Appendix J

Phase I Environmental Site Assessment

Rio Rockwell Site

SCS ENGINEERS

Phase I Environmental Site Assessment and Limited Soil Sampling

Assessor's Parcel Number (APN) 158-101-28 Vacant Parcel North of the Intersection of Old Grove and Frazee Road, Oceanside, California

Presented to:

Sheldon Development, LLC
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Presented by:

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October 27, 2016
Project Number: 01216296.00

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October 27, 2016
Project Number: 01216296.00

Sheldon Development, LLC
Adam Smith
901 Dave Street, Suite 230
Newport Beach, CA 92660

Subject: **Phase I Environmental Site Assessment and Limited Phase II Soil Sampling (Assessment)**

Site: **Assessor's Parcel Number 158-101-28**
Vacant Parcel North of the Intersection of Old Grove and Frazee Road

Dear Mr. Smith:

SCS Engineers (SCS) is pleased to present this report (Report) of the Assessment of the above-described site. This Report summarizes the results of the Assessment that was conducted in order to evaluate the Site's current environmental conditions. The work described in this Report was performed by SCS in general accordance with Exhibit 00 to the Consulting Agreement (Contract) between SCS and Sheldon Development, LLC. Exhibit 00 and the Contract were fully executed on October 3, 2016

SCS enjoyed working with you on this project. Providing economical environmental solutions to meet your needs is more than our goal—it is our mission and the measure of our success. If we may assist you in any way, now or in the future, please call our office at (858) 571-5500.

Sincerely,

Luke Montague, MESM, PG 8071
Project Manager
SCS ENGINEERS

Ian Jimeno
Associate Staff Professional
SCS ENGINEERS

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1 BACKGROUND

Based on conversations with Sheldon Development, LLC (Client) and a review of in-house databases, SCS Engineers (SCS) understands that the Site consists of one vacant, unpaved parcel located north of the intersection of Old Grove and Frazee Road in Oceanside, California (Site) (Figure 1). The Client is proposing to purchase and develop the Site with a residential land use. Reportedly soil will be required to be imported to the Site for the proposed development.

A review of the in-house ParcelQuest database of information from the San Diego County Assessor's Office provided the following information in connection with the Site.

APN	Address	Area	Description
158-101-28	Oceanside, CA 92057	1.86	Vacant Lot

APN = Assessor's Parcel Number

2 STANDARDS BACKGROUND - ASSESSMENT

This Assessment was conducted in general accordance with the following:

- U.S. Environmental Protection Agency (EPA), 40 Code of Federal Regulations (CFR) 312, Standards and Practices for All Appropriate Inquiries; Final Rule (AAI)
- American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessment Process E1527-13
- The scope, conditions, and limitations of Exhibit 00,

The Client understands that the above-referenced EPA and ASTM standards were not developed to identify all environmental risk to property. The standards were developed to allow a user (Client) to qualify for the innocent purchaser defense, bona fide prospective purchaser defense, and contiguous property owner defense to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, a.k.a. Superfund) liability. This Assessment is intended to constitute an appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice, as part of the due diligence process required by CERCLA, the Superfund Amendments and Reauthorization Act of 1986, and the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (collectively, Acts).

While this Assessment may initially qualify the Client for a CERCLA defense, after purchase, there may be continuing obligations that must be implemented in order to preserve this defense through the term of property ownership. There may be additional requirements under state laws that also apply. The Client should contact qualified legal counsel regarding matters of liability, interpretation of the Acts, and potential continuing obligations. Although it is outside the scope of this Assessment, SCS would be pleased to work with the Client's legal counsel to develop and implement a strategy to preserve the Client's CERCLA liability defenses through the term of its ownership.

This Assessment focused on potential sources of hazardous substances and petroleum products that could be considered either a recognized environmental condition,[1] controlled recognized environmental condition[2], or historical recognized environmental condition[3], and potentially a liability due to their presence in significant concentrations (e.g., above acceptable limits set by the federal, state, or local government) or due to the potential for exposure and risk due to contaminant migration and complete exposure pathways (e.g., soil vapor inhalation or groundwater ingestion). Materials that contain substances that are not currently deemed hazardous by the EPA or the California Environmental Protection Agency were not considered as part of this Assessment.

Unless specifically included in SCS's scope of services, building materials such as asbestos, lead-based paint, urea formaldehyde, and pressure-treated lumber, as well as lead in drinking water, are not considered in this Assessment, nor are building issues such as fire safety, indoor air quality (with the possible exception of vapor intrusion), mold, or similar matters. SCS did not evaluate the Site for compliance with land use, zoning, wetlands, or similar laws. This Assessment also excludes regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, and high-voltage power lines. This Assessment is not intended to be an environmental compliance audit.

Hazardous substances occurring naturally in plants, soils, and rocks (e.g., heavy metals, naturally occurring asbestos, and radon) are not typically considered in these investigations. Similarly, construction debris (e.g., discarded concrete, asphalt) is not considered, unless obvious indications suggest that hazardous substances are likely to be present in significant concentrations or likely to migrate.

An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that included herein.

[1] *Recognized environmental conditions*, as defined by ASTM, include the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. However, the term is not intended to include *de minimis* conditions (a condition that generally does not present a threat to human health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies). A condition considered *de minimis* is not a recognized environmental condition.

[2] *Controlled recognized environmental condition*, as defined by ASTM, is a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity use limitations, institutional controls, or engineering controls).

[3] *Historical recognized environmental condition*, as defined by ASTM, is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

3 OBJECTIVES

The objectives of the scope of services were to:

- Assess the likelihood[4] that recognized environmental conditions are present at the Site as a result of the current or historical Site land use or from a known and reported off-Site source (Assessment).
- Assess the possible presence of constituents of concern (i.e., arsenic and organochlorine pesticides) associated with the former agricultural land use at the Site (Sampling).

4 SCOPE OF SERVICES - ASSESSMENT

The scope of services designed and conducted to meet the Assessment objective was as follows:

- Site Reconnaissance, Site Research, Interviews, and User Requirements
- Topography, Geology, Hydrogeology, and Water Quality Survey
- Site Vicinity Reconnaissance and Off-Site Source Survey
- Historical Site and Site Vicinity Land Use Review
- Identification of Data Gaps
- Data Evaluation, Figure Preparation, and Assessment Report Preparation

SITE RECONNAISSANCE

On October 7 2016, SCS personnel conducted a Site reconnaissance to observe and document existing Site conditions[i]. The general Site location is shown in Figure 1, and a Site and Site Vicinity Plan is shown in Figure 2. Selected color photographs of the Site and Site vicinity are presented as Figures 3a through 3f.

The Site grounds and Site perimeter were systematically traversed on foot during the Site reconnaissance. The owner of the property was not present to guide SCS personnel through the Site.

4. Statements of "likelihood" are made in this Assessment, based on the professional judgment of SCS. A description of likelihood statements, as made in this Assessment, is included in the "Likelihood Statements" section.

General Information

The following table summarizes general information in connection with the Site.

APN	158-101-28
Address	North of the intersection of Old Grove and Frazee Road
Area	1.86
Site Land Use	Vacant Lot
Occupant	No occupants
Figure Reference	Figures 3a-1, 3a-2, 3b-1, and 3b-2

Site Buildings

There are no buildings present on Site.

Site Grounds

The Site grounds were observed to be vacant and unpaved with some low-lying vegetation and shrubbery. A dirt footpath borders the northern perimeter of the Site. Two small stockpiles primarily comprised of dirt with minor amounts of debris (i.e., tire, concrete rubble) were observed on the southern portion of the Site (Figure 3c-1).

Hazardous Materials / Petroleum Products

No observable hazardous materials or petroleum products were observed to be used or stored at the Site during the Site reconnaissance.

Hazardous Wastes

No obvious indications of the generation of hazardous wastes were observed at the Site during the Site reconnaissance.

Indications of Releases of Hazardous Materials / Wastes or Petroleum Products

No indications of releases of hazardous materials or petroleum products were observed during the Site reconnaissance.

On-Site Utilities

One San Diego Gas & Electric (SDG&E) transformer and an associated transformer plate (Figure 3c-2) were observed to be located within the right-of-way adjacent to the south of the Site. SDG&E has been contacted regarding the possibility of polychlorinated biphenyls (PCBs) being present in its transformers. SDG&E reported that it has never specified PCBs in their transformers. A copy of a letter from SDG&E explaining this and their PCB testing policy is included in the Appendices. In addition, no obvious indications of leaks, such as stained concrete, were noted near the transformer.

No obvious indications of wells, cisterns, pits, sumps, dry wells, or bulk storage tanks were observed at the Site.

SITE RESEARCH

Department of Environmental Health (DEH) File Review

Gas and Electricity	Not observed to be used on Site. Service provider reported to be SDG&E
High-power Transmission Lines	None observed at or adjacent to the Site
Storm Drains	One storm drain culvert observed adjacent to the northeast of the Site (Figure 3d-1).
Potable Water Source	Not observed to be used on Site. Reported to be supplied by the City of Oceanside Water Department
Wastewater Conveyance	Not observed to be used on Site. Reported to be operated by the City of Oceanside Wastewater Division

A review of the September 2010 DEH HMMD HE-17 database of facilities storing hazardous materials, generating hazardous wastes, and discharging unauthorized releases indicated that there is no regulatory file associated with the Site. In addition, the DEH was contacted[ii] and indicated that there are no files associated with the Site.

Review of Client - Provided Document

The Client provided a report titled *Phase I Environmental Site Assessment*, which was prepared by Environmental Business Solutions (EBS), an SCS Engineers company, and dated March 9, 2005 (Previous Phase I ESA). The Previous Phase I ESA provided the following conclusions and recommendations in connection with the Site:

- "With the possible exception of the historical Site and Site vicinity land use for agricultural purposes, there is a low likelihood that recognized environmental conditions are present at the Site as a result of the current or historical Site land use or from a known and reported off-site source.

- "Evidence suggests that some type of agriculture took place at the Site and Site vicinity from prior to 1953 to at least 1979. The agricultural activity is interpreted to have taken place at the time that organochlorine pesticides (e.g., dichlorodiphenyltrichloroethane [DDT] and chlordane), toxic metals, and others were in wide general use. If the Site was, in fact, used for agricultural purposes, there is a moderate likelihood that residual concentrations of organochlorine pesticides are present in the shallow surface soil beneath the Site.

- "Based on our experience, smudge pots, which typically contain a variety of petroleum products, including waste oil and hydrocarbon solvents, were used historically to protect orchards from low temperatures. Based on the interpreted historical presence of orchards at the Site, it is possible that smudge pots were historically used at the Site. Based on readily available information, we are unable to assess the likelihood that a recognized environmental condition exists at the Site as the result of historical operations of smudge pots at the Site."

The following recommendations or potential areas for further assessment were provided in the Previous Phase I ESA:

- "We recommend that limited soil sampling be conducted as a precautionary measure to ensure that future occupants of Site buildings, construction workers, and others are not exposed to elevated concentrations of pesticides. In addition, if soil is to be transported off-site, soil sampling should be conducted to assess whether the soil contains pesticide concentrations that would cause the soil to be classified as a hazardous waste.

- "We recommend that soil sampling be conducted during Site redevelopment if indications of smudge pot use are observed."

The reported agricultural land use at the Site is further discussed in the 'Historical Site Land Use' section below. Additionally, limited soil sampling was conducted to assess the presence of organochlorine pesticides and metal-based pesticides (i.e., arsenic) at the Site, and is further discussed in the Sampling sections below.

Fire Department Records Review

There are no records available for the Site from the Fire Department of Oceanside.

Building Department Records Review

SCS personnel requested building records from the Oceanside Building Department for the Site on September 5, 2016. No known building records were available for the Site.

San Diego Air Pollution Control District (SDAPCD) Records Review

The SDAPCD was contacted regarding records for the Site. Ms. Cynthia Gould of the SDAPCD found no Air Pollution Control records available for the Site. A copy of the SDAPCD letter is included in the Appendices.

City of Oceanside Wastewater Authority Records Review

The City of Oceanside Wastewater Authority was contacted on October 6, 2016. There has not been a response from the organization since the contact date.

Regional Water Quality Control Board (RWQCB) Records Review

The San Diego RWQCB was contacted[iv] regarding records for the Site. According to the RWQCB, no records are maintained for the Site.

INTERVIEWS

The previously referenced EPA and ASTM standards require that attempts be made to conduct interviews with past and present owners and occupants of the Site to obtain information indicating recognized environmental conditions in connection with the Site. As part of this Assessment, the following contacts were either interviewed or attempts were made to conduct interviews.

Contact	Affiliation to Site	Description	Interview Date
Gary Cook	Current Site owner since 1984	Discussed below	October 6, 2016
Jim Johnson	Current Site owner since 1984	Discussed below	October 7, 2016
Mr. Stephen Sheldon	Client	See User Requirements section below	October 4, 2016

Mr. Johnson, one of the owners of the property since 1984, stated that, to his knowledge, hazardous materials and petroleum products were not used or stored at the Site and that hazardous wastes were not generated at the Site. Also, to his knowledge, there have been no releases of hazardous materials, petroleum products, and/or hazardous waste at the Site.

USER REQUIREMENTS

In order to qualify for one of the landowner liability protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (discussed in the "Background" section), 40 CFR 312 requires that the user (Client) provide the following information to the environmental professional. Mr. Stephen Sheldon completed the User Questionnaire on October 4, 2016. The following table summarizes the responses by the Client.

Question	Response
Have environmental cleanup liens been filed or recorded against the Site?	No
Are activity or land use limitations in place at the Site, or have they been filed or recorded in the registry?	No

Does the user have specialized knowledge or experience in connection with the Site?	No
Does the purchase price being paid for the Site reasonably reflect the fair market value of the Site?	Yes
Is the Client aware of commonly known or reasonably ascertainable information about the Site that would indicate releases or threatened releases?	No
Are there obvious indications that point to the presence of contamination at the Site?	No

DATA GAPS INCONNECTION WITH CURRENT SITELAND USE

Based on observations and research, and with the possible exceptions discussed below, there are no obvious indications of data gaps in connection with the current Site land use:

- SCS could not get into contact with the owner previous to the current owners of the property. This data gap is not a significant data gap in our opinion based on the availability of other relevant information.

Findings and Opinions—Current Site Land Use
No obvious indications of the use or storage of hazardous materials or petroleum products were observed at the Site. No obvious indications of the generation of hazardous wastes were observed at the Site. No obvious indications were observed that a release of hazardous materials/wastes or petroleum products had occurred at the Site. Based on observations and research, it is our opinion that there are no recognized environmental conditions at the Site as a result of the current Site land use.

TOPOGRAPHY, GEOLOGY, HYDROGEOLOGY, AND WATER QUALITY SURVEY

Topography

A topographic map for the Site vicinity was reviewed and is summarized in the following table.

Reported Elevation	70 feet above sea level
Reported Slope Direction	Slopes down to the north towards the San Luis Rey River
Source	United States Geological Survey Topographic Map, San Luis Rey Quadrangle – Map MRC location 33117B3

Geology

A geological map for the Site vicinity was reviewed and is summarized in the following table.

Reported Formation	Quaternary-age Alluvium and Colluvium

Reported Description	Poorly consolidated stream deposits of silt, sand, and cobble-sized particles derived from bedrock sources that lie within and to the east of the Site area. The alluvium is intertongued with Holocene slope wash that generally mantles the lower valley slopes throughout the area
Source	Kennedy, Michael P., and Siang S. Tan, *Geologic Map of the Oceanside 30' × 60' Quadrangle, California*, California Geological Survey, 2007

Hydrogeology

Data regarding depth to groundwater and flow direction for the Site were not readily available. In the absence of Site-specific data, depth to groundwater and flow direction information was reviewed for properties within the Site vicinity using the State Water Resources Control Board GeoTracker database. The following table summarizes the results of this review.

Property Location	2,700 feet east of the Site
Reported Depth to Groundwater	Approximately 21 feet below grade
Reported Groundwater Flow Direction	Southwest
Source	H20775-001 Case Closure Letter and Summary of 4466 Pala Road, Oceanside, CA 92057

Many variables influence depth to groundwater and flow direction, and the actual depth to groundwater and flow direction at the Site may be different than presented in this section.

Water Quality Survey

The following table summarizes the reported water quality in the Site vicinity.

Reported Hydrologic Subarea	Mission Hydrologic Subarea (903.11)
Reported Hydrologic Area	Lower San Luis Hydrologic Area (903.1)
Reported Hydrologic Unit	San Luis Rey Hydrologic Unit (903)
Reported Beneficial Use	Potential for existing beneficial uses for agricultural, municipal, recreational, freshwater replenishment, hydropower generation, and industrial purposes
Source	California RWQCB, San Diego Region, *Water Quality Control Plan for the San Diego Basin*, September 8, 1994, with amendments effective prior to May 17, 2016prior to May 17, 2016

SITE VICINITY RECONNAISSANCE AND OFF – SITE SOURCE SURVEY CURRENT SITE VICINITY CONDITIONS

The following table summarizes land use and observations in the immediate Site vicinity[v]. For the purpose of this Report, the immediate Site vicinity includes those properties judged to be adjacent[5] to the Site.

Direction	Land Use	Comments
North	Vacant Land (APN 158-103-15) (Figure 3f-1)	No obvious indications of the use, storage, or generation of hazardous materials/wastes or petroleum products were observed.
East	Single-family residences (SFRs) (4475 Goldfinch Way) (Figure 3d-2)	
South	Intersection of Old Grove and Frazee Road (Figure 3e-1)	
West	SFRs (4302, 4306, 4310, 4314, 4318) Vista Verde Way (Figure 3e-2)	

Environmental Regulatory Database Report

An environmental regulatory database report (Radius Map™ report[vi]) was prepared by Environmental Data Resources, Inc. (EDR) for the Site. Local, state, and federal regulatory databases were reviewed for the Site and for those facilities within up to 1 mile of the Site. The Radius Map™ report was reported to have been prepared in general accordance with the ASTM standard for the regulatory database review for Phase I Environmental Site Assessments. The locations of the referenced facilities relative to the Site are shown on the overview maps included in the Radius Map™ report. A description of the various databases, as well as the date each database was most recently updated, is included in the Radius Map™ report. The Radius Map™ report is included in the Appendices to this Report.

5. *Adjacent* is defined by ASTM E1527-13 as any real property or properties the border of which is contiguous or partially contiguous with that of the Site or that would be contiguous or partially contiguous with that of the Site but for a street, road, or other public thoroughfare separating them.

