ID2: STATUS: PHONE: () -								
DETAILS NOT AVAILABLE									

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 13 **DIST/DIR:** NON GC **MAP ID:**

NAME: HANSON AGGREGATE PACIFIC INC ADDRESS: 10331 HY 76 PALA CA 92059 SAN DIEGO CONTACT: HANSON AGGREGATE PACIFIC INC	REV: 02/06/03 ID1: HE17H28563 ID2: CAL000140121 STATUS: PHONE: (858)536-7532
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INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Misc General Building 1442
Gas Station:
Fire Department District: Pala FD

PERMIT INFORMATION

Permit Number: HE17H28563
Inactive / Active Facility Indicator:
Annual Expiration Date: Aug 31
Status: Active SAM Case, Not Previous Status tank permit issued
Map Code / Business Plan on File:
Business Plan Acceptance Date: 04/12/2000

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 05/02/2001 0:00:00
Reinspection Date: Jul 2002
Inspector Name: GRIFFITH
Notice of Violation Issued:
Delinquent Flag:
Last Update: 7/15/01
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address: ,

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 5/2/01
Waste Quantity Present at Inspection: 55
Annual Quantity: 55
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: METAL DRUMS,55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description:

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED OIL FILTERS (888)
Inspection Date: 5/2/01
Waste Quantity Present at Inspection: 50
Annual Quantity: 50
Measurement Unit: LBS
Treatment Method: FILTERS/METAL RECLAI
Storage Method: METAL DRUMS,55 GALLONS
Carcinogen Indicator:
Hauler: ASBURY ENVIR. SERVICES
Waste Description:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 13 **DIST/DIR:** NON GC **MAP ID:**

NAME: HANSON AGGREGATE PACIFIC INC	REV: 02/06/03
ADDRESS: 10331 HY 76	ID1: HE17H28563
PALA CA 92059	ID2: CAL000140121
SAN DIEGO	STATUS:
CONTACT: HANSON AGGREGATE PACIFIC INC	PHONE: (858)536-7532

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	UNSPEC OIL CONTAINING WASTE (223)
Inspection Date:	5/2/01
Waste Quantity Present at Inspection:	900
Annual Quantity:	600
Measurement Unit:	LBS
Treatment Method:	INCINERATION
Storage Method:	METAL DRUMS,55 GALLONS
Carcinogen Indicator:	
Hauler:	ASBURY ENVIR. SERVICES
Waste Description:	WST OIL SOAKED RAGS&SOIL

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	PAINT SLUDGE (461)
Inspection Date:	5/2/01
Waste Quantity Present at Inspection:	55
Annual Quantity:	30
Measurement Unit:	GAL
Treatment Method:	INCINERATION
Storage Method:	METAL DRUMS,55 GALLONS
Carcinogen Indicator:	
Hauler:	ASBURY ENVIR. SERVICES
Waste Description:	WHITE AEROSOL CANS

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	10/6/98
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	02
Violation Definition:	HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION
DATE AND/OR ARE IMPROPERLY LABELED	CCR 66262.34

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	10/6/98
Violation Item Number:	V002
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	01
Violation Definition:	DISPOSAL OR CAUSING THE DISPOSAL OF HAZARDOUS WASTE TO AN
UNAUTHORIZED POINT(GROUND, STORM DRAIN, SEWER SYSTEM, TRASH OR AIR) HSC 25189.5	

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	10/6/98
Violation Item Number:	V003
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurances:	02
Violation Definition:	USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO
TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION. CCR 66266.130	

- Continued on next page -

JOB: 093560601

SEARCH ID: 13 **DIST/DIR:** NON GC **MAP ID:**

REV: 02/06/03
ID1: HE17H28563
ID2: CAL000140121
STATUS:
PHONE: (858)536-7532

Inspection Date:	10/6/98
Violation Item Number:	V004
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	02
Violation Definition:	BUSINESS PLAN DOES NOT HAVE A SITE MAP WHICH PROVIDES ADEQUATE INFORMATION FOR EMERGENCY RESPONSE AGENCIES HSC 25509(A)(5)

Inspection Date:	2/1/00
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	HAZARDOUS WASTE CONTAINERS ARE NOT KEPT CLOSED WHILE IN STORAGE
CCR 66265.173	

Inspection Date:	2/1/00
Violation Item Number:	V002
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	02
Violation Definition:	BUSINESS PLAN WAS NOT AMENDED WITHIN 30 DAYS FOR A 100% QUANTITY
IN-CREASE,NEW DISCLOSABLE MATERIALS OR A CHANGE IN BUSINESS INFO.HSC 25505	

Inspection Date:	5/2/01
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	HAZARDOUS MATERIALS HAVE NOT BEEN ADEQUATELY LABELED WITHIN 10
DAYS AND ARE NOW DECLARED HAZARDOUS WASTE	HSC 25124(E)

Inspection Date:	5/2/01
Violation Item Number:	V002
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	PERSONNEL TRAINING RECORDS NOT AVAILABLE TO SHOW THAT PERSONNEL HAVE RECEIVED INITIAL AND ANNUAL REFRESHER TRAINING. CCR 2732(B)

Chemical Name:	<i>DIESEL FUEL</i>
CAS#:	<i>68476-34-6</i>
Annual Quantity:	<i>10000.00</i>
Quantity Stored at One Time:	<i>2500.00</i>
Measurement Unit:	<i>GAL</i>

Site Details Page - 14

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 13 **DIST/DIR:** NON GC **MAP ID:**

NAME: HANSON AGGREGATE PACIFIC INC	REV: 02/06/03
ADDRESS: 10331 HY 76	ID1: HE17H28563
PALA CA 92059	ID2: CAL000140121
SAN DIEGO	STATUS:
CONTACT: HANSON AGGREGATE PACIFIC INC	PHONE: (858)536-7532

Carcinogen Indicator:
Storage Method: ABVGR TNK,STEEL 5001-10000 G
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: MOTOR OIL, GEAR OIL, HYDRAULIC OIL
CAS#: 8002-05-9
Annual Quantity: 1000.00
Quantity Stored at One Time: 610.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: METAL DRUMS,55 GALLONS
Material Data Safety Sheet:
First Hazard Category: FIRE HAZARD
Second Hazard Category: IMMED HEALTH HAZRD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: ADMIXTURE CONCRETE AIR ENTRAINER DARAVAIR 1000
CAS#: MIXTURE
Annual Quantity: 200.00
Quantity Stored at One Time: 500.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: DELAYD HLTH HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: ACETYLENE
CAS#: 74-86-2
Annual Quantity: 1000.00
Quantity Stored at One Time: 590.00
Measurement Unit: CFT
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:
First Hazard Category: SUDDN RLSE OF PRES
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: OXYGEN
CAS#: 7782-44-7
Annual Quantity: 2200.00
Quantity Stored at One Time: 1200.00
Measurement Unit: CFT
Carcinogen Indicator:
Storage Method: CYLINDERS
Material Data Safety Sheet:

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 13 **DIST/DIR:** NON GC **MAP ID:**

NAME: HANSON AGGREGATE PACIFIC INC ADDRESS: 10331 HY 76 PALA CA 92059 SAN DIEGO CONTACT: HANSON AGGREGATE PACIFIC INC	REV: 02/06/03 ID1: HE17H28563 ID2: CAL000140121 STATUS: PHONE: (858)536-7532
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First Hazard Category: SUDDN RLSE OF PRES
Second Hazard Category: FIRE HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: WRDA 64
CAS#: MIXTURE
Annual Quantity: 200.00
Quantity Stored at One Time: 1000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: DELAYD HLTH HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DARATARD 17
CAS#: MIXTURE
Annual Quantity: 200.00
Quantity Stored at One Time: 1000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: DELAYD HLTH HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: DARACEM 55
CAS#: MIXTURE
Annual Quantity: 200.00
Quantity Stored at One Time: 1000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: DELAYD HLTH HAZARD

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: POLARSET ACCELARATOR
CAS#: MIXTURE
Annual Quantity: 200.00
Quantity Stored at One Time: 1000.00
Measurement Unit: GAL
Carcinogen Indicator:
Storage Method: ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:
First Hazard Category: IMMED HEALTH HAZRD
Second Hazard Category: DELAYD HLTH HAZARD

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 22	DIST/DIR: NON GC	MAP ID:
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NAME: HANSON AGGREGATE PACIFIC INC
ADDRESS: 10331 HY 76
PALA CA 92059
San Diego
CONTACT: HANSON AGGREGATE PACIFIC INC

REV: 08/21/00
ID1: HE17H28563
ID2: CAL000140121
STATUS:
PHONE: (858)748-1547

Release Occurance Number:	001
Historical Name:	FENTON, 10331 HY 76, PALA
Date Release Began:	
Lead Agency:	DEH
Case Type:	TANK, Other
Case Status:	CLOSED
Case Status Date:	8/27/98

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 14	DIST/DIR: NON GC	MAP ID:
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NAME: J W SAND & MATERIALS ADDRESS: 9101 HY 76 PALA CA 92059 SAN DIEGO CONTACT: JIM WEIR	REV: 02/06/03 ID1: HE17H28546 ID2: STATUS: PHONE: (619)728-8200
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INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: Misc General Building
Gas Station:
Fire Department District: Pala FD

PERMIT INFORMATION

Permit Number: HE17H28546
Inactive / Active Facility Indicator: Inactive
Annual Expiration Date: Aug 31
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date: 10/28/1991

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 10/25/1991 0:00:00
Reinspection Date: Oct 1992
Inspector Name: PAREDES
Notice of Violation Issued:
Delinquent Flag:
Last Update: 7/24/98
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address: ,

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: WASTE OIL & MIXED OIL (221)
Inspection Date: 10/25/91
Waste Quantity Present at Inspection: 500
Annual Quantity: 500
Measurement Unit: GAL
Treatment Method: RECYCLE
Storage Method: ABVGR TNK,STEEL 10-1000 G
Carcinogen Indicator:
Hauler: AZTEC OIL
Waste Description: WASTE OIL

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: USED OIL FILTERS (888)
Inspection Date: 10/25/91
Waste Quantity Present at Inspection: 500
Annual Quantity: 500
Measurement Unit: LBS
Treatment Method: FILTERS/METAL RECLAI
Storage Method: METAL DRUMS,55 GALLONS
Carcinogen Indicator:
Hauler: AZTEC OIL
Waste Description: WASTE OIL FILTERS

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

SOLID WASTE LANDFILL SITE

SEARCH ID: 9 **DIST/DIR:** NON GC **MAP ID:**

NAME: MISSION INDIAN OXIDATION POND	REV: 07/03/00
ADDRESS: P.O. BOX 43	ID1: WMUD9 000000299
PALA CA 92059	ID2:
SAN DIEGO	STATUS: HISTORICAL
CONTACT:	PHONE: 6197431403

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID #:

NPDES ID #:

Region: 9

Edit Date:

Last Edit:

Waste Discharger Facility: Yes

Sub Chapter 15 Facility: Yes

Solid Waste Assessment Test Site: No

Toxic Pits Cleanup Act Facility: No

RCRA Facility: No

Department of Defense Facility: No

Municipal Solid Waste Facility: No

Total WMUS at Facility: 1

Facility Open to the Public: No

Facility Type: SW3

SIC 1 & SIC 2: 8399 / 4952

Primary Waste Type: DESIGNATED: DOMESTIC SEWAGE

Secondary Waste Type:

Tons Per Day:

Complexity: CATEGORY B - Any facility having a physical, chemical, or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marina

LAND OWNER INFORMATION

Land Owner:

Department:

Contact & Phone: ,

Land Owner Address: , ,

AGENCY INFORMATION

Agency Name: US DEPT OF HEALTH & HUMAN SERV

Department:

Agency Contact & Phone: , 6197431403

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID #: 9 000000299-01

WMU Status:

WMU Size in Acres:

Year WMU Will Reach Capacity:

Close Plan: 0

Avg Depth to Groundwater: 0

Primary Liner Present: 0

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

SOLID WASTE LANDFILL SITE

SEARCH ID: 10 **DIST/DIR:** NON GC **MAP ID:**

NAME: MISSION INDIAN SANIT LANDFILL ADDRESS: P.O. BOX 43 PALA CA 92059 SAN DIEGO CONTACT:	REV: 07/03/00 ID1: WMUD9 000000298 ID2: STATUS: HISTORICAL PHONE: 6197431403
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WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID #:

NPDES ID #:

Region: 9

Edit Date:

Last Edit:

Waste Discharger Facility: Yes

Sub Chapter 15 Facility: Yes

Solid Waste Assessment Test Site: Yes

Toxic Pits Cleanup Act Facility: No

RCRA Facility: No

Department of Defense Facility: No

Municipal Solid Waste Facility: No

Total WMUS at Facility: 1

Facility Open to the Public: No

Facility Type: SW3

SIC 1 & SIC 2: 8399 / 4953

Primary Waste Type: NONHAZARDOUS SOLID WASTES: SOLID WASTES

Secondary Waste Type:

Tons Per Day: 0

Complexity: CATEGORY B - Any facility having a physical, chemical, or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marina

LAND OWNER INFORMATION

Land Owner: PALA BAND INDIAN RESERVATION

Department:

Contact & Phone: ,

Land Owner Address: , , CA

AGENCY INFORMATION

Agency Name: US DEPT OF HEALTH & HUMAN SERV

Department:

Agency Contact & Phone: , 6197431403

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID #: 9 000000298-01

WMU Status: OPERATING

WMU Size in Acres: <10

Year WMU Will Reach Capacity:

Close Plan: 0

Avg Depth to Groundwater: 0

Primary Liner Present: 0

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 15 **DIST/DIR:** NON GC **MAP ID:**

NAME: MISSION SAN ANTONIO ADDRESS: PALA MISSION RD PALA CA 92059 SAN DIEGO CONTACT: MISSION SAN ANTONIO	REV: 02/06/03 ID1: HE17H02878 ID2: STATUS: PHONE: (619)742-3317
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INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: 1 Waste Item or 1 Disc 5541
Gas Station:
Fire Department District: Pala FD

PERMIT INFORMATION

Permit Number: HE17H02878
Inactive / Active Facility Indicator: Inactive
Annual Expiration Date: Apr 30
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: 01/27/1992 0:00:00
Reinspection Date: Jan 1993
Inspector Name: WIGLE
Notice of Violation Issued:
Delinquent Flag:
Last Update: 3/31/96
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address: ,

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 1/27/92
Violation Item Number: V001
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: BUSINESS PLAN HAS NOT BEEN COMPLETED/UPDATED AND/OR MAINTAINED
 ON SITE HSC 25503.5, 25504, 25505

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 1/27/92
Violation Item Number: V002
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01
Violation Definition: PERSONNEL TRAINING IS NOT ADEQUATE TO ENSURE COMPLIANCE WITH
 HAZARDOUS WASTES/MATERIALS REGULATIONS CCR 66265.16

VIOLATIONS AT TIME OF INSPECTION

Inspection Date: 1/27/92
Violation Item Number: V003
Waste Code:
Type of Violation: GENERAL VIOLATION
Number of Occurrences: 01

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 15 **DIST/DIR:** NON GC **MAP ID:**

NAME: MISSION SAN ANTONIO ADDRESS: PALA MISSION RD PALA CA 92059 SAN DIEGO CONTACT: MISSION SAN ANTONIO	REV: 02/06/03 ID1: HE17H02878 ID2: STATUS: PHONE: (619)742-3317
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Violation Definition: OWNER/OPERATOR HAS NOT PROVIDED STATISTICAL INVENTORY
 RECONCILIATION CONTRACTOR OR THE LOCAL ENFORCEMENT AGENCY WITH ADEQUATE DATA RECORDS.

