

# Appendix H

## **Phase I Environmental Site Assessment**





# Phase I Environmental Site Assessment

**APN 153-030-16  
Oceanside, California**

*Prepared for:*

**City of Oceanside**



*Prepared by:*

**Rincon Consultants, Inc.  
December 9, 2015**

*E n v i r o n m e n t a l   S c i e n t i s t s   P l a n n e r s   E n g i n e e r s*



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December 9, 2015

Project 15-01923

Mr. Ruben Duran  
City of Oceanside, Property Management  
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Via email: [RDuran@ci.oceanside.ca.us](mailto:RDuran@ci.oceanside.ca.us)

**Phase I Environmental Site Assessment  
Assessor's Parcel Number (APN) 153-030-16, Oceanside, California**

Dear Mr. Duran:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the property identified as APN 153-030-16 in Oceanside, California. The Phase I ESA was performed in accordance with our proposal and contract dated August 25, 2015.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-13). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,  
**RINCON CONSULTANTS, INC.**

Sarah A. Larese  
Senior Environmental Scientist

Walt Hamann, PG, CEG, CHG  
Vice President

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**APN 153-030-16**

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## EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property identified as Assessor's Parcel Number (APN) 153-060-16 in Oceanside, California (Figure 1, Vicinity Map). The subject property is currently undeveloped land; however, several vehicles and trailers are being stored on the subject property.

Rincon Consultants performed a reconnaissance of the subject property on December 1, 2015. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the subject property.

The subject property is located in an area that is primarily comprised of residential and light industrial land uses. Properties in the vicinity of the subject property include vehicle, scrap metal, and boat storage yards, an automotive repair shop, a recreational vehicle (RV) park, a mobile home park, a wastewater treatment plant, and vacant land.

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property was not listed in any of the databases searched by EDR. One adjacent property was listed in databases searched by EDR:

- ***Ace Welding - 1525 South Coast Highway:*** This property address corresponds with the address of the vacant lot located adjacent to the east of the subject property. Ace Welding was listed as a San Diego County HMMS site. The San Diego County Hazardous Materials Management Division (HMMD) database includes information on hazardous waste generated by permit holders, waste storage, and violations. This listing indicates that the former onsite facility held a HMMD permit that expired in July 2006, and has received numerous violations for inactive permits since the facility was last inspected in July 2004. In addition, violations issued for the onsite facility under the inactive permit violation include not determining whether generated waste was hazardous, not closing hazardous waste containers while in storage, not minimizing hazardous waste releases to the environment, improperly managing hazardous waste storage containers, not having the storage waste inspected weekly, obstructing aisle space, and not labeling or improperly labeling waste containers. Records were requested from the Regional Water Quality Control Board (RWQCB) on November 25, 2015. The RWQCB indicated that there are no records available for this property on November 30, 2015.

Nine nearby properties were listed in databases searched by EDR. Based on the nature of the listings or the closed release case statuses, eight of the nearby properties are not expected to impact the subject property and are discussed in the Additional Environmental Record Sources section of this report. One nearby property, Sunset Marine, is discussed below.

- ***Sunset Marine - 1517 South Coast Highway:*** This property, located approximately 180 feet to the northeast and hydrologically upgradient to the subject property, was listed on the LUST and San Diego County HMMD databases. The LUST listing indicates that a



leak was reported and the case began on June 9, 2015, and the case was opened for site assessment on October 7, 2015. Records obtained from the San Diego County Department of Environmental Health (DEH) include inspection reports and a permit to install soil borings and collect grab-groundwater samples from the soil borings on the Sunset Marine property. Groundwater monitoring data for the grab-groundwater samples were provided in the records provided by the DEH. MTBE was detected at a concentration of 19.9 micrograms per liter in soil boring B9, located closest to the subject property, approximately 325 feet from the subject property. Based on the groundwater flow direction to the west to southwest (towards the subject property) and the distance of the MTBE-impacted groundwater from the subject property (325 feet), there is the potential for contaminated groundwater originating from this upgradient property to be migrating beneath the subject property.

Historical sources reviewed as part of the Phase I ESA include aerial photographs, and topographic maps. The photos and maps reviewed indicate that the subject property was vacant and located in a marsh, from approximately 1893 to 1939. From 1946 to 1964, the subject property was vacant, with the southern portion extending into the marsh. From 1970 to 2012, the subject property appears to be used as a storage yard for vehicles, boats, and other materials. The historic topographic maps depict the subject property as undeveloped land from 1893 to 1997; the subject property may have been partially located within a marsh in 1893, and was located in a sandy/muddy area in 1948 and 1949. City directories and fire insurance maps were not provided by EDR for the subject property.

Records were requested for the 1523 South Coast Highway property from the DEH on December 3, 2015. No response has been received as of the date of this report. Following our review of documents provided by the DEH, if any, an addendum letter will be forwarded to the City of Oceanside.

Based on the findings of this Phase I ESA, it is our opinion that there are three potential Recognized Environmental Conditions (RECs) in connection with the property as follows:

***Potential Recognized Environmental Conditions***

1. Former Ace Welding facility located adjacent to the subject property
2. Nearby Sunset Marine release site
3. The use of the subject property as a storage yard including the presence of two 55-gallon drums, corroded metal objects, and solid waste on the subject property

To evaluate the potential subject property impact associated with the former Ace Welding facility located adjacent to the subject property, we recommend conducting a subsurface assessment (e.g., soil vapor survey, soil and/or groundwater sampling) along the eastern boundary of the subject property.

To evaluate the potential subject property impact associated with the nearby Sunset Marine release site, we recommend conducting a subsurface assessment (e.g., soil vapor survey and/or groundwater sampling) near the northern boundary of the subject property.





To evaluate the potential subject property impact associated with the use of the subject property as a storage yard, we recommend removing all stored objects and solid waste present onsite. After removal, if any stained soil is observed on the subject property, we recommend collecting soil samples in the stained areas.

## INTRODUCTION

This report presents the findings of a Phase I ESA conducted for the property identified as Assessor's Parcel Number (APN) 153-060-16 in Oceanside, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. for the City of Oceanside in general conformance with ASTM E 1527-13 and our proposal and contract dated August 25, 2015. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions.

## PURPOSE

The purpose of this Phase I ESA was to assess the environmental conditions of a property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A recognized environmental condition (REC) is defined pursuant to ASTM E 1527-13 as, *"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; 3) under conditions that pose a material threat of a future release to the environment"*.

A Controlled REC is defined pursuant to ASTM E 1527-13 as, *"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 and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report"*.

A Historical REC is defined pursuant to ASTM E 1527-13 as, *"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 regulatory authority, without subjecting the property to any required controls (for example, use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I*



*Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition”.*

A de minimis condition is defined pursuant to ASTM E 1527-13 as,

*“a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions”.*

## SCOPE OF SERVICES

The scope of services conducted for this study is outlined below:

- Perform a reconnaissance of the site to identify obvious indicators of the existence of hazardous materials.
- Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtain and review an environmental records database search from Environmental Data Resources, Inc. (EDR) to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the subject property.
- Review files for the subject property and immediately adjacent properties as identified in the EDR report, as applicable.
- Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the subject property’s topography and uses of the subject property and properties in the vicinity of the subject property.
- Review additional pertinent record sources (e.g., California Division of Oil and Gas records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the subject property.
- Review reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the subject property and adjacent properties.
- Provide a property owner interview questionnaire to the property owner or a designated subject property representative identified to Rincon by the client.
- Provide a user interview questionnaire to a representative of the client, the user of the Phase I ESA.
- Conduct interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Review Client-provided information (e.g., previous environmental reports, title documentation), as applicable.



## **SIGNIFICANT ASSUMPTIONS, LIMITATIONS, DEVIATIONS, EXCEPTIONS, SPECIAL TERMS, AND CONDITIONS**

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary analysis.

Rincon has not found evidence that hazardous materials or petroleum products exist at the subject property at levels likely to warrant mitigation. Rincon does not under any circumstances warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist on the subject property. Additional research, including surface or subsurface sampling and analysis, can reduce the client's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E 1527-13 practice, our scope of services did not include any inquiries with respect to asbestos containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high voltage power lines.

## **USER RELIANCE**

The City of Oceanside has requested this assessment and will use the assessment to provide information for the purposes of purchasing or acquiring said property. This Phase I ESA was prepared for use solely and exclusively by the City of Oceanside. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

## **SITE DESCRIPTION**

### **Location**

The subject property is a 0.39-acre property located east of South Coast Highway and north of the Loma Alta Marsh Footpath in Oceanside, California (Figure 2, Site Map). The property is identified as Assessor Parcel Number (APN) 153-030-16.



## Subject Property and Vicinity General Characteristics

The subject property is currently undeveloped land. However, vehicles and trailers are stored onsite.

The subject property is located in an area that is primarily comprised of residential and light industrial land uses. Properties in the vicinity of the subject property include vehicle, scrap metal, and boat storage yards, an automotive repair shop, a recreational vehicle (RV) park, a mobile home park, a wastewater treatment plant, and vacant land. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

**Table 1 - Current Uses of Adjacent Properties**

Area	Use
Northern Properties	Paved road, followed by Fiddlers Green Yacht Yard
Eastern Properties	Vacant land, followed by South Coast Highway
Western Properties	Vehicle/trailer storage yard, followed by railroad tracks
Southern Properties	Loma Alta Marsh and Footpath, followed by Paradise by the Sea RV Park

## Descriptions of Structures, Roads, Other Improvements on the Site

During the site reconnaissance, no structures, roads or other improvements were observed on the subject property. However, several vehicles and trailers were observed to be stored onsite.

A chain-link fence was noted along the eastern and western boundaries of the subject property. Access to the subject property is available from a paved road off of South Coast Highway.

The subject property does not appear to be serviced by any utility providers. Water and sewer service in the area is provided by the San Diego County Water Authority. San Diego Gas & Electric provides electrical and natural gas service in the area. Solid waste collection and disposal services in the area are provided by Waste Management.

## USER PROVIDED INFORMATION

As described in ASTM E 1527-13 Section 6, the City of Oceanside was interviewed for actual knowledge pertaining to the subject property to help identify recognized environmental conditions in connection with the property. Ruben Duran, Senior Property Agent for the City of Oceanside, completed the User Questionnaire as provided by ASTM Appendix X3 on December 3, 2015. A copy of the completed questionnaire is included as Appendix 1.

Based on our review of the completed questionnaire, Mr. Duran indicated the following:

- The Phase I ESA is being performed because environmental due diligence activity is required on private property acquisitions.
- The planned property transaction is a lot line adjustment and land exchange.
- Mr. Charles Buel is the current owner of the subject property.
- A title report is available for the subject property.



Based on our review of the completed questionnaire, Mr. Duran reviewed the following sources of information and indicated the following:

- There are no filed or recorded environmental liens in the recorded land title records.
- There are no filed or recorded activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law in the recorded land title records.
- The Title Report does not provided environmental cleanup liens or AULs information.

Based on our review of the completed questionnaire, Mr. Duran is unaware of information regarding the following:

- specialized knowledge or experience related to the property or nearby properties
- reduction in value for the subject property relative to any known environmental issues
- commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases
- obvious indicators that point to the presence or likely presence of releases at the property
- pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site
- pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site
- notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products

Additionally, Mr. Duran indicated that the purchase price being paid for the subject property reasonably reflects the fair market value of the property.

The following documents regarding the subject property were provided by the City of Oceanside.

- *Preliminary Title Report, South Coast Highway (Vacant Land), Oceanside, California* prepared by Corinthian Title Company and dated August 10, 2015 – A review of this report indicates that the following easements exist for the subject property:
  - Easement for public utilities in favor of San Diego Gas and Electric Company
  - Easement for road in favor of Joel C. Hughes and Dorothy F. Hughes, husband and wife, as joint tenants
  - Easement for road in favor of John A. Mick and Mary Mick, husband and wife, as joint tenants
  - Easement for road in favor of Charles Dix and Martha Dix, husband and wife, as joint tenants
  - Easement for public utilities in favor of The Pacific Telephone and Telegraph Company

In addition, the Title Report indicates that the title of the property is currently vested in Charles R. Buel and Carol D. Buel, husband and wife, as community property with right of survivorship.



## RECORDS REVIEW

### PHYSICAL SETTING SOURCES

#### Topography

The current USGS topographic map (San Luis Rey Quadrangle, 2012) indicates that the subject property is situated at an elevation of about 20 feet above mean sea level with topography gently sloping to the southwest. The adjacent topography consists of relatively flat land with a slight slope towards Loma Alta Creek to the south-southwest.

#### Geology and Hydrogeology

The San Diego area is within the Peninsular Ranges Geologic Province of California. This province is characterized by northwest trending mountains and faults. Rocks within the Peninsular Range Province were emplaced during Cretaceous orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous, volcanic, metamorphic, and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province.

#### Site Geology

According to the California Geological Survey, Geologic Map of the Oceanside Quadrangle, 2007, the subject property is underlain by alluvial floodplain deposits of the late Holocene epoch, which are described as active and recently active deposits consisting of unconsolidated sandy, silty, or clay-bearing alluvium.

#### Regional Groundwater Occurrence and Quality

According to the 1994 Water Quality Control Plan for the San Diego Basin, the subject property is located within the Loma Alta Hydrologic Area of the Carlsbad Hydrologic Unit. The Carlsbad Hydrologic Unit is a triangular-shaped area of about 210 square miles, extending from Lake Wohlford to the Pacific Ocean. The Water Quality Control Plan reports that groundwater in the Loma Alta Hydrologic Area has existing beneficial uses for industrial service supply processes.

During the preparation of this Phase I ESA, we reviewed the California State Water Resources Control Board's (SWRCBs) online GeoTracker database to determine groundwater flow direction in the vicinity of the subject property.

- According to *Preliminary Site Assessment Investigation Report, North County Auto Service, 1520 South Coast Highway, Oceanside, California and Gary's Auto and RV Service, 1540, South Coast Highway, Oceanside, California* prepared by SCS Engineers, Inc. and dated November 25, 2008, groundwater was reported to be approximately 7 feet below ground surface and was anticipated to flow toward the southwest. These properties are located approximately 0.10 mile to the northeast of the subject property.



- According to *First Quarter 2015 General Waste Discharge Requirements Monitoring Report, Former Tri City Plating Facility, 1307 South Coast Highway, Oceanside, California* prepared by Amec Foster Wheeler Environment & Infrastructure, Inc. and dated May 1, 2015, groundwater is reported to be approximately 31 feet below the top of well casings at four groundwater monitoring wells onsite in January 2015, and to flows toward the southwest to south. This property is located approximately 1,000 feet to the north-northwest of the subject property.

In addition, soil boring permit documents provided by the DEH for a nearby site (1517 South Coast Highway) located about 180 feet to the northeast of the subject property indicate that groundwater was encountered at about 7 feet below grade during an assessment conducted in July 2015.

## STANDARD ENVIRONMENTAL RECORD SOURCES

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within specified radii of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix 2. As shown on the attached EDR report, federal, state and county lists were reviewed as part of the research effort. Please refer to Appendix 2 for a complete listing of sites reported by EDR and a description of the databases reviewed.

The Map Findings Summary, included in the EDR report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the subject property. The following information is based on our review of the Map Findings Summary and the information contained in the EDR report.

### Subject Property

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

### Offsite Properties

Offsite properties listed by EDR fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., LUST, National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the EDR Radius Map and select detailed listings to evaluate their potential to impact the subject property, based on the following factors:

- Reported distance of the facility from the subject property

- 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 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 (discussed in the Geology and Hydrogeology section of this report)

Facilities/properties that were interpreted by Rincon to be of potential environmental concern to the subject property, based on one or more of the factors listed above, are summarized in Table 2. In accordance with ASTM, contamination migration pathways in soil, groundwater, and soil vapor were considered in our analysis of offsite properties of potential environmental concern.