Based on a review of the Radius Map™ report, the following table summarizes the facilities within the selected search radii and whether the Site or a facility that was interpreted to be adjacent to the Site was listed on each database.

Federal or State Government Database	Search Radius	Number of Reported Facilities	On Site	Adjacent to the Site
National Priorities List (NPL)	1.00 mile	0	No	No
NPL Delisted	1.00 mile	0	No	No
Superfund Enterprise Management System (SEMS)	0.50 mile	0	No	No
No Further Remedial Action Planned (NFRAP)	0.50 mile	0	No	No
Resource Conservation and Recovery Act– Corrective Action (RCRA COR ACT)	1.00 mile	0	No	No
RCRA Treatment and Disposal Facilities (RCRA TSD)	0.50 mile	0	No	No
RCRA Generators (RCRA GEN)	0.25 mile	0	No	No
Federal Engineering and Institutional Controls (IC/EC)	0.50 mile	0	No	No
Emergency Response Notification System (ERNS)	0.12 mile	0	No	No
State/Tribal- Equivalent NPL	1.00 mile	0	No	No
State/Tribal-Equivalent CERCLIS	1.00 mile	2	No	No
State/Tribal Solid Waste List (SWL)	0.50 mile	0	No	No
State/Tribal Leaking Underground Storage Tanks (LUST)	0.50 mile	2	No	No
State/Tribal Underground/Aboveground Storage Tanks (USTs/ASTs)	0.25 mile	0	No	No
State/Tribal Voluntary Cleanup Program (VCP)	0.50 mile	0	No	No
Federal Brownfields	0.50 mile	0	No	No
Local Lists of Hazardous Waste/Contaminated Sites (San Diego HMMD)	Site only	0	No	N/A
Local Land Records (DEED)	0.50 mile	0	No	No
Other (Haznet)	0.12 mile	1	No	No
EDR Proprietary Records (Historical Auto Stations and Cleaners)	0.25 mile	0	No	No

N/A = Not applicable

The Site was not listed on any of the regulatory databases reviewed.

Off-Site facilities listed in the Radius Map™ report were evaluated as to their potential to impact the Site. The databases included in the Radius Map™ report can be grouped into two general categories: databases reporting unauthorized releases of hazardous substances or petroleum products (e.g., LUSTs, RCRA COR ACT facilities, National Priorities List [a.k.a. Superfund] sites) and databases reporting permitted hazardous materials users and hazardous waste generators for which a release has not been reported to, and recorded by, the regulatory agency.

SCS evaluated each of the off-Site facilities listed in the Radius Map™ report as to their potential to impact the Site, based on the following factors:

- Reported distance of the facility from the Site[6]
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes
- Reported case type (e.g., soil only, failed underground storage tank [UST] test only)
- Reported substance released (e.g., chlorinated solvents, gasoline, metals)
- Reported regulatory agency status (e.g., case closed, "no further action")
- Location of the facility with respect to the reported groundwater flow direction and depth to groundwater (discussed in the "Hydrogeology" section of this Report)

Based on one or more of the factors listed above, there is a low likelihood that the off-Site facilities listed in the Radius Map™ report represent a recognized environmental condition in connection with the Site.

EDR listed two facilities as being "orphans," which are facilities for which EDR does not have sufficient information to accurately locate them on a map. Based on a review of the orphans, it is interpreted that neither of the facilities is within the requisite search radius for their reported database listing.

[6] Based on "Technical Justification for Groundwater Media-Specific Criteria," (Groundwater Study) (March 2012) developed to support the State of California "Low Threat Closure Policy" (adopted May 2012), "plume length studies recognize that petroleum plumes stabilize in length due to natural attenuation." The Groundwater Study goes on to cite Shih et al., 2004 that a peer-reviewed study of plume lengths at 500 petroleum UST sites in the Los Angeles area is widely accepted as representative of plume lengths at California UST sites. Shih et al. reports methyl tertiary butyl ether (MTBE) with 90th percentile maximum plume lengths of 540 feet. Therefore, the detailed review radius for open groundwater cases has been conservatively established by SCS at 0.20 mile (approximately 1,000 feet). For non-release cases (e.g., permitted facilities), only those facilities that were judged to be immediately adjacent to the Site were interpreted to have the potential to represent a recognized environmental condition.

California Division of Oil and Gas

SCS personnel reviewed the California Division of Oil and Gas Map regarding oil and gas well locations within 1 mile of the Site[vii]. There were no wells interpreted to be located within a 1-mile radius of the Site.

DATA GAPS INCONNECTION WITH OFF-SITE SOURCES

Based on the Site vicinity reconnaissance and off-Site source survey, there are no obvious indications of data gaps in connection with off-Site sources.

Findings and Opinions— Off-Site Source Survey
Based on the off-Site source survey, several facilities in the Site vicinity were reported to have had releases of hazardous materials/waste or petroleum products. However, it is our opinion that there are no recognized environmental conditions at the Site as a result of known and reported releases of hazardous materials/wastes or petroleum products from an off-Site source. This opinion is based on one or more of the following: reported regulatory status (e.g., case closed), media affected (e.g., soil contamination only), distance from the Site, direction from the Site with respect to reported groundwater flow direction, and information obtained through a review of County of San Diego Department of Environmental Health files.

HISTORICAL LAND USE REVIEW

In accordance with the ASTM Standard and AAI rule, numerous reasonably ascertainable standard historical information sources were reviewed, and an attempt was made to interpret the historical Site and Site vicinity land use back to the obvious first developed use of the Site.
Historical information was reviewed for current and historical Site addresses, including 4360 Vista Verde Way. The following table summarizes the historical resources reviewed as part of this Assessment.

Based on our experience, we judged that it was unlikely that historical Sanborn Fire Insurance maps would be available for the Site and Site vicinity. Please note that a complete list of historical resources reviewed may be found in the endnotes to this Report.

Resource	Source	Years Available
Aerial Photographs	Historic Aerials NETR Online	1938, 1946, 1953, 1964, 1967, 1980, 1989, 1990, 1994, 1997, 2002, 2003, 2005, 2009, 2010, 2012
Topographic Maps	Historic Aerials NETR Online	1911, 1920, 1921, 1925, 1929, 1931, 1933, 1939, 1941, 1946, 1947, 1949, 1955, 1961, 1966, 1969, 1971, 1978, 2000
Fire Department Records	CAL FIRE	N/A

Resource	Source	Years Available
Interviews	Jim Johnson	Discussed in the "Interviews" section above

Historical Site Land Use

The following table provides a chronology of the apparent historical Site land uses, as interpreted from a review of information from the sources referenced.

Year	Interpreted Site Tenants	Interpreted Site Use
1893 - 1938	Unknown	Undeveloped or agricultural land
1938 - 1980	Unknown	Agricultural land (possibly orchards)
1989	Unknown	Undeveloped land
1990 - 2003	Unknown	Undeveloped land with heavy vegetation
2005 - 2016	Unknown	Undeveloped land

Because many of the dates listed above are based on a limited selection of historical resources, they are considered to be approximations only; the actual beginning/ending dates for many of the Site uses listed above may have been earlier or later than indicated.

With the possible exceptions described below, no obvious historical facilities, features of concern, or land uses indicative of the use, storage, or generation of hazardous materials/wastes or petroleum products were found in the historical resources reviewed.

Pesticides

A review of aerial photographs revealed that some type of agricultural activity took place at the Site and Site vicinity, possibly prior to 1938 and continued to circa 1980. The agricultural activity is interpreted to have possibly taken place at the time when organochlorine pesticides such as DDT, chlordane, and metal-based pesticides, such as arsenic, were in wide general use for pest control.

These classes of pesticides are known to have the potential to remain detectable in the subsurface soil for extended periods of time. Based on the interpreted land use, SCS's experience with agricultural properties, and a review of the available literature, it is our judgment that it is likely that trace concentrations of organochlorine or metal-based pesticides are present in the soil at the Site and Site vicinity as a result of the interpreted agricultural land use. It is also SCS's experience that trace concentrations are likely to be present even after mass grading and earth movement. However, it has generally been our experience that unless a pesticide mixing, storage, or disposal area was present, concentrations of organochlorine pesticides in the subsurface in general agricultural areas tend to be low. No such areas were reported or are known to have existed at the Site and Site vicinity.

While there are currently no regulations that stipulate cleanup levels for pesticides in soil, there is a level at which soil could be classified as a hazardous waste based on, for example, a DDT concentration. However, it has been SCS's experience that in order for pesticide-impacted soil to be classified as a hazardous waste, the soil would first need to be classified as a "waste" (e.g., to be excavated and transported off Site). In addition, it would need to have concentrations of pesticides and/or metals in excess of regulatory values, such as the total threshold limit or soluble threshold limit concentrations (TTLC/STLC) values.

If the Site was, in fact, used for agricultural purposes, there is a moderate likelihood that residual concentrations of organochlorine and metal-based pesticides are present in the shallow surface soil beneath the Site. The Site is currently developed and was observed to be vacant and unpaved with some low-lying vegetation and shrubbery. If the soil contained organochlorine- and metal- based pesticides, SCS judges that under normal circumstances (i.e., no excavation) there is a low likelihood that a complete exposure pathway exists. Assuming the legal and permitted application of these pesticides, and assuming existing Site use remains the same, this common occurrence is, in SCS's experience, unlikely to lead to an enforcement action and is therefore likely to be considered *de minimis*, as defined by ASTM.

However, we understand that the Client plans to develop the Site with a residential land use. If development activities include extensive grading, soil excavation, or soil export, we recommend that limited soil sampling be conducted as a precautionary measure to ensure that future occupants of Site buildings, construction workers, and others are not exposed to elevated concentrations of CoCs, if present. In addition, if soil is to be excavated and exported as part of redevelopment activities, soil sampling should be conducted to assess whether the soil contains concentrations of CoCs that would cause the soil to be classified as a hazardous or regulated waste.

Limited soil sampling activities were conducted at the Site to assess the potential for residual concentrations of organochlorine pesticides (OCPs) in the shallow surface soil adjacent to the current residence at Site, and are discussed in the Sampling section below.

Historical Site Vicinity Land Use

The following table provides a chronology of the apparent historical Site vicinity land uses as interpreted from a review of information from the sources referenced.

Years	Interpreted Site Vicinity Tenants	Interpreted Site Vicinity Use
APN: 158-103-15 (North)		
1928	Unknown	Undeveloped land
1953 – 1979	Unknown	Agricultural land
1989	Unknown	Vacant land
2005-Present	Unknown	Vacant land
4477 Goldfinch Way (East)		

1938 – 1980	Unknown	Agricultural land
1989-Present	Single-Family Residences (SFRs)	Residential and vacant land

Years	Interpreted Site Vicinity Tenants	Interpreted Site Vicinity Use
1989 – Present	Various	SFRs
Intersection of Old Grove and Frazee Road (South)		
1928	Unknown	Undeveloped land
1953 – 1979	Unknown	Agricultural land
1989-Present	Intersection	Intersection
4302, 4306, 4310, 4314, 4315 Vista Verde Way (West)		
1928	Unknown	Undeveloped land
1953 – 1979	Unknown	Agricultural land
1989	Unknown	Graded, vacant land
2004 – Present	Various	SFRs

Because many of the dates listed above are based on a limited selection of historical resources, they are considered to be approximations only; the actual beginning/ending dates for many of the Site vicinity uses/development described above may have been earlier or later than indicated.

No obvious historical facilities, features of concern, or land uses indicative of the use, storage, or generation of hazardous materials/wastes or petroleum products were found in the historical resources reviewed.

With the possible exception of agricultural land use in the Site vicinity (as discussed above), no obvious indications of hazardous materials/wastes or petroleum products use or generation were found in the historical resources reviewed.

DATA GAPS INCONNECTION WITH THE HISTORICAL SITE LAND USE

Based on a review of historical sources, and with the possible exceptions below, there are no obvious indications of data gaps in connection with the historical Site and Site vicinity land use.

Historical information prior to 1928 was not readily available. Thus, SCS is unable to determine the Site usage from the date of first development as recommended by ASTM. Based on SCS's experience and available historical information, the Site was interpreted to have possibly first been undeveloped land

Findings and Opinions— Historical Site and Site Vicinity Land Use

Based on a review of historical resources, it is our opinion that there are no recognized environmental conditions at the Site as a result of a release of hazardous materials/wastes or petroleum products from a known or interpreted historical Site or Site vicinity land use.

Evidence suggests that some type of agriculture took place at the Site and Site vicinity from prior to 1938 to at least 1980. The agricultural activity is interpreted to have taken place at the time that organochlorine pesticides such as dichlorodiphenyltrichloroethane (DDT), chlordane, and metal-based pesticides, such as arsenic, were in wide general use. If the Site was, in fact, used for agricultural purposes, there is a moderate likelihood that residual concentrations of organochlorine pesticides are present in the shallow surface soil beneath the Site.

Based on the above potential recognized environmental condition and considering that the Site is proposed for development with a residential land use, SCS conducted limited soil sampling at the Site, which is further discussed in the Sampling sections below.

5 CONCLUSIONS AND RECOMMENDATIONS – ASSESSMENT

SCS has performed an Assessment of the north vacant lot of the intersection of Old Grove and Frazee Road, Assessor's Parcel Number 158-101-28, Oceanside, California (Site), in general conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessment Process E 1527-13 and the United States Environmental Protection Agency , 40 Code of Federal Regulations 312, Standards and Practices for All Appropriate Inquiries, Final Rule (AAI). Any exceptions to, or deletions from, the ASTM and AAI Scope of Work were previously described in this Report where applicable.

Based on the review of readily available data obtained as part of the Assessment, current regulatory guidelines, the Site and Site vicinity reconnaissance, and our experience, in our professional judgment we have drawn the following conclusions regarding the environmental conditions of the Site:

- Evidence suggests that some type of agriculture took place at the Site and Site vicinity from prior to 1938 to at least 1980. The agricultural activity is interpreted to have taken place at the time when organochlorine pesticides (e.g., dichlorodiphenyltrichloroethane [DDT] and chlordane), and metal-based pesticides, such as arsenic, were in wide general use. If the Site was, in fact, used for agricultural purposes, there is a moderate likelihood that residual concentrations of organochlorine pesticides are present in the shallow surface soil beneath the Site.

- Based on our experience, smudge pots, which typically contain a variety of petroleum products, including waste oil and hydrocarbon solvents, were used historically to protect orchards from low temperatures. Based on the interpreted historical presence

of orchards at the Site, it is possible that smudge pots were historically used at the Site. Based on readily available information, we are unable to assess the likelihood that a recognized environmental condition exists at the Site as the result of historical operations of smudge pots at the Site.

Based on the above potential recognized environmental condition and considering that the Site is proposed for development with a residential land use, SCS conducted limited soil sampling at the Site, which is further discussed in the Sampling sections below.

This Assessment has been conducted by an environmental professional whose qualifications[7] were made known to the Client. The conclusions and recommendations presented above are based on the review of readily available data obtained as part of this Assessment, current regulatory guidelines, the Site and Site vicinity reconnaissance, and SCS' experience.

6 SCOPE OF SERVICES - LIMITED PHASE II SOIL SAMPLING (SAMPLING)

The Sampling activities described herein were conducted based on the recommendations made in the above Assessment regarding the possible presence of organochlorine pesticides (OCPs) and/or elevated levels of arsenic at the Site in connection with the possible use of pesticides at the Site, and considering the proposed residential development at the Site.

PREPARATION FOR FIELDWORK

Preparation of Health and Safety Plan

A health and safety plan for work conducted at the Site and for workers within the "exclusion zone" is required pursuant to the regulations found in 29 Code of Federal Regulations Part 1910.120 and California Code of Regulations, Title 8, Section 5192. Therefore, a health and safety plan was prepared for the proposed work scope, which outlined the potential chemical and physical hazards that might be encountered during hand augering and sampling activities. The appropriate personal protective equipment and emergency response procedures for the anticipated Site-specific chemical and physical hazards were detailed in this plan. SCS personnel involved with the field work were required to read and sign this document in order to encourage proper health and safety practices.

Utility Search and Markout

SCS notified Underground Service Alert on October 5, 2016, as required by state law, prior to hand augering activities, and was issued ticket number A62790327-00A. This procedure is designed to minimize the likelihood of drilling into a subsurface utility. The soil boring locations were adjusted as necessary to avoid conflicts with identified subsurface utilities.

FIELD ACTIVITIES – SOIL SAMPLING AND ANALYSIS

Boring Identification	Sample Identification	Approximate Sample Depth (feet bgs)
B1	B1-0.5	0.5
	B1-1.5	1.5
	B1-3	3
B2	B2-0.5	0.5
	B2-1.5	1.5
	B2-3	3
B3	B3-0.5	0.5
	B3-1.5	1.5
	B3-3	3
B4	B4-0.5	0.5
	B4-1.5	1.5
	B4-3	3

On October 7, 2016, SCS collected soil samples from representative areas of the Site at approximate depths of 0.5, 1.5, and 3 feet below ground surface (bgs) from four borings (B1 through B4) (Figure 4). The table below summarizes the information on sample identification numbers and depths in feet bgs for the Site.

The soil borings were advanced by use of a hand-held auger. The soil samples were collected from the auger and placed into 4-ounce glass jars. The sample jars were capped, labeled, and placed in an ice-filled cooler for shipment to the laboratory. Chain-of-custody procedures were implemented for sample tracking.

Pursuant to SCS's standard operating procedures, the sampling equipment was decontaminated on Site between soil borings and soil samples to minimize the likelihood of cross-contaminating the samples and to minimize the potential for a false positive in the soil samples analyzed.

Soil samples were submitted to American Scientific Laboratories, LLC (ASL), a fixed-base, State-accredited laboratory. The samples collected from 0.5 foot bgs from each boring were analyzed for OCPs in general accordance with EPA Method 8081A and arsenic in general accordance with EPA Method 6010B. The deeper samples from 1.5 and 3 feet bgs were archived by the laboratory pending the results of the shallow samples.

7 SAMPLING - FINDINGS

A summary of the laboratory results for arsenic and OCPs from the soil samples analyzed is presented in the tables below. A complete listing of the results is presented in laboratory report included in the Appendices.