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	1/9/90
Violation Item Number:	V001
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	HANDLER OF HAZARDOUS WASTE/MATERIAL HAS NOT OBTAINED A VALID SAN
DIEGO COUNTY HEALTH PERMIT	SDCC 68.905

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	1/9/90
Violation Item Number:	V002
Waste Code:	
Type of Violation:	GENERAL VIOLATION
Number of Occurrences:	01
Violation Definition:	HAZARDOUS MATERIALS HANDLER HAS NOT ESTABLISHED/IMPLEMENTED A
BUSINESS PLAN	HSC 25503.5

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	1/9/90
Violation Item Number:	V003
Waste Code:	001
Type of Violation:	INVALID CODE
Number of Occurrences:	01
Violation Definition:	UNDERGROUND STORAGE TANK MONITORING/MAINTENANCE/CALIBRATION
RECORDS ARE NOT MAINTAINED ON SITE.	HSC 25293; CCR 2712(B), 2641(I)

VIOLATIONS AT TIME OF INSPECTION

Inspection Date:	1/9/90
Violation Item Number:	V004
Waste Code:	001
Type of Violation:	INVALID CODE
Number of Occurrences:	01
Violation Definition:	UNDERGROUND STORAGE TANK PRECISION TEST REPORT DATA HAS NOT
BEEN SUBMITTED TO THE HAZARDOUS MATERIALS MANAGEMENT DIVISION. CCR 2643	

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	PROPANE
CAS#:	68476-85-7
Annual Quantity:	2000.00
Quantity Stored at One Time:	1918.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK, STEEL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	SUDDN RLSE OF PRES
Second Hazard Category:	FIRE HAZARD

Environmental FirstSearch

Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 19 **DIST/DIR:** NON GC **MAP ID:**

NAME: MISSION SAN ANTONIO ADDRESS: PALA MISSION RD PALA CA 92059 SAN DIEGO CONTACT: MISSION SAN ANTONIO	REV: 02/06/03 ID1: HE17H02878 ID2: STATUS: PHONE: (619)742-3317
--	--

TANK ID s

Permit Number:	<i>H02878</i>
Tank Number:	<i>T001</i>
Tank ID Number:	<i>2005</i>

TANK CHARACTERISTICS INFORMATION

Capacity:	<i>1500.00</i>
Manufacturer Code:	
Year Installed:	<i>1966</i>
Contents:	<i>REGULAR UNLEADED</i>
Tank Content Chemical Name:	
Tank Content CAS Number:	<i>12032</i>
Tank System Type:	<i>SINGLE WALL W/O SECNDRY CNTMNT</i>
Primary Tank Material:	<i>UNKNOWN</i>
Tank Interior Lining or Coating:	<i>NO SECONDARY TANK MTRL INFO</i>
Tank Exterior Corrosion Protection:	<i>UNKNOWN</i>
Overfill Device:	<i>NO OVERFILL INFORMATION</i>
Spill Buckets:	
Is Groundwater Greater Than 20 Feet (Y/N):	<i>NO</i>

TANK TESTING & MONITORING INFORMATION

Below Grade Equipment:	
Is System 1998 Standards Certified (Y/N):	
Tank Monitor Device:	<i>NO TANK MONIT DEV INFO</i>
Automatic Tank Gauges:	<i>NO ATGS INFO AVAILABLE</i>
Tank Test Status:	<i>N/A</i>
Tank Test Date:	<i>08/11/86</i>

PIPING INFORMATION

Piping Corrosion Protection:	<i>UNKNOWN</i>
Pressure Pipe Loss Leak Detector Type:	<i>NO PPLLD BRAND INFO</i>
Pipe System Type:	<i>PIPE TYPE NOT AVAILABLE</i>
Pipe Construction:	<i>NO PIPE CONSTRUCTION INFO</i>
Pipe Primary Material:	<i>NO PRIMARY PIPE MATERIAL INFO</i>
Pipe Monitor Device:	<i>NO PIPE MONIT DEV INFO</i>

PIPING INFORMATION

Pipe Test Date:	<i>08/11/86</i>
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REGULATORY INFORMATION

Tank Exempt Indicator:	<i>NO</i>
Hazard Category 1:	
Regulatory Status Code Description:	<i>EXEMPT < 1100 GALLONS</i>

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 16	DIST/DIR: NON GC	MAP ID:
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NAME: NORTH COUNTY READY MIX INC	REV: 02/06/03
ADDRESS: 10331 HY 76	ID1: HE17H28562
PALA CA 92059	ID2: CAL000036057
SAN DIEGO	STATUS:
CONTACT: H G FENTON	PHONE: (619)742-3711

INDUSTRY / FACILITY INFORMATION NAMES

Business Description & SIC Code: *Misc General Building*

Gas Station:

Fire Department District: *Pala FD*

PERMIT INFORMATION

Permit Number: *HE17H28562*

Inactive / Active Facility Indicator: *Inactive*

Annual Expiration Date: *Aug 31*

Status:

Map Code / Business Plan on File:

Business Plan Acceptance Date: *03/06/1991*

GENERAL INSPECTION & VIOLATION INFORMATION

Inspection Date: *11/25/1991 0:00:00*

Reinspection Date: *Nov 1992*

Inspector Name: *PAREDES*

Notice of Violation Issued:

Delinquent Flag:

Last Update: *7/24/98*

Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:

Property Owner Address: ,

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: *WASTE OIL & MIXED OIL (221)*

Inspection Date: *11/25/91*

Waste Quantity Present at Inspection: *500*

Annual Quantity: *600*

Measurement Unit: *GAL*

Treatment Method: *RECYCLE*

Storage Method: *ABVGR TNK,STEEL 10-1000 G*

Carcinogen Indicator:

Hauler: *AZTEC OIL*

Waste Description: *WASTE OIL*

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code: *HYDROCARBON SOLVENTS (213)*

Inspection Date: *11/25/91*

Waste Quantity Present at Inspection: *20*

Annual Quantity: *130*

Measurement Unit: *GAL*

Treatment Method: *RECYCLE*

Storage Method: *PROCESSING EQUIPMENT*

Carcinogen Indicator:

Hauler: *SAFETY-KLEEN*

Waste Description:

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 16

DIST/DIR: NON GC

MAP ID:

NAME: NORTH COUNTY READY MIX INC
ADDRESS: 10331 HY 76
PALA CA 92059
SAN DIEGO
CONTACT: H G FENTON

REV: 02/06/03
ID1: HE17H28562
ID2: CAL000036057
STATUS:
PHONE: (619)742-3711

WASTE STREAMS GENERATED BY BUSINESS

Waste Name & Code:	<i>USED OIL FILTERS (888)</i>
Inspection Date:	<i>11/25/91</i>
Waste Quantity Present at Inspection:	<i>500</i>
Annual Quantity:	<i>500</i>
Measurement Unit:	<i>LBS</i>
Treatment Method:	<i>FILTERS/METAL RECLAI</i>
Storage Method:	<i>METAL DRUMS,55 GALLONS</i>
Carcinogen Indicator:	
Hauler:	<i>NO HAULER</i>
Waste Description:	<i>ENVIRO FILTER REMOVAL</i>

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

CERCLIS SITE

SEARCH ID: 4 **DIST/DIR:** NON GC **MAP ID:**

NAME:	PALA DRUG LAB	REV:	9/13/04
ADDRESS:		ID1:	CA0002021806
	PALA CA 92059	ID2:	0905383
	SAN DIEGO	STATUS:	NOT PROPOSED
CONTACT:	ROBERT MANDEL	PHONE:	4159723040

DESCRIPTION:

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
RE Cleaned up	EPA Fund-Financed Primary	09-30-1998	01-08-1999

CERCLIS NFRAP

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

NAME:	PALA INDIAN RESERVATION	REV:	9/13/04
ADDRESS:	HIGHWAY 76 NEAR LILAC ROAD	ID1:	CAN000904217
	PALA INDIAN RESERVAT CA 92059	ID2:	0904217
		STATUS:	NFRAP-N
CONTACT:	JERE JOHNSON	PHONE:	4159723094

DESCRIPTION:

SMALL QUANTITY OF HAZARDOUS MATERIALS DISCOVERED ON INDIAN RESERVATION.

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE	EPA In-House		01-23-1996
REMOVAL Cleaned up	EPA Fund-Financed Primary	10-01-1991	10-01-1991

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

CERCLIS NFRAP

SEARCH ID: 5 **DIST/DIR:** NON GC **MAP ID:**

NAME: PALA INDIAN RESERVATION ADDRESS: HIGHWAY 76 NEAR LILAC ROAD PALA INDIAN RESERVAT CA 92059 SAN DIEGO CONTACT: JERE JOHNSON	REV: 6/09/03 ID1: NND983608050 ID2: 0904217 STATUS: NFRAP-N PHONE: 4159723094
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DESCRIPTION:

SMALL QUANTITY OF HAZARDOUS MATERIALS DISCOVERED ON INDIAN RESERVATION.

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE	EPA In-House		01-23-1996
REMOVAL Cleaned up	EPA Fund-Financed Primary	10-01-1991	10-01-1991

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 20 **DIST/DIR:** NON GC **MAP ID:**

NAME: PALA STORE ADDRESS: P.O. BOX 154 PALA CA 92059 SAN DIEGO CONTACT:	REV: 07/23/04 ID1: EPA9_PALA003 ID2: STATUS: PHONE:
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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION 9 INDIAN LANDS UNDERGROUND STORAGE TANKS LIST INFORMATION

According to the US EPA REGION 9 the following information is current as of 07/23/04

Facility ID Number:	PALA003
Facility Status:	Operating
Number of Tanks :	3
Tank Detail:	: Permanently Out of Use 07/01/94 Tank removed from ground Gasoline; 2: Permanently Out of Use 07/01/94 Tank removed from ground Gasoline; 3: Permanently Out of Use 07/01/94 Tank removed from ground Gasoline;
Last Inspection Date:	
Lust Status (if applicable):	Active
Owner Name:	KING AND JUDY FREEMAN

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

PERMITS SITE

SEARCH ID: 17 **DIST/DIR:** NON GC **MAP ID:**

NAME: PAUMA RIDGE MUTUAL WATER CO	REV: 08/06/01
ADDRESS: 14505 HY 76	ID1: HE17H31627
PALA CA 92059	ID2:
SAN DIEGO	STATUS:
CONTACT:	PHONE: (619)742-1215

DETAILS NOT AVAILABLE

EMERGENCY RESPONSE NOTIFICATION SITE

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

NAME: UNK	REV:
ADDRESS: PALA INDIAN RESERVATION	ID1: 74574
PALA CA 92059	ID2:
SAN DIEGO	STATUS: UNKNOWN
CONTACT:	PHONE:

CERCLIS (Y/N):

MAT: FREON **QUANT:** 55 GALLONS

LOCATION: PALA INDIAN RESERVATION **REPORTED:** 11/23/88
CITY:

SOURCE: UNKNOWN **MEDIUM:** LAND

CAUSE: UNKNOWN

ACT:
BY:

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 8 **DIST/DIR:** NON GC **MAP ID:**

NAME: UNKNOWN	REV: 9/30/91
ADDRESS: HWY 76 /LILAC RD (INDIAN RESERVATION)	ID1: 234807
PALA CA 92059	ID2:
San Diego	STATUS: UNKNOWN (NRC)
CONTACT:	PHONE:

SPILL INFORMATION

DATE OF SPILL: 9/30/1991 **TIME OF SPILL:** 1220

PRODUCT RELEASED (1): DRUG LAB WASTE
QUANTITY (1): 30
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO	GROUNDWATER: NO	
LAND: YES	FIXED FACILITY: NO	
WATER: NO	OTHER: NO	
WATERBODY AFFECTED BY RELEASE:	NONE	

SPILL INFORMATION

DATE OF SPILL: 9/30/1991 **TIME OF SPILL:** 1220

PRODUCT RELEASED (1): DRUG LAB WASTE
QUANTITY (1): 30
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO	GROUNDWATER: NO	
LAND: YES	FIXED FACILITY: NO	
WATER: NO	OTHER: NO	
WATERBODY AFFECTED BY RELEASE:	NONE	

CAUSE OF RELEASE

DUMPING: YES	EQUIPMENT FAILURE: NO	
NATURAL PHENOMENON: NO	OPERATOR ERROR: NO	
OTHER CAUSE: NO	TRANSP. ACCIDENT: NO	
UNKNOWN: NO		

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***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 10950 PALA ROAD
SAN DIEGO COUNTY CA 92059

JOB: 093560601

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 8	DIST/DIR: NON GC	MAP ID:
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NAME: UNKNOWN	REV: 9/30/91
ADDRESS: HWY 76 /LILAC RD (INDIAN RESERVATION)	ID1: 234807
PALA CA 92059	ID2:
San Diego	STATUS: UNKNOWN (NRC)
CONTACT:	PHONE:

ACTIONS TAKEN: CLEANUP SUPERVISED BY EPA
RELEASE DETECTION: ABANDONMENT
MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID: 234807	DUN & BRADSTREET #:
TYPE OF DISCHARGER:	
NAME OF DISCHARGER: UNKNOWN	
ADDRESS:	

CAUSE OF RELEASE

DUMPING: YES	EQUIPMENT FAILURE: NO	
NATURAL PHENOMENON: NO	OPERATOR ERROR: NO	
OTHER CAUSE: NO	TRANSP. ACCIDENT: NO	
UNKNOWN: NO		

ACTIONS TAKEN: CLEANUP SUPERVISED BY EPA
RELEASE DETECTION: ABANDONMENT
MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID: 234807	DUN & BRADSTREET #:
TYPE OF DISCHARGER:	
NAME OF DISCHARGER: UNKNOWN	
ADDRESS:	

Environmental FirstSearch Federal Databases and Sources

ASTM Databases:

CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): Comprehensive Environmental Response Compensation and Liability Information System Archived Sites. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA 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.

Updated quarterly.

ERNS: Emergency Response Notification System. The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: The Facility Index System. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: National Priority List. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: Resource Conservation and Recovery Information System. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: Resource Conservation and Recovery Information System Corrective Action Sites. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: Resource Conservation and Recovery Information System Large and Small Quantity Generators. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: Resource Conservation and Recovery Information System sites No Longer Regulated. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

Environmental FirstSearch Federal Databases and Sources

Non-ASTM Databases:

HMIRS: *Hazardous Materials Incident Response System*. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: *National Compliance Database*. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: *National Pollution Discharge Elimination System*. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: *National Radon Database*. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

SMBRPD / CAL SITES: DB TYPE = STATE (STATE SITES) or OTHER (Other Sites)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The California Department of Toxic Substances Control (DTSC) has developed an electronic database system 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), also 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. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE: DB TYPE = STATE (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

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. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SWL

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

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 above.

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: The State Water Resources Control Board
Phone: (916) 227-4365

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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: Orange County Health Dept.
Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4416

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: DB TYPE = LU

(LEAKING UNDERGROUND STORAGE TANKS)

Source: San Diego County Dept. of Environmental Health
Phone: (619) 338-2242

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 above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)

Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211

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 above.

**SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE
(PERMITS)**

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT

(OTHER UNIQUE DATABASES)

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT

(OTHER UNIQUE DATABASES)

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

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 UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

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. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its 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 above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

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: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from 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; therefor, 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.

ALAMEDA COUNTY CUPA'S

- * 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 annually)

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 (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * 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 (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA (US)

- * Environmental Health Services

LAKE COUNTY CUPA (US)

- * Division of Environmental Health

LASSEN COUNTY CUPA (US)

- * Department of Agriculture

LOS ANGELES COUNTY CUPA'S (US)

- * County of Los Angeles Fire Department
- * 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 (US)

- * Environmental Health Department

MARIN COUNTY CUPA (US)

- * County of Marin Office of Waste Management
- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA (US)

- * Health Department

MENDOCINO COUNTY CUPA (US)

- * Environmental Health Department

MERCED COUNTY CUPA (US)

- * Division of Environmental Health

MODOC COUNTY CUPA (US)

- * Department of Agriculture

MONO COUNTY CUPA (US)

- * Health Department

MONTEREY COUNTY CUPA (US)

- * Environmental Health Division

NAPA COUNTY CUPA (US)

- * Hazardous Materials Section

NEVADA COUNTY CUPA (UST)

- * Environmental Health Department

ORANGE COUNTY CUPA'S (US)

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

PLACER COUNTY CUPA (US)

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

PLUMAS COUNTY CUPA (UST)

- * Environmental Health Department

RIVERSIDE COUNTY CUPA (US)

- * Environmental Health Department

SACRAMENTO COUNTY (US)

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

SAN BENITO COUNTY CUPA (US)

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPA'S (US)

- * 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 (US)

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

SAN FRANCISCO COUNTY CUPA (US)

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA (US)

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

* County of San Luis Obispo Environmental Health Division

* City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

* Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

* Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

* County of Santa Clara Hazardous Materials Compliance Division

* Santa Clara Co Central Fire Prot. Dist. (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 (US)

* Environmental Health Department

SHASTA COUNTY CUPA (US)

* Environmental Health Department

SIERRA COUNTY CUPA (US)

* Health Department

SISKIYOU COUNTY CUPA (US)

* Environmental Health Department

SONOMA COUNTY CUPA'S (US)

* County of Sonoma Department Of Environmental Health

* Cities of Healdsburg / Sebastapol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

* Dept. of Env. Rsrcs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

* Department of Agriculture

TEHAMA COUNTY CUPA (US)

* Department of Environmental Health

TRINITY COUNTY CUPA (US)

* Department of Health

TULARE COUNTY CUPA (US)

* Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

* Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

* County of Ventura Environmental Health Division

* Cities of Oxnard, Ventura

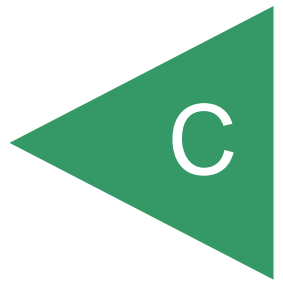
YOLO COUNTY CUPA (US)

* Environmental Health Department

YUBA COUNTY CUPA (US)

* Yuba County of Emergency Services

APPENDIX



05-Rp0064

COUNTY OF SAN DIEGO
DEPARTMENT OF AGRICULTURE, WEIGHTS AND MEASURES
REQUEST FOR PUBLIC INFORMATIONGEOCON
CONSULTANTS, INC.
ENVIRONMENTAL
SERVICESRobert C. Owoc, RG
Senior Staff Geologist6970 Flanders Drive
San Diego, CA 92121-2974
Tel. (858) 558-4100
Fax (858) 558-8437
owoc@geoconinc.com

B. I request the following information that is maintained at the County of San Diego, Department of Agriculture, Weights and Measures, located at 5535 Overland Avenue, Building 3, San Diego, California 92123-1292 or 855 Williamston Street, Vista, California 92084 pertaining to:

☐ WEIGHTS/MEASURES ☒ PESTICIDE REGULATION ☒ PEST EXCLUSION /NURSERY ☐ Other:

A PERMIT RECORDS SEARCH FOR RESTRICTED PESTICIDE
USE RECORDS FOR THE FOLLOWING PROPERTIES:

10950 PALA ROAD 92059

(Attach Additional Sheet If Required)

C. I request this information in the following format:

FAX

☐ REVIEW

Hourly rate of supervisor or manager administering records review.