**Table 2 - EDR Listing Summary of Select Sites within One-Quarter Mile of the Subject Site**

Site Name	EDR Site ID	Site Address	Distance from Subject Property (miles)	Database Reference
<b>Adjacent Properties</b>				
Ace Welding*	1	1525 S Coast Highway	Adjacent Property – East	San Diego Co. HMMD
<b>Up-gradient Release Sites</b>				
B & R Buggies	A3-A6	1523 S Coast Highway	<1/8 Mile – Northeast	SLIC, LUST, SWEEPS UST, San Diego Co. SAM
Sunset Marine	A7	1517 S Coast Highway	<1/8 Mile – Northeast	San Diego Co. HMMD, LUST
North County Auto Service/Body	A8-A10, A14-A15	1520 S Coast Highway	<1/8 Mile – Northeast	San Diego Co. SAM, LUST, EDR Gas Stations, RCRA-SQG, San Diego Co. HMMD, Hist Cortese
Gary's Auto & RV Service	A11-A13	1540 S Coast Highway	<1/8 Mile – Northeast	LUST, Hist Cortese, San Diego Co. SAM
Oceanside Imports & Domestic / Oceanside Imports Volkswagen	A16, C22-C24	1426 S Hill St / 1426 S Coast Highway	1/8-1/4 Mile – Northeast	LUST, Hist Cortese, San Diego Co. SAM, San Diego Co. HMMD, SWEEPS UST
Pacific Van Lines / F Fashions	F33-F35	1414 S Tremont St	1/8-1/4 Mile – North-Northwest	LUST, Hist Cortese, SLIC, HIST UST, SWEEPS UST, San Diego Co. HMMD, San Diego Co. SAM
Former Mobil Service Station #18-G66 / Henry Ouchi / Rite Aid	F36, G45, H48-H49	1201 Hill St/ S Coast Highway	1/8-1/4 Mile – North-Northwest	LUST, Hist Cortese, HIST UST, San Diego Co. SAM
D&L Auto Repair	F38	1302 S Tremont St	1/8-1/4 Mile – North-Northeast	San Diego Co. HMMD, SLIC, San Diego Co. SAM





Site Name	EDR Site ID	Site Address	Distance from Subject Property (miles)	Database Reference
Tri-City Plating, Inc.	G39-G42	1307 S Coast Highway	1/8-1/4 Mile – North-Northwest	San Diego Co. SAM, Cortese, ENVIROSTOR, RESPONSE, LIENS, San Diego Co. HMMD, SLIC, CERLIS-NFRAP, RCRA-SQG, FINDS

\*Subject property is plotted by EDR at the location of 1525 South Coast Highway.

Regulatory agency information reviewed for the listings in the table above are summarized in the Additional Environmental Record Sources section of this report.

### Orphan Listings

EDR reported five orphan or unmapped site listings, which EDR is unable to plot due to insufficient address information. Based on Rincon's review of the limited address information or site descriptions for the orphan listings, none of the listings are expected to impact the subject property.

## ADDITIONAL ENVIRONMENTAL RECORD SOURCES

### Review of Agency Files

As a follow-up to the database search, Rincon reviewed regulatory information for facilities within the specified search radii that were interpreted to have the potential to impact the subject property, based on one or more factors previously discussed (e.g., distance, open case status, up-gradient location, soil vapor migration).

The following is a summary of our review of regulatory information obtained from review of online sources (e.g., SWRCB GeoTracker database, DTSC EnviroStor database) and/or files requested from the applicable regulatory agency, as described below. Copies of selected documents reviewed are included in Appendix 2.

### Subject Property

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

### Adjacent Properties

One adjacent property was listed in databases searched by EDR:

- ***Ace Welding – 1525 South Coast Highway:*** This property address corresponds with the address of the vacant lot located adjacent to the east of the subject property. Ace Welding was listed as a San Diego County HMMS site. The San Diego County Hazardous Materials Management Division (HMMD) database includes information on hazardous waste generated by permit holders, waste storage, and violations. This listing indicates that the former onsite facility held a HMMD permit that expired in July 2006, and has received numerous violations for inactive permits since the facility was last inspected in July 2004. In addition, violations issued for the onsite facility under the inactive permit violation include not determining whether generated waste was hazardous, not closing hazardous waste



containers while in storage, not minimizing hazardous waste releases to the environment, improperly managing hazardous waste storage containers, not having the storage waste inspected weekly, obstructing aisle space, and not labeling or improperly labeling waste containers. Records were requested from the RWQCB on November 25, 2015. The RWQCB indicated that no records were available for the property on November 30, 2015.

#### Up-gradient Release Sites

Nine nearby properties were listed in databases searched by EDR:

- ***B & R Buggies - 1523 South Coast Highway:*** This property, located approximately 160 feet to the northeast and hydrologically upgradient to the subject property, was listed on the LUST, SLIC, SWEEPS UST, and San Diego County SAM databases. The San Diego County Site Assessment and Mitigation Program (SAM) listing indicates that the onsite facility failed an "integrity test" in August 1986 and the case was closed on November 7, 1986. The Spills, Leaks, Investigation & Cleanup (SLIC) listing indicates that a release of waste/ motor/ hydraulic/ lubricating oil occurred onsite and the case was completed and closed on November 7, 1986. The Leaking Underground Storage Tank (LUST) listing indicates that a release of waste/ motor/ hydraulic/ lubricating oil affected the soil at the site in 1988, and the case was completed and closed on September 22, 1992. No additional information was available on the GeoTracker online database. No additional information was provided in the EDR report or on the GeoTracker online database. The Statewide Environmental Evaluation and Planning System (SWEEPS) UST listing indicates that one UST used to store petroleum waste was located onsite. Records were requested from the RWQCB on November 25, 2015. The RWQCB indicated that no records were available for the property on November 30, 2015. Records were also requested from the San Diego County Department of Environmental Health (DEH) on December 3, 2015. No response has been received as of the date of this report.
- ***Sunset Marine - 1517 South Coast Highway:*** This property, located approximately 180 feet to the northeast and hydrologically upgradient to the subject property, was listed on the LUST and San Diego County HMMD databases. The San Diego County HMMD listing indicates that the most recent inspection of the onsite facility occurred in January 2010 and the hazardous materials handler/generator permit for the facility expired in September 2013. In addition, the onsite facility held permits for the generation of various hazardous materials, including halogenated solvents, hydrocarbon solvents from a parts washer, used antifreeze, gasoline waste, used oil filters, waste oil and mixed oil. The LUST listing indicates that a leak was reported and the case began on June 9, 2015, and the case was opened for site assessment on October 7, 2015. No additional information was available on the GeoTracker online database. In addition, H. G. Fenton at 1517 South Coast Highway was listed on the GeoTracker online database as a LUST cleanup site. The cleanup status is "open - site assessment as of October 7, 2015." Records were requested from the RWQCB on November 25, 2015. The RWQCB indicated that no records were available for the property on November 30, 2015.

Records were also requested from the San Diego County DEH on December 1, 2015. On December 3, 2015, the DEH provided Rincon with inspection reports and a permit to install soil borings and collect grab-groundwater samples from the soil borings on the Sunset Marine property. Groundwater monitoring data for the grab-groundwater samples were provided in the records provided by the DEH. MTBE was detected at a concentration of



19.9 micrograms per liter in soil boring B9, located closest to the subject property, approximately 325 feet from the subject property. Based on the groundwater flow direction to the west to southwest (towards the subject property) and the distance of the MTBE-impacted groundwater from the subject property (325 feet), there is the potential that contaminated groundwater originating from this upgradient property to be migrating beneath the subject property.

- **North County Auto Service/Body - 1512/1520 South Coast Highway:** This property, located approximately 0.10 mile to the northeast and hydrologically upgradient to the subject property, was listed on the LUST, Hist Cortese, San Diego County SAM, EDR Historical Auto, RCRA-SQG, and San Diego County HMMD databases. The San Diego County SAM listing indicates that a soils-only case for the property was funded by the Local Oversight Program (LOP), and that a preliminary assessment was conducted as of December 11, 1998.

The EDR Historical Auto listing indicates that the property was occupied by North County Auto Service at 1520 South Coast Highway from 1999 to 2012, and occupied by North County Auto Body Detail at 1512 South Coast Highway from 1999 to 2012.

The Resource Conservation and Recovery Act - Small Quantity Generator (RCRA-SQG) listing indicates that the onsite facility generated more than 100 and less than 1,000 kilograms of hazardous waste, including ignitable waste, metals, and volatile organic compounds (VOCs) at any time as of May 1998.

The San Diego County HMMD listing indicates that the most recent inspection of the onsite facility occurred in March 2011 and the hazardous materials handler/generator permit for the facility expired in May 2013. In addition, the onsite facility held permits as of 2012 for the generation of various hazardous materials, including used antifreeze, paint waste, acetone, toluene, paint booth filters, used batteries, and used oil.

The LUST listing indicates that a release of waste/motor/hydraulic/lubricating oil affected the soil onsite in December 1986, the release was reported and stopped in December 1998, the site was open for site assessment in March 1999, and the case was completed and closed on September 27, 2010. According to the EDR report, one 550-gallon oil UST was removed and 19 feet of associated piping was abandoned in place on March 10, 1999. Soil sampling at the time indicated that total recoverable petroleum hydrocarbon (TRPH)-impacted soil extended to an interpreted depth of approximately 10 feet below grade, with a small area of highly impacted soil near the remote fill port. Between September 1999 and September 2008, several site assessment activities determined that approximately 19 cubic yards of petroleum-impacted soil remained in the vicinity of the former UST and approximately 98 cubic yards of impacted soil remained in the vicinity of the remote fill port. Collected groundwater samples were reported to have no detectable concentrations of oil, gasoline, or diesel, and tertiary butyl alcohol was the only VOC detected in the groundwater at a concentration of 69 micrograms per liter ( $\mu\text{g/L}$ ). However, groundwater samples collected from the anticipated downgradient locations did not have detectable concentrations of VOCs including TBA. According to the LUST listing, the consultant concluded that it is not clear if the source of the TBA was from the former UST or from an upgradient source. It was noted that "the beneficial uses of groundwater and surface water have been exempted for the portion of the basin where the site is located."

In addition, a human health risk assessment determined that because the site is paved there is no complete pathway for dermal or ingestion exposure pathways, and that the "health



index was less than one (within acceptable range) but the cumulative Excess Cancer Risk exceeded the one-in-a-million criteria ( $1.6 \times 10^{-6}$ ). According to the LUST listing, the consultant concluded that the exceedance was driven by the benzene concentration of one sample collected near the remote fill port; "because the remote fill is located in an open automotive service bay with free air exchange, approximately 11 feet from the nearest enclosed office space, it results in an overestimate of the potential risk." The LUST listing further indicated that "based on the limited volume of impacted soil remaining at the site, the current site use, the lack of impact to groundwater and surface water from the release, and that the remaining impacted soil does not represent a potential significant risk to human health, no further action is needed for this release at this site."

According to the online RWQCB GeoTracker database, a no further action letter was issued by the RWQCB on September 27, 2010 for the property. Based on the documents reviewed, this property is not expected to impact the subject property.

- ***Gary's Auto & RV Service - 1540 South Coast Highway:*** This property is located approximately 0.10 mile to the northeast and hydrologically upgradient to the subject property, on the same parcel as 1520 South Coast Highway. The LUST listing for this property is identical to the LUST listing for North County Auto Service. In addition, the listing indicates that the release of waste oil due to tank corrosion was discovered during tank closure operations. The EDR Historical Auto listing indicates that the property was occupied by Oceanside Brake from 1999 to 2009, and occupied by Gary's Auto & RV Service from 2010 to 2012. Based on the documents reviewed for 1512/1520 South Coast Highway, this property is not expected to impact the subject property.
- ***Oceanside Imports & Domestic/Oceanside Imports Volkswagen - 1426 South Coast Highway/1426 South Hill Street:*** This property, located approximately 0.13 mile to the northeast and hydrologically upgradient to the subject property, was listed on the LUST, San Diego County SAM, San Diego County HMMD, and SWEEPS databases. The San Diego County SAM listing for this property indicates that a soils-only case funded by the LOP opened in April 1992 and closed in May 1996. The LUST listing indicates that a release of gasoline affected the soil onsite in April 1992, the abatement method was to excavate and dispose of contaminated soil, and the case was closed in May 1996. No additional information was available on the online GeoTracker database.

The San Diego County HMMD listing indicates that the most recent HMMD inspection occurred in March 2012, the permit expired in July 2013, and the onsite facility generates hazardous waste. In addition, a 1,000-gallon waste oil UST, a 5,000-gallon diesel UST, and two 280-gallon waste oil USTs were removed in September 1992. The facility holds permits active as of November 2012 for the generation of hazardous waste including used oil filters, waste and mixed oil, used antifreeze, waste generated from a parts washer, and used batteries.

The SWEEPS listing for this property indicates that four USTs containing petroleum products and motor vehicle fuel were located onsite in June 1992. Based on the documents reviewed, this property is not expected to impact the subject property.

- ***Pacific Van Lines/F Fashions - 1414 South Tremont Street:*** This property is estimated to be located approximately 1,000 feet to the north-northwest and hydrologically crossgradient to the subject property, and was listed on the LUST, Historical Cortese, SLIC,



Historical UST, SWEEPS UST, San Diego County HMMD and San Diego County County SAM databases.

The SWEEPS UST listing for the property indicates that a 1,000-gallon leaded motor vehicle fuel UST was present onsite. The Historical UST listing indicates that a Pacific Van Lines gas station facility was located onsite, along with a 1,000-gallon gasoline UST, a 500-gallon diesel UST, and a 2,000-gallon diesel UST.

The LUST listing indicates that a release of an unreported substance affected the soil onsite in May 1986, a preliminary site assessment was conducted in July 1986, and the case was closed in January 1988. The SLIC listing indicates that a San Diego County LOP cleanup case was completed and closed in January 1988. No additional information was available on the online GeoTracker database.

The San Diego County SAM listing indicates that a soils-only release case was opened in May 1986 and was closed in January 1988. The San Diego County HMMD listing indicates that the most recent HMMD inspection occurred in July 1999, and the Pacific Van Lines facility held an inactive permit as of that inspection. A November 2012 update indicates that a 1,000-gallon leaded gasoline UST was removed in 1986. Based on the groundwater flow direction and the closed case status, this property is not expected to impact the subject property.

- **Former Mobil Service Station #18-G66/Henry Ouchi/Rite Aid - 1201 Hill Street/1201 South Coast Highway:** This property is listed by EDR to be located on Hill Street, currently known as South Coast Highway, and is located approximately 0.22 mile to the north-northwest and hydrologically upgradient to the subject property. The LUST listing for Former Mobil Service Station #18-G66 indicates that a release of gasoline affected groundwater onsite in September 1987. A remediation plan was enacted in July 1987, and remediation action occurred in October 1990. In addition, the listing indicates that the case "file [was] discarded, case [was] closed."

According to the online GeoTracker database, a LUST cleanup site case for Rite Aid located at 1201 South Coast Highway indicates that the case is completed and closed as of April 18, 2008. The *Case Closure Summary, Leaking Underground Fuel Storage Tank Program, Former Exxon/Mobil Station 18-G66, 1201 South Coast Highway (Hill Street), Oceanside, California* by San Diego County Environmental Health SAM and dated April 16, 2008 indicates that an 8,000-gallon gasoline UST, two 6,000-gallon gasoline USTs, a 550-gallon waste oil UST, and associated piping were removed and transported offsite or disposed in May 1988. A release of gasoline from a UST dispenser and/or piping leaks occurred onsite and 23 monitoring wells were installed. Groundwater at the site was measured at 28.35 feet to 41.64 feet below ground surface and flow to the southeast; groundwater in the area does not have any beneficial uses. The report indicates that 1,035 gallons of free product were removed by soil vapor extraction from July 1999 to July 2003, 678 gallons of free product were removed by manual pumpouts/autoskimmer from July 1989 to July 1997, and 38 gallons of free product were removed by dual-phase extraction pilot tests from June to July 1999. In addition, 3.75 tons of soil were excavated and disposed offsite in November 1990, 15.08 tons of soil were excavated and disposed offsite in March 2000 and October 2007, and 45,435 gallons of groundwater were hauled to various recycling/disposal facilities from 1990 to 2007. The report further indicates that one inch of free product remains in two monitoring wells onsite, and the remaining free product is "stable and poses no threat to



public health.” The Rite Aid store was constructed in 1999 and soil gas samples collected from the proposed building footprint “showed a cancer risk of  $3.75 \times 10^{-8}$ , well below the DEH accepted level of  $1 \times 10^{-6}$ .” Soil contamination, free product, and dissolved contamination were noted to be limited to the site and were stable. In addition, the environmental consultant estimated that approximately 815 cubic yards of fuel-affected soil remain the subsurface; the DEH approved “no further work” in December 2006, 10 monitoring wells were decommissioned, and a permit to destroy the 13 remaining wells was approved as of the date of the report.

The LUST listing for Henry Ouchi indicates that a release of gasoline occurred onsite and potentially affected an aquifer used for drinking water supply; the case status is “completed – case closed” as of April 18, 2008. The associated GeoTracker database listing is the above LUST cleanup site listing for Rite Aid. The Historical UST listing for Henry Ouchi indicates that the above-discussed USTs were located onsite.

The San Diego County SAM listing for Rite Aid indicates that a drinking water aquifer was impacted as a result of a release at this site, and the case is closed as of April 18, 2008.

In addition, according to *Third Quarter 2015 Groundwater Monitoring Report, Former Shell Service Station, 1202 South Coast Highway, Oceanside, California* for the adjacent Rashid Southhill Shell located approximately 1,500 feet to the north of the subject property, groundwater generally flows to the south in the area. Groundwater samples collected from four of the southernmost (and downgradient) groundwater monitoring wells, MW-14, MW-18, MW-22, and MW-23 were analyzed for gasoline-range total petroleum hydrocarbons (TPH-g), benzene, MTBE, TBA, and di-isopropyl ether (DIPE). TPH-g was detected in these wells at concentrations ranging from 170 µg/L to 1,400 µg/L. MTBE was detected in MW-18, MW-22, and MW-23 at concentrations ranging from 40 µg/L to 330 µg/L. DIPE was detected in MW-18, MW-22, and MW-23 at concentrations ranging from 23 µg/L to 59 µg/L. Benzene and TBA were not detected in these four wells above the reporting limits (0.50-10 µg/L).