ARSENIC

Four soil samples were analyzed for arsenic by EPA Method 6010B. The samples collected from 0.5 foot bgs from each boring location were analyzed. Arsenic was reported above laboratory reporting limits in samples B1-0.5, B2-0.5, and B3-0.5. Arsenic was reported at a non-detectable concentration in sample B4-0.5

The following table summarizes the detectable arsenic concentrations reported and compares them to the Environmental Protection Agency (EPA) Regional Screening Levels for residential users from May 2016 (RSLs) [viii] as well as Regional Water Quality Control Board (RWQCB) Tier 1 Soil Screening Levels (SSLs)[ix] for waste (i.e., soil export).

Sample Identifier	Depth (feet bgs)	EPA Method 6010B (mg/kg)
		Arsenic
B1-0.5	0.5	0.653
B2-0.5	0.5	0.572
B3-0.5	0.5	**0.901**
B4-0.5	0.5	ND
RSL (mg/kg)		0.68
SSL (mg/kg)		0.015

Notes:
bgs: below ground surface
EPA: U.S. Environmental Protection Agency
mg/kg: milligrams per kilogram
ND: Concentration of contaminant is below the screening level of the analyzing instrument.
RSL: Residential Screening Levels
SSL: Regional Water Quality Control Board (RWQCB) Tier 1 Soil Screening Levels (SSLs)[x] for waste (i.e., soil export).
Bold print indicates an exceedance of the RSL.

One of the four samples analyzed for arsenic (B3-0.5) was reported to exceed the RSL of 0.68 mg/kg for arsenic, which is used to screen soil samples for potential health risk. All of the four samples analyzed for arsenic were reported to exceed the RWQCB's Soil Screening Levels (SSL) for arsenic, which pertains to waste soil, or soil to be exported from the Site.

If soil export is proposed, waste- based criteria would apply, which is further discussed in the "Waste Based Criteria" section of this report below.

ORGANOCHLORINE PESTICIDES

Soil samples B1-0.5, B2-0.5, B3-0.5, and B4-0.5 collected at the Site were analyzed for OCPs in accordance with EPA Method 8081A. For contaminants besides arsenic and for other

constituents of concern (CoC), the EPA Regional Screening Levels (RSL) for residential users (May 2016)[xi] are typically used. The highest concentration sample of OCPs (B3-0.5) was reported with a concentration of 0.450 milligrams per kilogram (mg/kg) of 4,4'-dichlorodiphenyltrichloroethane (DDT), which does not exceed the residential RSL level of DDT of 1.9 mg/kg.

Sample Identifier	Depth (feet bgs)	EPA Method 8081A Organochlorine Pesticides (OCPs) (mg/kg)			
		4,4'-DDD	4,4'-DDE	4,4'-DDT	Toxaphene
B1-0.5	0.5	0.00686	0.0356	0.00578	ND
B2-0.5	0.5	0.0211	0.0719	0.0103	ND
B3-0.5	0.5	0.0642	0.379	0.450	0.198
B4-0.5	0.5	ND	0.00507	ND	ND
RSL (mg/kg)		2.3	2.0	1.9	0.49
SSL (mg/kg)		Detectable Concentrations			

Notes:
bgs: below ground surface
DDD = dichlorodiphenyldichloroethane
DDE = dichlorodiphenyldichloroethylene
DDT = dichlorodiphenyltrichloroethane
EPA: U.S. Environmental Protection Agency
mg/kg: milligrams per kilogram
ND: Concentration of contaminant is below the screening level of the analyzing instrument.
RSL: Residential Screening Levels
SSL: Regional Water Quality Control Board (RWQCB) Tier 1 Soil Screening Levels (SSLs)[x] for waste (i.e., soil export).

8 DISCUSSION

RISK – BASED SCREENING CRITERIA

A guidance document titled *Regional Screening Levels (RSL) Summary Table* (May 2016) has been developed by the EPA to "provide default screening tables and a calculator to assist Remedial Project Managers (RPMs), On Scene Coordinators (OSCs), risk assessors, and others involved in decision making concerning CERCLA hazardous waste sites and to determine whether levels of contamination found at a site may warrant further investigation or site cleanup, or whether no further investigation or action may be required." According to this document, "It should be emphasized that screening levels (SLs) are not cleanup standards. Site-specific information may warrant modifying the default parameters in the equations and calculating site-specific SLs, which may differ from the values in these tables."

SCS understands that the use of the RSLs is preferred when evaluating the health risk of a CoC. Based on the proposed residential development, the discussion below uses the RSL as a

screening value for arsenic (i.e., 0.68 mg/kg) and residential RSLs for other CoCs.

WASTE - BASED CRITERIA

It has been SCS's experience that in order for soil to be classified as a regulated or hazardous waste, the soil would need first be considered a waste (e.g., to be excavated and transported off-Site). SCS understands that the Client intends to excavate and export soil during redevelopment activities for a proposed basement; therefore, waste criteria will be applicable and therefore a detailed evaluation of waste-based cleanup criteria was performed.

Once it is determined that soil needs to be exported from a site and that soil contains elevated concentrations of toxic metals (i.e., above natural background concentrations) or potentially hazardous substances such as OCPs reported above the laboratory reporting limits, the representative impacted soil to be exported will then be considered a waste. Once deemed a waste, it must be characterized. Soil not impacted by elevated concentrations of metals (i.e., generally above Tier 1 SSLs) or without detectable concentrations of OCPs or other CoCs besides metals above laboratory reporting limits will be considered suitable for unrestricted off-Site reuse (i.e., inert waste soil).

Arsenic

Arsenic was detected above the laboratory reporting limit in three of the four samples analyzed. One of the samples (B3-0.5) was reported to exceed the RSL of 0.68 mg/kg, which is used for evaluating health risk. Three of the four samples (B1-0.5, B2-0.5, and B3-0.5) exceeded the SSL of 0.015 mg/kg, which indicates that soil represented by these samples would be considered a regulated waste if excavated and exported from the Site.

Although one of the samples exceeds the RSL for arsenic and all four samples exceed the SSL, arsenic is commonly present in California soils in concentrations that exceed risk criteria under naturally occurring conditions. Based on a report prepared by the U.S. Geological Survey (USGS)1, the background concentrations of arsenic in the western United States range from 2.8 to 10.9 mg/kg. In another report prepared specifically for California soils2, the background concentrations of arsenic in California soil range from 0.6 to 11.0 mg/kg. In an abstract presented by the County of San Diego Department of Toxic Substances Control (DTSC) staff at the 2008 Society of Toxicology Annual Meeting3, it was reported that the upper-bound background concentration for arsenic in southern California soil is 12 mg/kg.

Given that the highest reported arsenic concentration of shallow soils (i.e., 0.5 foot bgs) is 0.901 mg/kg, the arsenic concentrations in shallow soil are within background concentrations and do not appear to be indicative of the use of arsenic-based pesticides or of a release.

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1 *Element Concentrations in Soils and Other Surficial Materials of the Conterminous United States*, by J. G. Boerngen and H. T. Shacklette, USGS Professional Paper No. 1270, 1984.

2 *Background Concentrations of Trace and Major Elements in California Soils*, by G. R. Bradford, et al., Kearny Foundation of Soil Science Division of Agriculture and Natural Resources University of California, March 1996.

3 *Determination of a Southern California Regional Background Arsenic Concentration in Soil, Chernoff, G., Bosan, W., Oudiz, D., and California Department of Toxic Substances Control, 2008 Society of Toxicology Annual Meeting.*

OCPs

4,4'-DDD

4,4'-DDD was detected above the laboratory reporting limit in three of the four samples analyzed for OCPs with a reported concentrations of 0.00686 mg/kg, 0.0211 mg/kg, and 0.0642 mg/kg in samples B1-0.5, B2-0.5, and B3-0.5, respectively. No sample concentrations were above the DDD residential RSL of 2.3 mg/kg. Since soil with detectable concentrations of OCPs or other CoCs besides metals above laboratory reported limits is considered a regulated waste if exported from a Site, the soil represented by soil samples B1-0.5, B2-0.5, and B3-0.5 would be considered a regulated waste if excavated and exported from the Site.

4,4'-DDT

4,4'-DDT was detected above the laboratory reporting limit in three of the four samples analyzed for OCPs with reported concentrations of 0.00573 mg/kg, 0.00507 mg/kg, and 0.45 mg/kg in samples B1-0.5, B2-0.5, and B3-0.5, respectively. No sample concentrations were above the DDT residential RSL of 1.9 mg/kg. Since soil with detectable concentrations of OCPs or other CoCs besides metals above laboratory reported limits is considered a regulated waste if exported from a Site, the soil represented by soil samples B1-0.5, B2-0.5, B3-0.5 would be considered a regulated waste if excavated and exported from the Site.

4,4'-DDE

4,4'-DDE was detected above the laboratory reporting limit in all of the samples analyzed for OCPs with a reported concentrations of 0.0356 mg/kg, 0.0719 mg/kg, 0.379 mg/kg, and 0.00507 mg/kg in samples B1-0.5, B2-0.5, B3-0.5, and B4-0.5, respectively. No sample concentrations were above the DDE residential RSL of 2.0 mg/kg. Since soil with detectable concentrations of OCPs or other CoCs besides metals above laboratory reported limits is considered a regulated waste if exported from a Site, the soil represented by soil samples B1-0.5, B2-0.5, B3-0.5, and B4-0.5 would be considered a regulated waste if excavated and exported from the Site.

Excavation and Soil Export Limitations

SCS understands that the proposed Site development plans include the construction of a slab-on--grade residential housing, and no soil export is proposed at this time. Although the reported laboratory results indicate that there is not a potential health risk to users of the Site from the reported concentrations of arsenic and OCPs, all four soil samples (Figure 4) analyzed were reported with OCP concentrations that exceed the SSLs and this material would be considered a regulated waste if exported from the Site and should be disposed of at an appropriately licensed facility.

9 CONCLUSIONS - SAMPLING

Based on the data obtained and reviewed as part of this Limited Phase II Soil Sampling, laboratory results, and current regulatory guidelines, and SCS's experience and professional judgment, SCS concludes:

- Four soil borings were advanced within unpaved areas at the Site to assess for the possible presence of constituents of concern (i.e., arsenic and organochlorine pesticides [OCPs]) associated with the potential use of pesticides.

- The results of the arsenic analysis of the shallow soil samples indicate that detectable concentrations of arsenic are present in the shallow soil in the soil samples collected at the Site. Three of the four soil samples were reported with arsenic concentrations that exceed the Regional Water Quality Control Board (RWQCB) Tier 1 Soil Screening Level (SSL) for arsenic.

- One sample containing a detectable concentration of arsenic (B3-0.5) exceeded the Environmental Protection Agency (EPA) Residential Screening Levels for residential users (RSLs) of 0.68 mg/kg for arsenic, which is used to screen soil samples for potential health risk.

- Although one of the soil samples exceeds the RSL for arsenic and all four samples exceed the SSL, arsenic is commonly present in California soils in concentrations that exceed risk criteria under naturally occurring conditions. Based on a report prepared by the U.S. Geological Survey (USGS), the background concentrations of arsenic in the western United States range from 2.8 to 10.9 mg/kg. In another report prepared specifically for California soils, the background concentrations of arsenic in California soil range from 0.6 to 11.0 mg/kg. In an abstract presented by the County of San Diego Department of Toxic Substances Control (DTSC) staff at the 2008 Society of Toxicology Annual Meeting, it was reported that the upper-bound background concentration for arsenic in southern California soil is 12 mg/kg.

  Given that the highest reported arsenic concentration of shallow soils (i.e., 0.5 foot bgs) is 0.901 mg/kg, the arsenic concentrations in shallow soil are within background concentrations and do not appear to be indicative of the use of arsenic-based pesticides or of a release.

- OCPs were detected above their respective laboratory reporting limits in all of the four samples analyzed for OCPs. The highest concentration of the OCP, 4,4'-dichlorodiphenyltrichloroethane (DDT), was reported in sample B3-0.5 at 0.450 milligrams per kilogram (mg/kg), which is below its residential Regional Screening Level (RSL) of 1.9 mg/kg that is used to screen soil samples for potential health risk. Other OCPs reported above laboratory reporting limits were dichlorodiphenyldichloroethane (DDD), dichlorodiphenyldichloroethylene (DDE), and toxaphene in the soil samples collected and analyzed.

- Since soil with concentrations over the SSL of OCPs or other constituents of concern (CoCs) besides metals with concentrations above laboratory reporting limits is considered a regulated waste if excavated and exported from a Site, the soil represented by all soil samples would be considered a regulated waste and should be disposed of at an appropriately licensed facility if excavated and exported from the Site. Note, however, that soil export is reportedly not proposed at this time.

10 RECOMMENDATIONS - SAMPLING

Based on the data obtained and reviewed as part of this Sampling, laboratory results, current regulatory guidelines, and the conclusions presented above, SCS recommends the following:

SCS understands that the proposed Site development plans include the construction of a slab-on-grade single-family residence, and no soil export is proposed at this time. Although the reported laboratory results indicate that there is not a potential health risk to users of the Site from the reported concentrations of arsenic and DDD. However, since all four soil samples (Figure 4) analyzed were reported with either arsenic and/or OCP concentrations that exceed the SSLs, this material would be considered a regulated waste if exported from the Site.

If soil is excavated and exported from within the boundaries of the unpaved areas as indicated on Figure 4, it would likely be considered a regulated waste and should be disposed of at an appropriately licensed facility. Since the soil at the Site is reported to contain concentrations of OCPs that are below the residential RSLs and arsenic that was reported with concentrations within naturally occurring background concentration ranges, this material is not considered to pose a potential health risk to users of the Site and can be freely re-used/graded on Site for the proposed residential land use.

11 REPORT USAGE AND FUTURE SITE CONDITIONS

This Report is intended for the sole usage of the Client and other parties designated by SCS. The methodology used during this Assessment was in general conformance with the requirements of the Client and the specifications and limitations presented in the Consulting Agreement (Contract) between the Client and SCS. This Report contains information from a variety of public and other sources, and SCS makes no representation or warranty about the accuracy, reliability, suitability, or completeness of the information. Any use of this Report, whether by the Client or by a third party, shall be subject to the provisions of the Contract between the Client and SCS. Any misuse of or reliance upon the Report shall be without risk or liability to SCS.

Assessments are qualitative, not comprehensive, in nature and may not identify all environmental problems or eliminate all risk. For every property, but especially for properties in older downtown or urban areas, it is possible for there to be unknown, unreported recognized environmental conditions, USTs, or other features of concern that might become apparent through demolition, construction, or excavation activities, etc. In addition, the scope of services for this project was limited to those items specifically named in the scope of services for this Report. Environmental issues not specifically addressed in the scope of services for this project are not included in this Report.

Land use, condition of the properties within the Site, and other factors may change over time. The information and conclusions of this Report are judged to have been relevant at the time the work described in this Report was conducted. This Report should not be relied upon to represent future Site conditions unless a qualified consultant familiar with the practice of Phase I Environmental Site Assessments in the County of San Diego is consulted to assess the necessity of updating this Report.

The property owners at the Site are solely responsible for notifying all governmental agencies

and the public of the existence, release, or disposal of any hazardous materials/wastes or petroleum products at the Site, whether before, during, or after the performance of SCS's services. SCS assumes no responsibility or liability for any claim, loss of property value, damage, or injury that results from hazardous materials/wastes or petroleum products being present or encountered within the Site.

Although this Assessment has attempted to assess the likelihood that the Site has been impacted by a hazardous material/waste release, potential sources of impact may have escaped detection for reasons that include, but are not limited to, (1) inadequate or inaccurate information rightfully provided to SCS by third parties, such as public agencies and other outside sources; (2) the limited scope of this Assessment; and (3) the presence of undetected, unknown, or unreported environmental releases.

12 SPECIAL CONTRACTUAL CONDITIONS BETWEEN USER AND ENVIRONMENTAL PROFESSIONAL

There were no special contractual conditions between the user of this Assessment, the environmental professional, and SCS.

13 ENDNOTES

i. Site reconnaissance conducted by Ian Jimeno (SCS) on October 7, 2016.

ii. Records request—County of San Diego Department of Environmental Health by Ian Jimeno (SCS) on October 5, 2016

iii. Records request—San Diego County Air Pollution Control District (SDAPCD) by Ian Jimeno (SCS) on October 6, 2016.

iv. Records request—San Diego Regional Water Quality Control Board (RWQCB) by Ian Jimeno (SCS) on October 6, 2016 and October 19, 2016

v. Site vicinity reconnaissance conducted by Ian Jimeno (SCS) on October 7, 2016.

vi. EDR, "Radius Map™ Report," unpublished report prepared for APN 158-101-28, dated October 6, 2016

vii. California Division of Oil, Gas, and Geothermal Resources Online Mapping System, http://maps.conservation.ca.gov/doms/doms-app.html.

viii. California Environmental Protection Agency, Use of Residential Screening Levels (RSL) in Evaluation of Contaminated Properties, dated May 2016.

ix. Regional Water Quality Control Board Tier 1 Soil Screening Levels (SSLs) presented in Attachment A to Resolution No. R9-2007-0104, Conditional Waiver No. 8.

x. Regional Water Quality Control Board Tier 1 Soil Screening Levels (SSLs) presented in

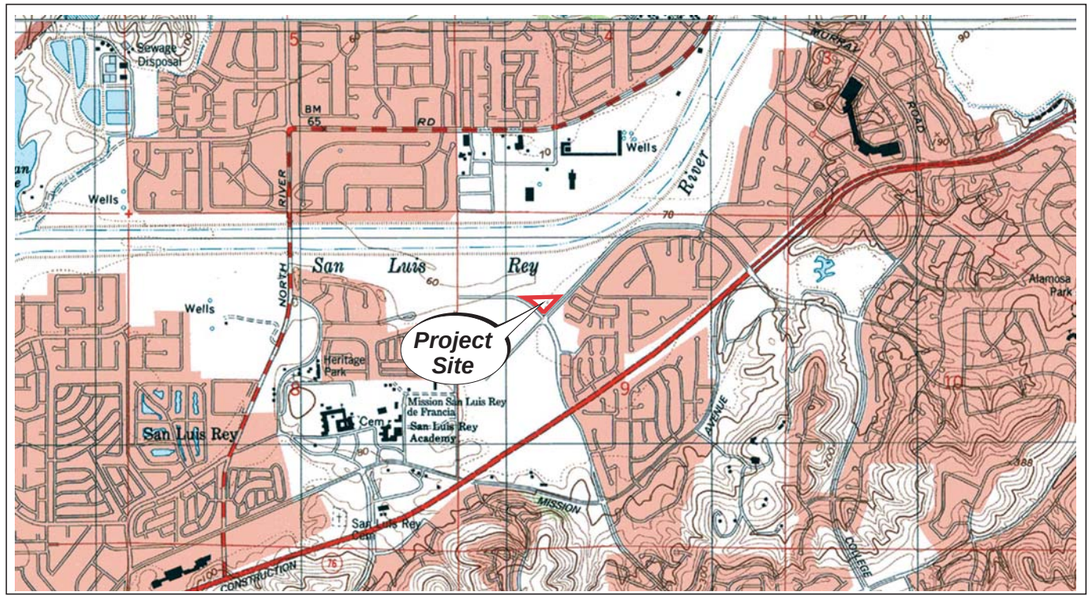
Attachment A to Resolution No. R9-2007-0104, Conditional Waiver No. 8.

xi. California Environmental Protection Agency, Revised California Human Health Screening Levels for Lead, dated September 2009.