☐ COPY

\$20 per 8 1/2 x 11 page for first copy; \$30 per copy for subsequent copies of same page.

☐ DISK

\$2.50 per disk; \$38.50 per hour.

☐ CASSETTE TAPE

\$1.25 per tape; \$9.63 per hour.

D. My request for the review of the identified data, files and/or records is not in any way connected with nor pertaining to (1) any pending matters of litigation to which the County is a party to, or (2) to claims made pursuant to Division 3.6 (commencing with Section 810) of Title I of the Government Code.

I understand that certain records are specifically exempted (under Chapter 1798 of the California Civil Code and Chapter 6250 of the California Government Code) from the general rule of accessibility and that it is the policy of the Department of Agriculture, Weights and Measures that data, files and/or records falling in this category will not be released for my review until specific approval is granted by the Agricultural Commissioner/Sealer of Weights and Measures. On this basis I do hereby specifically request the Agricultural Commissioner/Sealer of Weights and Measures immediate review of this request insofar as it relates to those items that the Department of Agriculture, Weights and Measures feels are classified as exempted materials.

Signature Of Requestor: _____

Please complete all boxes A - D - Thank you

Listing P.U.R. Information Ordered By Permit Number

Permit # 37P0232 Name BIONDI, KATHLEEN

Page: 1

Site ID	Date Appl	EPA Code	Commodity	Quantity	Amount Used
BND00101	05/11/2004	524- 475-AA-	0 2006- 0	6.00 A	6.0000 QT
BND00101	05/12/2004	524- 475-AA-	0 2006- 0	7.00 A	7.0000 QT
BND00101	05/13/2004	524- 475-AA-	0 2006- 0	7.00 A	7.0000 QT
BND00102	04/13/2004	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	04/14/2004	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	04/15/2004	524- 475-AA-	0 28000- 0	9.00 A	9.0000 QT
BND00102	07/13/2004	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	07/14/2004	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	07/15/2004	524- 475-AA-	0 28000- 0	7.00 A	8.0000 QT
BND00102	07/19/2004	12455- 1-AA-	0 28000- 0	1.00 A	5.0000 LB
BND00102	07/20/2004	12455- 1-AA-	0 28000- 0	1.00 A	5.0000 LB
BND00102	07/21/2004	12455- 1-AA-	0 28000- 0	1.00 A	5.0000 LB
BND00102	07/22/2004	12455- 1-AA-	0 28000- 0	1.00 A	5.0000 LB
BND00102	07/23/2004	12455- 1-AA-	0 28000- 0	1.00 A	5.0000 LB

Check next page for listing of EPA and Commodity Names

Listing P.U.R. Information Ordered By Permit Number

Permit # 37P0232 Name BIONDI, KATHLEEN

Page: 2

Site ID Date Appl EPA Code Commodity Quantity Amount Used

=====

Comm Code Name Comm Code Name

=====

2006-0 ORANGE 28000-0 AVOCADO

E.P.A. Code Name

=====

524- 475-AA- 0 MON-65005 HERBICIDE

12455- 1-AA- 0 FINAL PELLETTED RAT AND MOUS

End Of Report

Listing P.U.R. Information Ordered By Permit Number

Permit # 37P0232 Name BLONDI, KATHLEEN

Page: 1

Site ID	Date Appl	EPA Code	Commodity	Quantity	Amount Used
BND00101	01/14/2003	524- 475-ZA-	0 2006- 0	6.00 A	6.0000 QT
BND00101	01/15/2003	524- 475-ZA-	0 2006- 0	7.00 A	7.0000 QT
BND00101	01/16/2003	524- 475-ZA-	0 2006- 0	7.00 A	7.0000 QT
BND00101	05/13/2003	524- 475-ZB-	0 2006- 0	6.00 A	6.0000 QT
BND00101	05/14/2003	524- 475-ZB-	0 2006- 0	7.00 A	7.0000 QT
BND00101	05/15/2003	524- 475-ZB-	0 2006- 0	7.00 A	7.0000 QT
BND00102	03/24/2003	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	03/25/2003	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	03/26/2003	524- 475-AA-	0 28000- 0	9.00 A	9.0000 QT
BND00102	09/16/2003	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	09/17/2003	524- 475-AA-	0 28000- 0	8.00 A	8.0000 QT
BND00102	09/18/2003	524- 475-AA-	0 28000- 0	9.00 A	9.0000 QT

Check next page for listing of EPA and Commodity Names

Listing P.U.R. Information Ordered By Permit Number

Permit # 37P0232 Name BIONDI, KATHLEEN

Page: 2

Site ID Date Appl EPA Code Commodity Quantity Amount Used

=====

Comm Code Name Comm Code Name

=====

2006-0 ORANGE 28000-0 AVOCADO

E.P.A. Code Name

=====

524- 475-ZA- 0 ROUNDUP PRO HERBICIDE

524- 475-ZB- 0 ROUNDUP ULTRA HERBICIDE

524- 475-AA- 0 MON-65005 HERBICIDE

End Of Report

Listing P.U.R. Information Ordered By Permit Number

Permit # 37P0232 Name WARNER RANCH

Page: 1

Site ID	Date Appl	EPA Code	Commodity	Quantity	Amount Used
08/06/2002	524- 475-ZA-	0 2006- 0	6.00 A	6.0000 QT	
08/07/2002	524- 475-ZA-	0 2006- 0	9.00 A	9.0000 QT	
08/08/2002	524- 475-ZA-	0 2006- 0	5.00 A	5.0000 QT	

Check next page for listing of EPA and Commodity Names

Listing P.U.R. Information Ordered By Permit Number

Permit # 37P0232 Name WARNER RANCH

Page: 2

Site ID Date Appl EPA Code Commodity Quantity Amount Used

=====

Comm Code Name Comm Code Name

=====

2006-0 ORANGE

-

E.P.A. Code Name

=====

524- 475-ZA- 0 ROUNDUP PRO HERBICIDE

End Of Report



KATHLEEN A. THUNER

AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS
AND MEASURES

County of San Diego

DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
5555 Overland Ave., Bldg. 3, San Diego, CA 92123-1292

AGRICULTURE
(858) 694-2739
FAX
(858) 565-7046
WEIGHTS & MEASURES
(858) 694-2778

April 25, 2005

ROBERT C. OWOC
GEOCON
6970 FLANDERS DRIVE
SAN DIEGO, CA 92121-2974

REQUEST FOR PUBLIC INFORMATION NUMBER: **05-RP0064**

Dear Mr. Owoc:

Your request for information dated April 21, 2005 was received. You will be contacted when your request is processed.

If you have questions, you may contact me at (858) 694-2094.

Sincerely,

SIMONE HARDY
Deputy Agricultural Commissioner/
Sealer of Weights and Measures

SH: tmt

APPENDIX J2

Recommendations in Phase I ESA Letter – 2005



Project No. 09536-06-01
June 6, 2005

BY E-MAIL AND OVERNIGHT DELIVERY

Mr. Ali Shapouri
Coastal Holdings LLC / Capstone Partners LLC
16089 San Dieguito Road, Suite H-104
Rancho Santa Fe, California 92067-6221

Subject: WARNER RANCH
 10950 PALA ROAD
 SAN DIEGO COUNTY, CALIFORNIA
 RECOMMENDATIONS IN PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Shapouri:

In accordance with your request, Geocon is providing this additional information with respect to Geocon's recommendations and recent observations at the Warner Ranch site. Each item below corresponds to the recommendations in Geocon's Phase I ESA report dated May 13, 2005.

1. Asbestos-containing materials and lead paint are very common in structures constructed in this time period. The quantities of materials are generally low and are readily removed by licensed abatement contractors.
2. A preliminary pesticide assessment of the agricultural portions of the site have not been performed; however, soil containing pesticide concentrations commonly encountered in an operation of this type can be managed onsite according to protocol prescribed by the California Regional Water Quality Control Board in San Diego County.
3. The former 5,000 gallon USTs were investigated on June 1, 2005. Although analytical results will not be available until next week, we did not see visual indications of staining or odors indicative of a release. We do not expect that further assessment will be necessary in this area.
4. Based on a visual reconnaissance of the above ground storage tanks (ASTs) areas, the stand-mounted tank displayed evidence of staining on the ground below the dispensing hose and nozzle. We did observe active dripping of diesel from the hose connections. The staining below the tank does not appear to be laterally extensive; however we were unable to hand auger more than 6 inches into the very dense soil. The analytical test results from this area will also be available next week.

5. The assessment of the soil in the smudge pot area will be assessed by the current owner and will provide documentation prepared by an environmental consultant.

Please call if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.



Ronald J. Kofron, CEG
Manager, Environmental Services

RJK:sc

(1) Addressee

APPENDIX J3

*Phase I ESA – 80-Acre Parcel APN –
APN 110-021-09-00 – 2006*

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA**



GEOCON

CONSULTANTS, INC.

**ENVIRONMENTAL
GEOTECHNICAL
MATERIALS**

PREPARED FOR

**WHP WARNER RANCH, L.P.
LA JOLLA, CALIFORNIA**

PREPARED BY

**GEOCON CONSULTANTS, INC.
6970 FLANDERS DRIVE
SAN DIEGO, CALIFORNIA 92121
Tel. (858) 558-6100 Fax. (858) 558-8437
E-mail: environmental@geoconinc.com**

GEOCON PROJECT NO. 09685-06-01

JUNE 27, 2006



Project No. 09685-06-01
June 27, 2006

HAND-DELIVERED

Mr. Steve Paul
WHP Warner Ranch, L.P.
7727 Herschel Avenue
La Jolla, California 92037

Subject: 80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Paul:

In accordance with your request, Geocon Consultants, Inc. has conducted a Phase I Environmental Site Assessment (ESA) of the above-referenced site. The accompanying report presents the findings of the ESA along with our conclusions and recommendations. Please call if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.

Erin T. Murray
Senior Staff Scientist

Leslie P. Redford
Senior Environmental Scientist

ETM:LPR:anh

(2) Addressee

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3. Topographic Map

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- A. Site Photographs
- B. Historical Documents
- C. Regulatory Database Report

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of an 80-acre parcel of undeveloped land identified as San Diego County Assessor's Parcel Number (APN) 110-021-09-00 located at the south end of Jeremy Way in the community of Bonsall and county of San Diego, California. Geocon Consultants, Inc. (Geocon) prepared this report in accordance with the request of Mr. Steve Paull of WHP Warner Ranch, L.P. (the Client). The following sections identify the purpose, the scope of work and limitations/exceptions associated with the ESA, and the location of the property.

1.1 Purpose

The purpose of the Phase I ESA was to identify potential "recognized environmental conditions" (RECs) as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Section 1.1.1 of the ASTM Standard E 1527-00 defines the term "recognized environmental conditions" as *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property."* The term, as further defined by ASTM, *"is 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 generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."*

The main components of this report, as specified by the ASTM Standards, include the following:

- **Site Reconnaissance:** The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions (RECs) in connection with the Site. The site reconnaissance was for the Site only and did not include moving on-site debris, vehicles, or other objects to allow for observation of the underlying ground surface. Off-site properties and features were viewed from the Site and a drive-by reconnaissance of the surrounding area.
- **Physical Setting:** The objective of reviewing physical setting references is to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- **Site History:** The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Site. Historical sources reviewed included aerial photographs, site ownership, and/or use information (as made available by the Client). In

addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.

- **Records Review:** The purpose of the records review is to obtain and review records that will help identify RECs at or potentially affecting the Site. Geocon reviewed client-provided and publicly available federal, state, and local regulatory agency records pertaining to the Site.

1.2 Scope of Services/Exceptions

Geocon's Proposal No. EP-2006-066, dated April 18, 2006 and revised April 20, 2006, outlines the scope of services proposed for the study. Geocon performed the services outlined in the referenced document, with the following exceptions:

- a 50-year chain-of-title report pertaining to the Site was not provided by the Client or obtained by Geocon at the request of the Client,
- historical fire insurance maps were not reviewed since no historical map coverage was available for the Site vicinity, and
- requests for information regarding the Site were not submitted to the local regulatory agencies as this information is maintained by street address and a street address is not currently associated with the Site.

1.3 Site Location

The Site is located at the south end of Jeremy Way approximately 0.6 mile north of Highway 76 (at its nearest point) in the community of Bonsall and county of San Diego, California. The approximate location of the Site is shown on the Vicinity Map presented as Figure 1.

2. LIMITED SITE RECONNAISSANCE

Ms. Leslie Redford of Geocon conducted a limited reconnaissance of the Site and performed observations of adjacent properties on June 23, 2006. During the site reconnaissance, Ms. Redford was not accompanied by Site representatives. Observations noted during the site reconnaissance are summarized below, along with any limitations encountered during the reconnaissance activities.

2.1 Physical Limitations

At the time of the site reconnaissance, access to the Site was not available due to steep terrain, dense vegetation, and lack of passable vehicular approaches. The northern portion of the Site was observed from nearby off-site vantage points located north of the Site. The southern portion of the Site was not visible or accessible from on-site or off-site vantage points. However, Geocon was able to observe the Site from a January 1, 2006 aerial photograph of the Site and surrounding area obtained from the GlobeXplorer ImageAtlas website (<http://imageatlas.globexplorer.com>). The following site description

is based on our review of the January 2006 aerial photograph and our limited site reconnaissance activities. During the site reconnaissance, the weather was sunny with a temperature of approximately 85 degrees Fahrenheit.

2.2 On-Site Reconnaissance

The Site consists of undeveloped land covered with light to dense native vegetation consisting of grasses, shrubs, and trees. The majority of the Site consists of steep hillsides with gullies at the bases. A dirt road, identified as Jeremy Way, enters the central portion of the Site from the north and travels in a generally north-south direction through the central and eastern portions of the Site to a point approximately 1,000 feet south of the northern boundary of the Site where it terminates. Gomez Creek enters the southwestern portion of the Site from the south and travels in a generally southeast-northwest direction to a point approximately 1,000 feet north of the southern boundary of the Site where it extends off site to the west. Dense vegetation is present along either side of Gomez Creek in this portion of the Site. Evidence of agricultural activity or structures was not observed on the Site either during the site reconnaissance or in the aerial photograph.

The following table summarizes the observations made during the site reconnaissance regarding issues of potential environmental concern. Detailed information regarding pertinent issues identified during the site reconnaissance is provided, as appropriate, in the paragraphs following the table.

Issue of Potential Environmental Concern	Observed	Not Observed
Hazardous Substances/Petroleum Products		✓
Hazardous Wastes		✓
Aboveground/Underground Storage Tanks		✓
Unidentified Substance Containers		✓
Equipment Potentially Containing Polychlorinated Biphenyls		✓
Wastewater Systems (drains/clarifiers/sumps)		✓
Evidence of Releases (stains, odors, stressed vegetation)		✓
Pools of Liquid, Pits, Ponds, Lagoons		✓
Wells		✓
Other Site Issues		✓

A Site Plan illustrating the noted site features is included as Figure 2. Photographs taken during the site reconnaissance are presented in Appendix A.

2.3 Off-Site Observations

Observed and reported current uses of adjacent properties and surrounding areas are described in the table below.

Direction	Adjacent Properties	Surrounding Area
North	Agricultural land consisting of nursery plants is located adjacent to the north of the western portion of the Site. Undeveloped land covered with native vegetation is located adjacent to the north of the eastern portion of the Site.	Steeply sloping undeveloped land criss-crossed with dirt roads. Patches of agricultural land (nursery plants) are scattered throughout the area. An abandoned residence is located approximately 0.25 mile north of the Site on the west side of Jeremy Way.
South	Undeveloped land covered with native vegetation.	Agricultural land and agriculturally -related structures, followed by Highway 76.
East	Steeply sloping undeveloped land covered with native vegetation.	Undeveloped land followed by Pala Temecula Road (located approximately 0.7 mile east of the Site).
West	Steeply sloping undeveloped land covered with native vegetation.	Undeveloped land and agricultural land with scattered single-family residences.

3. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site, based upon our document review and our visual reconnaissance of the site and adjacent areas.

3.1 Topographic Features

Information concerning the topography and previous development of the Site and properties located in the vicinity of the Site was obtained from reviews of United States Geological Survey (USGS) topographic maps of the Pala, California, and Pachanga, California quadrangles (USGS 1988). According to the maps, the Site ranges in elevation from approximately 400 to 1,000 feet above Mean Sea Level (MSL). Site topography appears to slope generally toward the south. Gomez Creek appears to run in a northwest to southeast direction through the southwest corner of the Site. The Pala Indian Reservation is situated adjacent to the east of the Site. Highway 76 is located approximately 0.6 mile south of the Site. No structures are depicted on the Site. Topographic features as depicted on the map, in general, are representative of conditions observed during Geocon's site reconnaissance. A reproduction of a portion of the USGS map is presented as Figure 3.

3.2 Geologic Conditions

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 125 miles from the

Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest.

In April 2005, Geocon Incorporated performed a limited geotechnical investigation at the Warner Ranch property located adjacent to the west and south of the Site. The geotechnical investigation consisted of excavating 46 exploratory trenches. The exploratory trenches indicated a transitional igneous intrusive boundary between San Marcos Gabbro and Bonsall Tonalite which evidently was interpreted as a fault-related contact on published geologic maps. The bedrock formations encountered during the study were described as “typically massive, but can have discontinuous joints and fractures.” The trenches excavated within the drainage courses and surrounding areas encountered surficial deposits consisting of younger and older alluvium underlain by bedrock. The younger alluvium was poorly consolidated. The two primary drainages at the Site exhibited an alluvium thickness greater than the reach of the backhoe and saturated conditions were encountered (Geocon Incorporated, 2005).