Based on concentrations of TPH-g, MTBE, and DIPE groundwater contamination in these wells (located approximately 1,200 feet to the north-northwest of the subject property) and the groundwater flow direction (south), impacted groundwater originating from the Shell and/or Mobil site appears to be migrating towards the subject property. However, based on the distance from the subject property (1,200 feet), it is reasonable to assume that concentrations of contaminants will decrease in groundwater with distance.

- **D&L Auto Repair – 1302 South Tremont Street:** This property, located approximately 0.17 mile to the north-northeast and hydrologically upgradient to the subject property, was listed on the San Diego County SAM, SLIC, and San Diego County HMMD databases. The San Diego County SAM listing indicates that a cleanup case began in October 1985 and had “remedial action” status as of March 1994. The SLIC listing indicates that a release of waste/motor/hydraulic/lubricating oil occurred onsite, “the yard has been paved over and is currently a parking lot; therefore, DEH is closing this case contingent that the use of this site remains a parking lot. Changes in the use of this site may require additional site characterization and mitigation activities.” The SLIC listing also indicates that the case has a “completed – case closed” status as of October 5, 2011. No additional information was available on the online GeoTracker database.



The San Diego County HMMD listing for this property indicates that the most recent HMMD inspection occurred in April 1989, the HMMD permit for the facility expired in 1989, and the facility generated hazardous waste. Based on the closed case status, this property is not expected to impact the subject property.

- **Tri City Plating, Inc. / Tri-City Metal Finishing – 1307 South Coast Highway / 1307 South Hill Street:** This property, located approximately 0.17 mile to the north-northwest of and hydrologically crossgradient to the subject property, was listed on the San Diego County SAM, Cortese, EnviroStor, Response, LIENS, San Diego County HMMD, SLIC, CERCLIS-NFRAP, RCRA-SQG, and FINDS databases. The various listings indicate that the onsite facility was formerly used for metal (chrome) plating.

The Environmental Liens (LIENS) listing for the property indicates that the former Tri City Plating, Inc. facility operated a plating shop that produced automobile wheels, and that 2008 subsurface sampling results determined that there were high concentrations of VOC contamination onsite, although not with a fully defined source.

The SLIC listing indicates that the facility status is “open – site assessment” as of May 1996. According to the GeoTracker online database, the *First Quarter 2015 General Waste Discharge Requirements Monitoring Report, Former Tri City Plating Facility, 1307 South Coast Highway, Oceanside, California* report by Amec Foster Wheeler Environment & Infrastructure, Inc. and dated May 1, 2015 indicates that groundwater was encountered at approximately 31 feet below the top of well casings at four groundwater monitoring wells onsite in January 2015. Groundwater samples were analyzed for VOCs and oxygenates, dissolved metals, mercury, nitrates, sulfates, sulfides, and total organic carbon; various analytes were detected in the samples. Perchlorate tetrachloroethylene (PCE), trichloroethylene (TCE), cis and trans 1,2-dichloroethene, 1,1-dichloroethene, 1,2-dichloroethane, benzene, and methyl-tert-butyl ether were detected in at least one of the samples collected in January 2015 at concentrations exceeding the Maximum Contaminant Levels for regulated drinking water contaminants per the California Safe Drinking Water Act and related laws and regulations. No metals were detected in the January 2015 groundwater samples. The 2015 report indicates elevated concentrations of PCE (380 µg/L) and TCE (55 µg/L) in groundwater in the most down gradient well (TCP-MW-3 located about 1,000 feet north-northwest of the subject property). However, the groundwater monitoring report indicates groundwater flow beneath the Tri City site to the south to southwest. Based on the groundwater flow direction, the Tri City site is located crossgradient to the subject property, and therefore, the impacted groundwater beneath the Tri City site is not expected to be migrating beneath the subject property.

## KNOWN OR SUSPECT CONTAMINATED RELEASE SITES WITH POTENTIAL VAPOR MIGRATION

The EDR report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the subject property. Based on the ASTM E 2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the subject property:





- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If up-gradient known or suspect contaminated sites are located within the above referenced distances from the subject property, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons and other COCs.

#### ***Petroleum Hydrocarbons***

Based on our review of the EDR report and GeoTracker information as indicated above, there are no adjacent or up-gradient known or suspect petroleum hydrocarbon impacted soil or groundwater plumes located within 30 feet of the subject property.

#### ***Other COCs***

Based on our review of the EDR report, one adjacent and upgradient known release site has the potential to have contaminated soil or groundwater plumes located within 100 feet of the subject property. Sunset Marine, located approximately 180 feet to the northeast of the subject property at 1517 South Coast Highway, experienced a release in June 2015. Groundwater monitoring data for grab-groundwater samples collected from the Sunset Marine site indicates that MTBE was detected at a concentration of 19.9 µg/L in soil boring B9, located closest to the subject property, approximately 325 feet from the subject property. Based on the groundwater flow direction (towards the subject property) there is the potential that MTBE-impacted groundwater originating from the nearby property is migrating beneath the subject property. Based on the shallow depth to groundwater (7 feet below grade) there is the potential for off-gassing of contaminants from the groundwater to be impacting soil vapor beneath the subject property.

#### **Review of State of California Division of Oil and Gas Records**

A review of the Department of Conservation, Division of Oil, Gas & Geothermal Resources Online Mapping System indicates that no oil wells are located within ¼ mile of the subject property.

### **HISTORICAL USE INFORMATION ON THE PROPERTY AND THE ADJOINING PROPERTIES**

The historic records review completed for this Phase I ESA includes aerial photographs, topographic maps, and city directories as detailed in the following sections. Copies of the historical resources reviewed are included in Appendix 3. Table 3 provides a summary of the historical use information available for the subject property.

#### **Review of Historic Aerial Photographs**

Aerial photographs from EDR's aerial photograph collection were obtained and reviewed.





### Review of City Directory Listings

EDR was contracted to provide copies of city directory listings for the subject property. As indicated in the attached report, no records were available for the subject property or southern adjacent properties.

### Review of Fire Insurance Maps

EDR was contracted to provide copies of fire insurance maps for the subject property. As indicated in the attached report, fire insurance maps were not available for the subject property or adjacent properties.

### Review of Historic Topographic Maps

Historic topographic maps from EDR's map collection were reviewed.

### Review of City of Oceanside Building Permit Records

Because the subject property appears to have been undeveloped (as described in Table 3 below), City of Oceanside building permit records were not reviewed.

### Other Historic Sources

Based on information obtained from historic sources, no additional sources were reviewed.

### Summary of Historic Uses

#### Subject Property

Based on our review of the documents listed above and summarized in Table 3 below, it appears that the subject property was vacant and located in a marsh, from approximately 1893 to 1939. From 1946 to 1964, the subject property was vacant, with the southern portion extending into the marsh. From 1970 to 2012, the subject property appears to be used as a storage yard for vehicles, boats, and other materials. The historic topographic maps depict the subject property as undeveloped land from 1893 to 1997; the subject property may have been partially located within a marsh in 1893, and was located in a sandy/muddy area in 1948 and 1949. City directories and fire insurance maps were not available for the subject property.

**Table 3 - Historical Use of the Subject Property**

Year	Use	Source
<b>APN 153-030-16, Oceanside, California</b>		
1893	The subject property is depicted as undeveloped, and may be partially located within a marsh/swamp.	Topographic Map (TM) – Oceanside Quadrangle
1898	Similar to the 1893 TM.	TM – Oceanside Quadrangle
1901	Similar to the 1898 TM.	TM – Oceanside Quadrangle



Year	Use	Source
1939	The subject property appears to be vacant and located in a marsh.	Aerial Photograph (AP) - USGS
1946	The subject property appears to be vacant and located on the sandy or muddy banks of the marsh.	AP - USGS
1948	The subject property is depicted as undeveloped, and is located in a sandy/muddy area.	TM – San Luis Rey Quadrangle
1949	Similar to the 1948 TM.	TM – San Luis Rey Quadrangle
1953	Similar to the 1948 AP.	AP - USGS
1964	The marsh has been channeled and the southern portion of the subject property extends into the marsh; the subject property is vacant.	AP - USGS
1968	The subject property is depicted as undeveloped.	TM – San Luis Rey Quadrangle
1970	Several vehicles appear to be located on the subject property.	AP – EDR Proprietary Landiscor
1975	Similar to the 1968 TM.	TM – San Luis Rey Quadrangle
1979	Several vehicles appear to be located on the subject property.	AP – EDR Proprietary Landiscor
1985	Similar to the 1979 AP.	AP - USGS
1990	The subject property appears to be used as a vehicle and/or boat storage yard.	AP - USGS
1994	Similar to the 1990 AP.	AP – USGS/DOQQ
1997	The subject property is depicted as located within a built-up area.	TM – San Luis Rey Quadrangle
2005	The subject property appears to be used as a storage yard.	AP – USDA/NAIP
2009	Similar to the 2005 AP.	AP – USDA/NAIP
2010	Similar to the 2009 AP.	AP – USDA/NAIP
2012	Similar to the 2010 AP.	AP – USDA/NAIP

#### Northern Adjacent Property (1521 S Coast Highway)

Based on our review of the documents listed above, it appears that the northern adjacent property was vacant land from approximately 1893 to 1953; the northern adjacent property appears to be used to access a nearby construction site by vehicles from 1964 to 1970, used as a storage yard for vehicles and boats from 1979 to 2012, and appears to be developed with two buildings from 1970 to 2012. The historic topographic maps reviewed depict the northern adjacent property as undeveloped from 1893 to 1949, as developed with one structure in 1968, 1975, and as located in a built-up area in 1997. Fire insurance maps were not available for the northern adjacent property. City directories available for the northern adjacent property indicate that 1521 South Coast Highway was occupied by Fiddlers Green Yacht Yard and W.B. Crealock Naval Architect in 1985, Naomi & Richard in 1995, and by Fiddlers Green Yacht Yard and various individuals in 2000, 2006, and 2013.



#### **Eastern Adjacent Property (1525 S Coast Highway)**

Based on our review of the documents listed above, it appears that the eastern adjacent property was vacant land from approximately 1893 to 1953; a building and vehicles were present on the eastern adjacent property from 1964 to 2005, appearing to be a storage yard. The eastern adjacent property appeared to be vacant from 2009 to 2012. The historic topographic maps reviewed depict the eastern adjacent property as undeveloped from 1893 to 1901, as developed with one building from 1948 to 1975, and as located in a built-up area in 1997. Fire insurance maps were not available for the eastern adjacent property. City directories available for the eastern adjacent property indicate that Ace Welding, Warner & Son Welding, Arc-Rite Welding, and Werner & Neff Welding occupied the property (1525 South Coast Highway/ 1525 South Hill Street) in 1976, 1985, 2000, and 2006.

#### **Southern Adjacent Property (1537 S Coast Highway)**

Based on our review of the documents listed above, it appears that the southern adjacent property was vacant land (a marsh) from approximately 1893 to 1970; from 1979 to 2012, a recreational vehicle park was present adjacent to the south of the marsh. The historic topographic maps reviewed depict the southern adjacent property as undeveloped from 1893 to 1975, and as located in a built-up area in 1997. Fire insurance maps were not available for the southern adjacent property. City directories available for the southern adjacent property indicate that the property adjacent to the south of the marsh, 1537 South Coast Highway, was occupied by Paradise by the Sea RV Park and various individuals in 2000, 2006, 2008, and 2013.

#### **Western Adjacent Property (1527 S Coast Highway)**

Based on our review of the documents listed above, it appears that the western adjacent property was vacant land from approximately 1893 to 1953, and appears to be used as a vehicle storage yard with a possible building present from 1964 to 2012. The historic topographic maps reviewed depict the western adjacent property as undeveloped from 1893 to 1975, and as located in a built-up area in 1997. Fire insurance maps were not available for the western adjacent property. City directories available for the western adjacent property indicate that 1527 South Coast Highway was occupied by C.E. MacNeilan in 1995, Robert Giffin in 2000, and Oceanside Towing in 2008.

#### **Gaps in Historical Sources**

Several gaps of greater than 5 years were identified in the historical records reviewed, from 1901 to 1939, from 1939 to 1946, from 1953 to 1964, from 1979 to 1985, and from 1997 to 2005. These gaps are considered insignificant because the subject property use appears to be similar prior to and following the gaps.

## **INTERVIEWS**

Rincon Consultants performed interviews regarding the subject property and surrounding areas. The purpose of the interview was to discuss current and historical subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.

## **INTERVIEW WITH OWNER**

An interview questionnaire was provided to the property owner prior to the site reconnaissance. A completed questionnaire has not been returned as of the date of this report.

## **INTERVIEW WITH SITE MANAGER**

A site manager was not identified for the subject property during the completion of this Phase I ESA.

## **INTERVIEWS WITH OCCUPANTS**

Because there are no structures located on the subject property, no occupants were interviewed as part of this research effort.

## **INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

Records were requested from the RWQCB for the 1517 and 1523 South Coast Highway properties on November 25, 2015. The RWQCB indicated that no records were available for the properties on November 30, 2015.

Records were also requested for these properties from the San Diego County DEH on December 1, 2015 and December 3, 2015. On December 3, 2015, the DEH provided Rincon with inspection reports and permits to install groundwater monitoring wells on the 1517 South Coast Highway property. No response has been received in regards to the 1523 South Coast Highway property as of the date of this report.

## **INTERVIEWS WITH OTHERS**

During the site reconnaissance, Rincon briefly spoke with the owner of the western adjacent property, who indicated that the vehicles and trailers present on the subject property had been there for an extended period of time. In addition, he indicated that a scrap metal storage yard is present to the east of the boat storage lot (north of the subject property). He also indicated that at least one of the trailers was formerly occupied by transients, who were later evicted by the Oceanside Police Department.

## **SITE RECONNAISSANCE**

Rincon Consultants performed a reconnaissance of the subject property on December 1, 2015. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.



## **METHODOLOGY AND LIMITING CONDITIONS**

The site reconnaissance was conducted by 1) observing the subject property from public thoroughfares, 2) observing the adjacent properties from public thoroughfares, and 3) observing the subject property from paved and dirt roads and walking paths.

Our observation of the subject property was limited by physical obstructions including dense vegetation near the southern portion of the property.

## **CURRENT USE OF THE PROPERTY AND ADJACENT PROPERTIES**

The subject property is currently undeveloped land; however, several vehicles and trailers were observed to be stored onsite. Adjacent businesses include Fiddlers Green Yacht Yard and a vehicle/trailer storage yard.

## **PAST USE OF THE PROPERTY AND ADJACENT PROPERTIES**

Based on our site reconnaissance, past uses at the subject property and adjacent properties are not readily apparent.

## **CURRENT OR PAST USES IN THE SURROUNDING AREAS**

The subject property is surrounded by residential, and industrial land and vacant land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.

## **GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC AND TOPOGRAPHIC CONDITIONS**

Geologic, hydrogeologic, hydrologic and topographic information are as previously stated in the Physical Settings Section of this report.

## **GENERAL DESCRIPTION OF STRUCTURES**

The subject property is undeveloped land. However, several vehicles and trailers were observed to be stored on the subject property.

## **INTERIOR AND EXTERIOR OBSERVATIONS**

### **Storage Tanks**

During the site reconnaissance, above-ground storage tanks or evidence of underground storage tanks were not observed.



## **Drums**

During the site reconnaissance, Rincon observed two 55-gallon drums with lids near several stored vehicles in the northern portion of the subject property. One drum was labeled "Ancamide 350A Curing Agent" and may have been empty. The other drum was unlabeled but appeared to be full, and dark oily staining and residue were present on the lid.

No other drums were observed during the site reconnaissance. Rincon did not observe indications of releases from the drums on the subject property.

## **Hazardous Substances and Petroleum Products**

Not including the drums described above, no other hazardous substances or petroleum products were identified at the subject property.

## **Unidentified Substance Containers**

Unidentified substance containers or unidentified containers that might contain hazardous substances were not observed during the site reconnaissance.

## **Odors**

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

## **Pools of Liquid**

During the site reconnaissance, Rincon did not identify any pools of liquid including standing surface water. In addition, sumps containing liquids likely to be hazardous substances or petroleum products were not observed.

## **Indications of Polychlorinated Biphenyls (PCBs)**

During the site reconnaissance, Rincon observed a pole-mounted transformer located along the paved road to the north of the subject property. There was no indication of a release in the vicinity of the transformer. In addition, two old forklifts were observed on the subject property. No indication of a release was observed in the vicinity of the forklifts; however, the equipment was rusted.