FIGURES

REGIONAL SITE LOCATION

North
(Not to scale)

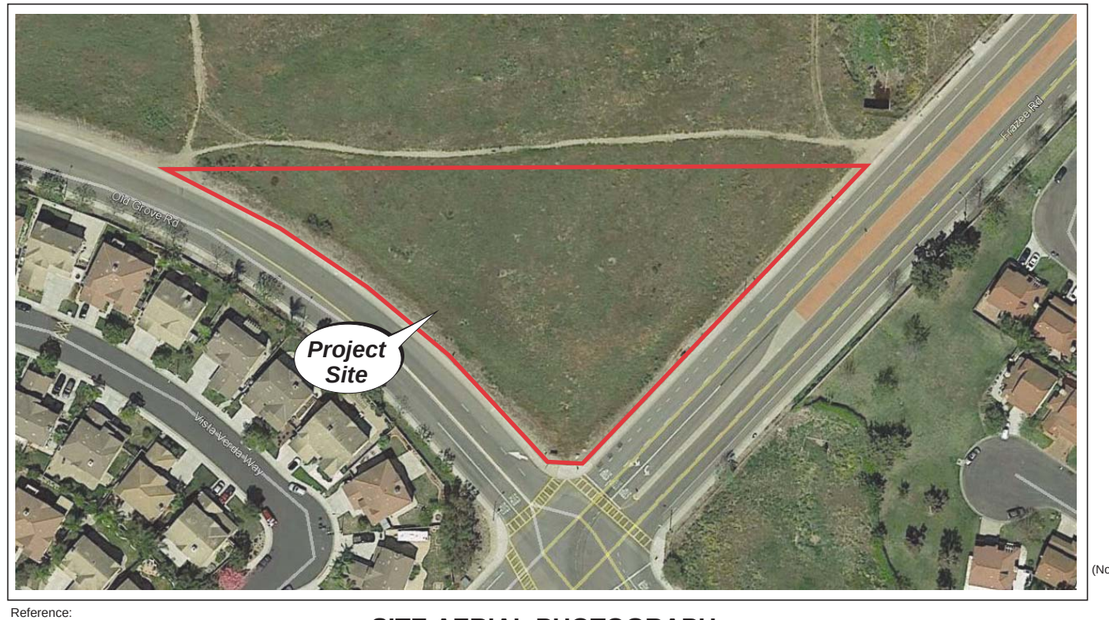


2-DIMENSIONAL SITE LOCATION

North

Reference:
U.S.G.S. 7.5 Minute Quadrangle Map
San Luis Rey, California

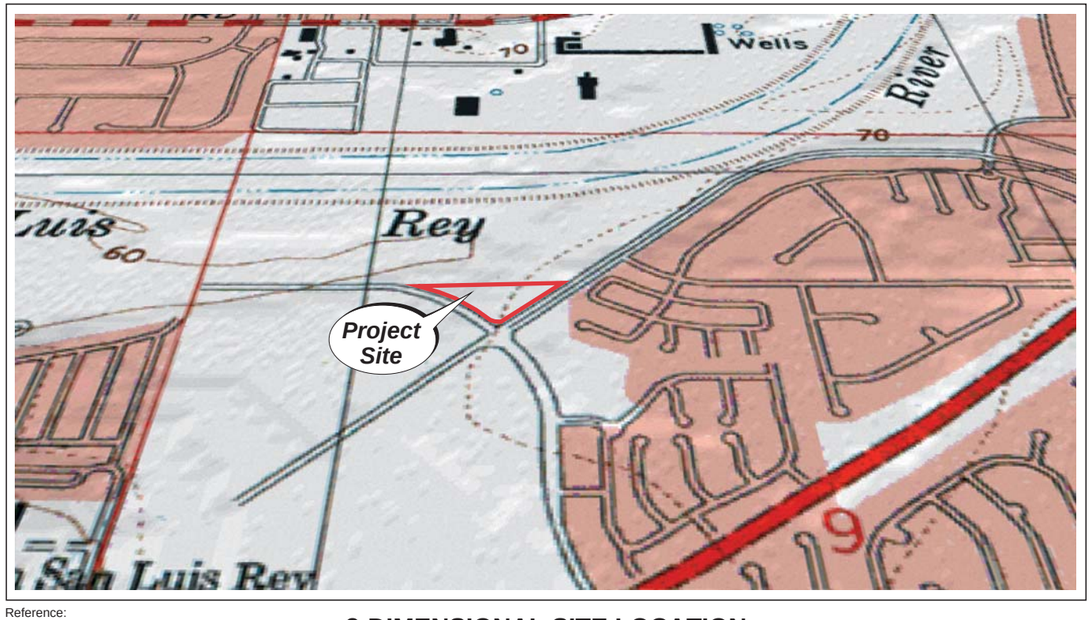
0 1,000 2,000 3,000
Approximate Graphic Scale in Feet



SITE AERIAL PHOTOGRAPH

North
(Not to scale)

Reference:
Google Earth Aerial Photograph
Oceanside, California - March 2016



3-DIMENSIONAL SITE LOCATION

North
(Not to scale)

Reference:
U.S.G.S. 7.5 Minute Quadrangle Map
San Luis Rey, California

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

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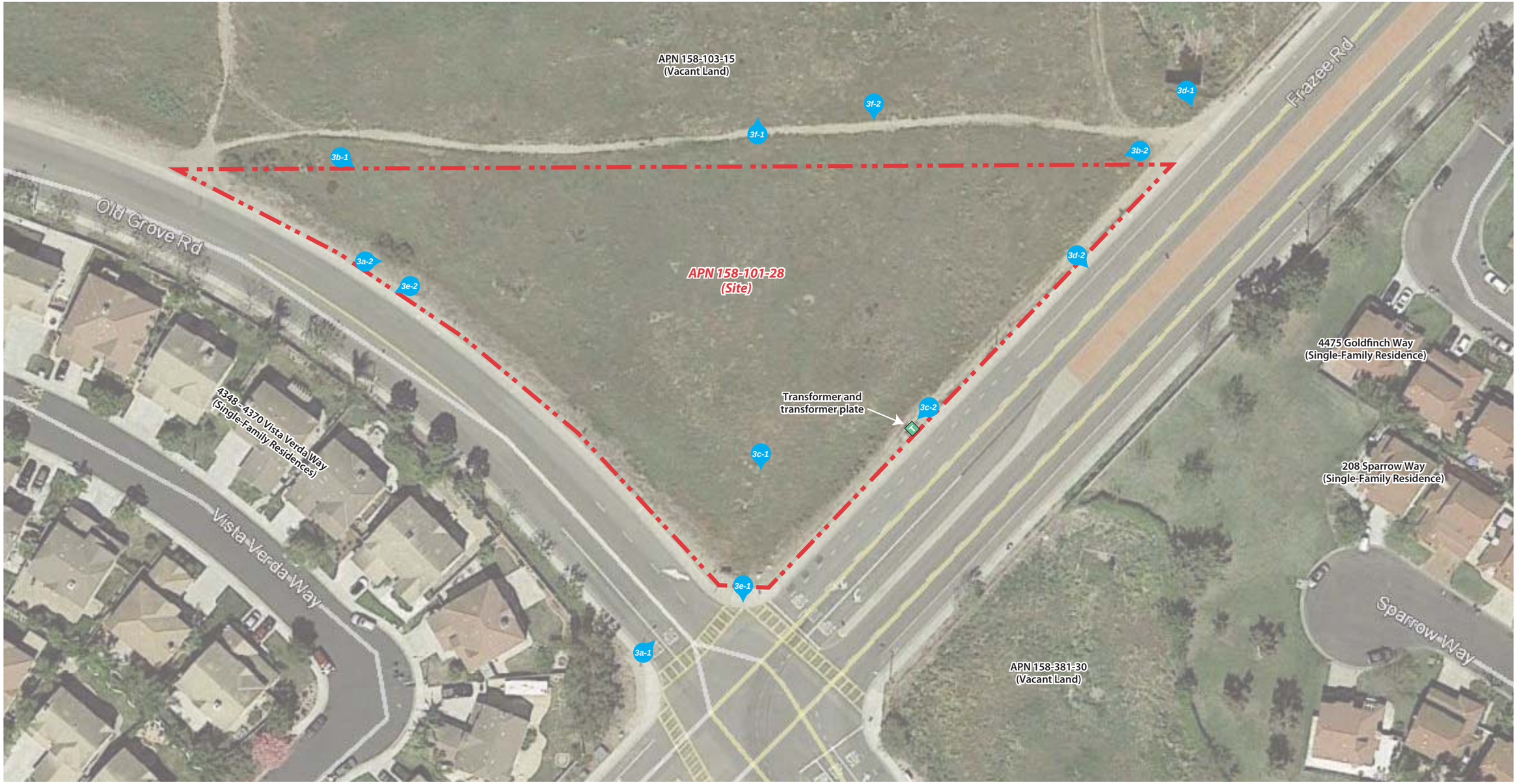
FOUR-WAY SITE LOCATION MAP
Sheldon Development, LLC
Vacant Parcel North of the Intersection of Frazee Road and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.: 01216296.00

Figure 1

Date Drafted: 10/18/16



LEGEND

Approximate Site boundary

Location and direction of Site photograph

Reference: Google Earth Aerial Photograph
Oceanside, California - March 2016

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

0 30 60 90
Approximate Graphic Scale in Feet
1 inch = 60 feet

North

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SITE AND SITE VICINITY PLAN

Sheldon Development, LLC
Vacant Parcel North of the Intersection of Frazee Road and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.: 01216296.00

Figure 2

Date Drafted: 10/18/16

1) View of the Site looking northeast.

2) View of the Site looking east.

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PHOTOGRAPHIC PLATE
Sheldon Development, LLC
Vacant Parcel North of the Intersection of Frazee Road and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.: 01216296.00

Figure 3a

Date Drafted: 10/12/16

1) View of the Site looking southeast.

2) View of the Site looking west.

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PHOTOGRAPHIC PLATE
Sheldon Development, LLC
Vacant Parcel North of the Intersection of Frazee Road
and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.:
01216296.00

Figure 3b

Date Drafted:
10/12/16

1) View of a debris pile observed on the Site.

2) View of the SDGE transformer and transformer plate looking southwest.

SCS ENGINEERS
Environmental Consultants
8799 Balboa Avenue, Suite 290
San Diego, California 92123

PHOTOGRAPHIC PLATE
Sheldon Development, LLC
Vacant Parcel North of the Intersection of Frazee Road
and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.:
01216296.00

Figure 3c

Date Drafted:
10/12/16

1) View of the drainage area located adjacent to the northeast of the Site.

2) View of the adjacent multi-family residence to the east of the Site.

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Oceanside, California

Project No.:
01216296.00

Figure 3d

Date Drafted:
10/12/16

1) View of the Frazee Road and Old Grove Road intersection south of the Site.

2) View of the single-family residences located adjacent to the west of the Site.

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Oceanside, California

Project No.:
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Figure 3e

Date Drafted:
10/12/16

1) View of the adjacent vacant lot located to the north of the site.

2) View of sewer line in the north adjacent lot.

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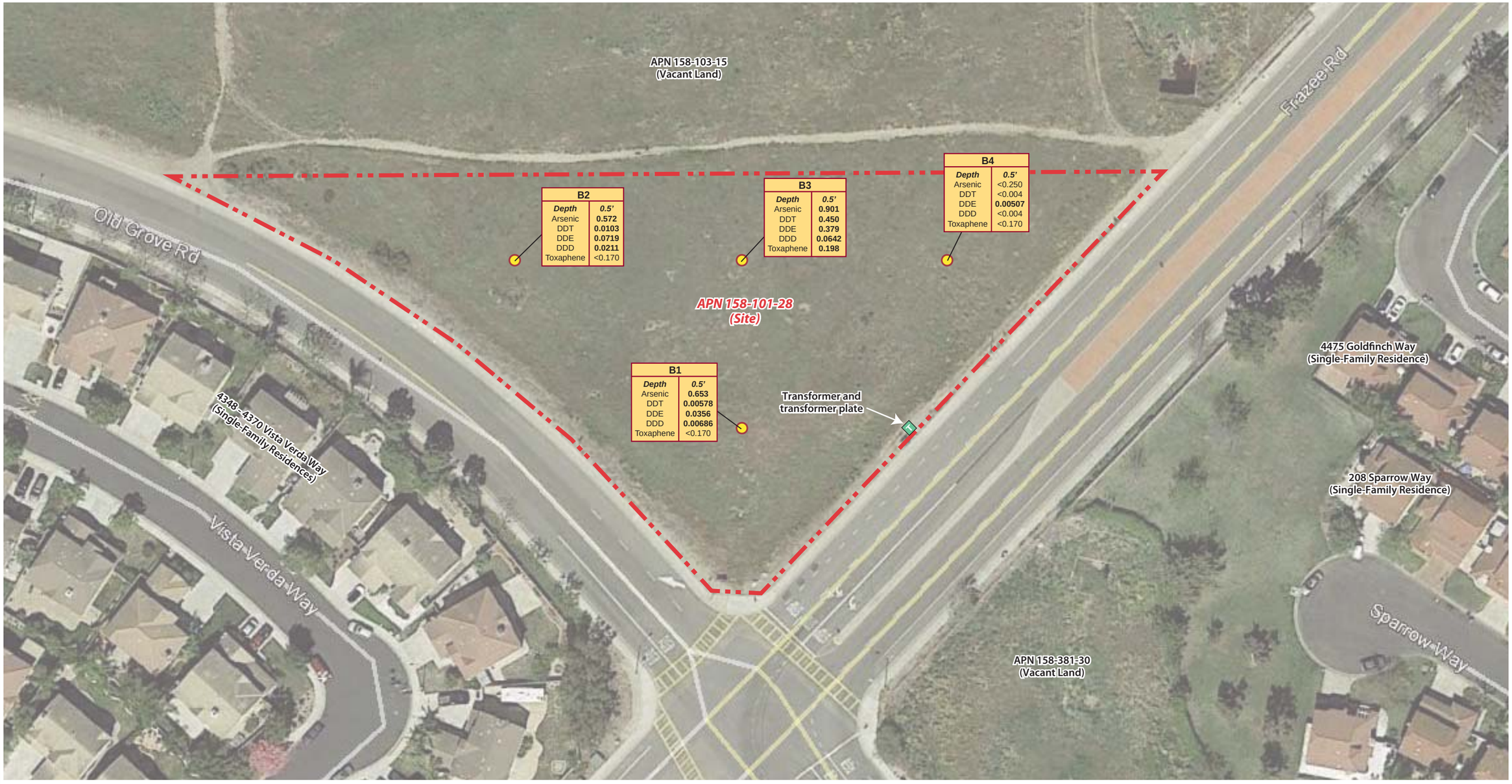
and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.:
01216296.00

Figure 3f

Date Drafted:
10/12/16



LEGEND

Approximate Site boundary

Approximate soil boring location advanced by SCS Engineers on October 7, 2016

B4	
Depth	*0.5'*
Arsenic	<0.250
DDT	<0.004
DDE	**0.00507**
DDD	<0.004
Toxaphene	<0.170

Soil sample, with depth in feet below grade, analyzed for arsenic by EPA Method 6010B; and organochlorine pesticides (OCP) by EPA Method 8081A. All results reported in milligrams per kilogram (mg/kg). **Bold** font indicates sample results above the laboratory reporting limit. < indicates results less than the laboratory reporting limit; number indicates individual analyte reporting limit.

DDT = 4,4-dichlorodiphenyltrichloroethane
DDD = 4,4-dichlorodiphenyldichloroethane
DDE = 4,4-dichlorodiphenyldichloroethylene

0 30 60 90
Approximate Graphic Scale in Feet
1 inch = 60 feet

Reference: Google Earth Aerial Photograph
Oceanside, California - March 2016

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

North

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Environmental Consultants
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San Diego, California 92123

SOIL BORING LOCATIONS WITH ANALYTICAL RESULTS

Sheldon Development, LLC
Vacant Parcel North of the Intersection of Frazee Road and Old Grove Road (APN 158-101-28)
Oceanside, California

Project No.: 01216296.00

Figure 4

Date Drafted: 10/18/16

GLOSSARY

adjacent property. Any real property or properties the border of which is contiguous or partially contiguous with that of the Site or that would be contiguous or partially contiguous with that of the Site but for a street, road, or other public thoroughfare separating them.

aerial photographs. Photographs taken from an airplane or helicopter of areas encompassing the Site.

asbestos. Six naturally occurring fibrous minerals found in certain types of rock formations. Of the six, the minerals chrysotile, amosite, and crocidolite have been the most commonly used in building products. When inhaled in sufficient quantities, asbestos fibers can cause serious health problems.

asbestos-containing material (ACM). Any material or product that contains more than 1% asbestos.

construction debris. Any concrete, brick, asphalt, and other building materials discarded in the construction of a building or other improvement to property.