3.3 Regional Groundwater Quality and Occurrence

Based on a review of a 2003 Phase I ESA of the Warner Ranch property, located adjacent to the west and south of the Site, the Site is located within the Pala Hydrologic Subarea (903.21) of the Monsurate Hydrologic Area (903.20) of the San Luis Rey Hydrologic Unit (903.00) (Ninyo & Moore, 2003). Groundwater occurring within the San Luis Rey Hydrologic Unit in the vicinity of the Site has been documented to exhibit total dissolved solids (TDS) content ranging from 600 to 1,500 milligrams per liter (mg/l). Groundwaters are somewhat undesirable for domestic use because of high sulfate concentrations. Groundwater occurring in the Pala Hydrologic Area has existing municipal, agricultural, and industrial use designations.

Based on information contained in the 2003 Ninyo & Moore Phase I ESA of the Warner Ranch property, the properties located in the vicinity of the Site extract groundwater from five wells located along Pala Road (Ninyo & Moore, 2003). In 2002, depth to groundwater in these wells ranged from approximately 22 to 30 feet. Five CDWR wells were found to be located in Section 28 (CDWR, 2005). Based on the online information, and measurements obtained between 1966 and 1992, depth to groundwater in the wells ranged from approximately 4 to 40 feet. The wells were situated at ground surface elevations ranging from 340 to 358 feet above MSL. Based on local topography, groundwater is assumed to flow generally toward the southwest. Groundwater depth and flow direction beneath the Site may vary with land surface elevation, seasonal rainfall, fracture systems in underlying bedrock units, and other factors.

4. SITE HISTORY

Geocon conducted a historical records search regarding the site and surrounding areas. This included a review of one or more of the following sources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical city directories, building permits and plans, land title records, topographic maps, property tax records, zoning/land use records, interviews with property representatives, and reviews of prior environmental assessment reports/documents regarding the Site.

Based on our review of historical sources, the Site and surrounding areas have been undeveloped land covered with native vegetation since at least as early as 1946. Unpaved trails have been present on various portions of the Site since sometime between 1953 and 1963.

The following sections summarize information obtained from the historical sources utilized for this assessment, including publicly-available sources, interviews with site personnel, and reviews of environmental documents provided to Geocon by the Client, if available.

4.1 Publicly-Available Information

Publicly-available historical records, consisting of aerial photographs and topographic maps, were available for the Site and adjacent properties for selected years dating from 1946 to 2002. The following table presents a summary of information obtained from the sources used for this assessment. Because no street addresses are associated with the Site, building permits and historical city directories were not reviewed for this assessment. In addition, Sanborn maps were not reviewed for this assessment as coverage is not available for the subject area. Copies of the aerial photographs and topographic maps are provided in Appendix B.

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1946	The Site is occupied by undeveloped hilly land covered with native vegetation. What appears to be a creek runs in a northwest to southeast direction through the southwest corner of the Site. No structures or roadways are shown on the Site.	The site is surrounded in all directions by undeveloped hilly land covered with native vegetation. Highway 76 is visible approximately 0.6 mile south of the southern boundary of the Site. Agricultural land is located directly south of the Site on the north side of Highway 76.	A
1950	The Site is shown as undeveloped land. No structures or roadways are shown on the Site. Gomez Creek is shown traversing the southwest portion of the Site in a northwest to southeast direction.	No structures are shown in the vicinity of the Site. The Pala Indian Reservation is shown adjacent to the east of the Site. Highway 76 is shown south of the Site.	T
1953	Similar to the 1946 photograph.	Similar to the 1946 photograph. Several agriculturally-related structures are visible south of the Site in the vicinity of the agricultural land.	A

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1963	Similar to the 1953 photograph. An unpaved road, which runs in a generally north-to-south direction, is visible in the central and eastern portions of the Site. What appears to be a small pond or graded area is visible in the northwest corner of the Site. What appears to be a cul-de-sac, associated with the unpaved road, is visible in the central portion of the Site.	Similar to the 1953 photograph.	A
1968	Similar to the 1950 map. A "Jeep Trail" is shown extending onto the northeast portion of the Site from the north and traversing the eastern portion of the Site.	Similar to the 1950 map.	T
1976	Similar to the 1963 photograph.	Similar to the 1963 photograph. A series of unpaved roads are visible adjacent to the south of the Site. The agricultural development visible to the south of the Site in the previous photographs has been expanded in a northerly direction.	A
1980	Similar to the 1976 photograph.	Similar to the 1976 photograph. A series of unpaved roads, which appear to be associated with agricultural development (i.e., groves), has been developed approximately 450 feet west of the Site (at its nearest point). Several additional structures are visible south of the Site in the vicinity of the agricultural land (approximately 1,000 feet south of the Site at their nearest point).	A
1982	Similar to the 1968 map. The Jeep trail is no longer shown.	Similar to the 1968 map. Several structures are shown approximately 1,000 feet south of the southeastern portion of the Site on the north side of Highway 76.	T
1988	Similar to the 1982 map.	Similar to the 1982 map.	T
1994	Similar to the 1980 photograph. A second unpaved road is visible in the southwestern portion of the Site.	Similar to the 1980 photograph. The groves visible to the west of the Site have matured and are more clearly visible.	A
1997	Similar to the 1988 map. An unpaved trail is shown extending onto the northeast portion of the Site from the north and extending in a southern direction to the east-central portion of the Site.	Similar to the 1988 map.	T
2002	Similar to the 1994 photograph.	Similar to the 1994 photograph.	A
Abbreviations: A = aerial photographs T = topographic maps			

4.2 Interviews

Geocon interviewed Mr. Alan Ludwig, son of the current owner of the Site, regarding the history of the Site and environmental issues pertaining to the Site. According to Mr. Ludwig, his family has owned the Site since the late 1960s. Mr. Ludwig indicated that, to his knowledge, no permanent structures have been located on the Site and no street address has been associated with the Site. Mr. Ludwig

stated that he had been told that stone foundations possibly had been present on the property at some point, but he did not have any additional information regarding the locations or purpose of these foundations. According to Mr. Ludwig, the Site has not been used for agricultural purposes or for ranching. Mr. Ludwig stated that, to his knowledge, underground and aboveground chemical storage tanks have not been located on site, and environmental issues have not been associated with the Site.

4.3 Prior Environmental Documents/Reports

Geocon reviewed a May 2005 report prepared by Geocon personnel regarding a 420-acre property identified as "Warner Ranch" located adjacent to the west and south of the Site, and to the southeast of the Site for this assessment. The report was titled *Phase I Environmental Site Assessment, Warner Ranch, 10950 Pala Road, San Diego County, California*. Pertinent information contained in this report is summarized below.

- At the time of the 2005 Phase I ESA, the southern portion of the Warner Ranch property was occupied by an equestrian facility which included an office, stables, garages for storage of equipment and feed, a riding arena, and residences. The structures associated with the equestrian facility were surrounded by pastures and two citrus orchards. Two avocado orchards were observed in the western portion of the property. The northern portion of the property consisted of moderately- to steeply-sloped hillsides covered with scrub and trees.
- Several areas of potential environmental concern were observed on site at the time of the site reconnaissance. However, the only area of potential environmental concern located in proximity to the Site was an abandoned aboveground storage tank (AST) located near the south-central portion of the Site (it was not possible to determine the exact distance of this tank from the southern boundary of the Site). Additional information regarding this tank was not available at the time of the 2005 report. The report indicates that no staining or odors were noted in the vicinity of the abandoned tank. No recommendations for further action were provided with regard to this tank.

5. REGULATORY AGENCY RECORDS

Regulatory agency records pertaining to the Site and relevant nearby properties were searched for this assessment. The sources for this information included a regulatory database search firm (Section 5.1) and local government agencies (Sections 5.2 to 5.5). The information requested from local government agencies was based on the site reconnaissance activities, historical research, and environmental database review. A summary of information obtained from the sources contacted is presented below. Based on information obtained through written requests to local government agencies, it was judged that interviews of regulatory officials would not provide any additional or meaningful information to this Phase I ESA.

5.1 Database Review

Track Info Services, LLC (Track Info), a regulatory database search firm, performed a search of federal, state, and local databases regarding the Site and surrounding areas. A reproduction of the report, titled *Environmental FirstSearch™ Report, 80-Acre Parcel, Fallbrook, CA 92028*, dated April 26, 2006, is presented as Appendix C. The following table lists databases that were searched and the number of listings.

Database Name	Search Radius (Mile)	Number of Listings
FEDERAL DATABASES		
NPL (National Priority List)	1	0
CERCLIS (Sites currently or formerly under review by USEPA)	½	0
RCRA TSD (RCRA permitted treatment, storage, disposal facilities)	½	0
RCRA COR (RCRA Corrective Action Sites List)	1	0
RCRA GEN (RCRA Hazardous Waste Generators)	¼	0
RCRA NLR (RCRA No Longer Regulated List)	¼	0
ERNS (Emergency Response Notification System of Spills)	¼	0
TRIS (Toxic Release Inventory database)	¼	0
STATE DATABASES		
STATE SITES (California Department of Toxic Substances Control)	1	0
NOTIFY 65 (California Regional Water Quality Control Board)	1	0
SPILLS-1990 (California Regional Water Quality Control Board)	¼	0
SWL (Permitted as solid waste landfills, incinerators, or transfer stations)	½	0
REG UST/AST (Registered underground or aboveground storage tanks)	¼	0
LUST (Leaking Underground Storage Tanks)	½	0
LOCAL DATABASES		
PERMITS (San Diego County Department of Environmental Health)	¼	0

Information provided in the database report is summarized below.

Site

The Site was not listed in the database report.

Nearby Properties

No properties were listed in the database report as being located within a maximum one-mile radius of the Site. See below for information regarding non-geocoded properties that may be located within the same zip code as the Site.

Non-Geocoded (Unmapped) Sites

This portion of the regulatory database report identifies properties that have incomplete address information and could not be specifically plotted. One non-geocoded property was identified in the searched databases. This property, identified as Rainbow Farm, LLC on Pala Road, was listed on the Leaking Underground Storage Tank database. Based on the address information provided, this property is located a minimum of 0.6 mile south of the Site. The database report indicates that a release, affecting soil only, occurred at this facility. Information regarding the date of the release, the substance released, or the status of the case was not provided. Based on the distance of this facility from the Site, and the medium affected (soil), there is a low likelihood that this release has impacted the environmental integrity of the Site to date.

5.2 Water and Sewer Agencies

Because the Site is not currently developed, potable water and sewer services are not currently provided to the Site.

5.3 Electric Utility Company

Electric utilities were not observed on site during the site reconnaissance. In addition, because structures are not currently located on site, there is a low likelihood that electrical equipment is present on site at the current time.

5.4 San Diego County Department of Environmental Health (DEH)

Because a street address is not currently associated with the Site, a request for records pertaining to the Site was not submitted to the DEH (records are maintained by street address).

5.5 San Diego Fire Department

Because the Site is located in an unincorporated area of San Diego County, any fire department-related records would be on file at the DEH. However, because a street address is not currently associated with the Site, a request for records pertaining to the Site was not submitted to the DEH.

6. FINDINGS

Based on the results of this Phase I ESA, the following table presents a summary of findings and opinions associated with the Phase I ESA of the Site, including known or suspect RECs, historical RECs and *de minimis* environmental conditions. Detailed information regarding pertinent issues identified during the Phase I ESA is provided, as appropriate, in the paragraphs following the table.

Assessment Category	REC (Y/N)	Recommended Action	Report Section
Hazardous Substances/Petroleum Products	N	NFA	2.2
Hazardous Wastes	N	NFA	2.2
USTs/ASTs	N	NFA	2.2
Unidentified Substance Containers	N	NFA	2.2
Equipment Potentially Containing PCBs	N	NFA	2.2
Wastewater Systems	N	NFA	2.2
Evidence of Releases	N	NFA	2.2
Pools, Pits, Ponds, Lagoons	N	NFA	2.2
Wells	N	NFA	2.2
Other Site Issues	N	NFA	2.2
Nearby Properties	N	NFA	2.3
Historical Land Use – Site	N	NFA	4
Historical Land Use – Nearby Properties	N	NFA	4
Recommended Action(s): AA = Additional activities should be conducted regarding the <i>de minimis</i> environmental condition(s) identified at the Site (specified below) GS = A geophysical survey should be conducted to assess the presence of subsurface features, such as USTs or pipelines NFA = No further action required at this time SG = A soil gas survey should be conducted to assess the presence of volatile organic compounds in the subsurface SI = A subsurface investigation should be conducted, including the collection of soil and/or groundwater samples to assess the presence of hazardous wastes or petroleum products in the subsurface			

7. CONCLUSIONS AND RECOMMENDATIONS

Geocon has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM E 1527-00, of the 80-acre property identified as APN 110-021-09-00, located at the south end of Jeremy Way, in the community of Bonsall and county of San Diego, California, the property. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

8. LIMITATIONS

The conclusions presented in this report are based upon reasonable visual observations made at the Site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

The visual observations made by Geocon were limited to accessed portions of the Site and the contiguous sites. Subsurface exploration, soil and groundwater sampling, and analytical laboratory testing were not within the scope of this study. In addition, this study did not include a 50-year chain-of-title review. The

Phase I ESA at the Site was conducted by Geocon expressly and solely for WHP Warner Ranch, L.P. Any reliance upon the information, conclusions, or recommendations contained in this report for purposes other than the transfer of the subject property shall be at the sole liability of the party undertaking such use.

Our services have been conducted using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. Geocon is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

This report was compiled based partially on information supplied to Geocon from outside sources, other information that is in the public domain, and visual observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is intended to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions unless specifically stated otherwise:


- radon, electromagnetic fields, asbestos, lead-containing paint, mold, burn ash, lead in drinking water, methane gas, and wetlands;
- chemical compounds which naturally occur in the environment;
- commonly used household cleaning products, building materials, and consumables that may be hazardous; and
- contaminants or contaminant concentrations that are not currently a concern but may be under future regulatory standards.

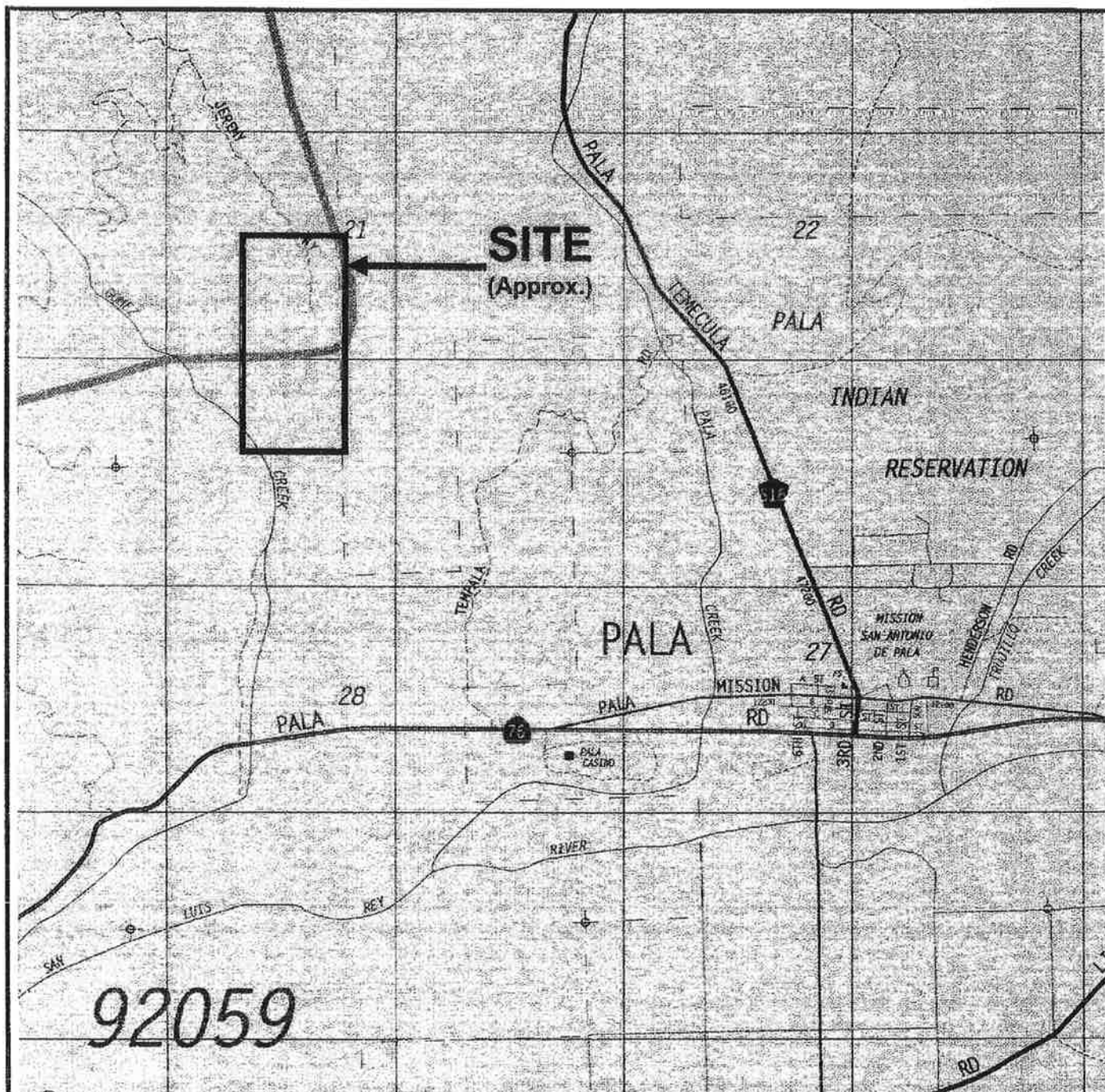
9. REFERENCES

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10. QUALIFICATIONS

Leslie P. Redford states that the Phase I ESA was performed under her direct supervision, and that she has reviewed and approved the report, and the methods and procedures employed in the development of the report confirm to the minimum industry standards. Ms. Redford certifies that Geocon project personnel and subcontractors are properly licensed and/or certified to do the work described herein.