## **Other Conditions of Concern**

During the site reconnaissance Rincon did not note any of the following:

- stains
- pits or ponds
- clarifiers and sumps
- degreasers/parts washers
- stained soil or stained pavement



- stressed vegetation
- waste water
- wells
- septic systems/effluent disposal system

**Corrosion** – Three cars, two trailer beds, two trailers, two forklifts, and a shipping container were observed on the subject property in various states of disrepair. One of the trailers was labeled “Oceanside Plumbing, 439-8680.” Rust or corrosion was observed on all of the objects. The origin of these objects is unknown.

**Lagoons** – Loma Alta Marsh is located in the southern portion of the subject property, extending from the northeast to the southwest and terminating at the Pacific Ocean.

**Solid Waste/Debris** – Trash and debris were observed throughout the subject property, including tires, wood scraps, logs, fencing, concrete, stone, a window, interior vehicle panels, and miscellaneous household trash and construction debris.

## EVALUATION

### FINDINGS

Known or suspect environmental conditions associated with the property include the following:

- Former Ace Welding facility adjacent to the subject property
- Nearby Sunset Marine release site
- The use of the subject property as a storage yard including the presence of two 55-gallon drums, corroded metal objects, and solid waste on the subject property

### OPINIONS

- A. **Former Ace Welding facility adjacent to the subject property** - This property address (1525 South Coast Highway) corresponds with the address of the vacant lot located adjacent to the east of the subject property. According to the EDR database report, the former onsite facility held a HMMD permit that expired in July 2006, and has received numerous hazardous waste violations since the facility was last inspected in July 2004. Based on the numerous violations for the former facility and the site’s proximity to the subject property, the former Ace Welding facility located on the eastern adjacent property is considered a *potential Recognized Environmental Condition (REC)*.
- B. **Nearby Sunset Marine release site** – This property is located approximately 180 feet to the northeast and hydrologically upgradient to the subject property at 1517 South Coast Highway. Based on the documents reviewed as part of this Phase I ESA, a leak was reported on June 9, 2015. Groundwater monitoring data for grab-groundwater samples collected from the Sunset Marine site indicates that MTBE was detected at a concentration of 19.9 µg/L in soil boring B9, located closest to the subject property, approximately 325 feet from the subject property. Based on the groundwater flow direction to the west to southwest (towards the subject property) and the distance of the MTBE-impacted groundwater from the subject property (325 feet), there is the potential for contaminated groundwater originating from



this upgradient property to be migrating beneath the subject property. Therefore, the nearby Sunset Marine release site is considered a *potential REC*.

- C. *The use of the subject property as a storage yard including the presence of two 55-gallon drums, corroded metal objects, and solid waste on the subject property* - During the site reconnaissance, the subject property was in use as a storage yard. Rincon observed two 55-gallon drums with lids near the vehicles in the northern portion of the subject property. One drum was labeled "Ancamide 350A Curing Agent" and may have been empty. The unlabeled drum appeared to be full, and dark oily staining and residue were present on the lid. Rincon did not observe indications of releases from the drums on the subject property. However, the contents of the drums are unknown and releases from the drums may have formerly occurred.

In addition, three cars, two trailer beds, two trailers, two forklifts, and a shipping container were observed on the subject property in various states of disrepair. One of the trailers was labeled "Oceanside Plumbing, 439-8680." Rust or corrosion was observed on all of the objects. Metals may leach into the soil during the corrosion process and contaminate soil and/or groundwater on the subject property. Furthermore, trash and debris was observed throughout the subject property. The use of the subject property as a storage yard including the presence of two 55-gallon drums, corroded metal objects, and solid waste located on the subject property is considered a *potential REC*.

## CONCLUSIONS

Rincon has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 for the property located at APN 153-030-16, Oceanside, California. This assessment has revealed evidence of three potential Recognized Environmental Conditions (RECs) in connection with the subject property as follows:

### *Potential Recognized Environmental Conditions*

1. Former Ace Welding facility located adjacent to the subject property
2. Nearby Sunset Marine release site
3. The use of the subject property as a storage yard including the presence of two 55-gallon drums, corroded metal objects, and solid waste on the subject property

## RECOMMENDATIONS

To evaluate the potential subject property impact associated with the former Ace Welding facility located adjacent to the subject property, we recommend conducting a subsurface assessment (e.g., soil vapor survey, soil and/or groundwater sampling) along the eastern boundary of the subject property.

To evaluate the potential subject property impact associated with the nearby Sunset Marine release site, we recommend conducting a subsurface assessment (e.g., soil vapor survey and/or groundwater sampling) near the northern boundary of the subject property.

To evaluate the potential subject property impact associated with the use of the subject property as a storage yard, we recommend removing all stored objects and solid waste present onsite.





After removal, if any stained soil is observed on the subject property, we recommend collecting soil samples in the stained areas.

## DEVIATIONS

Deviations from ASTM Practice were encountered during the completion of this Phase I ESA. An owner questionnaire was not returned as of the date of this report. In addition, a lien search was not completed as part of this assessment.

## REFERENCES

The following published reference materials were used in preparation of this Phase I ESA:

Environmental database: Environmental Data Resources (EDR) report dated November 20, 2015.

Chain of title: *Preliminary Title Report, South Coast Highway (Vacant Land), Oceanside, California* by Corinthian Title Company and dated August 10, 2015.

Geology: Kennedy, M.P., Tan, S.S., Bovard, K.R., Alvarez, R.M., Watson, M.J., and Gutierrez, C.I., 2007, Geologic Map of the Oceanside 30x60-Minute Quadrangle, California: California Geological Survey.

Groundwater: RWQCB Water Quality Control Plan for the San Diego Basin, 1994, [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/); RWQCB online database (GeoTracker).

Topography: USGS topographic map (1997, Oceanside Quadrangle).

Oil and gas records: State of California, Division of Oil, Gas and Geothermal Resources website: <http://www.consrv.ca.gov/DOG/index.htm>.

Aerial photographs: Photos provided by EDR.

Fire insurance maps: Maps provided by EDR.

City directory listings: Listings provided by EDR.

Historic topographic maps: Maps provided by EDR.

## SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The qualified environmental professionals that are responsible for preparing the report include Walt Hamann and Sarah A. Larese. Their qualifications are summarized in the following section.

"We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

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Signature

Walt Hamann, PG, CEG, CHG

---

Name

---

Date

Vice President

---

Title

---

Signature

Sarah A. Larese

---

Name

---

Date

Senior Environmental Scientist

---

Title



## QUALIFICATIONS OF ENVIRONMENTAL CONSULTANTS

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Walt Hamann, Sarah A. Larese, and Savanna Vrevich. Their qualifications are summarized below.

Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG, CHG, CEG		MS Geology	30 years
Sarah A. Larese			BA Environmental Studies	16 years
Savanna Vrevich			BS Environmental Studies	1 year

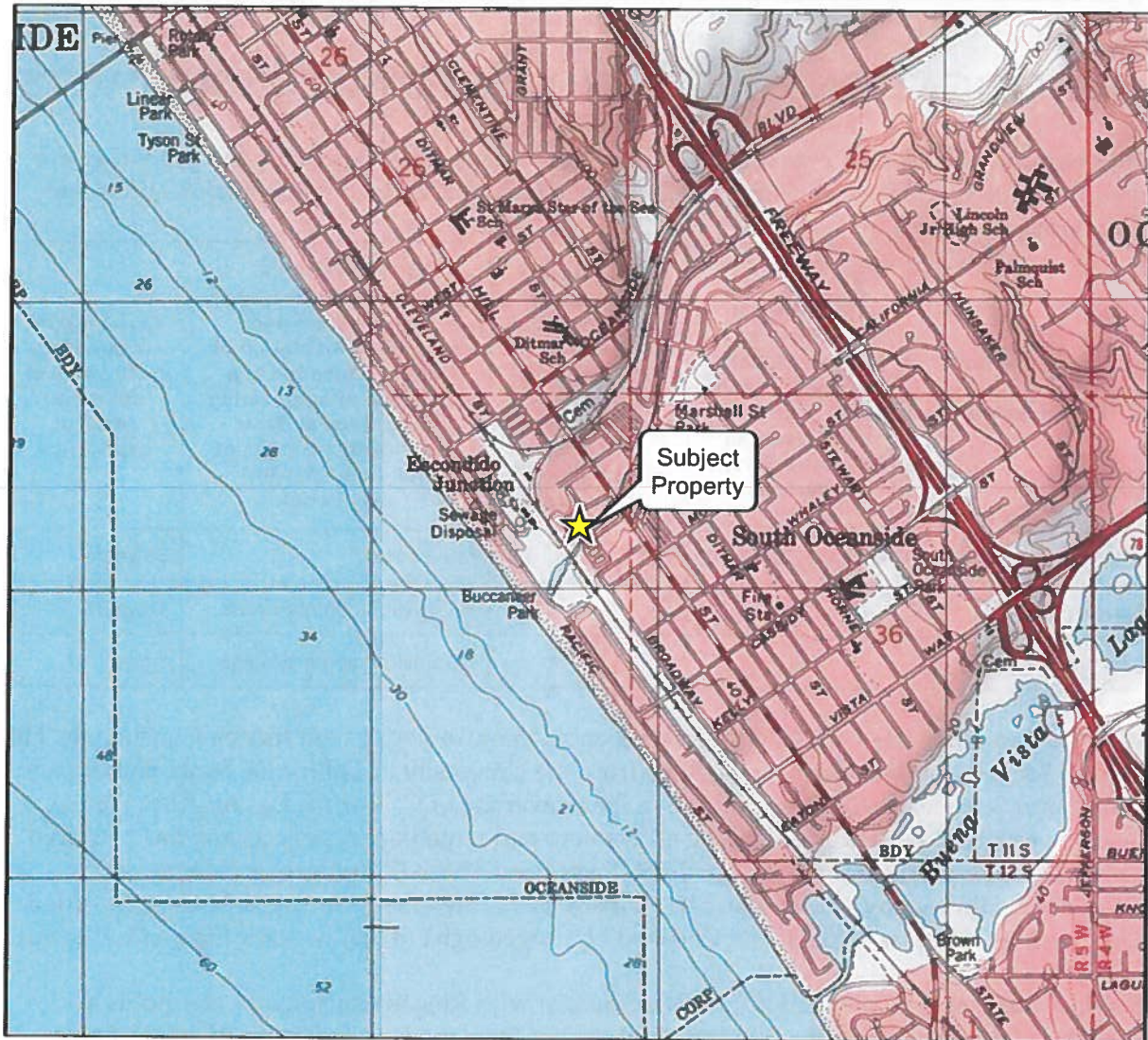
**Walt Hamann**, PG, CEG, CHG, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), and Certified Hydrogeologist (#208) with the State of California.

**Sarah A. Larese** is a Senior Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese's responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has 16 years of experience conducting research, assessment and remediation projects.

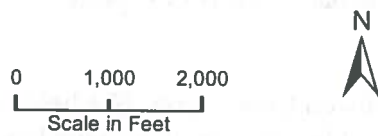
**Savanna Vrevich** is an Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Environmental Studies with an outside concentration of Ecology, Evolution, and Marine Biology from the University of California, Santa Barbara. Ms. Vrevich's responsibilities at Rincon include implementation of Phase I Environmental Site Assessment Reports.







Imagery provided by National Geographic Society, ESRI and its licensors © 2015. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



Vicinity Map

Figure 1





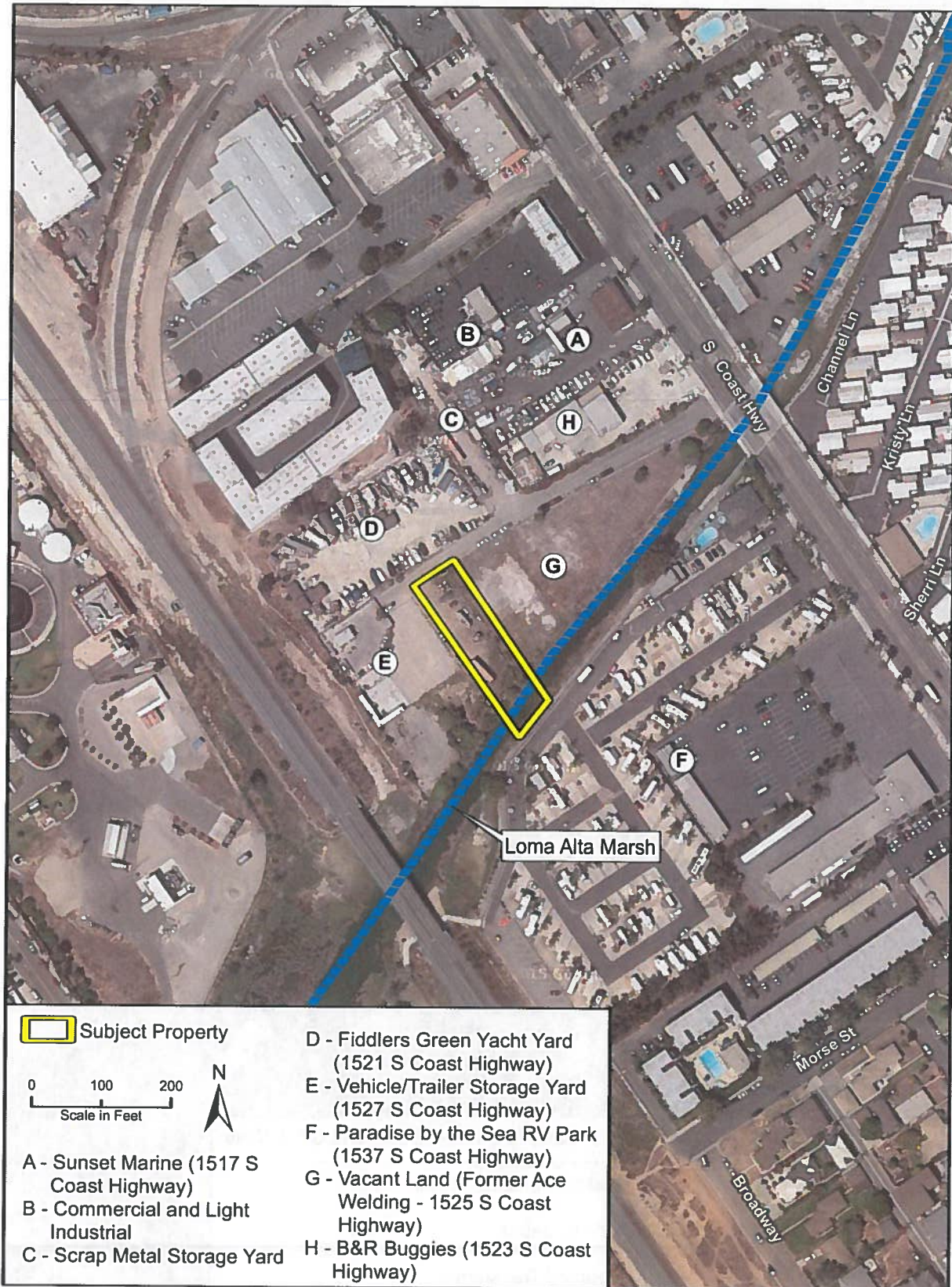
Imagery provided by Google and its licensors © 2015.

Site Map

Figure 2

Rincon Consultants, Inc.





Imagery provided by Google and its licensors © 2015.

Adjacent Land Use Map

Figure 3





**Photograph 1.** View of the subject property, facing southeast



**Photograph 2.** View of the larger forklift located along the northern boundary of the subject property.



**Photograph 3.** View of vehicles, a trailer bed, and solid waste located in the northern portion of the subject property, facing east-southeast.



**Photograph 4.** View of the second corroded trailer bed and several tires located along the northeastern boundary of the subject property, facing north.



**Photograph 5.** View of the two 55-gallon drums, one unlabeled and likely filled with oil, and the other labeled "Ancamide 350A Curing Agent" and possibly empty, in the northern portion of the subject property.



**Photograph 6.** View of the smaller forklift located near the northern portion of the subject property, facing north.

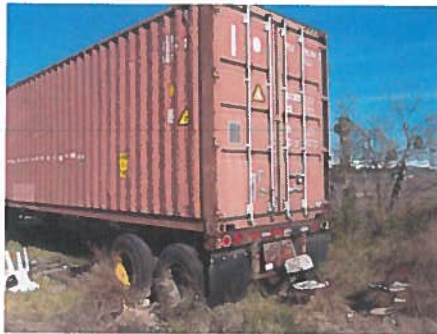
Figure 4

## Site Photographs

Rincon Consultants



**Photograph 7.** View of the two trailers and nearby trash located in the center of the subject property, facing north.



**Photograph 8.** View of the shipping container and nearby trash located near the southwestern portion of the subject property, facing north-northeast.



**Photograph 9.** View of the northern adjacent property, Fiddlers Green Yacht Yard (1521 S Coast Highway), facing west.



**Photograph 10.** View of the eastern adjacent property, vacant land, facing east.



**Photograph 11.** View of the southern adjacent property, Paradise by the Sea RV Resort (1537 S Coast Highway), facing south-southeast.