Controlled recognized environmental conditions. A *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity use limitations, institutional controls, or engineering controls).

de minimis condition. A condition that generally does not present a threat to human health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies). A condition considered *de minimis* is not a *recognized environmental condition*.

drum. A container (typically, but not necessarily, holding 55 gallons of liquid) that may be used to store hazardous substances or petroleum products.

dry well. Underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (spilled intentionally or not), and for wastewater disposal (often illegal).

fill dirt. Dirt, soil, sand, or other earth that is obtained off site and that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

fire insurance map. Maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the property.

hazardous material. Any material that, because of its quantity, concentration, or physical and chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing would be injurious to the health or safety of persons or harmful to the environment if released into the workplace or the environment.

hazardous substance. Pursuant to CERCLA, hazardous substances include the following:

1) All toxic pollutants and hazardous substances listed under the Clean Water Act
2) Hazardous wastes regulated under RCRA
3) Any hazardous air pollutant under the Clean Air Act
4) Chemicals designated as "immediately hazardous" under the Toxic Substance Control Act

The EPA is also allowed to designate additional substances as hazardous if they present a substantial danger to the public health or welfare or the environment when released.

hazardous waste. A substance defined pursuant to the Solid Waste Disposal Act amended by RCRA, a hazardous waste is a solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may contribute to an increase in mortality or an increase in serious irreversible, or incapacitating illness or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

historical recognized environmental condition. A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

landfill. A place or area of land used for the disposal of solid wastes as defined by state solid waste regulations. Synonymous with the term *solid waste disposal site*, a landfill is also known as a garbage dump or trash dump.

likelihood. As used in this Report, the term *likelihood* pertains to the probability of a match between the prediction of an event and its actual occurrence. As used by SCS Engineers, the term *low likelihood* approximates a percentage range to 10 to 20 percent; *moderate likelihood* approximates 40 to 60 percent; and *high likelihood* approximates 80 to 90 percent.

Material Safety Data Sheet (MSDS). Written or printed material concerning a hazardous substance which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA standards.

obvious. That which is plain or evident. The term refers to a condition or fact that could not be ignored or overlooked by a reasonable observer while physically observing the property.

PCE. Perchloroethene/perchloroethylene, or "Perc"; also tetrachloroethene/tetrachloroethylene; commonly used as a solvent for dry-cleaning.

petroleum products. Petroleum, including crude oil, natural gas, natural gas liquids, liquefied natural gas, synthetic gas usable for fuel, kerosene, diesel oil, jet fuels, motor oil, hydraulic oil, gear oils, and fuel oil.

recognized environmental conditions (RECs). Recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM), include the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. However, the term is

not intended to include *de minimis* conditions.

retail quantities (RQs). Quantities of hazardous materials usually less than 50 gallons, 100 pounds, or 200 cubic feet of gas (under the regulatory reporting limits).

small retail quantities (SRQs). Quantities of hazardous materials in containers of 5 gallons or less, and less than 50 gallons in aggregate.

solvent. A chemical compound that is capable of dissolving another substance and is itself a hazardous substance, such as TCE, TCA, PCE, Stoddard solvent, paint thinner, mineral spirits, and acetone. Solvents are used in a number of manufacturing or industrial processes.

TCA. Trichloroethane; also 1,1,1 TCA; a commonly used industrial solvent for degreasing/cleaning.

underground storage tank (UST). Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10 percent or more beneath the surface of the ground.

visually and/or physically observed. This term refers to observations made by vision during the Site visit while walking through the Site or Site building(s), and observations made by the sense of smell, particularly awareness of noxious or foul odors.

ACRONYMS

:g/kg	micrograms per kilogram
:g/L	micrograms per liter
ARAR	Applicable, Relevant, and Appropriate Requirements
ASPIS	Abandoned Sites Program Information System
APCD	Air Pollution Control District
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BAT	Best Available Technology
bg	below grade
bgs	below ground surface
BMP	Best Management Practice
BTEX	**b**enzene, toluene, ethylbenzene, and xylenes
Cal-EPA	California Environmental Protection Agency
CCDC	Centre City Development Corporation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CGI	Combustible Gas Indicator
CHSP	Community Health and Safety Plan
CIR	Compliance Inspection Report

CoCs	Constituents of Concern
CPT	Cone Penetration Testing
CREC	Controlled Recognized Environmental Condition
DAF	Dilution and Attenuation Factor
DDT	Dichlorodiphenyltrichloroethane
DEED RSTR	California Department of Health Services Deed Restriction
DEH	County of San Diego Department of Environmental Health
DTSC	Department of Toxic Substance Control
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FoPC	Features of Potential Concern
HREC	Historical Recognized Environmental Condition
HMMD	Hazardous Materials Management Division, County of San Diego
HVAC	heating, ventilation, and air conditioning
HVOCs	halogenated volatile organic compounds
HWSSL	Hazardous Waste and Substances Sites List
IDW	**i**nvestigation-derived wastes
IPM	**i**ntegrated pest management
JURMP	Jurisdictional Urban Runoff Management Program
LEL	lower explosive limit
LESA	Limited Environmental Site Assessment
LNAPL	Light Nonaqueous Phase Liquid
LOA	Letter of Authorization
LUFT	leaking underground fuel tank
LUST	leaking underground storage tank
mg/kg	milligrams per kilogram
MIWD	Metropolitan Industrial Wastewater Division
MSCP	Multiple Species Conservation Plan
MSDS	Material Safety Data Sheet
MTBE	methyl tertiary butyl ether; *also* methyl tert-butyl ether
NA	not applicable
NCP	National Contingency Plan
ND	not detected
NESSHAPS	National Emissions Standards for Hazardous Air Pollutants
NFA	no further action
NFRAP	No Further Remedial Action Plan
NOI	Notice of Intent

NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
OLS	**o**rdinary least squared
OSHA	Occupational Safety and Health Administration
PCBs	polychlorinated biphenyls
PCE	perchloroethene/perchloroethylene, *or* "Perc"; *also* tetrachloroethene/tetrachloroethylene
PEAR	Preliminary Environmental Assessments Required
PID	photoionization detector
PMP	Property Mitigation Plan
PAHs	polynuclear aromatic hydrocarbons
PRG	Preliminary Remediation Goals
PRP	potentially responsible party (pursuant to CERCLA)
PSH	phase-separated hydrocarbons
QAPP	Quality Assurance Project Plan
RCRA	Resource Conservation and Recovery Act
RCRA VIOL	Comprehensive Environmental Response, Compensation and Liability Act–hazardous waste generators violations/enforcement actions
RCRIS-G	Comprehensive Environmental Response, Compensation, and Liability Act Information System–Generators (hazardous waste)
REC	recognized environmental condition
RF	remote fill
RNA	remediation by natural attenuation
RQs	retail quantities
RWQCB	Regional Water Quality Control Board
SAM	Site Assessment and Mitigation Program (San Diego County Department of Environmental Health)
SAP	Site Assessment Protocol
SCL	Department of Toxic Substance Control database
SDG&E	San Diego Gas and Electric
SI	**s**ite inspection
SRQs	small retail quantities
SMP	Soil Management Plan
SPCC	Spill Prevention Control and Countermeasure
STLC	Soluble Threshold Limit Concentration
SWAT	Solid Waste Assessment Test
SWIS	Solid Waste Information System
SWLF	Solid Waste Landfills
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCA	Trichloroethane; also 1,1,1 TCA

TCE	trichloroethene; trichloroethylene
TCLP	Toxicity Characteristic Leaching Procedure
THF	Tetrahydrofuran
TPH	total petroleum hydrocarbons
TPHg	TPH as gasoline
TPHd	TPH as diesel
TPHext	TPH extended range
TPHo	TPH oil range
TRIS	Toxic Release Information System
TRPH	total recoverable petroleum hydrocarbons
TTLCs	Total Threshold Limit Concentrations
UAR	unauthorized release
USGS	United States Geological Survey
UST	underground storage tank
VAP	Voluntary Action Plan
VES	Vapor Extraction System
WDR	Waste Discharge Requirements
WET	Waste Extraction Test
WMUDS	Waste Management Unit Database System

APPENDICES

ENVIRONMENTAL DATA RESOURCES REPORT

Old Grove Road and Frazee Road
Old Grove Road and Frazee Road
Oceanside, CA 92057

Inquiry Number: 4747229.2s
October 06, 2016

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

OLD GROVE ROAD AND FRAZEE ROAD
OCEANSIDE, CA 92057

COORDINATES

Latitude (North):	33.2376730 - 33˚ 14' 15.62''
Longitude (West):	117.3093860 - 117˚ 18' 33.78''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	471175.5
UTM Y (Meters):	3677486.5
Elevation:	71 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641318 SAN LUIS REY, CA
Version Date:	2012
North Map:	5640252 MORRO HILL, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
OLD GROVE ROAD AND FRAZEE ROAD
OCEANSIDE, CA 92057

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	RICHARD WILLIAMS	4466 PALA	LUST, HIST CORTESE	Higher	1970, 0.373, East
A2	RANCH	4466 PALA RD	SAN DIEGO CO. SAM, San Diego Co. HMMD, SWEEPS UST	Higher	1970, 0.373, East
3	MURRAY BRIDGE MIDDLE	FRAZEE ROAD/GARDENIA	ENVIROSTOR, SCH	Higher	3476, 0.658, NE
4	PALA WEST SCHOOL	PALA ROAD/DOUGLAS DR	ENVIROSTOR, SCH	Lower	3693, 0.699, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators
RCRA-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List

US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS ..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land
SLIC ..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
UST ..... Active UST Facilities
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites ..... Historical Calsites Database

SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
San Diego Co. HMMD	Hazardous Materials Management Division Database
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST	SWEEPS UST Listing
HIST UST	Hazardous Substance Storage Container Database
CA FID UST	Facility Inventory Database

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations

FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
ICE	ICE

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historic Gas Stations
EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/01/2016 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MURRAY BRIDGE MIDDLE	***FRAZEE ROAD/GARDENIA***	***NE 1/2 - 1 (0.658 mi.)***	***3***	***11***
Facility Id: 37010029				
Status: No Further Action				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PALA WEST SCHOOL	***PALA ROAD/DOUGLAS DR***	***W 1/2 - 1 (0.699 mi.)***	***4***	***14***
Facility Id: 37010026				
Status: No Further Action				

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RICHARD WILLIAMS	***4466 PALA***	***E 1/4 - 1/2 (0.373 mi.)***	***A1***	***8***
Database: LUST, Date of Government Version: 06/13/2016				
Database: LUST REG 9, Date of Government Version: 03/01/2001				
Status: Completed - Case Closed				
Closed Date: 3/15/99				
Status: Case Closed				
Global Id: T0607301221				
Case Number: 9UT2463				

EXECUTIVE SUMMARY

SAN DIEGO CO. SAM: The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

A review of the SAN DIEGO CO. SAM list, as provided by EDR, and dated 03/23/2010 has revealed that there is 1 SAN DIEGO CO. SAM site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RANCH	***4466 PALA RD***	***E 1/4 - 1/2 (0.373 mi.)***	***A2***	***10***
Case Number: H20775-001				
Facility Status: Closed Case				

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

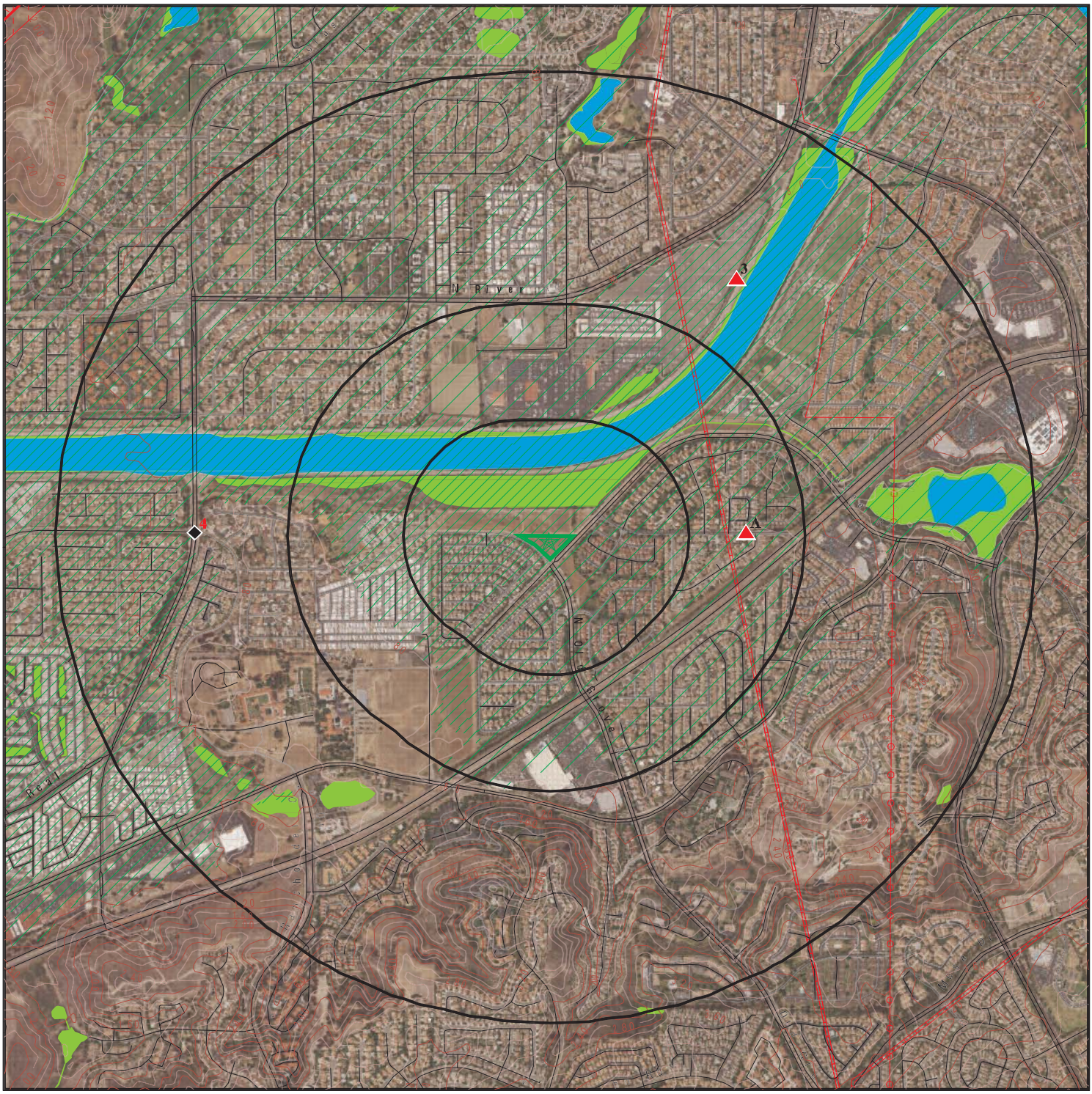
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RICHARD WILLIAMS	***4466 PALA***	***E 1/4 - 1/2 (0.373 mi.)***	***A1***	***8***
Reg Id: 9UT2463				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
RALPHS GROCERY CO #054	San Diego Co. HMMD

OVERVIEW MAP - 4747229.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

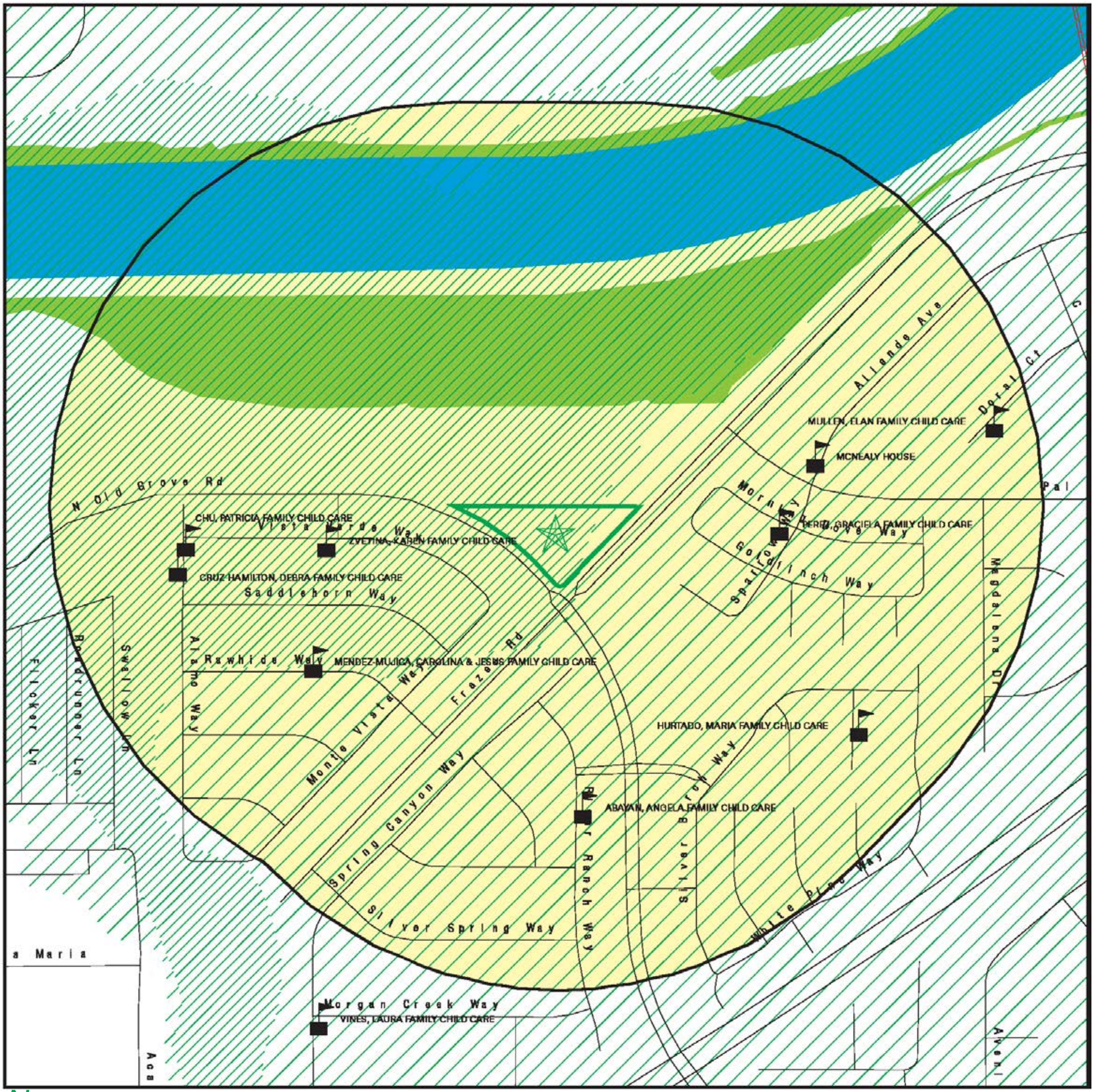
0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Old Grove Road and Frazee Road	CLIENT:	SCS Engineers
ADDRESS:	Old Grove Road and Frazee Road Oceanside CA 92057	CONTACT:	Ian Jimeno
LAT/LONG:	33.237673 / 117.309386	INQUIRY #:	4747229.2s
		DATE:	October 06, 2016 8:19 pm