Leslie P. Redford, R.E.A., C.A.G.
Senior Environmental Scientist



SOURCE: 2005 THOMAS BROS. MAP
SAN DIEGO COUNTY, CALIFORNIA

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Approximate Scale
1 in. = 1,700 ft.

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LPR

VICINITY MAP

80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA

DATE: 6-27-2006

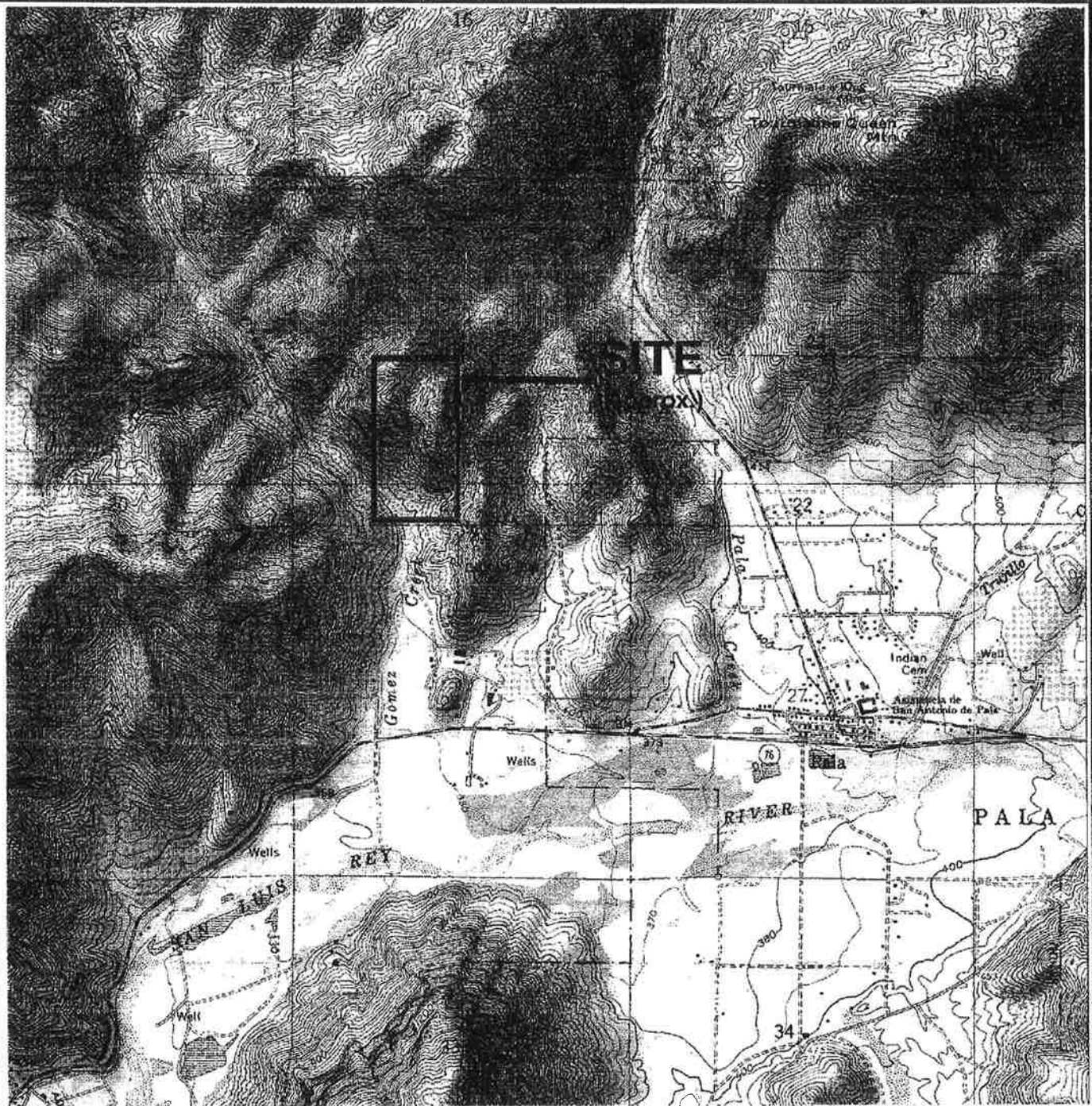
PROJECT NO. 09685-06-01

FIG. 1



SITE AND VICINITY PLAN	
80-ACRE PARCEL	
APN 110-021-09-00	
SAN DIEGO COUNTY, CALIFORNIA	
DATE: 6-27-2006	PROJECT NO. 09685-06-01
FIG. 2	

	
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LPR	



SOURCE: USGS QUADRANGLE MAP DIGITAL EDITION
 PECHANGA, CALIFORNIA QUADRANGLE
 PHOTOREVISED 1988
 PALA, CALIFORNIA QUADRANGLE
 PHOTOREVISED 1988



Approximate Scale: 1 in. = 2,200 ft.

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TOPOGRAPHIC MAP

80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA

DATE: 6-27-2006

PROJECT NO. 09685-06-01

FIG. 3

APPENDIX

A



Photograph #1
View of north end of Site, looking south.



Photograph #2
View of Jeremy Road (in foreground) with Site in background, looking south.

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SITE PHOTOGRAPHS

80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA

PROJECT NO. 09685-06-01



Photograph #3

View of trailer, abandoned residence, and undeveloped land north of Site, looking north.



Photograph #4

View of agricultural land (nursery plants) and trailer adjacent to northwest of Site, looking west.

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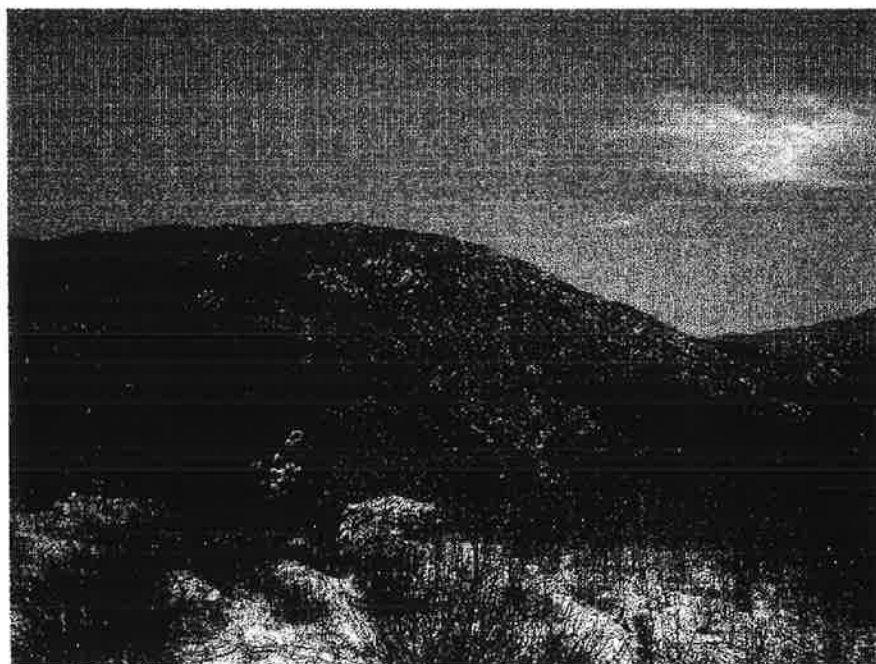
SITE PHOTOGRAPHS

**80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09685-06-01



Photograph #5
View of agricultural land northeast of Site, looking east.



Photograph #6
View of undeveloped land northeast of Site, looking northeast.

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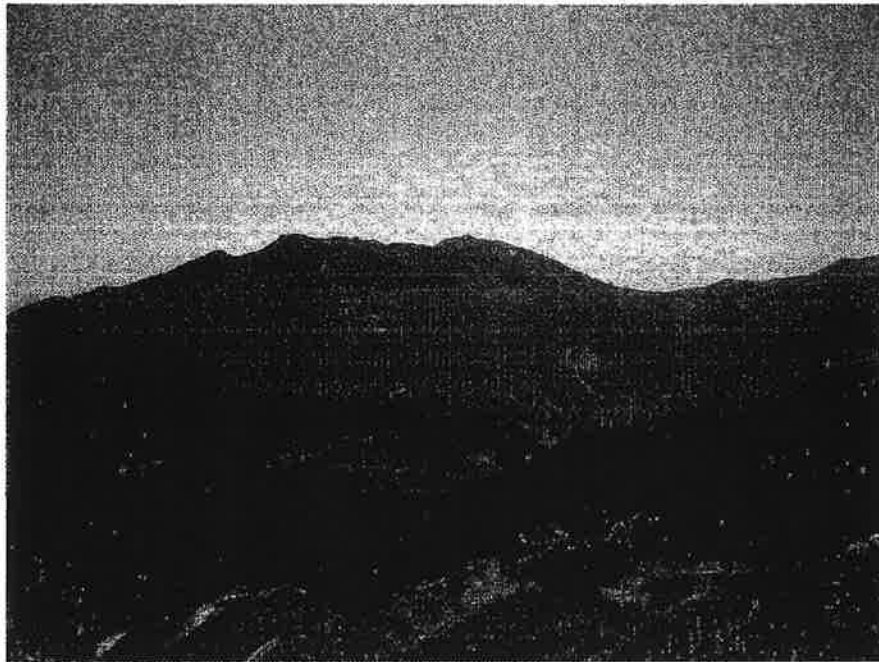


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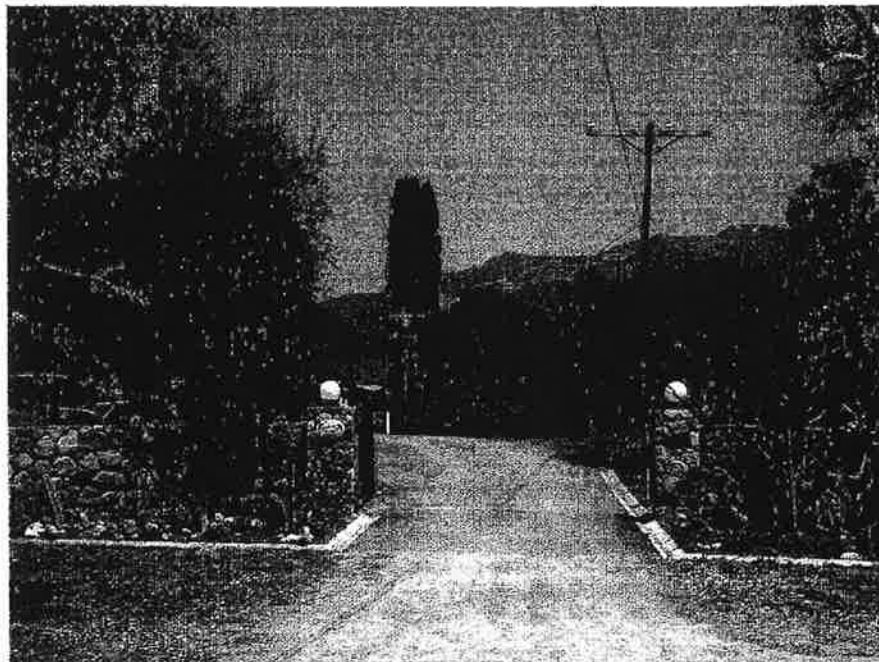
SITE PHOTOGRAPHS

80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA

PROJECT NO. 09685-06-01



Photograph #7
View of undeveloped land northwest of Site, looking northwest.



Photograph #8
View of residential property/agricultural land located south of Site on north side of Highway 76, looking north.

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ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS
 6970 FLANDERS DRIVE • SAN DIEGO, CALIFORNIA 92121-2974
 PHONE 858 558-6100 • FAX 858 558-8437