**Photograph 12.** View of the western adjacent property, a vehicle/trailer storage yard and vacant land, facing northwest.

Figure 5

## Site Photographs

Rincon Consultants



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# Appendix 1

## *Interview Documentation*

To qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

We respectfully request that you fill out this form and e-mail it to Savanna Vrevich at [svrevich@RinconConsultants.com](mailto:svrevich@RinconConsultants.com) within one week from the date of this transmittal.

1. Why is the Phase I ESA required or being performed?	ENVIRONMENTAL DUE DILLIGENCE ACTIVITY REQUIRED ON PRIVATE PROPERTY ACQUISITIONS
2. What type of property transaction is planned? (i.e. sale, purchase, exchange, etc.)	LOT LINE ADJUSTMENT AND LAND EXCHANGE
3. What is the entire site address?	VACANT LAND
4. What is the Assessor's Parcel Number(s)?	153-030-16
5. Are any considerations beyond the requirements of Practice E1527 to be considered? (i.e. lien search, asbestos & lead based paint, radon, etc.)	NO
6. Identify all parties who will rely on the Phase I report.	CITY STAFF ONLY
7. Identify the Site Manager/Contact and how the contact can be reached.	SAME AS NO. 8
8. Identify the Site Owner and how the owner can be reached.	MR. CHARLES BUEL (760) 941-6777



9. Do you have copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning any other knowledge or experience with the property that may be pertinent to the environmental professional (i.e. title report, previous Ph I and II ESAs, Environmental Impact Studies, etc.)?

TITLE REPORT

1. Did a search of recorded land title records (or judicial records, where appropriate) identify any environmental liens filed or recorded against the property?

Please checkmark the most appropriate response:

- ☐ I have not reviewed the records and *do not know* if there are any filed or recorded environmental liens.
- ☒ I have reviewed the records, and *No, there aren't any* filed or recorded environmental liens.
- ☐ I have reviewed the records, and *Yes, there are* environmental liens. Explain:

2. Did a search of recorded land title records (or judicial records, where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

Please checkmark the most appropriate response:

- ☐ I have not reviewed the records and *do not know* if there are any filed/recorded AULs or any AULs in place at the site.
- ☒ I have reviewed the records, and *No, there aren't any* filed/recorded AULs or any AULs in place at the site.
- ☐ I have reviewed the records, and *Yes, there are* AULs filed, recorded, and/or in place at the site. Explain:



3. Does the Title Report provide any information pertaining to environmental cleanup liens or activity and use limitations (AULs) for the subject property?

Please checkmark the most appropriate response:

- ☐ I have not reviewed the Title Report and *do not know* if it provides environmental cleanup liens or AULs information.
- ☒ I have reviewed the Title Report, and *No, it does not* provide environmental cleanup liens or AULs information.
- ☐ I have reviewed the Title Report, and *Yes, it does provide* environmental cleanup liens or AULs information. Explain:

4. Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please checkmark the most appropriate response:

- ☒ *No, I do not* have any specialized knowledge and/or experience related to the property or nearby properties.
- ☐ *Yes, I do* have specialized knowledge and/or experience related to the property or nearby properties. Explain:

5. As the user of this ESA, based on your knowledge and experience related to the property, are you aware of any information pertaining to a reduction in value for the subject property relative to any known environmental issues?

Please checkmark the most appropriate response:

- ☒ *No, I do not* have any information about a reduction in property value relative to environmental issues.
- ☐ *Yes, I do* have information about a reduction in property value relative to environmental issues. Explain:



6. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please checkmark the most appropriate response:

- ☒ Yes, I *do* believe the purchase price being paid for this property reasonably reflects the fair market value of the property. Skip to question #7.
- ☐ No, I *do not* believe the purchase price being paid for this property reasonably reflects the fair market value of the property. Proceed to question #6a.

- a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40 CFR 312.29)

Please checkmark the most appropriate response:

- ☐ No, I *have not* considered the idea that known or believed contamination at the site has caused the lower purchase price.
- ☐ Yes, I *have* considered the idea that known or believed contamination at the site has caused the lower purchase price. Explain.

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

- a. Do you know the past uses of the property?

- ☒ I *do not* know.
- ☐ I *do* know. Explain:

- b. Do you know of specific chemicals are present or once were present at the property?

- ☒ I *do not* know.
- ☐ I *do* know. Explain:

- c. Do you know of any spills or other chemical releases that have taken place at the property?

- ☒ I *do not* know.
- ☐ I *do* know. Explain:



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

☒ I do not know.

☐ I do know. Explain:

8. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

Please checkmark the most appropriate response:

☒ No, I do not know and/or do not have any experience with any obvious indicators that point to the presence or likely presence of contamination at the property.

☐ Yes, I do know of and/or do have experience with obvious indicators that point to the presence or likely presence of contamination at the property. Explain:

9. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site?

☒ No, I am not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site.

☐ Yes, I am aware of pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site. Explain:

10. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site?

☒ No, I am not aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site.

☐ Yes, I am aware of pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site. Explain:



11. Are you aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

- ☒ No, I am not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.
- ☐ Yes, I am aware of a notice, or notices, from a government entity (or multiple government entities) regarding a possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Explain:

This questionnaire was completed by (please print):

Name	RUBEN F. DURAN
Title	SENIOR PROPERTY AGENT
Firm	CITY OF OCEANSIDE
Street Address	300 N. COAST HIGHWAY
City, State, Zip Code	OCEANSIDE, CA 92054
Phone Number	(760) 435-5172
Fax Number	(760) 435-5169
What is the preparer's relationship to the property (i.e., seller, buyer, occupant, property manager, employee, agent, consultant, etc.)?	BUYER (CITY'S ACQUISITION AGENT)

The preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's knowledge, no material facts have been suppressed or misstated.

Signature Ruben F. Duran

Date 12/3/15

Please email this form to Savanna Vrevich at [svrevich@RinconConsultants.com](mailto:svrevich@RinconConsultants.com). This form may also be mailed or faxed to the following address:

Rincon Consultants, Inc.  
Attention: Savanna Vrevich, Environmental Site Assessment Division  
5135 Avenida Encinas, Suite A  
Carlsbad, California 92008  
Fax: (760) 918-9449



Rincon Consultants, Inc.

**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

This questionnaire should be completed by the current property owner or a designated representative of the current property owner. We respectfully request that you fill out and return this form (via fax 760-918-9449 or email [Savanna Vrevich](mailto:Savanna.Vrevich)) to us within one week from the date of this transmittal.

1)	<b>Was the subject property or any adjoining property ever used as:</b> <table border="0"><tr><td><input type="checkbox"/> a gasoline or other fueling station</td><td><input type="checkbox"/> a junkyard or landfill</td></tr><tr><td><input type="checkbox"/> a motor vehicle repair facility</td><td><input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility</td></tr><tr><td><input type="checkbox"/> a commercial printing facility</td><td><input type="checkbox"/> a machine shop</td></tr><tr><td><input type="checkbox"/> a dry cleaners</td><td><input type="checkbox"/> a manufacturing facility</td></tr><tr><td><input type="checkbox"/> a photo developing laboratory</td><td><input type="checkbox"/> an oil production facility (including oil wells)</td></tr><tr><td><input type="checkbox"/> a metal plating facility</td><td><input type="checkbox"/> any other industrial use</td></tr><tr><td><input type="checkbox"/> a farm</td><td></td></tr></table> (please check all that apply and describe)		<input type="checkbox"/> a gasoline or other fueling station	<input type="checkbox"/> a junkyard or landfill	<input type="checkbox"/> a motor vehicle repair facility	<input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility	<input type="checkbox"/> a commercial printing facility	<input type="checkbox"/> a machine shop	<input type="checkbox"/> a dry cleaners	<input type="checkbox"/> a manufacturing facility	<input type="checkbox"/> a photo developing laboratory	<input type="checkbox"/> an oil production facility (including oil wells)	<input type="checkbox"/> a metal plating facility	<input type="checkbox"/> any other industrial use	<input type="checkbox"/> a farm	
<input type="checkbox"/> a gasoline or other fueling station	<input type="checkbox"/> a junkyard or landfill															
<input type="checkbox"/> a motor vehicle repair facility	<input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility															
<input type="checkbox"/> a commercial printing facility	<input type="checkbox"/> a machine shop															
<input type="checkbox"/> a dry cleaners	<input type="checkbox"/> a manufacturing facility															
<input type="checkbox"/> a photo developing laboratory	<input type="checkbox"/> an oil production facility (including oil wells)															
<input type="checkbox"/> a metal plating facility	<input type="checkbox"/> any other industrial use															
<input type="checkbox"/> a farm																
2)	<b>Please describe the current land uses of the subject property and those surrounding your property. Please indicate all businesses/companies located on property.</b>															
2a	<b>Current Use of Subject Property</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of current operation)														
2b	<b>Current Use of Northern Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of current operation)														
2c	<b>Current Use of Southern Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of current operation)														
2d	<b>Current Use of Western Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of current operation)														
2e	<b>Current Use of Eastern Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of current operation)														



**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

<b>3)</b>	<b>Please describe the previous land uses of your property and those surrounding your property. Include property ownership and dates of operation if known.</b>	
<b>3a</b>	<b>Previous Use of Subject Property</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of previous operations, former property owners, and dates of operation)
<b>3b</b>	<b>Previous Use of Northern Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of previous operations)
<b>3c</b>	<b>Previous Use of Southern Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of previous operations)
<b>3d</b>	<b>Previous Use of Western Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of previous operations)
<b>3e</b>	<b>Previous Use of Eastern Adjoining Properties</b> (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	(please include a brief description of previous operations)

<b>4)</b>	<b>Who is the current owner of the property?</b>	
-----------	--	--

<b>5)</b>	<b>When did current ownership begin?</b>	
-----------	--	--

<b>6)</b>	<b>What is the age of the on-site facility?</b>	
-----------	---	--

<b>7)</b>	<b>Who is the previous owner of the property?</b>	
-----------	---	--

**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

<b>8)</b>	<b>Please indicate the property's current</b>
	electrical service provider -
	water service provider -
	natural gas service provider -
	sewer service provider -
	solid waste hauler -

<b>9)</b>	<b>To the best of your knowledge, has your facility previously or does your facility currently store or use any of the following in individual containers larger than 5 gallons in volume or 50 gallons in the aggregate? (if yes or unknown, include how many, type, and size)</b>	
	<input type="checkbox"/> Damaged or discarded automotive or industrial batteries	
	<input type="checkbox"/> Paints	
	<input type="checkbox"/> Oils or solvents	
	<input type="checkbox"/> Motor vehicle fuel	
	<input type="checkbox"/> Pesticides or herbicides	
	<input type="checkbox"/> Other chemicals or hazardous substances	

<b>10)</b>	<b>Please indicate any wastes generated at the facility.</b>		
	<b>Hazardous waste:</b>	<b>Quantity:</b>	<b>Disposal Method:</b>

<b>11)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

<b>12)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any evidence of fill dirt having been brought onto the property that originated from a contaminated site or that is of an unknown origin?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
<b>13)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
<b>14)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any sumps, clarifiers, or solvent degreasers on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
<b>15)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any stained soil on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
<b>16)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any storage tanks (above or below ground) located on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
<b>17)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways (etc.) indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

<b>18)</b>	<b>If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government agency?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>19)</b>	<b>Are there currently or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>20)</b>	<b>To the best of your knowledge has your facility previously or does your facility currently, discharge wastewater on or adjacent to the property other than storm water into a sanitary sewer system?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>21)</b>	<b>Have any of the following ever been dumped above grade, buried and/or burned on the property? (please check all that apply and describe if possible)</b>	
	<input type="checkbox"/> Hazardous substances	
	<input type="checkbox"/> Petroleum products	
	<input type="checkbox"/> Unidentified waste materials	
	<input type="checkbox"/> Tires	
	<input type="checkbox"/> Automotive or industrial batteries	
	<input type="checkbox"/> Other waste materials (please describe)	

<b>22)</b>	<b>Are there currently or to the best of your knowledge have there been previously, a transformer, capacitor or any hydraulic equipment on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

<b>23)</b>	<b>Are there currently or to the best of your knowledge have there been previously any records indicating the presence of PCBs?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>24)</b>	<b>Are there currently or to the best of your knowledge have there been previously any records indicating the presence of pesticides or herbicides?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>25)</b>	<b>Do you have any knowledge of environmental liens that may have been recorded against the property or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>26)</b>	<b>Do you have any knowledge of activity and use limitations (AULs) such as engineering controls, deed restrictions, land use restrictions, or institutional controls that may have been recorded against the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>27)</b>	<b>Have you been informed of the past or current existence of hazardous substances, petroleum products, or environmental violations with respect to the property or any facility located on the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>28)</b>	<b>Do you have any knowledge of any environmental site assessments of the property or facility?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

**Property Owner Interview Questionnaire****Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

<b>29)</b>	<b>Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>30)</b>	<b>Are there any site-specific geotechnical or geologic reports available for the subject property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>31)</b>	<b>Is there a Title Report available for the subject property?</b>	
	<input type="checkbox"/> Yes	If Yes or Unknown, please describe
	<input type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

<b>This questionnaire was completed by (please print)</b>	
<b>Name</b>	
<b>Title</b>	
<b>Firm</b>	
<b>Street Address</b>	
<b>City, State, Zip Code</b>	
<b>Phone Number</b>	
<b>Fax Number</b>	
<b>What is the Preparer's relationship to the property (i.e., owner, occupant, property manager, employee, agent, consultant, etc.)?</b>	

**Copies of the completed questionnaire should be faxed, emailed (preferably) or mailed to:**

Rincon Consultants, Inc.

5135 Avenida Encinas, Suite A

Carlsbad, CA 92008

Attention: Savanna Vrevich, Environmental Site Assessment Division

Fax: (760) 918-9449

Email: [svrevich@rinconconsultants.com](mailto:svrevich@rinconconsultants.com)

**Property Owner Interview Questionnaire**

**Rincon Project 15-01923 – Buel Property Exchange, Oceanside, California**

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**Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.**

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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## **Appendix 2**

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### *Regulatory Records Documentation*



**APN 153-030-1600**

1525 S Coast Highway  
Oceanside, CA 92054

Inquiry Number: 04473797.2r  
November 20, 2015

## The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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

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## 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

1525 S COAST HIGHWAY  
OCEANSIDE, CA 92054

#### COORDINATES

Latitude (North):	33.1793000 - 33° 10' 45.48"
Longitude (West):	117.3676000 - 117° 22' 3.36"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	465729.1
UTM Y (Meters):	3671032.8
Elevation:	19 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641318 SAN LUIS REY, CA
Version Date:	2012
West Map:	5641306 OCEANSIDE, CA
Version Date:	2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120428, 20120519
Source:	USDA