DETAIL MAP - 4747229.28



N Target Property
.a. Silas at elevations higher than or equal to the target property
Silas at elevationsbwer than the target property
.i. Manufactured Gas Plants
Sensitive Receptors
Q National Priority List Silas
CTI Dept. Defense Sites

D Indian Reservations BIA
N Pipelines
100-year flood zone
500-year flood zone
D National Wetland Inventory
D Stala Wetlands

II Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Old Grove Road and Frazee Road ADDRESS: Old Grove Road and Frazee Road Oceanside CA 92057 LAT/LONG: 33.2376731117.309386	CLIENT: SGS Engineers CONTACT: lan Jimeno INQUIRY#: 4747229.2s DATE: October 06,2016 8:23 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	2	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SAN DIEGO CO. SAM	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
San Diego Co. HMMD	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HIST CORTESE	0.500		0	0	1	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ICE	1.000		0	0	0	0	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	3	2	0	5

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Old Grove Road and Frazee Road

Old Grove Road and Frazee Road

Oceanside, CA 92057

Inquiry Number: 4747229.5

October 06, 2016

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/06/16

Site Name:

Old Grove Road and Frazee R
Old Grove Road and Frazee R
Oceanside, CA 92057
EDR Inquiry # 4747229.5

Client Name:

SCS Engineers
8799 Balboa Avenue
San Diego, CA 92123
Contact: Ian Jimeno

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by SCS Engineers were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # E6B2-4F7B-9E66

PO # Old Grove Road and Frazee Road

Project Old Grove Road and Frazee Road

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: E6B2-4F7B-9E66

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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LABORATORY ANALYTICAL REPORT

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

SCS Engineers
8799 Balboa Avenue, Suite 290
San Diego, CA 92123-

Telephone (858)571-5500
Attn Luke Montague

Number of Pages 6
Date Received 10/10/2016
Date Reported 10/14/2016

Job Number	Ordered	Client
68636	10/07/2016	SCS

Project ID: 01216296.00
Project Name: Old Grove Road
Site: North of Old Grove Road and Frazee Road Oceanside, CA

Enclosed are the results of analyses on 4 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

CHAIN OF CUSTODY RECORD

COC# Nº 74120 GLOBAL ID _____ E REPORT: ☒ PDF ☐ EDF ☐ EDD ASL JOB# 68636

Company: SCS ENGINEERS		Report To: SCS	
Address: 8799 BALBOA AVE, #290	Project Name: OLD GROVE ROAD	Address: (← SAME)	
SAN DIEGO CA 92123	Site Address: OLD GROVE ROAD # NORTH of FRAZEE ROAD	Invoice To: SCS	
Telephone: (858)571-5500 Fax:	OCEANSIDE CA	Address: (← SAME)	
Special Instruction:	Project ID: 01216296.00		
E-mail: lmontagne@scsengineers.com; jmeno@scsengineers.com	Project Manager: LUKE MONTAGNE	P.O.#: 01216296.00	

ANALYSIS REQUESTED

ITEM	LAB USE ONLY Lab ID	SAMPLE DESCRIPTION Sample ID	Date	Time	Container(s) #	Container(s) Type	Matrix	Preservation	OCPs (8081A)	Arsenic (6010B)	Archive	Remarks
	350260	B1-0.5	10/7/2016	09:45	1	4 oz GLASS JAR	SOIL	None	X	X		
		B1-1.5		0950							X	
		B1-3		0955							X	
	350261	B2-0.5		1000					X	X		
		B2-1.5		1005							X	
		B2-3.0		1010							X	
	350262	B3-0.5		1021					X	X		
		B3-1.5		1025							X	
		B3-3.0		1030							X	
	350263	B4-0.5		1045					X	X		

Collected By:	Date	Time	Relinquished By:	Date	Time
Relinquished By:	Date	Time	Received For Laboratory: Janet Chin	Date 10/10/16	Time 9:30
Received By:	Date	Time	Condition of Sample:		

TAT: ☒ Normal ☐ Rush

White - Report, Yellow - Laboratory, Pink - Client

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

CHAIN OF CUSTODY RECORD

COC# Nº 74121 GLOBAL ID _____ E REPORT: ☒ PDF ☐ EDF ☐ EDD ASL JOB# 68636

Company: SCS ENGINEERS		Report To: SCS	ANALYSIS REQUESTED
Address: 8799 BALBOA AVENUE	Project Name: OLD GROVE RD.	Address: ← SAME	OCPs (8081A) / ARSENIC (6010B) / ARCHIVE
SAN DIEGO, CA,	Site Address: NORTH OF OLD GROVE RD	Invoice To: SCS	
Telephone: 858 571 5500 Fax:	AND FRAZEE RD, OCEANSIDE	Address: ← SAME	
Special Instruction:	Project ID: 012162296.00		
E-mail: LMONTAGUE@SCSENGINEERS.COM IJIMENO@SCSENGINEERS.COM	Project Manager: LUKE MONTAGUE	P.O.#: 012162296.00	

ITEM	LAB USE ONLY	SAMPLE DESCRIPTION			Container(s)		Matrix	Preservation	OCPs (8081A)	ARSENIC (6010B)	ARCHIVE	Remarks
	Lab ID	Sample ID	Date	Time	#	Type						
		B4-1.5	10/7/2016	1050	1	4oz glass JAR	SOIL	NONE			X	
		B4-3.0	10/7/2016	1100	1	4oz GLASS JAR	SOIL	NONE			X	

Collected By:	Date	Time	Relinquished By:	Date	Time
Relinquished By:	Date	Time	Received For Laboratory Janet Chin	Date 10/10/16	Time 9:30
Received By:	Date	Time	Condition of Sample:		

TAT ☒ Normal ☐ Rush

White - Report, Yellow - Laboratory, Pink - Client

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

SCS Engineers
8799 Balboa Avenue, Suite 290
San Diego, CA 92123-

Telephone: (858)571-5500
Attn: Luke Montague

Site

North of Old Grove Road and
Frazee Road
Oceanside, CA

Project ID: 01216296.00
Project Name: Old Grove Road

ASL Job Number	Submitted	Client
68636	10/10/2016	SCS

Method: 6010B, Arsenic (ICP)

QC Batch No: 101016-2

Our Lab I.D.		350260	350261	350262	350263	
Client Sample I.D.		B1-0.5	B2-0.5	B3-0.5	B4-0.5	
Date Sampled		10/07/2016	10/07/2016	10/07/2016	10/07/2016	
Date Prepared		10/10/2016	10/10/2016	10/10/2016	10/10/2016	
Preparation Method						
Date Analyzed		10/10/2016	10/10/2016	10/10/2016	10/10/2016	
Matrix		Soil	Soil	Soil	Soil	
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
ICP Metals						
Arsenic	0.250	0.653	0.572	0.901	ND	

QUALITY CONTROL REPORT

QC Batch No: 101016-2

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit					
ICP Metals										
Arsenic	95	96	1.3	80-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

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8799 Balboa Avenue, Suite 290
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Telephone: (858)571-5500
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Site

North of Old Grove Road and
Frazee Road
Oceanside, CA

Project ID: 01216296.00
Project Name: Old Grove Road

ASL Job Number	Submitted	Client
68636	10/10/2016	SCS

Method: 8081A, Organochlorine Pesticides

QC Batch No: 101016-1

Our Lab I.D.		**350262**				
Client Sample I.D.		B3-0.5				
Date Sampled		**10/07/2016**				
Date Prepared		**10/10/2016**				
Preparation Method						
Date Analyzed		**10/10/2016**				
Matrix		Soil				
Units		ug/kg				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
Aldrin	**2.00**	**ND**				
alpha-Hexachlorocyclohexane (Alpha-BHC)	**2.00**	**ND**				
Beta-Hexachlorocyclohexane (Beta-BHC)	**2.00**	**ND**				
Gamma-Chlordane	**2.00**	**ND**				
alpha-Chlordane	**2.00**	**ND**				
4,4'-DDD (DDD)	**4.00**	**64.2**				
4,4'-DDE (DDE)	**40.0**	**379**				
4,4'-DDT (DDT)	**40.0**	**450**				
delta-Hexachlorocyclohexane (Delta-BHC)	**2.00**	**ND**				
Dieldrin	**4.00**	**ND**				
Endosulfan 1	**2.00**	**ND**				
Endosulfan 11	**4.00**	**ND**				
Endosulfan sulfate	**4.00**	**ND**				
Endrin	**4.00**	**ND**				
Endrin aldehyde	**4.00**	**ND**				
Endrin ketone	**4.00**	**ND**				
gamma-Hexachlorocyclohexane (Gamma-BHC, Lindane)	**2.00**	**ND**				
Heptachlor	**2.00**	**ND**				
Heptachlor epoxide	**2.00**	**ND**				
Methoxychlor	**4.00**	**ND**				
Toxaphene	**170**	**198**				
Chlordane, Total	**100**	**ND**				

Our Lab I.D.		**350262**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Decachlorobiphenyl	**43-169**	**73**				

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Project ID: 01216296.00
Project Name: Old Grove Road

ASL Job Number	Submitted	Client
68636	10/10/2016	SCS

Method: 8081A, Organochlorine Pesticides

QUALITY CONTROL REPORT

QC Batch No: 101016-1

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit					
Aldrin	**61**	**76**	**21.9**	**42-122**	**<30**					
4,4'-DDT (DDT)	**100**	**109**	**8.6**	**25-160**	**<30**					
Dieldrin	**89**	**96**	**7.6**	**36-146**	**<30**					
Endrin	**91**	**99**	**8.4**	**30-147**	**<30**					
gamma-Hexachlorocyclohexane (Gamma-BHC, Lindane)	**79**	**96**	**19.4**	**32-127**	**<30**					
Heptachlor	**75**	**77**	**2.6**	**34-111**	**<30**					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
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ANALYTICAL RESULTS

Ordered By

SCS Engineers
8799 Balboa Avenue, Suite 290
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Telephone: (858)571-5500
Attn: Luke Montague

Site

North of Old Grove Road and
Frazee Road
Oceanside, CA

Project ID: 01216296.00
Project Name: Old Grove Road

ASL Job Number	Submitted	Client
68636	10/10/2016	SCS

Method: 8081A, Organochlorine Pesticides

QC Batch No: 101016-1

Our Lab I.D.		350260	350261	350263		
Client Sample I.D.		B1-0.5	B2-0.5	B4-0.5		
Date Sampled		10/07/2016	10/07/2016	10/07/2016		
Date Prepared		10/10/2016	10/10/2016	10/10/2016		
Preparation Method						
Date Analyzed		10/10/2016	10/10/2016	10/10/2016		
Matrix		Soil	Soil	Soil		
Units		ug/kg	ug/kg	ug/kg		
Dilution Factor		1	1	1		
Analytes	**PQL**	**Results**	**Results**	**Results**		
Aldrin	2.00	ND	ND	ND		
alpha-Hexachlorocyclohexane (Alpha-BHC)	2.00	ND	ND	ND		
Beta-Hexachlorocyclohexane (Beta-BHC)	2.00	ND	ND	ND		
Gamma-Chlordane	2.00	ND	ND	ND		
alpha-Chlordane	2.00	ND	ND	ND		
4,4'-DDD (DDD)	4.00	6.86	21.1	ND		
4,4'-DDE (DDE)	4.00	35.6	71.9	5.07		
4,4'-DDT (DDT)	4.00	5.78	10.3	ND		
delta-Hexachlorocyclohexane (Delta-BHC)	2.00	ND	ND	ND		
Dieldrin	4.00	ND	ND	ND		
Endosulfan 1	2.00	ND	ND	ND		
Endosulfan 11	4.00	ND	ND	ND		
Endosulfan sulfate	4.00	ND	ND	ND		
Endrin	4.00	ND	ND	ND		
Endrin aldehyde	4.00	ND	ND	ND		
Endrin ketone	4.00	ND	ND	ND		
gamma-Hexachlorocyclohexane (Gamma-BHC, Lindane)	2.00	ND	ND	ND		
Heptachlor	2.00	ND	ND	ND		
Heptachlor epoxide	2.00	ND	ND	ND		
Methoxychlor	4.00	ND	ND	ND		
Toxaphene	170	ND	ND	ND		
Chlordane, Total	100	ND	ND	ND		

Our Lab I.D.		350260	350261	350263		
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**		
Surrogate Percent Recovery						
Decachlorobiphenyl	43-169	85	75	77		

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Project ID: 01216296.00
Project Name: Old Grove Road

ASL Job Number	Submitted	Client
68636	10/10/2016	SCS

Method: 8081A, Organochlorine Pesticides

QUALITY CONTROL REPORT

QC Batch No: 101016-1

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit					
Aldrin	**61**	**76**	**21.9**	**42-122**	**<30**					
4,4'-DDT (DDT)	**100**	**109**	**8.6**	**25-160**	**<30**					
Dieldrin	**89**	**96**	**7.6**	**36-146**	**<30**					
Endrin	**91**	**99**	**8.4**	**30-147**	**<30**					
gamma-Hexachlorocyclohexane (Gamma-BHC, Lindane)	**79**	**96**	**19.4**	**32-127**	**<30**					
Heptachlor	**75**	**77**	**2.6**	**34-111**	**<30**					

SAN DIEGO COUNTY
AIR POLLUTION CONTROL DISTRICT RECORDS

From: Gould, Cynthia
To: Jimeno, Ian
Subject: RE: Records for 4318 Vista Verde Way
Date: Thursday, October 06, 2016 10:38:37 AM
Attachments: image001.png

Good morning: I found no Air Pollution Control records for the above address. Thanks.

Cynthia R. Gould
APCD Aide & Public Records Liaison
Air Pollution Control District
Phone: 858-586-2616
Fax: 858-586-2601
Celebrating 61 Years Clean Air Progress

From: Jimeno, Ian [mailto:IJimeno@scsengineers.com]
Sent: Thursday, October 06, 2016 9:53 AM
To: Gould, Cynthia
Subject: Records for 4318 Vista Verde Way

Good morning Cynthia,

If feasible, could you provide any records pertaining to APCD at 4318 Vista Verde Way, Oceanside, CA 92057? More specifically, I'm looking for records for a vacant lot adjacent to the address previously mentioned.

The APN for the vacant lot is 158-101-28. Let me know if you have any questions.

Thanks so much.

Ian Jimeno
SCS ENGINEERS
Associate Staff
Professional Work: (858)
571-5500 x 230
Cell: (858) 945-7484
ijimeno@scsengineers.com

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
RECORDS FOR THE SITE

Request # _____

County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Ian Jimeno **E-Mail:** ijimeno@scsengineers.com

Phone: (858) 571-5500 **FAX:** ( )

Company Name: SCS Engineers

Mailing Address: 8799 Balboa Avenue, Suite 290, San Diego, CA 92123

(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

_____ **or** 15810128

Exact Address (Street, City and Zip Code) Assessor Parcel Number

Optional information (establishment permit number, business name, etc.): _____

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ Monitoring Well Files
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☐ Other (specify):_____

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ Original records were purged.

#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ _____

Signature - DEH Representative Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
619-338-2222/FAX 619-338-2315/1-800-253-9933
www.sdcounty.ca.gov/deh/lwq

JACK MILLER
ASSISTANT DIRECTOR

PAST DUE NOTICE

October 26, 2007

Andrew Neuhaus
Christian Wheeler Engineering
4925 Mercury Street
San Diego

Dear Mr. Neuhaus:

MONITORING WELL PERMIT #LMON 102994	**ESTAB. # H**	**A.P.N. 158-101-28**

Old Grove Retail Center,
Vacant Lot btwn Old Grove Rd., & Frazee Rd,. San Diego CA 92057

The Department of Environmental Health (DEH), Monitoring Well Program (MWP) has no record of receiving a report for work completed under this permit as required by San Diego County Code, Section 67.447.

A complete and accurate well/boring report must be submitted within **sixty days** of completing the work covered by the permit. Submit the sixty-day report to the Well Permit Desk at the address shown above **November 19, 2007.**

A checklist is enclosed to assist you in providing the data that must be included in a complete report. Please be advised that incomplete reports will be returned.

Please call me at 619-338-2013 if have any questions regarding this letter.

Thank you for your cooperation.

Sincerely,

M Crystal

Marisue Crystal
Monitoring Well Program, Environmental Health Technician
Site Assessment and Mitigation Program

Enclosure
cc: **Tom Henry, The Phair Company c/o Henry Development Services**

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
619-338-2222/FAX 619-338-2315/1-800-253-9933
www.sdcounty.ca.gov/deh/lwq

RICHARD HAAS
ASSISTANT DIRECTOR

May 9, 2005

Christian Wheeler
Attn: Curtis R. Burdett
4925 Mercury St.
San Diego CA 92111

Dear Mr. Brudett:

WELL PERMIT #LMON102994 APN: #158-101-28
Old Grove Retail Center Old Grove Rd and Frazee Rd., Oceanside CA 92057

The Monitoring Well Program (MWP) received well log(s) for the above referenced permit, however the log report is incomplete. Please submit the following required items that were not included with your report (SAM Manual Section 5 E.3).

- A signed copy of the well construction and boring report. The report must include the **original signature ('wet' signature)** and/or official stamp of Registered Geologist, Registered Civil Engineer, or Certified Engineering Geologist responsible for the accuracy and completeness of the logs and accompanying data included in the report.

Please submit the above-requested information to this department within fourteen (14) working days. If you have any questions regarding this letter, please contact me at (619) 338-2339, or by e-mail amelia.cesena@sdcounty.ca.gov.

Sincerely,

Amelia Ceseña, Environmental Health Technician
Monitoring Well Program

OK
CS

October 30, 2007

County of San Diego
Department of Environmental Health
P.O. Box 129261
San Diego, California 92112-9261

SUBJECT: PREVIOUSLY SUBMITTED CONFIRMATION LETTER OF GEOTECHNICAL INVESTIGATION, RIVER RANCH COMMERCIAL, OLD GROVE ROAD AND FRAZEE ROAD, OCEANSIDE, CALIFORNIA 92057.