LPR

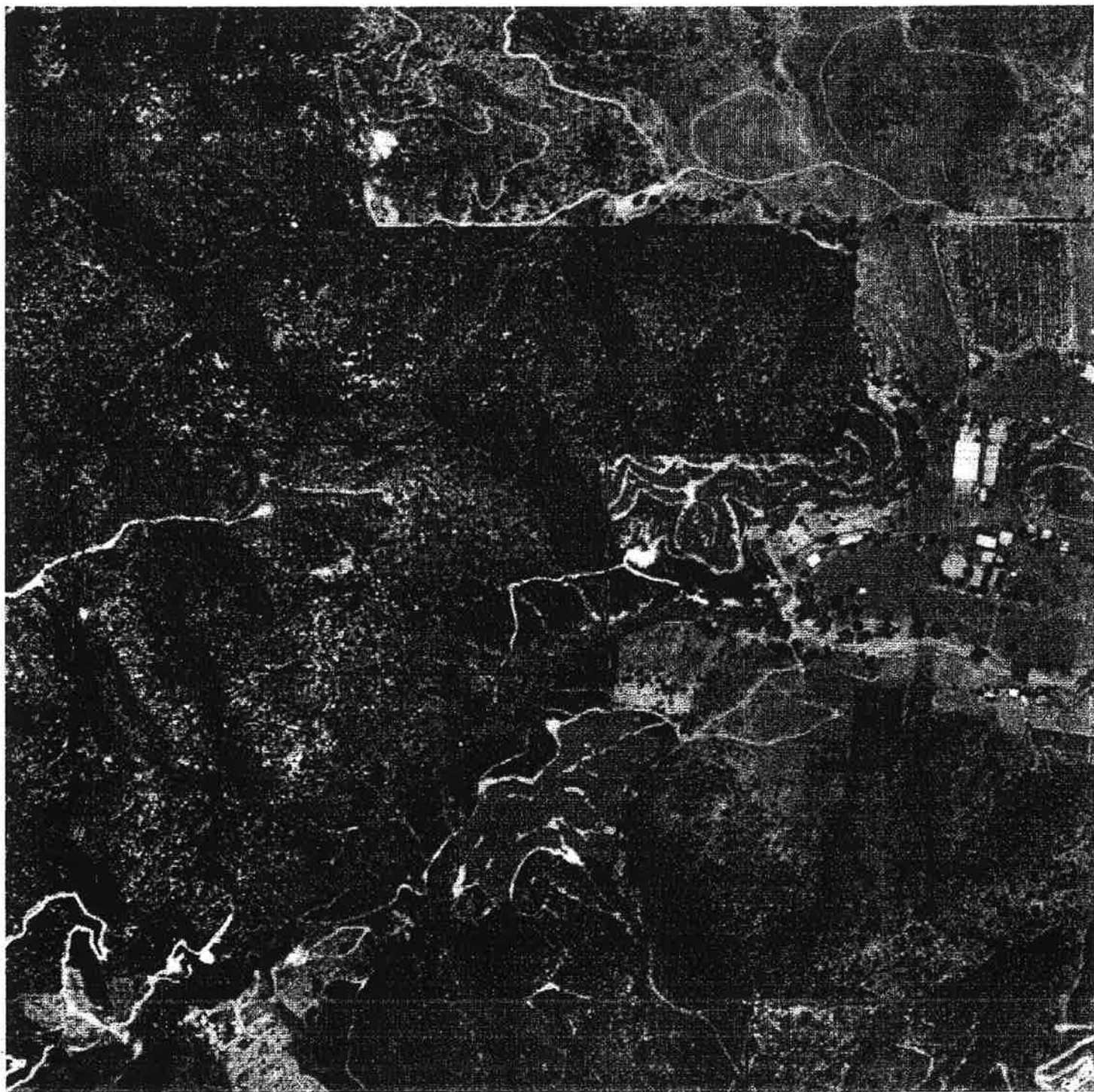
SITE PHOTOGRAPHS

80-ACRE PARCEL
APN 110-021-09-00
SAN DIEGO COUNTY, CALIFORNIA

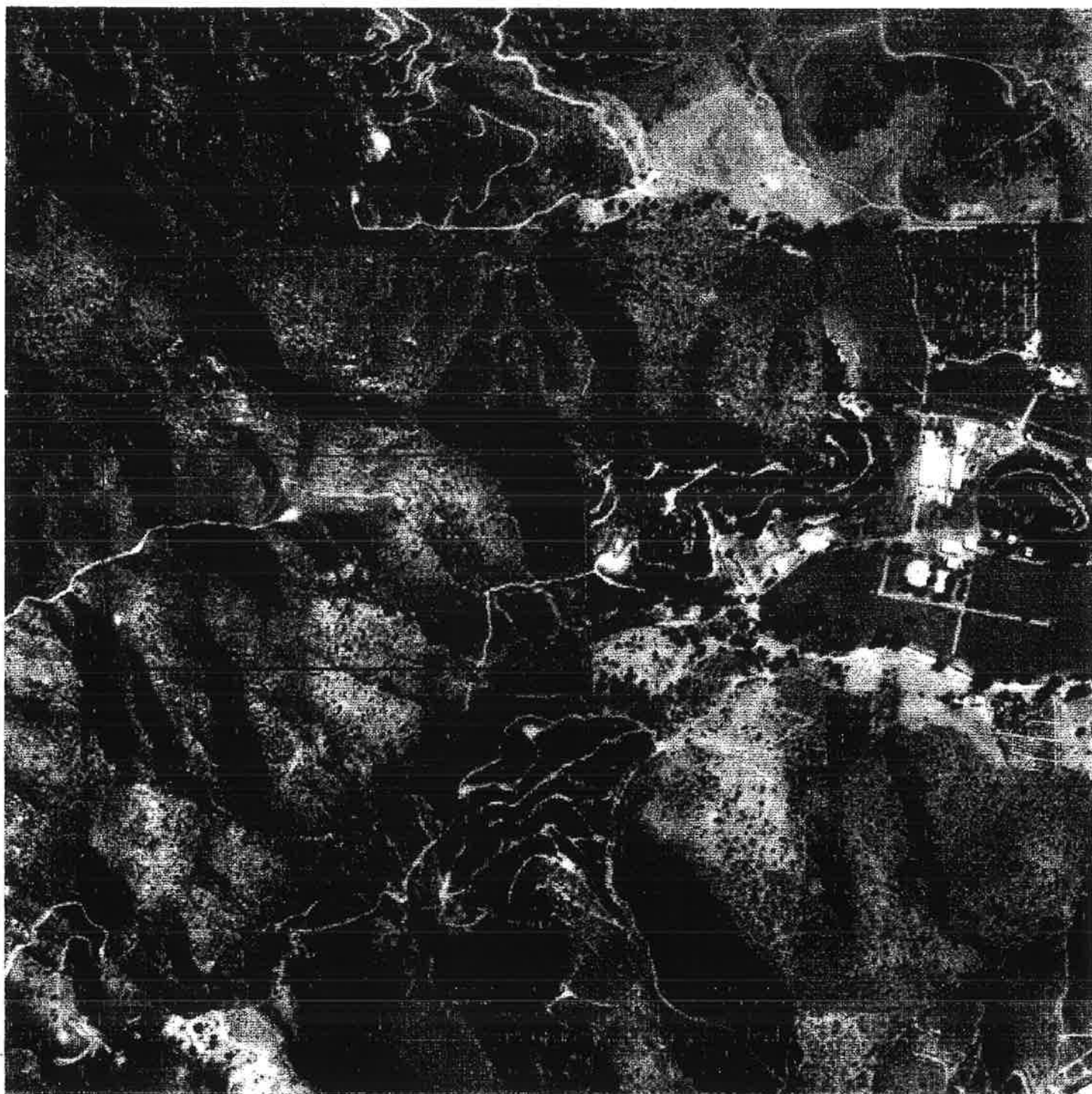
PROJECT NO. 09685-06-01

APPENDIX

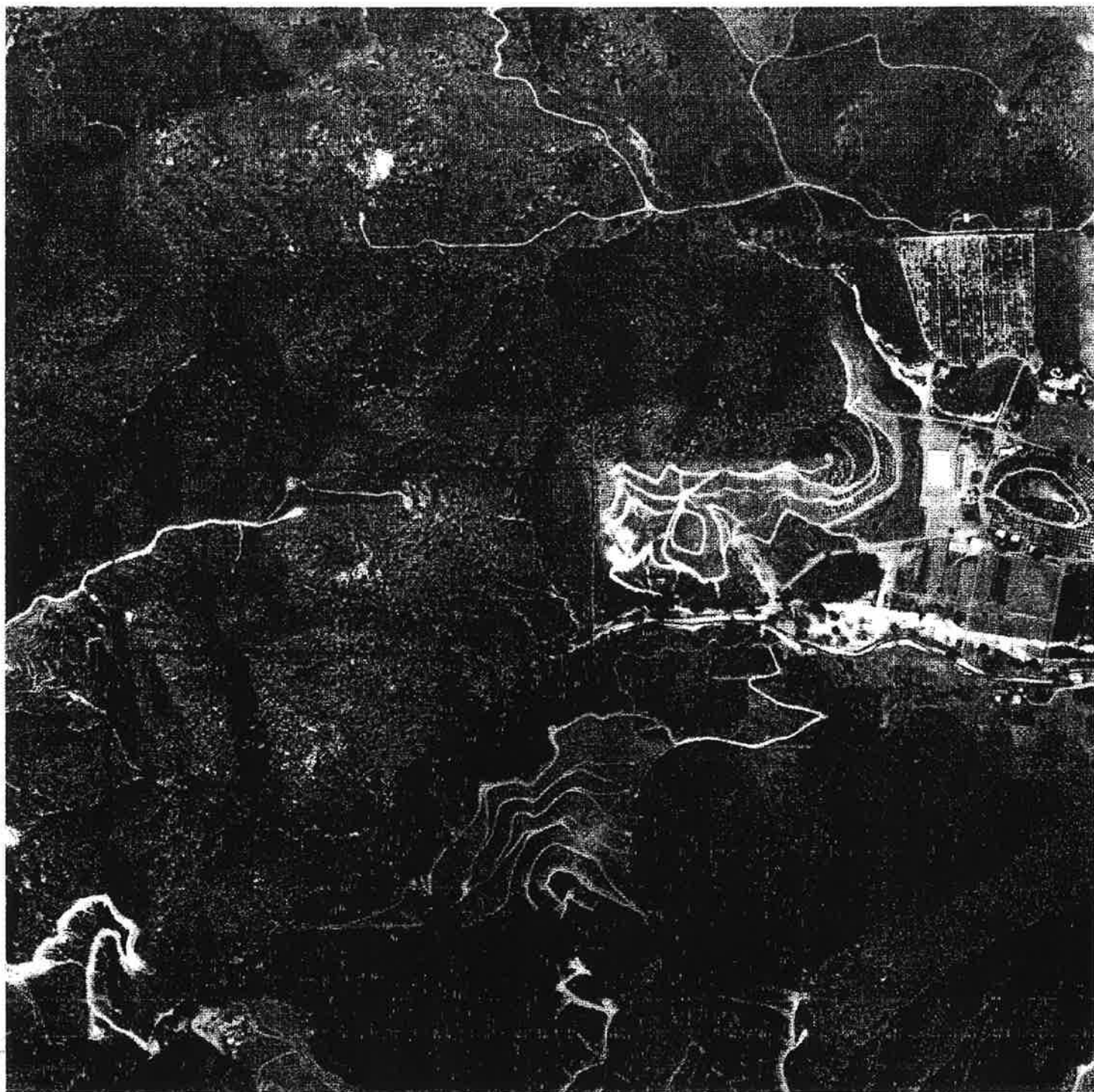
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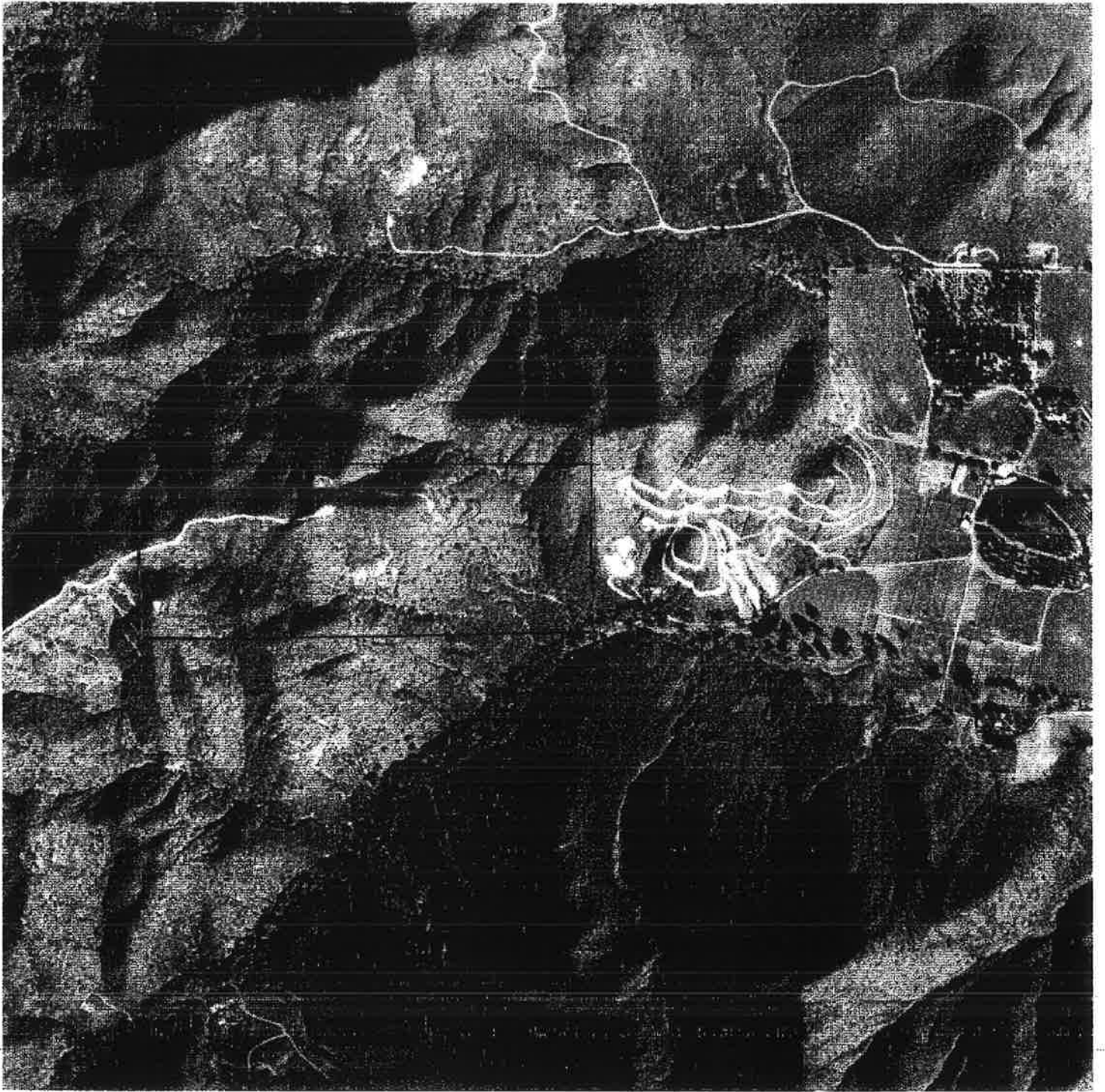


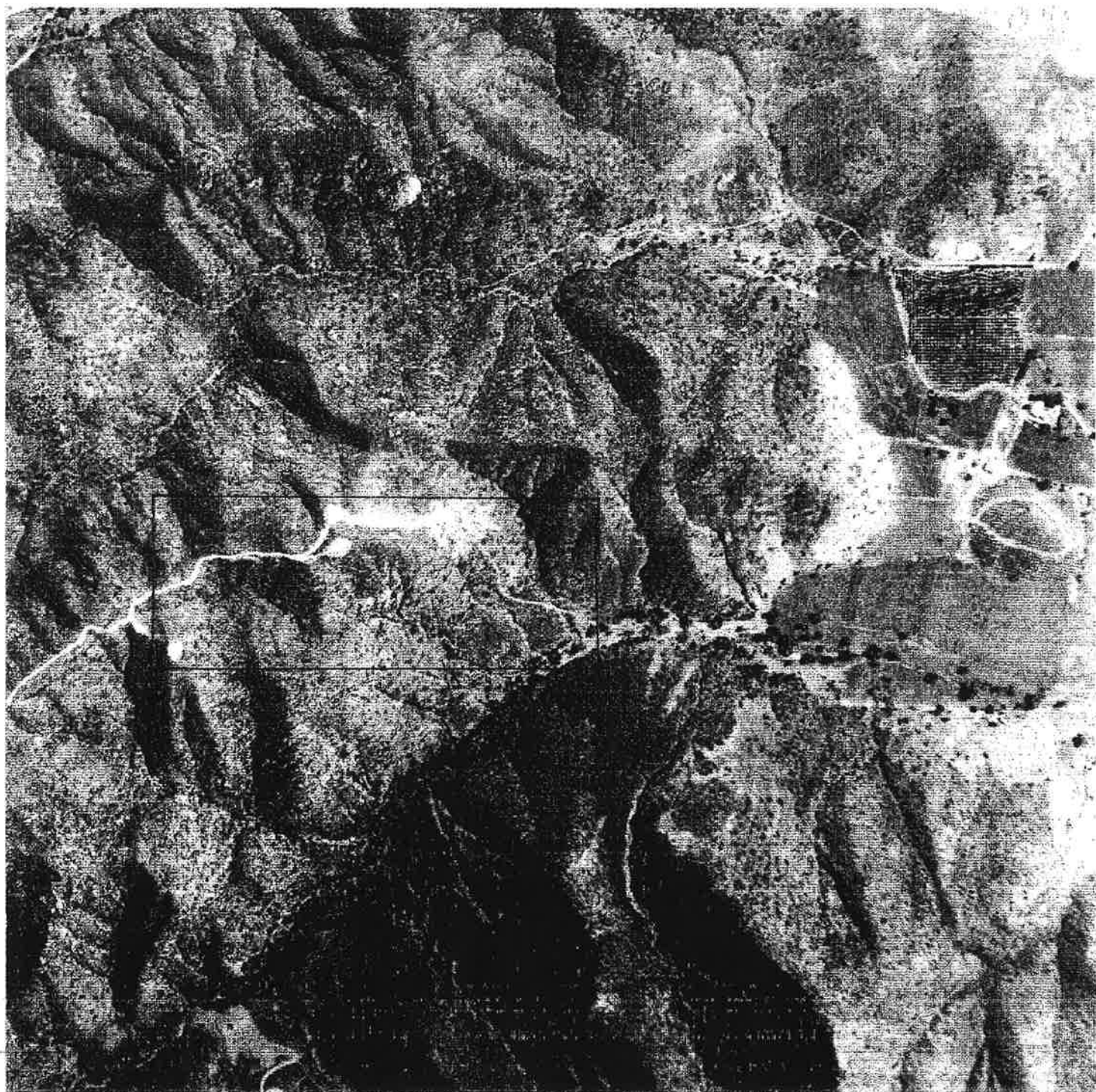
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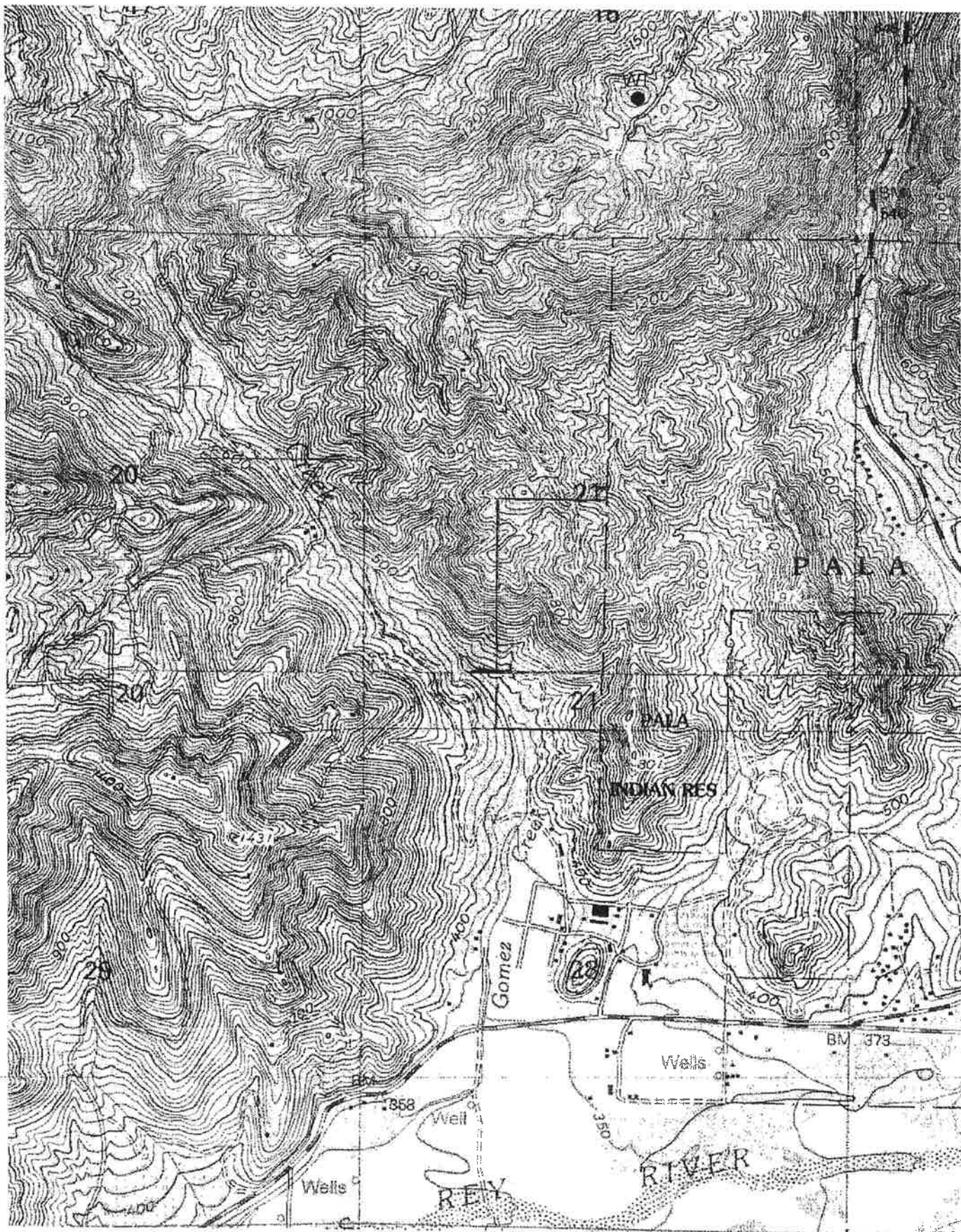