# MAPPED SITES SUMMARY

Target Property Address:  
1525 S COAST HIGHWAY  
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	ACE WELDING	1525 S COAST HWY	San Diego Co. HMMD		TP
A2		1515 S COAST HWY	EDR Hist Auto	Higher	470, 0.089, NE
A3		1523 S COAST HWY	EDR Hist Auto	Higher	470, 0.089, NE
A4	B & R BUGGIES	1523 S COAST HY	LUST, SLIC	Higher	470, 0.089, NE
A5	B & R BUGGIES	1523 S HILL ST	SWEEPS UST	Higher	470, 0.089, NE
A6	B & R BUGGIES	1523 S COAST HY	SAN DIEGO CO. SAM	Higher	470, 0.089, NE
A7	SUNSET MARINE	1517 S COAST HWY	LUST, San Diego Co. HMMD	Higher	472, 0.089, NE
A8	NORTH COUNTY AUTO SE	1520 S COAST HY	SAN DIEGO CO. SAM	Higher	480, 0.091, NE
A9	NORTH COUNTY AUTO SE	1520 S COAST HY	LUST	Higher	480, 0.091, NE
A10		1520 S COAST HWY	EDR Hist Auto	Higher	480, 0.091, NE
A11		1540 S COAST HWY	EDR Hist Auto	Higher	480, 0.091, ENE
A12	GARY'S AUTO & RV SER	1540 COAST HWY S	LUST, HIST CORTESE	Higher	480, 0.091, ENE
A13	GARYS AUTO/RV SERVIC	1540 S COAST HY	SAN DIEGO CO. SAM	Higher	480, 0.091, ENE
A14	NORTH COUNTY AUTO BO	1512 S COAST HWY	RCRA-SQG, LUST, San Diego Co. HMMD, HIST CORTESE	Higher	481, 0.091, NE
A15		1512 S COAST HWY	EDR Hist Auto	Higher	481, 0.091, NE
A16	OCEANSIDE IMPORTS	1426 HILL ST S	LUST, HIST CORTESE	Higher	483, 0.091, ENE
B17		1555 S COAST HWY	EDR Hist Auto	Higher	524, 0.099, East
B18	CENTRAL AUTOMOTIVE	1555 S HILL ST	RCRA-SQG, FINDS	Higher	524, 0.099, East
C19		1434 S COAST HWY	EDR Hist Auto	Higher	642, 0.122, North
C20	KAWASAKI OF OCEANSID	1425 SOUTH HILL ST	RCRA-SQG, FINDS	Higher	723, 0.137, North
C21	MOTOPRO INC	1425 S COAST HWY	RCRA-SQG, FINDS, HAZNET	Higher	723, 0.137, North
C22	OCEANSIDE IMPORTS VO	1426 S COAST HY	SAN DIEGO CO. SAM	Higher	753, 0.143, North
C23	OCEANSIDE IMPORTS &	1426 S COAST HWY	LUST, San Diego Co. HMMD	Higher	753, 0.143, North
C24	OCEANSIDE IMPORTS VO	1426 S HILL ST	SWEEPS UST	Higher	753, 0.143, North
D25	SMOKEYS AUTO REPAIR	1602 S HILL ST	SWEEPS UST	Higher	834, 0.158, ESE
D26	SMOKEYS SVC CTR	1602 S HILLS ST	RCRA NonGen / NLR, FINDS	Higher	834, 0.158, ESE
27	USCG MOORINGS OCEANS	1540 NORTH PACIFIC D	RCRA NonGen / NLR, FINDS	Lower	845, 0.160, SSW
D28	BUBBLE BATH CAR WASH	1621 S COAST HWY	LUST, San Diego Co. HMMD, HIST UST, HIST CORTESE	Higher	925, 0.175, ESE
D29	BUBBLE BATH CAR WASH	1621 S COAST HY	SAN DIEGO CO. SAM	Higher	925, 0.175, ESE
D30	BUBBLE BATH CAR WASH	1621 S HILL ST	SWEEPS UST	Higher	925, 0.175, ESE
E31	LA SALINA WASTEWATER	1330 SOUTH TAIT STRE	HIST UST, CHMIRS, ENF, NPDES	Higher	941, 0.178, WNW
E32	LA SALINA WASTEWATER	1330 S TAIT ST	AST, San Diego Co. HMMD, SWEEPS UST	Higher	941, 0.178, WNW
F33	PACIFIC VAN LINES	1414 TREMONT	LUST, HIST CORTESE	Higher	963, 0.182, NNW
F34	F FASHIONS	1414 S TREMONT ST	SLIC, SWEEPS UST, HIST UST	Higher	963, 0.182, NNW
F35	F FASHIONS	1414 S TREMONT ST	SAN DIEGO CO. SAM, San Diego Co. HMMD	Higher	963, 0.182, NNW
F36	FORMER MOBIL #18-G66	1201 HILL ST	LUST	Higher	978, 0.185, North
D37	AUTO-EUROPA	1640 S HILL STREET	RCRA-SQG, FINDS	Higher	1043, 0.198, ESE
F38	D&L AUTO REPAIR	1302 S TREMONT ST	SAN DIEGO CO. SAM, SLIC, San Diego Co. HMMD	Higher	1109, 0.210, NNW
G39	TRI CITY PLATING INC	1307 S COAST HY	SAN DIEGO CO. SAM	Higher	1166, 0.221, NNW

# MAPPED SITES SUMMARY

Target Property Address:  
1525 S COAST HIGHWAY  
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	TRI-CITY PLATING, IN	1307 SOUTH COAST HIG	RESPONSE, ENVIROSTOR, LIENS, Cortese	Higher	1166, 0.221, NNW
G41	TRI CITY PLATING INC	1307 S COAST HWY	SLIC, San Diego Co. HMMD	Higher	1166, 0.221, NNW
G42	TRI-CITY METAL FINIS	1307 S HILL ST	CERCLIS-NFRAP, RCRA-SQG, FINDS	Higher	1166, 0.221, NNW
43	BUBBLE BATH CAR WASH	1621 HILL ST S	LUST	Higher	1230, 0.233, SE
G44	SHELL SERVICE STATIO	1202 HILL ST S	LUST, HIST CORTESE	Higher	1382, 0.262, NNW
G45	FORMER MOBIL SER. ST	1201 HILL	HIST CORTESE	Higher	1382, 0.262, NNW
H46	SHELL OIL CO	1202 S HILL	RCRA-SQG, SAN DIEGO CO. SAM	Higher	1499, 0.284, NNW
H47	RASHID SOUTHHILL SHE	1202 S COAST HY	LUST, San Diego Co. HMMD	Higher	1499, 0.284, NNW
H48	HENRY OUCHI	1201 S COAST HWY	LUST, HIST UST	Higher	1503, 0.285, NNW
H49	RITE AID	1201 S COAST HY	SAN DIEGO CO. SAM	Higher	1503, 0.285, NNW
50	SANDAG COASTAL RAIL	0 SOUTH MYERS STREET	SLIC	Higher	1588, 0.301, NW
51	ROSALIE KOPP	1740 BROADWAY	SAN DIEGO CO. SAM, SLIC, San Diego Co. HMMD	Higher	1738, 0.329, SSE
I52	AM/PM MARKET	1801 HILL ST S	LUST, HIST CORTESE	Higher	1857, 0.352, SE
I53	DANS MOBIL	1742 S COAST HY	SAN DIEGO CO. SAM	Higher	1966, 0.372, SE
I54	DANS MOBIL	1742 S COAST HWY	LUST, UST, HIST UST	Higher	1966, 0.372, SE
J55	ONE STOP AVIATION, I	1119 S CLEVELAND ST	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Higher	2001, 0.379, NW
J56	GOLDEN AUTO	1119 CLEVELAND ST S	LUST, HIST CORTESE	Higher	2001, 0.379, NW
I57	ARCO AM/PM MINI MARK	1801 S COAST HY	SAN DIEGO CO. SAM	Higher	2117, 0.401, SE
I58	ARCO AM/PM MINI MARK	1801 S COAST HY	LUST, San Diego Co. HMMD, HIST UST	Higher	2117, 0.401, SE
I59	UNOCAL SERV STATION	1802 S COAST HY	LUST, HIST UST	Higher	2132, 0.404, SE
I60	UNOCAL SERV STATION	1802 S COAST HY	SAN DIEGO CO. SAM, San Diego Co. HMMD	Higher	2132, 0.404, SE
K61	ROCCO'S OCEANSIDE AU	1106 S COAST HY	SAN DIEGO CO. SAM, San Diego Co. HMMD	Higher	2140, 0.405, NNW
K62	FORMER WINSTON TIRE	1106 S COAST HY	LUST, San Diego Co. HMMD	Higher	2140, 0.405, NNW
63	UNOCAL 76 STATION	1802 HILL ST S	LUST, HIST CORTESE	Higher	2296, 0.435, SE
L64		1664 OCEANSIDE BLVD.	Notify 65	Higher	3896, 0.738, NNE
L65	OCEANSIDE BL. PUMP S	1664 OCEANSIDE BLVD.	Notify 65	Higher	3896, 0.738, NNE

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
ACE WELDING 1525 S COAST HWY OCEANSIDE, CA 92054	San Diego Co. HMMD Facility ID: 124036	N/A

### 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  
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

#### ***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-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

#### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System

## EXECUTIVE SUMMARY

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 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

### ***State and tribal registered storage tank lists***

FEMA UST\_ . . . . . Underground Storage Tank Listing  
UST\_ . . . . . Active UST 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 Brownfields 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  
ODI\_ . . . . . Open Dump Inventory  
DEBRIS REGION 9\_ . . . . . Torres Martinez Reservation Illegal Dump Site Locations

### ***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL\_ . . . . . National Clandestine Laboratory Register  
HIST Cal-Sites\_ . . . . . Historical Calsites Database  
SCH\_ . . . . . School Property Evaluation Program  
CDL\_ . . . . . Clandestine Drug Labs  
Toxic Pits\_ . . . . . Toxic Pits Cleanup Act Sites  
US CDL\_ . . . . . Clandestine Drug Labs

### ***Local Lists of Registered Storage Tanks***

CA FID UST\_ . . . . . Facility Inventory Database

## EXECUTIVE SUMMARY

### **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**

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  
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  
CA BOND EXP. PLAN\_..... Bond Expenditure Plan  
CUPA Listings\_..... CUPA Resources List  
DRYCLEANERS\_..... Cleaner Facilities  
EML\_..... Emissions Inventory Data  
ENF\_..... Enforcement Action Listing  
Financial Assurance\_..... Financial Assurance Information Listing  
HAZNET\_..... Facility and Manifest Data



## EXECUTIVE SUMMARY

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
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP	EDR Proprietary Manufactured Gas Plants
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.

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal CERCLIS NFRAP site List*

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there

## EXECUTIVE SUMMARY

is 1 CERCLIS-NFRAP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TRI-CITY METAL FINIS</b>	<b>1307 S HILL ST</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G42</b>	<b>127</b>

### ***Federal RCRA generators list***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NORTH COUNTY AUTO BO</b>	<b>1512 S COAST HWY</b>	<b>NE 0 - 1/8 (0.091 mi.)</b>	<b>A14</b>	<b>27</b>
<b>CENTRAL AUTOMOTIVE</b>	<b>1555 S HILL ST</b>	<b>E 0 - 1/8 (0.099 mi.)</b>	<b>B18</b>	<b>34</b>
<b>KAWASAKI OF OCEANSID</b>	<b>1425 SOUTH HILL ST</b>	<b>N 1/8 - 1/4 (0.137 mi.)</b>	<b>C20</b>	<b>36</b>
<b>MOTOPRO INC</b>	<b>1425 S COAST HWY</b>	<b>N 1/8 - 1/4 (0.137 mi.)</b>	<b>C21</b>	<b>37</b>
<b>AUTO-EUROPA</b>	<b>1640 S HILL STREET</b>	<b>ESE 1/8 - 1/4 (0.198 mi.)</b>	<b>D37</b>	<b>111</b>
<b>TRI-CITY METAL FINIS</b>	<b>1307 S HILL ST</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G42</b>	<b>127</b>

### ***State- and tribal - equivalent NPL***

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, and dated 08/03/2015 has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TRI-CITY PLATING, IN</b> Status: Active Facility Id: 37340034	<b>1307 SOUTH COAST HIG</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G40</b>	<b>114</b>

### ***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 identifies 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

## EXECUTIVE SUMMARY

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 08/03/2015 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TRI-CITY PLATING, IN</b> Facility Id: 37340034 Status: Active	<b>1307 SOUTH COAST HIG</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G40</b>	<b>114</b>

### **State and tribal leaking storage tank lists**

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 are 16 SAN DIEGO CO. SAM sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>B &amp; R BUGGIES</b> Case Number: H24037-001 Case Number: H24037-002 Facility Status: Closed Case	<b>1523 S COAST HY</b>	<b>NE 0 - 1/8 (0.089 mi.)</b>	<b>A6</b>	<b>14</b>
<b>NORTH COUNTY AUTO SE</b> Case Number: H23602-001 Facility Status: Preliminary Assessment	<b>1520 S COAST HY</b>	<b>NE 0 - 1/8 (0.091 mi.)</b>	<b>A8</b>	<b>17</b>
<b>GARYS AUTO/RV SERVICE</b> Case Number: H19248-001 Facility Status: Preliminary Assessment	<b>1540 S COAST HY</b>	<b>ENE 0 - 1/8 (0.091 mi.)</b>	<b>A13</b>	<b>27</b>
<b>OCEANSIDE IMPORTS VO</b> Case Number: H12392-001 Facility Status: Closed Case	<b>1426 S COAST HY</b>	<b>N 1/8 - 1/4 (0.143 mi.)</b>	<b>C22</b>	<b>40</b>
<b>BUBBLE BATH CAR WASH</b> Case Number: H20619-001 Facility Status: Closed Case	<b>1621 S COAST HY</b>	<b>ESE 1/8 - 1/4 (0.175 mi.)</b>	<b>D29</b>	<b>55</b>
<b>F FASHIONS</b> Case Number: H06041-001 Facility Status: Closed Case	<b>1414 S TREMONT ST</b>	<b>NNW 1/8 - 1/4 (0.182 mi.)</b>	<b>F35</b>	<b>110</b>
<b>D&amp;L AUTO REPAIR</b> Case Number: H13650-001 Facility Status: Remedial Action (Clean-Up)	<b>1302 S TREMONT ST</b>	<b>NNW 1/8 - 1/4 (0.210 mi.)</b>	<b>F38</b>	<b>113</b>
<b>TRI CITY PLATING INC</b> Case Number: H14033-001 Facility Status: Preliminary Assessment	<b>1307 S COAST HY</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G39</b>	<b>114</b>
<b>SHELL OIL CO</b> Case Number: H21352-001 Facility Status: Remedial Investigation	<b>1202 S HILL</b>	<b>NNW 1/4 - 1/2 (0.284 mi.)</b>	<b>H46</b>	<b>131</b>
<b>RITE AID</b>	<b>1201 S COAST HY</b>	<b>NNW 1/4 - 1/2 (0.285 mi.)</b>	<b>H49</b>	<b>144</b>

## EXECUTIVE SUMMARY

Case Number: H05477-001  
Facility Status: Closed Case

<b>ROSALIE KOPP</b> Case Number: H29882-001 Facility Status: Preliminary Assessment	<b>1740 BROADWAY</b>	<b>SSE 1/4 - 1/2 (0.329 mi.)</b>	<b>51</b>	<b>145</b>
<b>DANS MOBIL</b> Case Number: H05486-001 Case Number: H05486-002 Facility Status: Remedial Investigation Facility Status: Closed Case	<b>1742 S COAST HY</b>	<b>SE 1/4 - 1/2 (0.372 mi.)</b>	<b>I53</b>	<b>147</b>
<b>ONE STOP AVIATION, I</b> Case Number: H24078-001 Facility Status: Closed Case	<b>1119 S CLEVELAND ST</b>	<b>NW 1/4 - 1/2 (0.379 mi.)</b>	<b>J55</b>	<b>156</b>
<b>ARCO AM/PM MINI MARK</b> Case Number: H20616-001 Facility Status: Closed Case	<b>1801 S COAST HY</b>	<b>SE 1/4 - 1/2 (0.401 mi.)</b>	<b>I57</b>	<b>171</b>
<b>UNOCAL SERV STATION</b> Case Number: H12720-001 Facility Status: Closed Case	<b>1802 S COAST HY</b>	<b>SE 1/4 - 1/2 (0.404 mi.)</b>	<b>I60</b>	<b>179</b>
<b>ROCCO'S OCEANSIDE AU</b> Case Number: H13527-001 Facility Status: Closed Case	<b>1106 S COAST HY</b>	<b>NNW 1/4 - 1/2 (0.405 mi.)</b>	<b>K61</b>	<b>182</b>

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, and dated 10/21/2015 has revealed that there are 22 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>B &amp; R BUGGIES</b> Status: Completed - Case Closed Global Id: T0607300119	<b>1523 S COAST HY</b>	<b>NE 0 - 1/8 (0.089 mi.)</b>	<b>A4</b>	<b>12</b>
<b>SUNSET MARINE</b> Status: Open - Site Assessment Global Id: T10000007751	<b>1517 S COAST HWY</b>	<b>NE 0 - 1/8 (0.089 mi.)</b>	<b>A7</b>	<b>14</b>
<b>NORTH COUNTY AUTO SE</b> Status: Completed - Case Closed Global Id: T0607302668	<b>1520 S COAST HY</b>	<b>NE 0 - 1/8 (0.091 mi.)</b>	<b>A9</b>	<b>17</b>
<b>GARY'S AUTO &amp; RV SER</b> Status: Completed - Case Closed Status: Preliminary site assessment workplan submitted Global Id: T0607302642 Case Number: 9UT3881	<b>1540 COAST HWY S</b>	<b>ENE 0 - 1/8 (0.091 mi.)</b>	<b>A12</b>	<b>23</b>
<b>NORTH COUNTY AUTO BO</b> Status: Preliminary site assessment workplan submitted Case Number: 9UT3909	<b>1512 S COAST HWY</b>	<b>NE 0 - 1/8 (0.091 mi.)</b>	<b>A14</b>	<b>27</b>
<b>OCEANSIDE IMPORTS</b>	<b>1426 HILL ST S</b>	<b>ENE 0 - 1/8 (0.091 mi.)</b>	<b>A16</b>	<b>32</b>