To Whom It May Concern:

A letter confirming the excavation and backfill of three, eight-inch hollow stem auger borings at the subject site was previously submitted to the Department of Environmental Health on May 5, 2005. Attached is a copy of the submitted letter, boring logs, and boring locations.

Respectfully submitted,
CHRISTIAN WHEELER ENGINEERING

Curtis R. Burdett, CEG #1090

May 5, 2005

County of San Diego
Department of Environmental Health
P.O. Box 129261
San Diego, California 92112-9261

Permit No.: LMON102994

APN: 158-101-28

SUBJECT: CONFIRMATION OF GEOTECHNICAL INVESTIGATION, RIVER RANCH COMMERCIAL, OLD GROVE ROAD AND FRAZEE ROAD, OCEANSIDE, CALIFORNIA 92057.

To Whom It May Concern:

This letter is to confirm the excavation and backfill of three, eight-inch hollow stem auger borings at the subject site. The excavations were drilled to varying depths up to 50 feet below the existing grade. Upon completion they were backfilled entirely with a bentonite grout slurry mix. The volume of backfill material is noted at the bottom of each boring log. Groundwater was encountered around 10 feet in most borings.

Respectfully submitted,
CHRISTIAN WHEELER ENGINEERING

Curtis R. Burdett, CEG #1090

LOG OF TEST BORING NUMBER B-1

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	12 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
		Topsoil: Medium brownish-gray, moist, loose, SILTY SAND (SM).						
2		**Alluvium (Qal):** Medium gray, moist, loose to medium dense, SILTY SAND (SM), very fine to fine-grained, micaceous.	CK		21	14.8	110.2	SS
4								
6		Light to medium gray, moist, loose to medium dense, SILTY SAND (SM), micaceous, friable.	SPT		12			SA, MD,
			Cal		27	5.9	87.6	SS, DS
8								
10			Cal		10			
		At 10 feet becomes medium dense.						
12	▽		Cal		30			
		Groundwater at 12 feet.						
14								
		Light to medium gray, saturated, medium dense, POORLY GRADED SAND (SP).	SPT		22			SA
16			Cal		41	19.4	105.7	
18								
20			SPT		23			

Boring continued on Plate No. 3.

CHRISTIAN WHEELER ENGINEERING

PROPOSED RETAIL CENTER

Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO.:	2050171	PLATE NO.:	2

LOG OF TEST BORING NUMBER B-1 (Continued)

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	12 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
22		**Alluvium (Qal):** Light to medium gray, saturated, medium dense, SILTY SAND (SM), micaceous, friable. At 2½ feet becomes loose.	Cal		22			
24		Medium gray, saturated, very soft, SANDY SILT (ML), very fine-grained, micaceous, with trace clay.	SPT		3			SA
26								
28		At 8½ feet becomes soft.						
30			SPT*		4			
32								
34			SPT		4			
36								
38		Medium gray, saturated, medium dense, SILTY SAND (SM), very fine to fine-grained, micaceous.	SPT		19			
40								

Boring continued on Plate No. 4.

* No sample recovery.

CHRISTIAN WHEELER ENGINEERING

PROPOSED RETAIL CENTER

Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO.:	2050171	PLATE NO.:	3

LOG OF TEST BORING NUMBER B-1 (Continued)

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	12 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
42		**Alluvium (Qal):** Medium brown, saturated, medium dense, SILTY SAND (SM), very fine to fine-grained, micaceous.						
44		At 43½ feet becomes medium dense to dense.	SPT		33			SA
46								
48		At 48½ feet becomes medium dense.						
50			SPT		28			
52		Boring terminated at 50 feet. Boring properly backfilled with 17.5 cubic feet of bentonite grout mix. ✓						
54								
56								
58								
60								

CHRISTIAN WHEELER ENGINEERING

PROPOSED RETAIL CENTER

Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO. :	2050171	PLATE NO.:	4

LOG OF TEST BORING NUMBER B-2

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	12 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
		Topsoil: Medium brownish-gray, moist, loose, SILTY SAND (SM).						
2		**Alluvium (Qal):** Medium gray, moist, medium dense, SILTY SAND (SM), very fine to fine-grained, micaceous.	Cal		29	18.9	93.2	
4		Light to medium gray, moist, medium dense, SILTY SAND (SM), micaceous, friable.	SPT		14			
6			Cal		23	8.2	100.0	
8								
10			SPT		15			
		At 10½ feet becomes wet.						
12	▽		Cal		25	4.4	93.7	
		Groundwater at 12 feet.						
14			SPT		16			
16			Cal		33	24.7	94.3	
18								
20		At 19½ feet becomes loose.	SPT		9			

Boring continued on Plate No. 6.

CHRISTIAN WHEELER ENGINEERING

PROPOSED RETAIL CENTER

Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO. :	2050171	PLATE NO.:	5

LOG OF TEST BORING NUMBER B-2 (continued)

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	12 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
22		**Alluvium (Qal):** Light to medium gray, saturated, loose to medium dense, SILTY SAND (SM), micaceous, friable.	Cal		14	32.2	86.6	
24		Medium gray, saturated, soft, SANDY SILTY (ML) very fine-grained, micaceous, with trace clay.						
30			SPT*		4			
40			SPT		3			

Boring continued on Plate No. 7.

* No sample recovery.

CHRISTIAN WHEELER ENGINEERING

PROPOSED RETAIL CENTER

Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO.:	2050171	PLATE NO.:	6

LOG OF TEST BORING NUMBER B-2 (continued)

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	12 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
42		**Alluvium (Qal):** Medium gray, saturated, very soft to soft, SANDY SILT (ML), very fine-grained, micaceous, with trace clay.						
44								
46								
48								
50		At 49 feet becomes medium stiff.	SPT		19			
52		Boring terminated at 50 feet. Boring properly backfilled with 17.5 cubic feet of bentonite grout mix.						
54								
56								
58								
60								

CHRISTIAN WHEELER ENGINEERING

PROPOSED RETAIL CENTER

Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO.:	2050171	PLATE NO.:	7

LOG OF TEST BORING NUMBER B-3

Date Excavated:	3/8/2005	Logged by:	AKN
Equipment:	A-300	Project Manager:	CHC
Existing Elevation:	N/A	Depth to Water:	10 feet
Finish Elevation:	N/A	Drive Weight:	140 lbs./30"

DEPTH (feet)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: SAMPLE TYPE	SAMPLES: BULK	PENETRATION (blows/foot)	MOISTURE (%)	DRY UNIT WT. (pcf)	LABORATORY TESTS
		Topsoil: Medium brownish-gray, moist, loose to medium dense, SILTY SAND (SM), with roots.						SS
2		**Alluvium (Qal):** Light to medium gray, moist, medium dense, SILTY SAND-POORLY GRADED SAND (SM-SP), poorly graded, micaceous, friable.	Cal		19	17.6	87.7	SA, SS,
4			Cal		22	4.8	94.4	MD, DS
6								
8		At 8½ feet becomes very moist.						
10	▽	Groundwater at 10 feet.	Cal		25	4.8	94.0	
12								
14								
16								
18		Boring properly backfilled with 7 cubic feet of bentonite grout mix.						
20			Cal		33	21.2	103.6	

Boring terminated at 20 feet.

CHRISTIAN WHEELER ENGINEERING

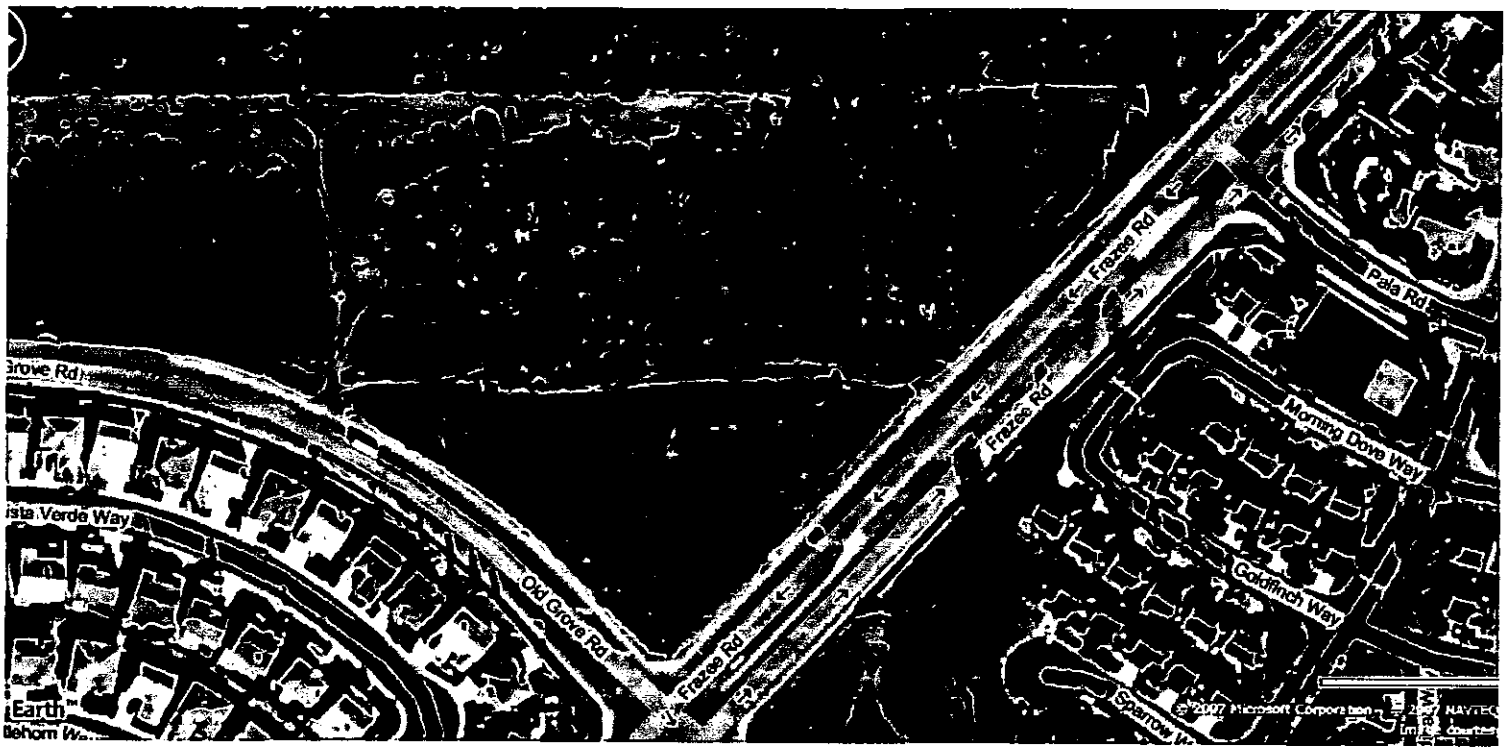
PROPOSED RETAIL CENTER

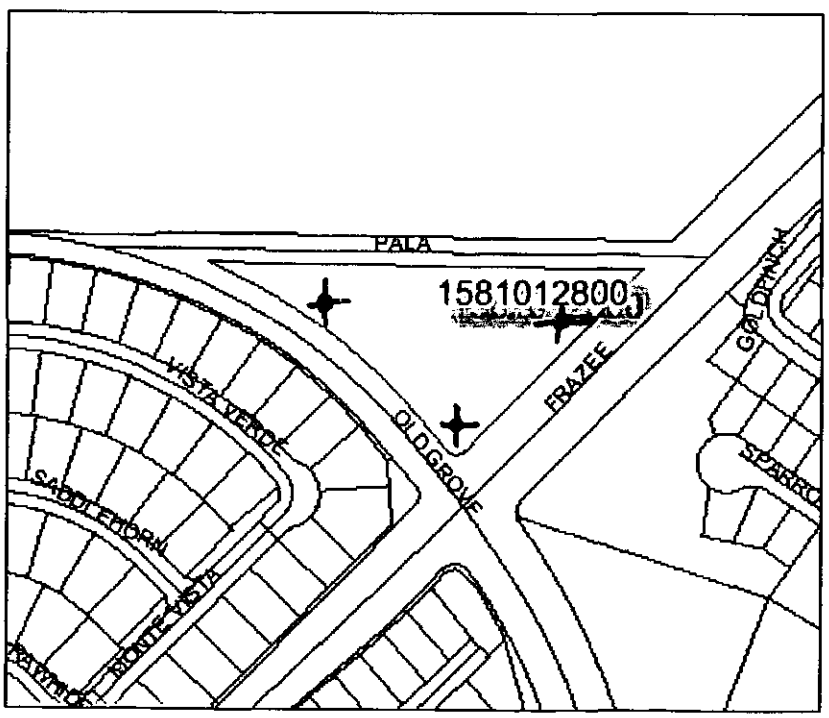
Frazee Road & Old Grove Road, Oceanside, California

BY:	HF	DATE:	April 2005
JOB NO. :	2050171	PLATE NO.:	8

OLD GROVE RETAIL CENTER
VACANT LOT BETWEEN OLD GROVE ROAD AND FRAZEE RD.
OCEANSIDE CA 92057
APN# 158-101-28
PERMIT# LM0N102994

BORING LOCATIONS





PERMIT #LMON102994
A.P.N. #158-101-28
EST #NONE

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
MONITORING WELL PROGRAM

GEOTECHNICAL BORING CONSTRUCTION PERMIT

SITE NAME: OLD GROVE RETAIL CENTER

SITE ADDRESS: VACANT LOT BTWN OLD GROVE RD., & FRAZEE RD., SAN DIEGO CA 92057

PERMIT FOR: **3 GEOTECHNICAL SOIL BORINGS**

PERMIT APPROVAL DATE: MARCH 28, 2005

PERMIT EXPIRES ON: JULY 26, 2005

RESPONSIBLE PARTY: THE PHAIR CO. C/O HENRY DEVELOPMENT SERVICES

PERMIT CONDITIONS:

1. All borings must be sealed from the bottom of the boring to the ground surface with an approved sealing material as specified in California Well Standards Bulletin 74-90, Part III, Section 19.D. **Drill cuttings are not an acceptable fill material.**

2. Placement of any sealing material at a depth greater than 30 feet must be done using the tremie method.

3. All water and soil resulting from the activities covered by this permit must be managed, stored and disposed of as specified in the SAM Manual in Section 5, E- 4. **(http://www.sdcounty.ca.gov/deh/lwq/sam/manual_guidelines.html).** In addition, drill cuttings must be properly handled and disposed in compliance with the Stormwater Best Management Practices of the local jurisdiction.

4. **This work is not connected to any known unauthorized release of hazardous substances. Any contamination found in the course of drilling and sampling must be reported to DEH.** Within 60 days of completing work, submit a well/boring construction report, including all well and/or boring logs and laboratory data to the Well Permit Desk. This report must include all items required by the SAM Manual, Section 5, Pages 6 & 7.

5. This office must be given 48-hour notice of any drilling activity on this site and advanced notification of drilling cancellation. Please contact the Well Permit Desk at 619) 338-2339.

APPROVED BY Amelia Cesena AMELIA CESENA Date: 3.28.2005

NOTIFIED: 3-28-05 V.M
Fax +c

DEH:SAM-9075 (4/03)

PERMIT APPLICATION
GROUNDWATER
AND VADOSE MONITORING WELLS
AND EXPLORATORY OR TEST BORINGS

MAR 16 PM 1 11 T102994

OFFICE USE ONLY
PERMIT LMON # 102994
SAM CASE Y/N# None
DATE RECEIVED: 3-16-05
FEE PAID: $265-
CHECK # 9467

A. RESPONSIBLE PARTY The Phair Company c/o Henry Development Services Phone 619.472.9003
(The person, persons, or company responsible for the construction, maintenance, and destruction of the proposed borings and/or wells.)
Mailing Address 3510 Tennis Court Ln City Bonita State CA Zip 91902
Contact Person Tom Henry Phone 619.472.9003 Ext. ____ Fax 619.472.9005

B. SITE ASSESSMENT PROJECT NUMBER – IF APPLICABLE # ____

C. CONSULTING FIRM Christian Wheeler Engineering
Mailing Address 4925 Mercury Street City San Diego State CA Zip 92111-
Registered Professional Curtis R. Burdett Registration # 1090 (CEG)
Contact Person Andrew Neuhaus Phone 858-~~469~~-9760 496 Ext. ____ Fax 858-496-9758

D. DRILLING COMPANY Scott's Drilling C57# 713741
REG 03-16-05 15:04 EDM 160155
CHK $265.00
Contact Name ____
Mailing Address 271-D Roymar Road City Oceanside State CA Zip 92054
Phone 760-966-1613 Fax ____

E. CONSTRUCTION INFORMATION

TYPE OF WELLS/ BORINGS TO BE CONSTRUCTED

	#
☐ Groundwater	___
☐ Vadose	___
☒ Boring	3
☐ Other	___

NUMBER OF WELLS TO BE DESTROYED

☐	___

MATERIALS TO BE USED

CASING
Not Applicable ☒
Type ____
Gauge ____
Diameter ____
Well Screen Size ____
Filter Pack ____

SEAL/BORING BACKFILL
☐ Neat Cement
☒ Cement & Bentonite
☐ Sand-Cement
☐ Bentonite
☐ Other
Borehole diameter 8"

Drilling Method
☒ Auger
☐ Mud Rotary
☐ Percussion
☐ Air Rotary
☐ Other

PROPOSED CONSTRUCTION
Estimated groundwater depth: 10 ft.
Estimated depth of boring 50 ft.

Concrete surface seal	0 to 3
Annular seal	____ to ____
Bentonite transition seal	____ to ____
Filter Pack	____ to ____
Perforation	____ to ____

NOTE:
Attach a well construction diagram for wells with multiple completions

I agree to comply with the requirements of the current Site Assessment and Mitigation Manual, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well/boring construction and destruction.

DRILLER'S SIGNATURE _____ DATE 3-16-05

Within 60 days of completion, I will furnish the Monitoring Well Permit Desk with a complete and accurate well/boring log. I will certify the design and construction or destruction of the well/borings in accordance with the permit application.