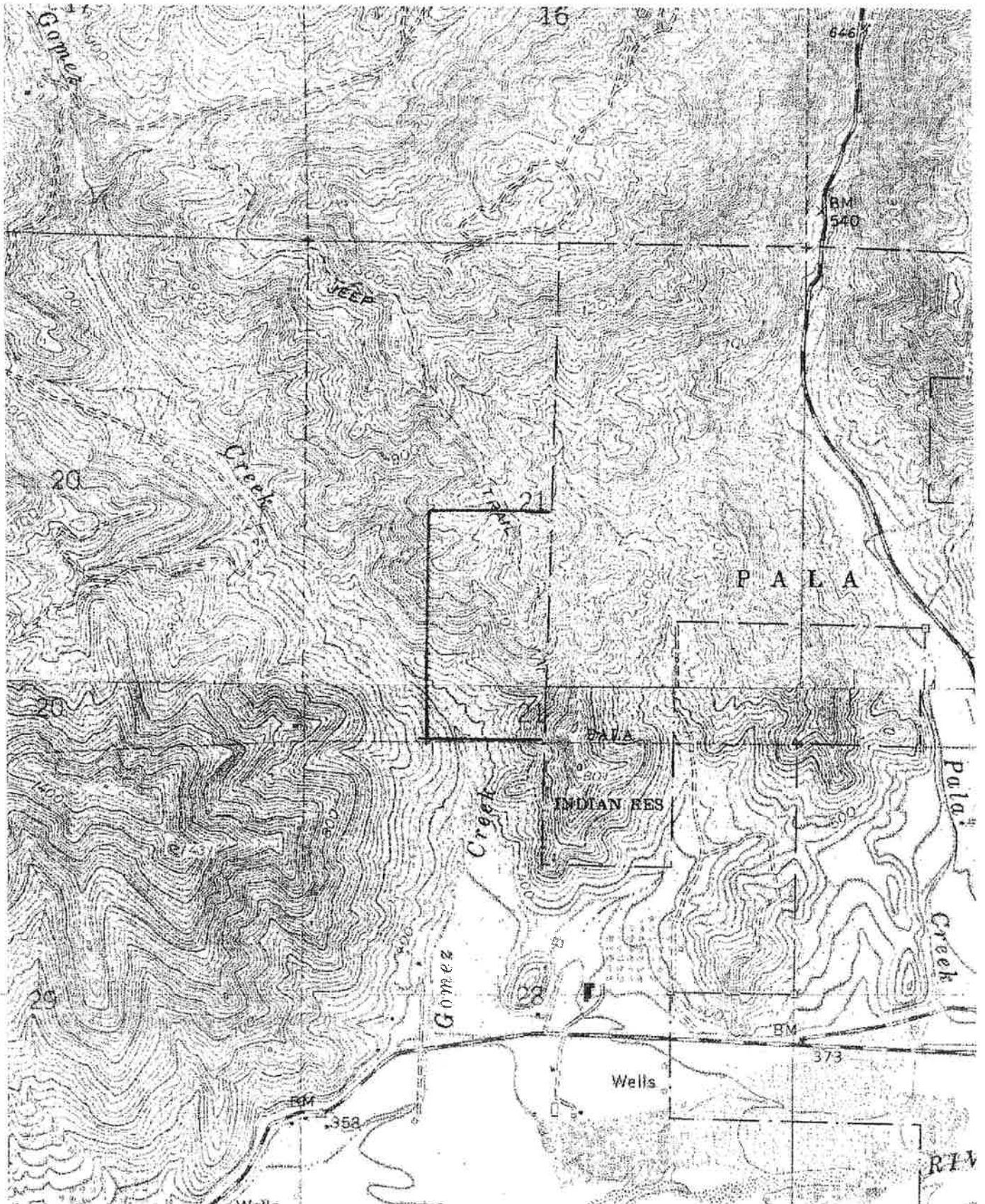




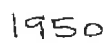




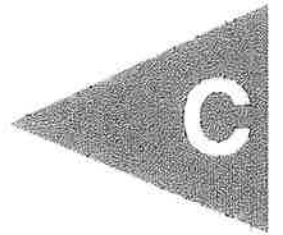




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APPENDIX



TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

80-ACRE PARCEL

FALLBROOK CA 92028

Job Number: 096850601

PREPARED FOR:

Geocon Consultants, Inc.

6970 Flanders Drive

San Diego, CA 92121

04-26-06



Tel: (866) 664-9981

Fax: (818) 249-4227

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Environmental FirstSearch **Search Summary Report**

Target Site: 80-ACRE PARCEL
FALLBROOK CA 92028

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-16-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-16-06	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	02-16-06	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
State Sites	Y	05-04-05	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	03-27-06	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.25	0	0	0	-	-	0	0
Other	Y	09-06-05	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	01-04-06	0.25	0	0	0	-	-	0	0
Leaking UST	Y	03-29-06	0.50	0	0	0	0	-	1	1
FIMAP	Y	07-14-05	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	0	0	1	1

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services'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 TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services'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: 04-26-06
Requestor Name: Erin Murray
Standard: ASTM

Search Type: AREA
Job Number: 096850601
Filtered Report

TARGET ADDRESS: 80-ACRE PARCEL
FALLBROOK CA 92028

Demographics

Sites: 1	Non-Geocoded: 1	Population: NA
Radon: 0.5 - 0.8 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.095912	-117:5:45	Easting:	491078.113
Latitude:	33.374187	33:22:27	Northing:	3692582.306
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
92059	PALA	CA	0.00 --	Y	Sanborns	No
92082	VALLEY CENTER	CA	0.33 SE	Y	Aerial Photographs	Yes 04-26-06
					Historical Topos	Yes 04-26-06
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 80-ACRE PARCEL
FALLBROOK CA 92028

JOB: 096850601

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

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	RAINBOW FARM, LLC T06019763926	0 PALA RD FALLBROOK CA 92028	NON GC	

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

TARGET SITE: 80-ACRE PARCEL
FALLBROOK CA 92028

JOB: 096850601

Street Name	Dist/Dir	Street Name	Dist/Dir
Sycamore Rd	0.18 -E		



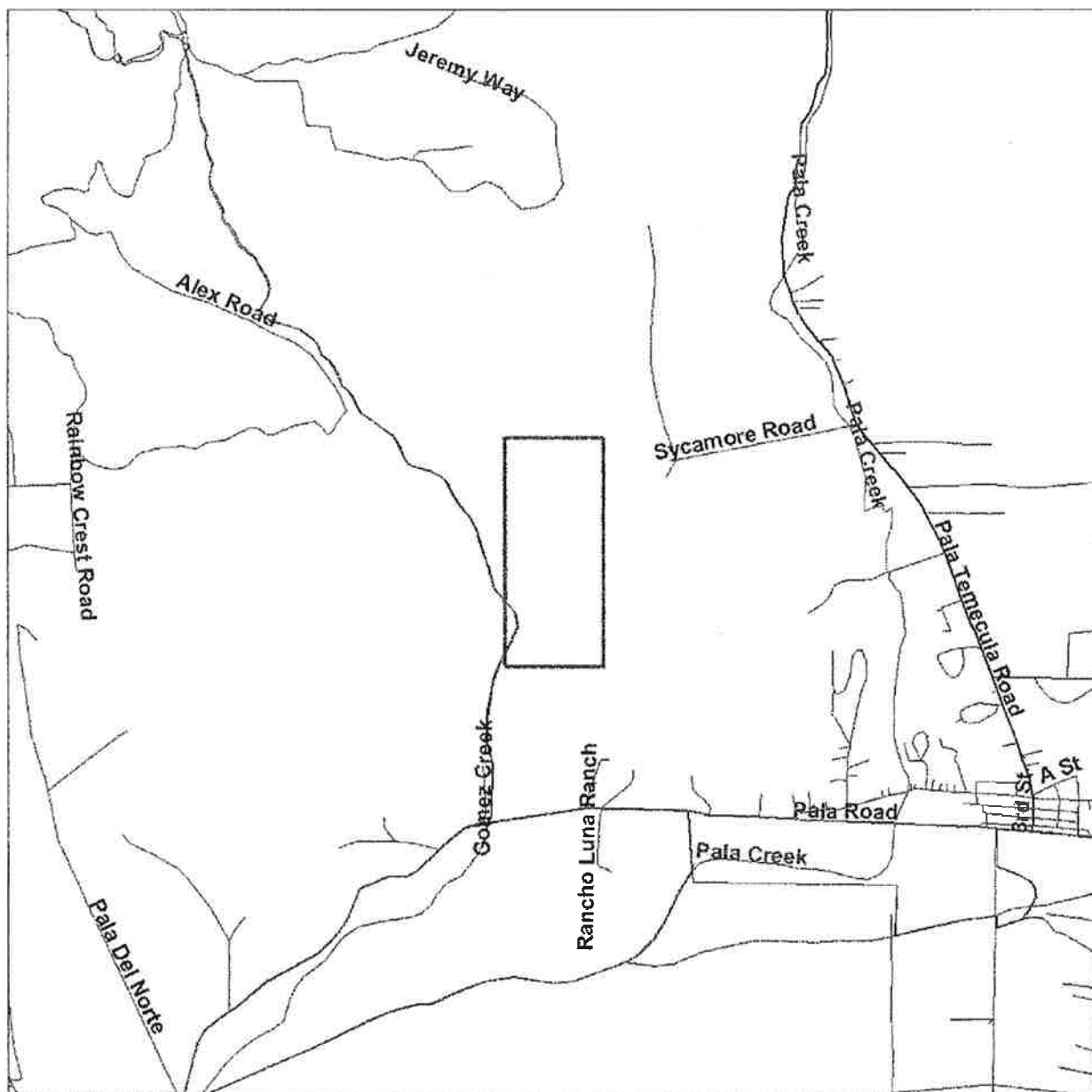
Environmental FirstSearch

1 Mile Radius from Area

Single Map:

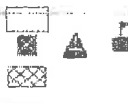


80-ACRE PARCEL , FALLBROOK CA 92028



Source: U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads



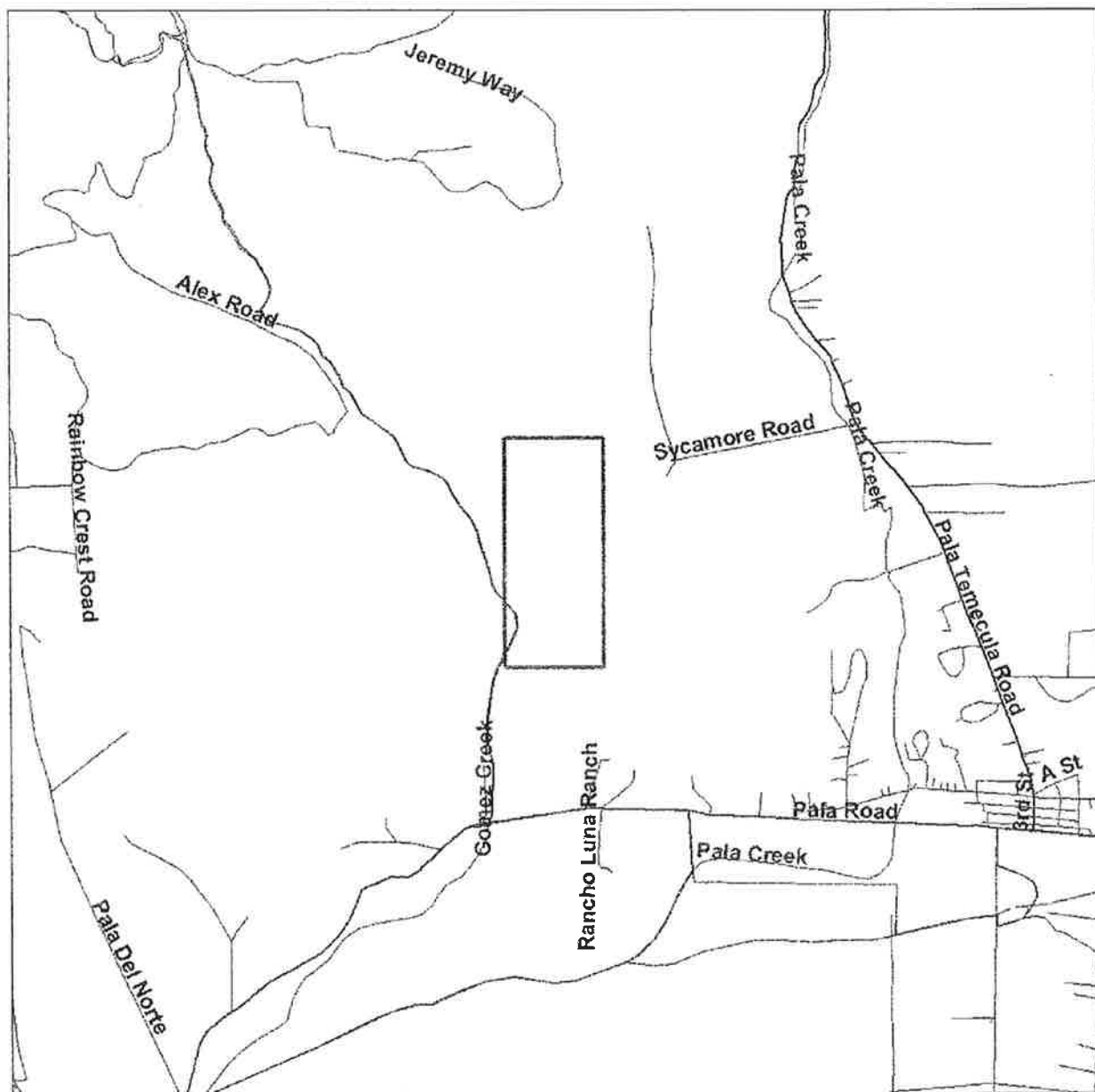


Environmental FirstSearch

1 Mile Radius from Area
ASTM: NPL, RCRACOR, STATE



80-ACRE PARCEL , FALLBROOK CA 92028



Source: U.S. Census TIGER Files

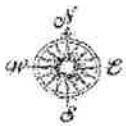
Area Polygon

Identified Site, Multiple Sites, Receptor

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

Railroads





Environmental FirstSearch
.5 Mile Radius from Area
ASTM: CERCLIS, RCRATSD, LUST, SWL, FIMAP



80-ACRE PARCEL , FALLBROOK CA 92028



Source: U.S. Census TIGER Files

Area Polygon
Identified Site, Multiple Sites, Receptor
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
Railroads





Environmental FirstSearch
.25 Mile Radius from Area
ASTM: RCRA GEN, UST, PERMITS, OTHER