## EXECUTIVE SUMMARY

Closed Date: 5/2/96 Status: Case Closed Case Number: 9UT2217				
<b>OCEANSIDE IMPORTS &amp;</b>	<b>1426 S COAST HWY</b>	<b>N 1/8 - 1/4 (0.143 mi.)</b>	<b>C23</b>	<b>40</b>
Status: Completed - Case Closed Global Id: T0607300983				
<b>BUBBLE BATH CAR WASH</b>	<b>1621 S COAST HWY</b>	<b>ESE 1/8 - 1/4 (0.175 mi.)</b>	<b>D28</b>	<b>52</b>
Status: Completed - Case Closed Closed Date: 2/11/97 Status: Case Closed Global Id: T0607300748 Case Number: 9UT1973				
<b>PACIFIC VAN LINES</b>	<b>1414 TREMONT</b>	<b>NNW 1/8 - 1/4 (0.182 mi.)</b>	<b>F33</b>	<b>107</b>
Closed Date: 1/13/88 Status: Case Closed Case Number: 9UT391				
<b>FORMER MOBIL #18-G66</b>	<b>1201 HILL ST</b>	<b>N 1/8 - 1/4 (0.185 mi.)</b>	<b>F36</b>	<b>111</b>
Status: Remedial action (cleanup) Underway Case Number: 9UT266				
<b>BUBBLE BATH CAR WASH</b>	<b>1621 HILL ST S</b>	<b>SE 1/8 - 1/4 (0.233 mi.)</b>	<b>43</b>	<b>129</b>
<b>SHELL SERVICE STATIO</b>	<b>1202 HILL ST S</b>	<b>NNW 1/4 - 1/2 (0.262 mi.)</b>	<b>G44</b>	<b>129</b>
Status: Preliminary site assessment underway Case Number: 9UT1602				
<b>RASHID SOUTHHILL SHE</b>	<b>1202 S COAST HY</b>	<b>NNW 1/4 - 1/2 (0.284 mi.)</b>	<b>H47</b>	<b>132</b>
Status: Open - Site Assessment Global Id: T0607300423				
<b>HENRY OUCHI</b>	<b>1201 S COAST HWY</b>	<b>NNW 1/4 - 1/2 (0.285 mi.)</b>	<b>H48</b>	<b>142</b>
Status: Completed - Case Closed Global Id: T0607301407				
<b>AM/PM MARKET</b>	<b>1801 HILL ST S</b>	<b>SE 1/4 - 1/2 (0.352 mi.)</b>	<b>I52</b>	<b>146</b>
Status: Remediation Plan Case Number: 9UT2344				
<b>DANS MOBIL</b>	<b>1742 S COAST HWY</b>	<b>SE 1/4 - 1/2 (0.372 mi.)</b>	<b>I54</b>	<b>147</b>
Status: Completed - Case Closed Status: Open - Site Assessment Global Id: T0607303025 Global Id: T0607310631				
<b>ONE STOP AVIATION, I</b>	<b>1119 S CLEVELAND ST</b>	<b>NW 1/4 - 1/2 (0.379 mi.)</b>	<b>J55</b>	<b>156</b>
Status: Completed - Case Closed Global Id: T0607300462				
<b>GOLDEN AUTO</b>	<b>1119 CLEVELAND ST S</b>	<b>NW 1/4 - 1/2 (0.379 mi.)</b>	<b>J56</b>	<b>170</b>
Closed Date: 5/16/90 Status: Case Closed Case Number: 9UT1646				
<b>ARCO AM/PM MINI MARK</b>	<b>1801 S COAST HY</b>	<b>SE 1/4 - 1/2 (0.401 mi.)</b>	<b>I58</b>	<b>171</b>
Status: Completed - Case Closed Global Id: T0607301115				
<b>UNOCAL SERV STATION</b>	<b>1802 S COAST HY</b>	<b>SE 1/4 - 1/2 (0.404 mi.)</b>	<b>I59</b>	<b>178</b>
Status: Completed - Case Closed Global Id: T0607300412				
<b>FORMER WINSTON TIRE</b>	<b>1106 S COAST HY</b>	<b>NNW 1/4 - 1/2 (0.405 mi.)</b>	<b>K62</b>	<b>183</b>

## EXECUTIVE SUMMARY

Status: Completed - Case Closed  
Global Id: T0608103264

<b>UNOCAL 76 STATION</b>	<b>1802 HILL ST S</b>	<b>SE 1/4 - 1/2 (0.435 mi.)</b>	<b>63</b>	<b>185</b>
Closed Date: 11/13/97				
Status: Case Closed				
Case Number: 9UT1591				

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 10/21/2015 has revealed that there are 6 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
<b>B &amp; R BUGGIES</b> Facility Status: Completed - Case Closed Global Id: T0608166466	<b>1523 S COAST HY</b>	<b>NE 0 - 1/8 (0.089 mi.)</b>	<b>A4</b>	<b>12</b>
<b>F FASHIONS</b> Facility Status: Completed - Case Closed Global Id: T0607302669	<b>1414 S TREMONT ST</b>	<b>NNW 1/8 - 1/4 (0.182 mi.)</b>	<b>F34</b>	<b>108</b>
<b>D&amp;L AUTO REPAIR</b> Facility Status: Completed - Case Closed Global Id: T0608127020	<b>1302 S TREMONT ST</b>	<b>NNW 1/8 - 1/4 (0.210 mi.)</b>	<b>F38</b>	<b>113</b>
<b>TRI CITY PLATING INC</b> Facility Status: Open - Site Assessment Global Id: T0608186223	<b>1307 S COAST HWY</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G41</b>	<b>126</b>
<b>SANDAG COASTAL RAIL</b> Facility Status: Completed - Case Closed Global Id: T10000004803	<b>0 SOUTH MYERS STREET</b>	<b>NW 1/4 - 1/2 (0.301 mi.)</b>	<b>50</b>	<b>145</b>
<b>ROSALIE KOPP</b> Facility Status: Completed - Case Closed Global Id: T0608176002	<b>1740 BROADWAY</b>	<b>SSE 1/4 - 1/2 (0.329 mi.)</b>	<b>51</b>	<b>145</b>

### State and tribal registered storage tank lists

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
<b>LA SALINA WASTEWATER</b>	<b>1330 S TAIT ST</b>	<b>WNW 1/8 - 1/4 (0.178 mi.)</b>	<b>E32</b>	<b>98</b>



## EXECUTIVE SUMMARY

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Lists of Registered Storage Tanks**

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 6 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>B &amp; R BUGGIES</b> Status: A Comp Number: 24037	1523 S HILL ST	NE 0 - 1/8 (0.089 mi.)	A5	13
<b>OCEANSIDE IMPORTS VO</b> Status: A Comp Number: 12392	1426 S HILL ST	N 1/8 - 1/4 (0.143 mi.)	C24	46
<b>SMOKEYS AUTO REPAIR</b> Status: A Comp Number: 13309	1602 S HILL ST	ESE 1/8 - 1/4 (0.158 mi.)	D25	48
<b>BUBBLE BATH CAR WASH</b> Comp Number: 20619	1621 S HILL ST	ESE 1/8 - 1/4 (0.175 mi.)	D30	55
<b>LA SALINA WASTEWATER</b> Status: A Comp Number: 20648	1330 S TAIT ST	WNW 1/8 - 1/4 (0.178 mi.)	E32	98
<b>F FASHIONS</b> Comp Number: 6041	1414 S TREMONT ST	NNW 1/8 - 1/4 (0.182 mi.)	F34	108

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BUBBLE BATH CAR WASH</b> Facility Id: 00000016575	1621 S COAST HWY	ESE 1/8 - 1/4 (0.175 mi.)	D28	52
<b>LA SALINA WASTEWATER</b> Facility Id: 00000036580	1330 SOUTH TAIT STRE	WNW 1/8 - 1/4 (0.178 mi.)	E31	56
<b>F FASHIONS</b> Facility Id: 00000005827	1414 S TREMONT ST	NNW 1/8 - 1/4 (0.182 mi.)	F34	108

## EXECUTIVE SUMMARY

### Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SMOKEYS SVC CTR</b>	<b>1602 S HILLS ST</b>	<b>ESE 1/8 - 1/4 (0.158 mi.)</b>	<b>D26</b>	<b>49</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>USCG MOORINGS OCEANS</b>	<b>1540 NORTH PACIFIC D</b>	<b>SSW 1/8 - 1/4 (0.160 mi.)</b>	<b>27</b>	<b>50</b>

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 (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 09/28/2015 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TRI-CITY PLATING, IN</b> Envirostor Id: 37340034 Cleanup Status: ACTIVE	<b>1307 SOUTH COAST HIG</b>	<b>NNW 1/8 - 1/4 (0.221 mi.)</b>	<b>G40</b>	<b>114</b>

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 are 10 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GARY'S AUTO &amp; RV SER</b> Reg Id: 9UT3881	<b>1540 COAST HWY S</b>	<b>ENE 0 - 1/8 (0.091 mi.)</b>	<b>A12</b>	<b>23</b>
<b>NORTH COUNTY AUTO BO</b> Reg Id: 9UT3909	<b>1512 S COAST HWY</b>	<b>NE 0 - 1/8 (0.091 mi.)</b>	<b>A14</b>	<b>27</b>
<b>OCEANSIDE IMPORTS</b> Reg Id: 9UT2217	<b>1426 HILL ST S</b>	<b>ENE 0 - 1/8 (0.091 mi.)</b>	<b>A16</b>	<b>32</b>
<b>BUBBLE BATH CAR WASH</b> Reg Id: 9UT1973	<b>1621 S COAST HWY</b>	<b>ESE 1/8 - 1/4 (0.175 mi.)</b>	<b>D28</b>	<b>52</b>
<b>PACIFIC VAN LINES</b> Reg Id: 9UT391	<b>1414 TREMONT</b>	<b>NNW 1/8 - 1/4 (0.182 mi.)</b>	<b>F33</b>	<b>107</b>
<b>SHELL SERVICE STATIO</b> Reg Id: 9UT1602	<b>1202 HILL ST S</b>	<b>NNW 1/4 - 1/2 (0.262 mi.)</b>	<b>G44</b>	<b>129</b>
<b>FORMER MOBIL SER. ST</b>	<b>1201 HILL</b>	<b>NNW 1/4 - 1/2 (0.262 mi.)</b>	<b>G45</b>	<b>130</b>

## EXECUTIVE SUMMARY

Reg Id: 9UT266				
<b>AM/PM MARKET</b>	<b>1801 HILL ST S</b>	<b>SE 1/4 - 1/2 (0.352 mi.)</b>	<b>I52</b>	<b>146</b>
Reg Id: 9UT2344				
<b>GOLDEN AUTO</b>	<b>1119 CLEVELAND ST S</b>	<b>NW 1/4 - 1/2 (0.379 mi.)</b>	<b>J56</b>	<b>170</b>
Reg Id: 9UT1646				
<b>UNOCAL 76 STATION</b>	<b>1802 HILL ST S</b>	<b>SE 1/4 - 1/2 (0.435 mi.)</b>	<b>63</b>	<b>185</b>
Reg Id: 9UT1591				

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 08/04/2015 has revealed that there are 2 Notify 65 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1664 OCEANSIDE BLVD.	NNE 1/2 - 1 (0.738 mi.)	L64	186
OCEANSIDE BL. PUMP S	1664 OCEANSIDE BLVD.	NNE 1/2 - 1 (0.738 mi.)	L65	186

### EDR HIGH RISK HISTORICAL RECORDS

#### **EDR Exclusive Records**

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 7 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1515 S COAST HWY	NE 0 - 1/8 (0.089 mi.)	A2	10
Not reported	1523 S COAST HWY	NE 0 - 1/8 (0.089 mi.)	A3	11
Not reported	1520 S COAST HWY	NE 0 - 1/8 (0.091 mi.)	A10	21
Not reported	1540 S COAST HWY	ENE 0 - 1/8 (0.091 mi.)	A11	22
Not reported	1512 S COAST HWY	NE 0 - 1/8 (0.091 mi.)	A15	32
Not reported	1555 S COAST HWY	E 0 - 1/8 (0.099 mi.)	B17	33
Not reported	1434 S COAST HWY	N 0 - 1/8 (0.122 mi.)	C19	35

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name

U-HAUL OF OCEANSIDE  
CAROLS CLEANERS  
OCEANSIDE COMMUNITY DEVELOPMNT  
ASTLEFORD PROPERTY  
JENCO INC/MANAGING PARTNER


Database(s)

LUST, HIST CORTESE  
San Diego Co. HMMD  
SAN DIEGO CO. SAM  
SAN DIEGO CO. SAM  
SAN DIEGO CO. SAM

# OVERVIEW MAP - 04473797.2R



 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

 Indian Reservations BIA

 County Boundary

 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: APN 153-030-1600  
ADDRESS: 1525 S Coast Highway  
Oceanside CA 92054  
LAT/LONG: 33.1793 / 117.3676

CLIENT: Rincon  
CONTACT: Savanna Vrevich  
INQUIRY #: 04473797.2r  
DATE: November 20, 2015 5:36 pm



[illegible]

- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- 🏠 Sensitive Receptors
- 📍 National Priority List Sites
- 🏢 Dept. Defense Sites

-  Indian Reservations BIA
-  County Boundary
-  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: APN 153-030-1600  
ADDRESS: 1525 S Coast Highway  
Oceanside CA 92054  
LAT/LONG: 33.1793 / 117.3676

CLIENT: Rincon  
CONTACT: Savanna Vrevich  
INQUIRY #: 04473797.2r  
DATE: November 20, 2015 5:36 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
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERCLIS-NFRAP	0.500		0	1	0	NR	NR	1
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	4	NR	NR	NR	6
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
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
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
RESPONSE	1.000		0	1	0	0	NR	1
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
ENVIROSTOR	1.000		0	1	0	0	NR	1
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
SAN DIEGO CO. SAM	0.500		3	5	8	NR	NR	16



## 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
LUST	0.500		6	5	11	NR	NR	22
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		1	3	2	NR	NR	6
<b>State and tribal registered storage tank lists</b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP		NR	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	TP		NR	NR	NR	NR	NR	0
San Diego Co. HMMMD	TP	1	NR	NR	NR	NR	NR	1
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
SWEEPS UST	0.250		1	5	NR	NR	NR	6
HIST UST	0.250		0	3	NR	NR	NR	3
CA FID UST	0.250		0	0	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	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
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	2	NR	NR	NR	2
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	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	1	0	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		3	2	5	NR	NR	10
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	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
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	2	NR	2
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	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		7	NR	NR	NR	NR	7
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --		1	23	34	26	2	0	86
-------------	--	---	----	----	----	---	---	----

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**1**  
**Target**  
**Property**

**ACE WELDING**  
**1525 S COAST HWY**  
**OCEANSIDE, CA 92054**

**San Diego Co. HMMD**    **S106062182**  
**N/A**

**Actual:**  
**19 ft.**

**SAN DIEGO CO. HMMD:**

Facility Id: 124036  
Business Type: 6HK35  
EPA Id Number: Not reported  
APN: 153-030-20-00  
Last HMMD Inspection: 01/25/2006  
Permit Status: INAC  
Permit Expiration: 07/31/2006  
Facility Owner: CAROL BUEL  
Facility Address: 1525 S COAST HY  
Facility City: OCEANSIDE  
Facility State: CA  
Facility Zip: 92054-5356  
UST Owner: Not reported  
Handle Regulated Hazmat: Y  
Own Or Operate UST: Not reported  
Subject To APSA: Not reported  
Generate Haz Waste: Y  
Treat Haz Waste: Not reported  
Generate Medical Waste: Not reported

**Violations Inactive Permits:**

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0304  
Violation: WASTE DETERMINATION NOT MADE  
Violation Citation: Generator of a waste has not determined if that waste is a hazardous waste as defined by law. CCR 66262.11 & 66260.200( c)  
Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0201  
Violation: WASTE CONTAINER NOT CLOSED  
Violation Citation: Hazardous waste containers are not kept closed while in storage. CCR 66265.173(a)  
Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0403  
Violation: FACILITY DOESN'T MINIMIZE RELEASE  
Violation Citation: Facility is not designed/constructed/operated in a manner which will minimize the release of hazardous waste to the environment. CCR 66265.51  
Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 01/25/2006  
Violation Code: 6HV0201  
Violation: WASTE CONTAINER NOT CLOSED  
Violation Citation: Hazardous waste containers are not kept closed while in storage. CCR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ACE WELDING (Continued)

S106062182

Activity: 66265.173(a)  
Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 01/23/2003  
Violation Code: 6HV0204  
Violation: WASTE CONTAINER:IMPROPER MGMT  
Violation Citation: Hazardous waste storage container is not handled or stored in a manner which will prevent leaks or rupture. CCR 66265.173

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0208  
Violation: STORAGE AREA: NO WEEKLY INSPECTION  
Violation Citation: Hazardous waste storage area is not being inspected weekly for deteriorated or leaking containers CCR 66265.174

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0405  
Violation: AISLE SPACE IS OBSTRUCTED  
Violation Citation: An aisle space to allow unobstructed movement of personnel & emergency control equipment is not provided and maintained. CCR 66265.35

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0202  
Violation: WASTE CONTAINER W/O LABELS  
Violation Citation: Hazardous waste containers &/or tanks are missing labels, accumulation date and/or are improperly labeled. CCR 66262.34(a)(2); 66262.34(a)(3) & 66262.34(f)

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0204  
Violation: WASTE CONTAINER:IMPROPER MGMT  
Violation Citation: Hazardous waste storage container is not handled or stored in a manner which will prevent leaks or rupture. CCR 66265.173

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 01/25/2006  
Violation Code: 6HV0202  
Violation: WASTE CONTAINER W/O LABELS  
Violation Citation: Hazardous waste containers &/or tanks are missing labels, accumulation date and/or are improperly labeled. CCR 66262.34(a)(2); 66262.34(a)(3) & 66262.34(f)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ACE WELDING (Continued)

S106062182

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 01/23/2003  
Violation Code: 6HV0401  
Violation: TRAINING RECORDS UNAVAILABLE  
Violation Citation: Personnel training records are not maintained to document compliance with requirements for current and former employees. CCR 66265.16(d)&(e)

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 07/19/2004  
Violation Code: 6HV0207  
Violation: FIRE/EXPLOSION/RELEASE NOT MINIMIZED  
Violation Citation: Facility not maintained &/operated to minimize possibility of fire, explosion or release. CCR 66265.31

Activity: Inactive Permit

Facility Id: 124036  
Update Date: 11/02/2012  
Inspection Date: 01/25/2006  
Violation Code: 6HV0208  
Violation: STORAGE AREA: NO WEEKLY INSPECTION  
Violation Citation: Hazardous waste storage area is not being inspected weekly for deteriorated or leaking containers CCR 66265.174

Activity: Inactive Permit

A2  
NE  
< 1/8  
0.089 mi.  
470 ft.