RG/RCE/CEG SIGNATURE _____ DATE 3-16-05

F. SITE INFORMATION

1. **ASSESSOR'S PARCEL NUMBER** 158-101-28
   Site Name Old Grove Retail Center
   Site Address Old Grove Rd and Frazee Rd City Oceanside Zip 92057-

   PROPERTY OWNER Gary W. Cook
   Phone 619.472.9003 Ext. Fax 619.472.9005
   Mailing Address 3510 Tennis Court Ln City Bonita State CA Zip 91902-

   NUMBER OF WELLS **TYPE OF WELLS** N/A

2. **ASSESSOR'S PARCEL NUMBER** _____
   Site Name _____
   Site Address _____ City _____ Zip _____

   PROPERTY OWNER _____
   Phone _____ Ext. _____ Fax _____
   Mailing Address _____ City _____ State __ Zip _____

   NUMBER OF WELLS _____ **TYPE OF WELLS** _____

3. **ASSESSOR'S PARCEL NUMBER** _____
   Site Name _____
   Site Address _____ City _____ Zip _____

   PROPERTY OWNER _____
   Phone _____ Ext. _____ Fax _____
   Mailing Address _____ City _____ State __ Zip _____

   NUMBER OF WELLS _____ **TYPE OF WELLS** _____

4. **ASSESSOR'S PARCEL NUMBER** _____
   Site Name _____
   Site Address _____ City _____ Zip _____

   PROPERTY OWNER _____
   Phone _____ Ext. _____ Fax _____
   Mailing Address _____ City _____ State __ Zip _____

   NUMBER OF WELLS _____ **TYPE OF WELLS** _____

G. FEES (in effect beginning July 1, 2004, through June 30, 2005)

ACTIVITY	FEE SCHEDULE	AMOUNT
Permit for Well Installations Only (Groundwater Monitoring Wells, Vadose, Vapor Extraction Wells)	$175.00 for the first monitoring well	**$175.00**
Permit for Well Maintenance Inspection (Valid for three years)	$ 95.00 for first well maintenance inspection	**$95.00**
Each Additional New Well	$150.00 for each additional well installation $30.00 for each additional well maintenance inspection	___ x **$150.00** ___ ___ x **$30.00** ___
Permit for Borings Only *(CPT's, Hydropunch, Geoprobes, Temporary Well Points, etc.)*	$175.00 for the first boring ..... $45.00 for each additional boring	1 x **$175.00** **$ 175.00** 2 x **$45.00** **$ 90.00**
Permit for Well Destructions Only	$175.00 for the first destruction ..... $115.00 for each additional destruction ...	___ x **$175.00** ___ x **$115.00**
Permit for any Combination of Well Installations, Borings, & Destructions (*except UST backfill permit*)	The first activity will be $175.00 **Additional activities will be as follows:** $150.00 for each additional well ..... $ 95.00 for first well maintenance inspection $ 30.00 for each additional well maintenance inspection $ 45.00 for each additional boring $115.00 for each well destruction	___ x **$175.00** ___ ___ x **$150.00** ___ ___ x **$ 95.00** ___ ___ x **$ 30.00** ___ ___ x **$ 45.00** ___ ___ x **$115.00** ___
Permit for Underground Storage Tank Monitoring System in Backfill *(i.e. Enhanced Leak Detection)*	**$310.00 (Flat Fee)**	**$310.00**
	TOTAL COST OF PERMIT	**$265.00**

H. **QUESTIONNAIRE: Please answer all applicable questions completely. For well destructions, complete only #1 below and submit any required supportive documentation.**

1. If wells are to be destroyed, provide a description of method of destruction N/A

2. What is the purpose of the well/boring investigation?

   ☐ a. Part of an ongoing site assessment case in which DEH or another government regulator is the lead agency.

   ☐ b. Part of a Phase I investigation for property ownership transfer or: _____

   ☒ c. Geotechnical investigation for proposed construction, land stabilization or:

   ☐ d. Other: _____

3. What procedures will be used to prevent the well/boring from providing an avenue to contamination during construction? PROPER BACKFILL OF BORING

4. What field procedures will be utilized to determine if contamination exists? VISUAL AND OLFACTORY EXAMINATION

5. What procedures will be used to determine whether samples will be sent for laboratory testing or archiving? NO SAMPLES SENT TO LABORATORY, GEOTECHNICAL ONLY

6. What constituents will be monitored and tested (Include EPA Laboratory Test Methods to be used)? N/A

7. How will samples be transported and preserved? TO CWE FACILITIES

8. What sampling methods will be used? SPLIT SPOON SAMPLING

9. Are you proposing a variation from the methods and/or procedures presented in the requirements for the construction or destruction of Vadose and Groundwater Monitoring Wells (Current SAM Manual Requirements)? If yes, specify these variations and include a well construction diagram and all required supporting documentation. Refer to the SAM Manual Appendix B for monitoring well guidelines (http://www/sdcounty.ca.gov/deh/lwq/sam/monitoring_well.html). :NO

10. Are you proposing a variation in drilling and destruction of soil borings from the methods and/or procedures specified in the current SAM manual? If yes, specify these variations and include a destruction diagram. NO

11. What procedures will be used to ensure that the drilling equipment will introduce no contamination? ALL EQUIPMENT WILL BE STEAM CLEANED PRIOR TO ARRIVAL

12. What methods will be used to clean sampling equipment? ON-SITE WASH AND RINSE

13. What cleaning method will be used to clean casing and screen prior to installation? N/A

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

RICHARD HAAS
ASSISTANT DIRECTOR

PROPERTY OWNER RESPONSIBILITY ACKNOWLEDGEMENT

Proposed locations for subsurface work:

Property Address: Old Grove Rd and Frazee Rd, Oceanside, CA 92057

Assessor's Parcel Number (APN): 158-101-28

I, _____ owner of the property/properties listed above, give my permission to Christian Wheeler Engineering (consulting company, contractor) to conduct the following work at the locations stated above.

☐ Install _____ monitoring wells ☐ Destroy _____ monitoring wells ☒ Drill 3 soil borings

The person who causes to have a monitoring well installed or an existing well destroyed on this property is defined as the *Responsible Party*. San Diego County Code, Section 67.424, states that: "Monitoring wells shall be maintained to meet construction or destruction standards. If a monitoring well does not meet construction or destruction standards, the *Responsible Party* must repair, reconstruct or destroy the monitoring well so it meets the standards. The property owner, if different than the *Responsible Party*, must take the necessary actions to repair, reconstruct or destroy the monitoring well so it meets the standards if the *Responsible Party* does not complete the necessary actions."

A soil boring is used specifically to sample soil and, because there are construction and destruction standards, is included in the definition of a monitoring well even though no maintenance is required. These standards are outlined in the County of San Diego Site Assessment and Mitigation (SAM) Manual and the State of California Well Standards Bulletin 74-90.

I understand that Curtis Burdett (registered professional) of CW/E (consulting company) and authorized signer for Scott's (drilling company) have submitted a signed application to the Department of Environmental Health in which they have agreed to complete the above-stated work according the requirements of the current SAM Manual, all ordinances and laws of the County of San Diego and the State of California pertaining to well/boring construction and destruction.

I also understand that if either the registered professional and/or the licensed drilling company should fail in their responsibilities as defined in San Diego County Code, Section 67.424, I, as the property owner, must take the necessary actions to repair, reconstruct or destroy the monitoring well so it meets the standards if the Responsible Party does not complete the necessary actions.

The scope of work covered by this Acknowledgement will expire one year from the date of the property owner's signature below. If an extension of time beyond one year is required to complete the proposed drilling activities or additional work is proposed, a new Property Owner Responsibility Agreement will be required.

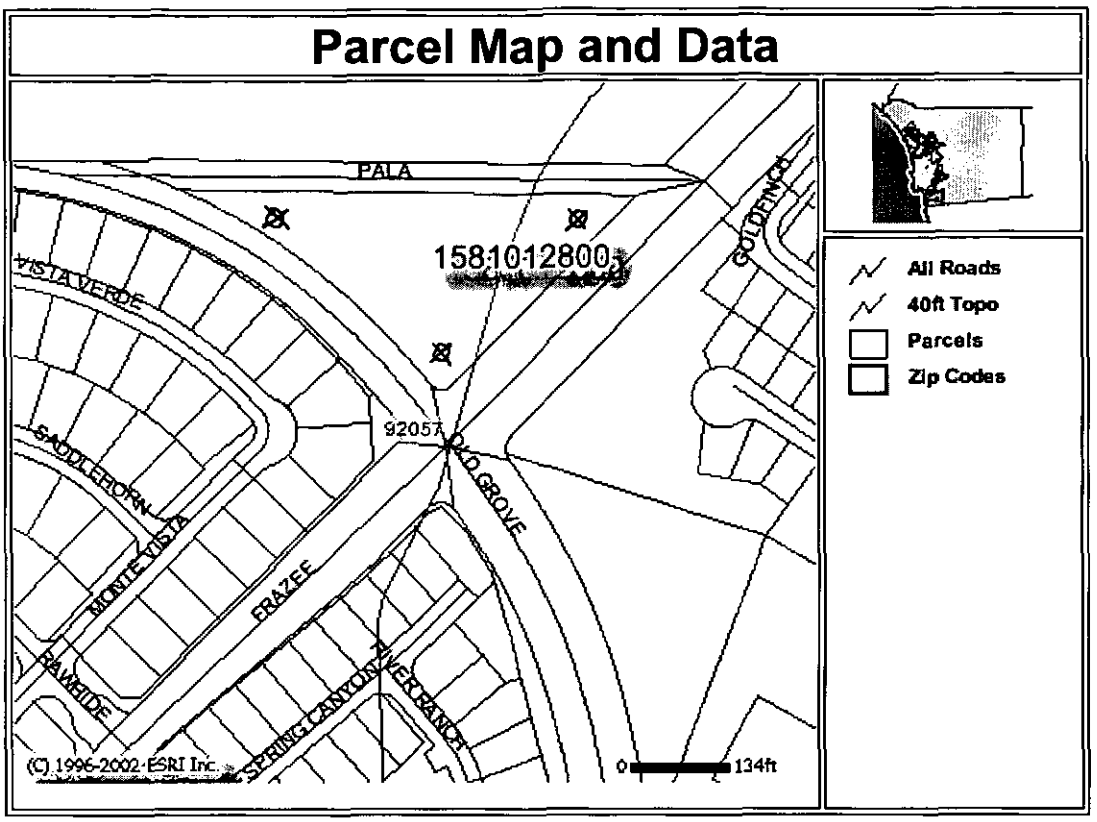
Property Owner Signature: Gary W. Cook Date: 3/14/05

Print Name: GARY W. COOK Title: Property Owner

Company: Henry Development Services

DEH:SAM-0503 (Rev. 1-04)

Mailing Address: 3510 Temis Ct Ln, Bonita, CA 91902



⊗ Location of boring

RESUMES AND CERTIFICATIONS

LUKE MONTAGUE, PG

Education

MS – Environmental Science and Management, University of California Santa Barbara, 2004
BS – Geology, University of California Santa Barbara, 1998

Professional Licenses

Professional Geologist – California (No. 8071)
General Building Contractor, B Classification – California (No. 981618)

Specialty Certifications

Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) 40-Hour Training
Real Estate Entitlement, Development, and Design, University of San Diego, 2010
Real Estate Finance, Investments, and Development, University of San Diego, 2010

Professional Experience

Mr. Montague is a professional geologist (PG) and licensed contractor with 16 years of experience in environmental consulting, general contracting, commercial and residential development, and property and asset management. He has performed and reviewed over 500 Phase I environmental site assessments (ESAs), and has completed subsurface investigations, human health risk assessments, removal action work plans, site remediation activities, geotechnical investigations, asbestos and lead-based paint surveys, and asbestos air monitoring. His development, general contracting, and property and asset management experience includes managing construction through lease-up; lease administration and property operations and maintenance; contract procurement and administration; oversight of subcontractors and staff; and interfacing with clients, owners, tenants, and regulatory agencies.

His project experience is summarized below.

Brixton Capital, Gasoline Service Station Redevelopment with Retail Buildings, Chula Vista, CA. As Project Manager, oversaw assessment, remedial planning, and remediation consisting of oversight, segregation, and on-Site burial of residual petroleum hydrocarbon-impacted soils from a former gasoline service station release property redeveloped with new retail buildings.

RD Brown Company, Leaking Underground Storage Tank (LUST) Case Assessment and Remediation, City of Imperial, CA. As Project Manager, oversaw several on- and off-site soil, soil vapor, and groundwater assessments, and is currently overseeing ongoing remediation and monitoring of a proposed senior living facility at a former gasoline service station.

San Diego County Water Authority (SDCWA), Environmental Consulting Services, San Diego, CA. As Project Manager, completed several ESAs and subsurface assessments to assist the SDCWA in obtaining easements required to complete the Carlsbad Desalination Project.

City of Encinitas, Site Investigation and Planning, Encinitas Community Park, Encinitas, CA. As Project Geologist, provided oversight for the mitigation and monitoring activities of pesticides in soil from the Hall Property, which consists of 43 acres of coastal bluff that was formerly used as a nursery and was redeveloped into a community park. Under the oversight of the County of San Diego Department of Environmental Health (DEH), work consisted of Phase II ESAs, remedial planning and implementation of on-site reuse/burial of 45,000 cubic yards of pesticide-impacted soil in a Soil Management Zone, and creation of a land-use covenant. SCS received an award for this project with the Industrial Environmental Association.

Los Angeles Unified School District (LAUSD), Assessment and Remediation, Various Locations in Los Angeles County, CA. Managed and performed the environmental characterization and cleanup of various proposed school redevelopment projects overseen by the California Department of Toxic Substances Control (DTSC) that required Phase I ESAs, preliminary environmental assessments or subsurface investigations, and preparation and implementation of removal action work plans to obtain "no further action' status prior to redevelopment.

City Heights Revitalization Corporation, Brownfields Assessment and Remediation, City Heights, CA. Managed a subsurface investigation for an entire Brownfields city block planned for redevelopment. The investigation included extensive drilling, trenching, and hand auguring to estimate the volume of lead- and hydrocarbon-impacted soil from residual contamination from a former service station and from lead-based paint. Work also included negotiation of cleanup levels with the local regulatory agency.

Casmalia Steering Committee, Remedial Investigation, Casmalia, CA. Managed and performed soil vapor sampling at the Casmalia Hazardous Waste Management Facility, a Class I hazardous waste site, for a remedial investigation and feasibility study of soil gas impacts submitted to the Environmental Protection Agency (EPA). Soil gas impacts to ecological receptors were assessed considering specific regulatory guidance, including the joint DTSC and Los Angeles Regional Water Quality Control Board (LARWQCB) Advisory on Active Soil Gas Investigations.

The Boeing Company, Underground Storage Tank (UST) Assessment, Long Beach, CA. Performed subsurface vapor intrusion to indoor air analysis at a former aeronautics manufacturing facility. Soil, soil vapor, and sub-slab soil vapor assessments were conducted to determine appropriate corrective actions associated with former solvent USTs. Work was performed under the corrective action consent agreement with the DTSC.

Trihydro Corporation, Soil Vapor Sampling, Hooven, OH. Performed soil vapor sampling from indoor air probes and outdoor multi-level probes at residences in Hooven, OH. This project focused on helping evaluate the potential for subsurface vapor intrusion to indoor air from volatilization of petroleum hydrocarbons in groundwater or light, non-aqueous phase liquid petroleum product, originating from an adjacent former fuel and asphalt petroleum refinery. The vapor intrusion pathway was evaluated based on a request by the EPA, Region V, and was performed in accordance with the EPA-issued document, *Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soil*, 2002.

CSK Auto, Phase I ESAs, Various Sites in the Western US. Conducted Phase I ESAs, subsurface investigations, and geotechnical investigations for the development of auto parts chain stores in the western US. Work included site investigations, drilling operations, and records research.

AT&T/Gianni & Associates, Phase I ESAs and Geotechnical Investigations, San Diego, CA. Completed Phase I ESAs, transaction screen assessments, National Environmental Policy Act (NEPA) reports, asbestos surveys, and geotechnical investigations involving the development of wireless communications sites.

Ford Mance Company, Construction and Property Management, Mixed-Use Building at 111 Chesterfield Drive, Encinitas, CA. Served as project manager during development and construction phases of a 2-story, Type V, 3,874-square-foot mixed-use building with subterranean parking. Responsibilities included managing all phases of construction and shell and tenant improvements, and assisting in construction supervision activities and lease up. Development activities included oversight and collaboration of architectural, mechanical, electrical, and plumbing plans preparation, assisting with design research and decisions, obtaining various permits, and preparing cost and budgets. After construction, Mr. Montague also served as the property and asset manager.

Ford Mance Company, Construction and Property Management, Del Norte Medical Plaza, Carlsbad, CA. Served as project manager during development and construction of a 2-story, Type II, medical building with subterranean parking. Responsibilities included contracting out all phases of shell construction of 22,000 square feet of rentable area for medical use, collaborative oversight concerning architectural, mechanical, electrical, and plumbing plans preparation, assisting with design research and decision-making, obtaining various permits, and preparing costs and budgets. After construction, Mr. Montague also served as property and asset manager.

California Department of Fish and Game, Carpinteria Creek Watershed Plan, Carpinteria, CA. Collaborated with local and state government representatives, and various stakeholders, to aid in preparing the Carpinteria Creek Watershed Plan under the Cachuma Resource Conservation District for the California Department of Fish and Game. Work consisted of research, meetings, various field assessments, report writing, and map creation. The Plan served as an amendment to the Water Quality Control Plan for the Central Coast Region.

IAN C. JIMENO

Education

BS – Earth Sciences, University of California Santa Cruz, 2016

Specialty Certifications

OSHA 40-Hour EPA-Approved Hazardous Waste Operations and Emergency Response Training

Professional Experience

Mr. Jimeno is an environmental professional with a background in earth sciences and geographic information systems (GIS). He has worked with geospatial software including ENVI, ArcGIS, ArcMap, and SedLog to construct maps, perform spatial analysis, manage geographic data, and collaborate with colleagues. Mr. Jimeno has managed database operations utilizing GPS-based data collection systems, such as Juno and Trimble, in performing landform analysis. Additional experience includes calibrating and operating an inductively coupled plasma optical emission spectrometry (ICP-OES) apparatus using analytical techniques in spectroscopy and following EPA guidelines.

Prior Experience

Metropolitan Solutions Laboratory, National City, CA. Mr. Jimeno used ICP-OES techniques when testing soil, water, and air for asbestos, metal, and inorganics. He implemented National Environmental Laboratory Accreditation Program (NELAP) and California State Environmental Laboratory Accreditation Program (CA ELAP) standards in his heavy metal investigations and managed laboratory inventory through material safety data sheet (MSDS) procedures.