80-ACRE PARCEL , FALLBROOK CA 92028



Source: U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

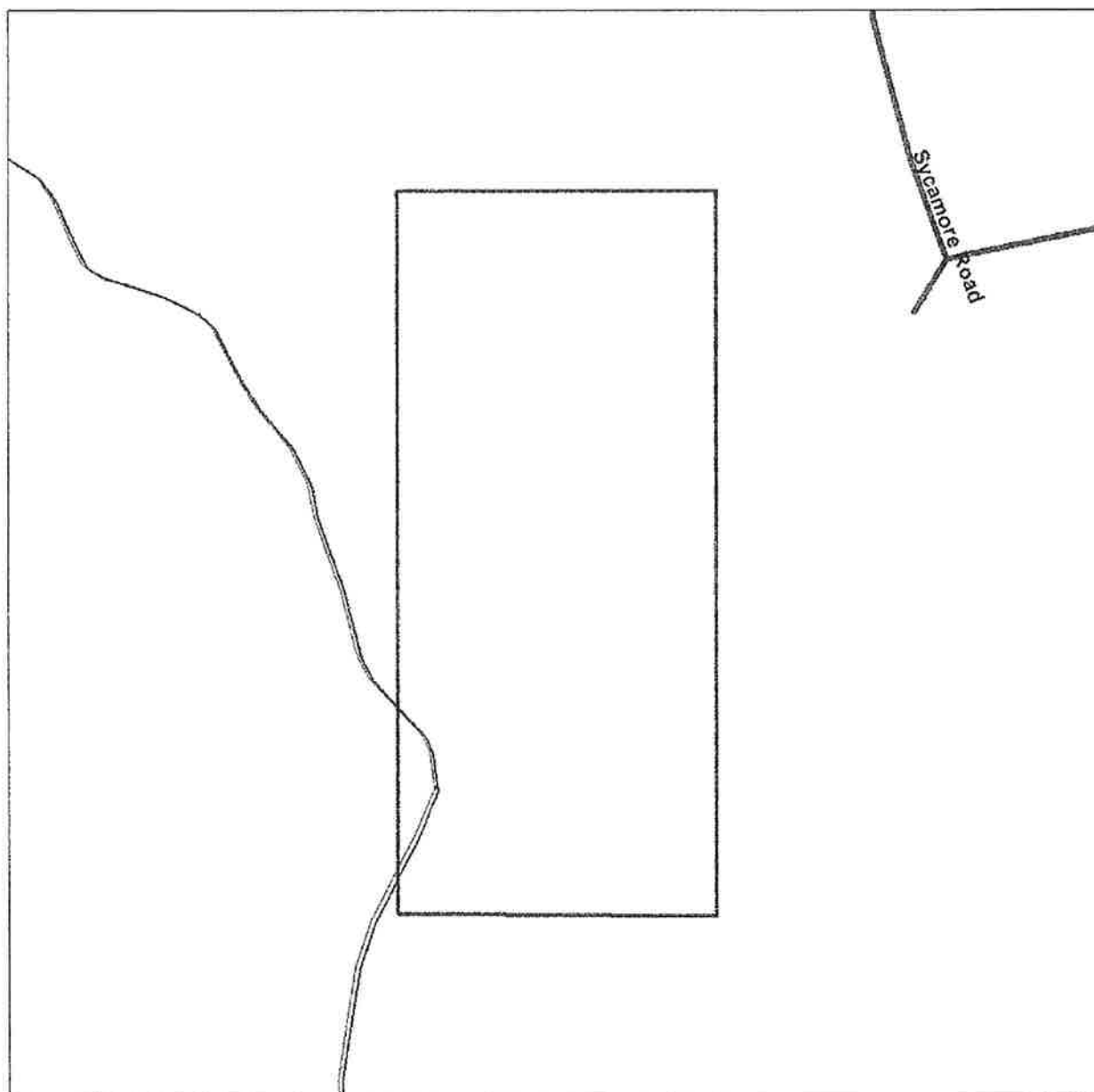




Environmental FirstSearch
.12 Mile Radius from Area
ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



80-ACRE PARCEL , FALLBROOK CA 92028



Source: U.S. Census TIGER Files

Area Polygon

Identified Site, Multiple Sites, Receptor

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

Railroads



**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 80-ACRE PARCEL
FALLBROOK CA 92028

JOB: 096850601

LEAKING UNDERGROUND STORAGE TANKS

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

NAME: RAINBOW FARM, LLC	REV: 03/29/06
ADDRESS: 0 PALA RD	ID1: T06019763926
FALLBROOK CA 92028	ID2:
SAN DIEGO	STATUS:
CONTACT:	PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H39682-001
RESPONSIBLE PARTY: David Davis
ADDRESS OF RESPONSIBLE PARTY: 402 W. Broadway, Suite 2175
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER:
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED:
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS:
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported):

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0
MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

Environmental FirstSearch Database Descriptions

NPL: EPA NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

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.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA COR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of 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.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS 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.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

STATE SITES: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system 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), also 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. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup 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. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list: 1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS). 2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK) 3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750). Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SPILLS-1990: *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.

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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search 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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

PERMITS: *CA 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.

OTHER: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system 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), also 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. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. **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.

REG 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 UNDERGROUND 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. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its 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: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from 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.

LEAKING UST: 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.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

FIMAP: *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA NLR: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

STATE SITES: *CA EPA* The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

Updated quarterly/when available

SPILLS-1990: *CA EPA* The California State Water Resources Control Board

Updated when available

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

Updated quarterly/when available

PERMITS: CA COUNTY The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211
San Bernardino County Fire Department

Updated quarterly/when available

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

Updated quarterly/when available

REG 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:

Updated quarterly/annually/when available

LEAKING UST: CA SWRCB/COUNTY The California State Water Resources Control Board
 Phone:(916) 227-4416
 San Diego County Department of Environmental Health

Updated quarterly/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

FIMAP: PROPRIETARY Library of Congress
 Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988©
 ProQuest
 Other internally produced datasets

APPENDIX J4

*Summary of Limited Trenching, Soil Sampling,
and Analysis – 2011*



Project No. 09536-06-03
September 28, 2011

Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008

Attention: Mr. Mark Hayden

Subject: WARNER RANCH
10950 PALA ROAD
SAN DIEGO COUNTY, CALIFORNIA
SUMMARY OF LIMITED TRENCHING, SOIL SAMPLING, AND ANALYSIS

Reference: *Phase I Environmental Site Assessment, Warner Ranch, 10950 Pala Road, San Diego County, California, May 13, 2005* (Geocon Project No. 09536-06-01).

Dear Mr. Hayden:

In accordance with your request, we have prepared this letter that summarizes our investigation activities at the location of two former underground storage tanks (USTs) and one aboveground storage tank (AST) at Warner Ranch (the Site) in San Diego County, California. The investigation was requested following the completion of our referenced May 2005 Phase I Environmental Site Assessment (ESA) that identified the former USTs and existing AST as potential concerns for the Site.

SITE DESCRIPTION AND BACKGROUND

The Site currently consists of approximately 500 acres of land to the north of State Route 76 and west of Pala-Temecula Road. Approximately 90 acres of the site has been and is currently used to grow avocados and oranges. The remainder of the Site consists of pastures and undeveloped land. A number of structures associated with farming activities and residences are present in the southern portion of the Site.

As detailed in our referenced May 2005 Phase I ESA for a 420 acre portion of the Site, review of regulatory databases indicated that four USTs were formerly located at the Site including two 5,000-gallon leaded gasoline USTs and a 500-gallon and 280-gallon gasoline UST. All four tanks had a status of "closed by removal."

Inquiries made to the County of San Diego Department Environmental Health (DEH) indicated that the 280-gallon and 500-gallon USTs were removed under permit in December 2001. At the time of removal, the soil beneath these two USTs was reportedly observed to be in good condition with no staining or odors. In addition, laboratory analytical data from soil samples collected beneath the USTs did not exhibit concentrations of petroleum hydrocarbons at or above laboratory detection limits. Based on this information we did not recommend additional assessment in the area of these two former USTs.

Review of DEH records regarding the two 5,000-gallon USTs indicated that these tanks were formally located in the southwestern portion of the Site and were removed in 1979. There was no documentation regarding the condition of the tanks or soil conditions observed beneath the tanks at the time of removal. As such, we recommended conducting limited excavation and soil sampling in the area of these two former USTs to evaluate for the potential presence of petroleum hydrocarbons.

During site reconnaissance activities associated with our May 2005 Phase I ESA, we observed stained soil beneath a 1,500-gallon diesel AST in the west-central portion of the Site. The stained soil appeared to be limited to the area directly below the dispenser. Based on these observations we recommended limited soil sampling in the area of the stained soil.

SUMMARY OF LIMITED EXCAVATION, SAMPLING, AND ANALYSIS

On June 1, 2005, we observed the excavation of a trench in the area of the two former 5000-gallon USTs located in the southwestern portion of the Site. The trench was excavated to a total depth of approximately 12 feet and stained or odorous soils indicative of petroleum hydrocarbons were not observed. Six soil samples were collected from the sidewalls and base of the excavation and submitted to a certified laboratory for analysis of total petroleum hydrocarbons extended range (TPHext) by Environmental Protection Agency (EPA) Test Method 8015B and benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Test Method 8021B. Analytical results indicated that none of the samples were reported with concentrations at or above laboratory detection limits. Additional assessment was not recommended.

In addition to the trenching activities, on June 1, 2005 we advanced one hand-auger soil boring within the limits of the stained soil below the 1,500-gallon AST located in the west-central portion of the Site. One soil sample was collected from the boring at a depth of 6-inches. Due to very dense soil conditions, we were unable advance the hand auger beyond this depth. The soil sample was analyzed for TPHext and BTEX. Diesel range (11,608 milligrams per kilogram [mg/kg]) and oil range (1,700 mg/kg) petroleum hydrocarbons were reported in the soil sample. Gasoline range hydrocarbon and BTEX concentrations were not reported at or above laboratory detection limits. Based on these results, hydrocarbon impacted soil that will likely require special handling during site redevelopment is present in the area of the diesel AST. Additional investigation would be necessary to further evaluate the lateral and vertical extent of the impacted soil and provide an estimated volume of impacted soil.

Please contact the undersigned if you have any questions.

Sincerely,

GEOCON INCORPORATED



Matthew Lesh
Project Geologist

MWL:dmc

(1) Addressee

APPENDIX J5

Limited Pesticide Assessment – September 2011



Project No. 09536-06-03
September 30, 2011

Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008

Attention: Mr. Mark Hayden

Subject: LIMITED PESTICIDE ASSESSMENT
WARNER RANCH
10950 PALA ROAD
SAN DIEGO COUNTY, CALIFORNIA

Dear Mr. Hayden:

In accordance with your request and our proposal dated August 19, 2011, Geocon Incorporated has prepared this Limited Pesticide Assessment report for Warner Ranch, 10950 Pala Road (the Site) in San Diego County, California. (Figure 1). The assessment was performed to evaluate the Site for the presence of residual pesticides in shallow soil due to the historical and current agricultural use of the Site. The assessment included conducting soil sampling activities, performing laboratory analysis, and preparation of this report.

SITE DESCRIPTION AND BACKGROUND

The Site currently consists of approximately 500 acres of land to the north of State Route 76 and west of Pala-Temecula Road that is proposed to be redeveloped as a residential community. Approximately 90 acres of the Site has been and is currently used to grow avocados and oranges. The remainder of the Site consists of pastures and undeveloped land. A number of structures associated with farming activities and residences are present in the southern portion of the Site.

We prepared a Phase I Environmental Site Assessment (ESA) for a 420 acre portion of the Site in May 2005. Review of historic aerial photographs of the Site indicated that four distinct areas contained in this portion of the Site have been and are currently used for agricultural purposes. This includes orange groves in the southwestern and south-central portions of the Site and avocado groves in the central and northwestern portions of the Site. Based on our findings, we recommended performing preliminary assessment of portions of the Site that have sustained agricultural activities.

We also prepared a Phase I ESA for an 80 acre portion of the Site (located in the north-central area of the current Site) in June 2006. Based on review of aerial photographs, this area of the Site has been and is currently undeveloped and evidence of historical agricultural use was not apparent. Based on

our findings associated with the ESA, we did not identify any recognized environmental conditions in this area of the Site and no additional assessment was recommended.

We understand that the County of San Diego (County) issued a series of comments in May 2011 following review of a recent draft Environmental Impact Report (EIR) prepared for the Site by Affinis. Included in the comments was a request from the County to perform assessment activities at the Site to evaluate the Site for the presence of impacted soil due to agricultural uses. The County further requested that the assessment include the collection of soil samples in the areas where pesticides may have been mixed or applied to the Site (such as historical orchards) and in the locations of the proposed future residences.

Based on review of the proposed development plans and conversations with you, we understand that only the two orange groves (approximately 12 and 14 acres in size) in the southern portion of the Site are within the proposed residential development limits and that the two avocado groves in the northern portion of the Site are outside the limits and will remain following completion of the development. As such, our assessment was limited to the two groves in the southern portion of the Site.

PURPOSE AND SCOPE OF SERVICES

The purpose of the assessment was to collect and analyze soil samples in accordance with the County's comments to evaluate if pesticides are present in the onsite shallow soils above regulatory screening levels within the proposed development limits. The scope of services associated with the assessment included the following:

- On September 1, 2011 we advanced 16 hand auger borings (B1 to B16) within the two orange groves in the southern portion of the Site (Figure 2). Eight borings were located within each of the groves at the approximate center of a grid system consisting of rectangular grids approximately 350 feet by 200 feet.
- Two soil samples were collected from each boring at depths of 0 to 0.5-foot and 1 to 2.5 feet, depending on the depth at which refusal was encountered on bedrock.
- We submitted the 0 to 0.5-foot samples to Advanced Technology Laboratories (ATL), a state-certified laboratory, for analysis of organochlorine pesticides (OCPs) by Environmental Protection Agency (EPA) Test Method 8081A and Arsenic by EPA Test Method 6010B. The deeper samples collected from the borings were initially held by ATL pending the results of the 0 to 0.5-foot samples. After review of the initial analytical results, the deeper sample collected from boring B7 was analyzed for OCPs and the deeper sample from B13 was analyzed for arsenic (Table 1).
- Two surface samples (BGS1 and BGS2) were collected from onsite locations outside the limits of areas of the Site used for agricultural purposes. Sample BGS1 was collected from an exposed slope adjacent to Temapala Road and sample BGS2 was collected from an exposed slope along an unimproved road approximately 0.5-mile north of boring B3 (Figure 2). The samples were submitted to ATL for analysis of arsenic to provide site-specific background levels for comparison to reported concentrations within the orange groves as this metal has been documented to be naturally occurring in some areas of southern California.

RESULTS AND ANALYSIS

Pesticides

The analytical results are summarized on attached Table 1 and reproductions of the laboratory reports and chain-of-custody documentation are also attached. The laboratory analytical results for analysis of OCPs are summarized below:

- Total chlordane was detected in 4 of the 17 samples analyzed for OCPs at concentrations ranging from 30.4 to 221 micrograms per kilogram ($\mu\text{g/kg}$).
- Dieldrin was detected in 7 of the 17 samples analyzed for OCPs at concentrations ranging from 2.5 to 39 $\mu\text{g/kg}$.
- Other OCPs were not detected at concentrations above the laboratory reporting limit for all of the soil samples analyzed.

As summarized on Table 1, we compared the reported concentrations of pesticides with regulatory health risk-based soil screening levels developed by the State of California (the California Human Health Screening Levels - CHHSLs) and the EPA (the Regional Screening Levels - RSLs). All reported pesticide concentrations in the shallow soils on the Site are less than the residential land use screening levels for direct exposure to soil with the exception of the reported concentration of dieldrin of 39 $\mu\text{g/kg}$ in the soil sample collected from boring B7 at a depth of 0 to 0.5-foot. This concentration slightly exceeds the RSL of 30 $\mu\text{g/kg}$ and CHHSL of 35 $\mu\text{g/kg}$. The vertical extent of pesticides above residential screening levels appears to be limited to a maximum depth of 1.5 feet as the sample collected at 1.0 to 1.5 feet at this location was reported with a dieldrin concentration of 8.7 $\mu\text{g/kg}$, which is well below the screening levels.

We also compared the reported pesticide concentrations with risk-based groundwater protection soil screening levels (part of the RSLs) to evaluate if the pesticides in soil pose a potential threat to groundwater beneath the Site. As shown in Table 1, the detectable concentrations of chlordane and dieldrin do exceed their respective risk-based groundwater protection soil screening levels. As summarized in our 2005 Phase I ESA for the Site, groundwater level measurements by others in 2003 from five extraction wells along Pala Road indicated depths to groundwater ranging from 22 to 30 feet. Groundwater levels beneath the orange groves in the southern portion of the Site are generally expected to be similar after adjusting for local elevation changes.

Arsenic

Arsenic was reported above the laboratory reporting limit in 9 of the 17 soil samples at concentrations ranging from 1.5 to 17 milligrams per kilogram (mg/kg). Arsenic was below the laboratory reporting limit in both of the background samples, BGS1 and BGS2. This suggests that soil conditions in the area of the background samples may not be representative of shallow soil in the orange groves. However, as summarized on Table 1, all of the reported concentrations are below the regional background arsenic concentration of 12 mg/kg for southern California as determined by the Department of Toxic Substances Control with the exception of the soil sample collected from boring B13 at a depth of 0 to 0.5-foot (17 mg/kg). The vertical extent of arsenic above regional background

levels appears to be limited to a maximum depth of 2.5 feet as the sample collected at 2.0 to 2.5 feet at this location was not reported with an arsenic concentration above the laboratory reporting limit.

CONCLUSIONS AND RECOMMENDATIONS

The results of the limited soil sampling and analysis conducted at the Site indicate what appear to be localized areas of shallow soil impacted with pesticide concentrations above residential screening levels and arsenic concentrations above regional background levels are present on the Site.

Although the reported pesticide concentrations exceed risk-based screening levels for groundwater protection, based on the expected depth of groundwater and the shallow depth of the reported pesticides, it is our opinion that there is a low likelihood that the pesticides have migrated vertically and have impacted groundwater and that future impacts to groundwater are unlikely given the proposed future site use as a residential development.

Based on the proposed use of the Site as a residential development, we recommend conducting additional soil sampling and analysis to further delineate the horizontal extent of the pesticide and arsenic-impacted soils onsite and to develop a more accurate estimate of the volume of impacted soil that will likely require special handling during site redevelopment.

After completing the delineation of soil impacts on the Site we recommend enrolling in the voluntary assistance program at the County of San Diego Department of Environmental Health for their review and comment on environmental investigations conducted at the Site and oversight of potential remedial actions (i.e. onsite soil reuse or offsite disposal) at the Site.

We appreciate the opportunity to assist you on this project. Please call us if you have any questions.

Very truly yours,

GEOCON INCORPORATED



Matthew Lesh
Project Geologist



Joseph J. Vettel
President



MWL:JJV

Attachments: Figure 1, Site Location Map
 Figure 2, Site Plan
 Table 1, Summary of Arsenic and Pesticide Results
 Analytical Laboratory Reports

- (2) Addressee
- (1) Affinis, Mr. Mike Busdosh