1515 S COAST HWY  
OCEANSIDE, CA 92054  
Site 1 of 15 in cluster A

EDR Hist Auto 1015241413  
N/A

Relative:  
Higher

EDR Historical Auto Stations:

Actual:  
19 ft.

Name: AUTOMAN CAR SERVICE  
Year: 1999  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2000  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2003  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2004  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2005  
Address: 1515 S COAST HWY

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

(Continued)

1015241413

Name: AUTOMAN CAR SERVICE  
Year: 2006  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2007  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2008  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2009  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SVC  
Year: 2010  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2011  
Address: 1515 S COAST HWY

Name: AUTOMAN CAR SERVICE  
Year: 2012  
Address: 1515 S COAST HWY

A3  
NE  
< 1/8  
0.089 mi.  
470 ft.

1523 S COAST HWY  
OCEANSIDE, CA 92054

EDR Hist Auto 1015242979  
N/A

Site 2 of 15 in cluster A

Relative:  
Higher

EDR Historical Auto Stations:

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2000  
Address: 1523 S COAST HWY

Actual:  
19 ft.

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2004  
Address: 1523 S COAST HWY

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2005  
Address: 1523 S COAST HWY

Name: TS MOBILE AUTO REPAIR  
Year: 2006  
Address: 1523 S COAST HWY

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2007  
Address: 1523 S COAST HWY

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2008  
Address: 1523 S COAST HWY



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

(Continued)

1015242979

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2009  
Address: 1523 S COAST HWY

Name: OCEANSIDE FOREIGN AUTO REPAIR  
Year: 2010  
Address: 1523 S COAST HWY

A4  
NE  
< 1/8  
0.089 mi.  
470 ft.  
B & R BUGGIES  
1523 S COAST HY  
OCEANSIDE, CA 92054  
Site 3 of 15 in cluster A

LUST  
SLIC  
S104575326  
N/A

Relative:  
Higher

Actual:  
19 ft.

LUST:  
Region: STATE  
Global Id: T0607300119  
Latitude: 33.180161  
Longitude: -117.36706  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 09/22/1992  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: Not reported  
Local Agency: Not reported  
RB Case Number: 9UT1111  
LOC Case Number: H24037-002  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Status History:

Global Id: T0607300119  
Status: Completed - Case Closed  
Status Date: 09/22/1992

Global Id: T0607300119  
Status: Open - Case Begin Date  
Status Date: 12/19/1988

Regulatory Activities:

Global Id: T0607300119  
Action Type: ENFORCEMENT  
Date: 12/20/1988  
Action: Notice of Responsibility

Global Id: T0607300119  
Action Type: Other  
Date: 01/04/1989  
Action: Leak Stopped

Global Id: T0607300119  
Action Type: Other  
Date: 12/19/1988  
Action: Leak Began

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**B & R BUGGIES (Continued)**

**S104575326**

Global Id: T0607300119  
Action Type: Other  
Date: 12/19/1988  
Action: Leak Discovery

Global Id: T0607300119  
Action Type: Other  
Date: 01/04/1989  
Action: Leak Reported

**SLIC:**

Region: STATE  
Facility Status: Completed - Case Closed  
Status Date: 11/07/1986  
Global Id: T0608166466  
Lead Agency: SAN DIEGO COUNTY LOP  
Lead Agency Case Number: H24037-001  
Latitude: 33.180204  
Longitude: -117.366949  
Case Type: Cleanup Program Site  
Case Worker: Not reported  
Local Agency: Not reported  
RB Case Number: Not reported  
File Location: Local Agency  
Potential Media Affected: Under Investigation  
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

A5  
NE  
< 1/8  
0.089 mi.  
470 ft.

**B & R BUGGIES**  
**1523 S HILL ST**  
**OCEANSIDE, CA 92054**  
**Site 4 of 15 in cluster A**

**SWEEPS UST** **S106923028**  
**N/A**

**Relative:**  
**Higher**

**Actual:**  
**19 ft.**

**SWEEPS UST:**  
Status: Active  
Comp Number: 24037  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: Not reported  
Action Date: 06-26-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: Not reported  
Tank Status: Not reported  
Capacity: Not reported  
Active Date: Not reported  
Tank Use: Not reported  
STG: Not reported  
Content: Not reported  
Number Of Tanks: Not reported  
  
Status: Not reported  
Comp Number: 24037

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**B & R BUGGIES (Continued)**

**S106923028**

Number: Not reported  
Board Of Equalization: Not reported  
Referral Date: Not reported  
Action Date: Not reported  
Created Date: Not reported  
Owner Tank Id: Not reported  
SWRCB Tank Id: 37-000-024037-000001  
Tank Status: Not reported  
Capacity: 550  
Active Date: Not reported  
Tank Use: PETROLEUM  
STG: WASTE  
Content: Not reported  
Number Of Tanks: 1

**A6**  
**NE**  
**< 1/8**  
**0.089 mi.**  
**470 ft.**

**B & R BUGGIES**  
**1523 S COAST HY**  
**OCEANSIDE, CA 92054**  
  
**Site 5 of 15 in cluster A**

**SAN DIEGO CO. SAM** **S106916165**  
**N/A**

**Relative:**  
**Higher**

**Actual:**  
**19 ft.**

**SAN DIEGO CO. SAM:**

Case Number: H24037-001  
Agency: DEH Site Assessment & Mitigation  
Funding: **Non Billable**  
Facility Type: Failed Integrity Test  
Facility Status: Closed Case  
Date: 11/7/1986  
Date Began: 8/8/1986

Case Number: H24037-002  
Agency: DEH Site Assessment & Mitigation  
Funding: **LOP - Federal Fund**  
Facility Type: Soils Only  
Facility Status: Closed Case  
Date: 9/22/1992  
Date Began: 12/19/1988

**A7**  
**NE**  
**< 1/8**  
**0.089 mi.**  
**472 ft.**

**SUNSET MARINE**  
**1517 S COAST HWY**  
**OCEANSIDE, CA 92054**  
  
**Site 6 of 15 in cluster A**

**LUST** **S103989907**  
**San Diego Co. HMMD** **N/A**

**Relative:**  
**Higher**

**Actual:**  
**19 ft.**

**LUST:**

Region: STATE  
Global Id: T10000007751  
Latitude: 33.18063  
Longitude: -117.36706  
Case Type: LUST Cleanup Site  
Status: Open - Site Assessment  
Status Date: 10/07/2015  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: EP  
Local Agency: SAN DIEGO COUNTY LOP  
RB Case Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SUNSET MARINE (Continued)**

**S103989907**

LOC Case Number: DEH2015-LSAM-000332  
File Location: Not reported  
Potential Media Affect: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T10000007751  
Contact Type: Local Agency Caseworker  
Contact Name: ED PAREDES  
Organization Name: SAN DIEGO COUNTY LOP  
Address: P.O. Box 129261  
City: SAN DIEGO  
Email: ed.paredes@sdcounty.ca.gov  
Phone Number: 8585056806

**Status History:**

Global Id: T10000007751  
Status: Open - Case Begin Date  
Status Date: 06/09/2015

Global Id: T10000007751  
Status: Open - Site Assessment  
Status Date: 10/07/2015

**Regulatory Activities:**

Global Id: T10000007751  
Action Type: Other  
Date: 06/09/2015  
Action: Leak Reported

Global Id: T10000007751  
Action Type: Other  
Date: 08/04/2015  
Action: Leak Discovery

**SAN DIEGO CO. HMMD:**

Facility Id: 211250  
Business Type: 6HK33  
EPA Id Number: CAL000347844  
APN: DEH-136508  
Last HMMD Inspection: 01/26/2010  
Permit Status: OPEN  
Permit Expiration: 09/30/2013  
Facility Owner: DERRICK PREGLER  
Facility Address: 1517 S COAST HY  
Facility City: OCEANSIDE  
Facility State: CA  
Facility Zip: 92054  
UST Owner: Not reported  
Handle Regulated Hazmat: Y  
Own Or Operate UST: Not reported  
Subject To APSA: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SUNSET MARINE (Continued)**

**S103989907**

Generate Haz Waste: Y  
Treat Haz Waste: Not reported  
Generate Medical Waste: Not reported

Active Permits:

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 211 HALOGENATED SOLVENTS  
Other Information: CARB DIP (2)  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 213 HYDROCARBON SOLVENTS  
Other Information: PARTS WASHER  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 342 ORGANIC LIQUIDS W/METALS  
Other Information: USED ANTIFREEZE  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 352 ORGANIC SOLIDS (OTHER)  
Other Information: GASOLINE WASTE  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 444 USED BATTERIES  
Other Information: INTERSTATE  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 888 USED OIL FILTERS  
Other Information: USED OIL FILTERS/ GAS FILTERS  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SUNSET MARINE (Continued)**

**S103989907**

Facility Id: 211250  
Update Date: 11/02/2012  
Case Number: Not reported  
Name: WASTE 221 WASTE OIL & MIXED OIL  
Other Information: USED OIL  
Material Waste: Waste  
Hazardous Categories 1: Not reported  
Hazardous Categories 2: Not reported

Facility Id: 136508  
Business Type: 6HK33  
EPA Id Number: CAL000232354  
APN: DEH-136508  
Last HMMD Inspection: 09/18/2008  
Permit Status: CHNG  
Permit Expiration: 10/31/2009  
Facility Owner: SUNSET MARINE, INC.  
Facility Address: 1517 S COAST HY  
Facility City: OCEANSIDE  
Facility State: CA  
Facility Zip: 92054-  
UST Owner: Not reported  
Handle Regulated Hazmat: Y  
Own Or Operate UST: Not reported  
Subject To APSA: Not reported  
Generate Haz Waste: Y  
Treat Haz Waste: Not reported  
Generate Medical Waste: Not reported

**A8**  
**NE**  
**< 1/8**  
**0.091 mi.**  
**480 ft.**  
**NORTH COUNTY AUTO SERVICE**  
**1520 S COAST HY**  
**OCEANSIDE, CA 92054**  
**Site 7 of 15 in cluster A**

**SAN DIEGO CO. SAM** **S106915945**  
**N/A**

**Relative:** **SAN DIEGO CO. SAM:**  
**Higher** Case Number: H23602-001  
Agency: CA Regional Water Quality Control Board  
**Actual:** **Funding:** **LOP - State Fund**  
**19 ft.** Facility Type: Soils Only  
Facility Status: Preliminary Assessment  
Date: 12/11/1998  
Date Began: 12/1/1986

**A9**  
**NE**  
**< 1/8**  
**0.091 mi.**  
**480 ft.**  
**NORTH COUNTY AUTO SERVICE**  
**1520 S COAST HY**  
**OCEANSIDE, CA 92054**  
**Site 8 of 15 in cluster A**

**LUST** **S103985496**  
**N/A**

**Relative:** **LUST:**  
**Higher** Region: STATE  
Global Id: T0607302668  
**Actual:** Latitude: 33.1802469  
**19 ft.** Longitude: -117.3662781

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH COUNTY AUTO SERVICE (Continued)**

**S103985496**

Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 09/27/2010  
Lead Agency: SAN DIEGO RWQCB (REGION 9)  
Case Worker: BSP  
Local Agency: Not reported  
RB Case Number: 9UT3909  
LOC Case Number: H23602-001  
File Location: Regional Board  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
Site History: One 550 gallon underground storage tank (UST) used to store used oil was removed and 19 feet of associated piping abandoned in place on March 10, 1999. Two soil samples were collected from beneath the former UST on one soil sample was collected near the remote fill. The soil samples collected beneath the former UST had Total Recoverable Petroleum Hydrocarbon (TRPH) concentrations of <10 and 22 milligrams per kilogram (mg/kg). A sample collected at the remote fill had a TRPH concentration of 4,600 mg/kg. Results of additional soil sampling indicates that impacted soil extends to an interpreted depth of approximately 10 feet below grade. The soil sampling also identified a small area of highly impacted soil near the remote fill. No detectable concentrations of PCBs were reported. All metal concentrations were less or slightly above than published background concentrations for soil. Between September 1999 and September 2008 several site assessments activities were conducted to delineate the extent of petroleum hydrocarbon bearing soil and groundwater. The assessments determined that approximately 19 cubic yards of impacted soil remain in the vicinity of the former UST and 98 cubic yards remain in the vicinity of the remote fill port. Collected groundwater samples were reported to have no detectable concentrations of used oil, gasoline, or diesel. Tertiary tertiary butyl alcohol (TBA) was detected at concentration of 69 micrograms per liter (a%g/l). No other volatile organic compounds (VOCs) were detected in groundwater. The consultant concluded that it is not clear if the source of the TBA is from the former UST or from an upgradient source. It should be noted that the beneficial uses of groundwater and surface water have been exempted for the portion of the basin where the site is located. A human health risk determined that because the site is paved there is no complete pathway for dermal or injection exposure pathways. To evaluate the inhalation risk a fate and transport/human health risk assessment (HRA) to building occupants was conducted by the consultant using the County of San Diego Department of Environmental Health Vapor Risk model. The HRA determined that the hazard Index was less than 1 (within acceptable range) but the cumulative Excess Cancer Risk (ECR) exceeded the one in a million criteria ( $1.60 \times 10^{-6}$  vs  $1.0 \times 10^{-6}$ ). The consultant concluded that this exceedance is driven by the benzene concentration of one sample collected near the remote fill. Because the remote fill is located in an open automotive service bay with free air exchange, approximately 11 feet from the nearest enclosed office space, it results in an overestimate of the potential risk. Based on the limited volume of impacted soil remaining at the site, the current site use, the lack of impact to groundwater and surface water from the release, and that the remaining impacted soil does not represent a potential significant risk to human health no further action is needed for this release at the site.



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH COUNTY AUTO SERVICE (Continued)**

**S103985496**

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T0607302668  
Contact Type: Regional Board Caseworker  
Contact Name: BARRY S. PULVER  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 2375 NORTHSIDE DRIVE, SUITE 100  
City: SAN DIEGO  
Email: barry.pulver@waterboards.ca.gov  
Phone Number: Not reported

**Status History:**

Global Id: T0607302668  
Status: Completed - Case Closed  
Status Date: 09/27/2010  
  
Global Id: T0607302668  
Status: Open - Case Begin Date  
Status Date: 12/01/1986  
  
Global Id: T0607302668  
Status: Open - Site Assessment  
Status Date: 03/10/1999  
  
Global Id: T0607302668  
Status: Open - Verification Monitoring  
Status Date: 01/20/2010

**Regulatory Activities:**

Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 03/08/2007  
Action: Referral to Regional Board  
  
Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 07/24/2007  
Action: Verbal Enforcement  
  
Global Id: T0607302668  
Action Type: Other  
Date: 12/01/1986  
Action: Leak Began  
  
Global Id: T0607302668  
Action Type: Other  
Date: 12/09/1998  
Action: Leak Stopped  
  
Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 03/24/2010  
Action: File Review - Closure  
  
Global Id: T0607302668

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH COUNTY AUTO SERVICE (Continued)**

**S103985496**

Action Type: ENFORCEMENT  
Date: 07/31/2008  
Action: Staff Letter

Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 04/29/2008  
Action: Verbal Communication

Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 07/30/2007  
Action: Staff Letter

Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 03/20/2008  
Action: 13267 Requirement - #R9-2008-0022

Global Id: T0607302668  
Action Type: ENFORCEMENT  
Date: 09/27/2010  
Action: File Review - Closure

Global Id: T0607302668  
Action Type: Other  
Date: 12/01/1986  
Action: Leak Discovery

Global Id: T0607302668  
Action Type: RESPONSE  
Date: 07/30/2008  
Action: Preliminary Site Assessment Report

Global Id: T0607302668  
Action Type: RESPONSE  
Date: 07/30/2008  
Action: Other Report / Document

Global Id: T0607302668  
Action Type: RESPONSE  
Date: 05/15/2009  
Action: Other Report / Document

Global Id: T0607302668  
Action Type: RESPONSE  
Date: 05/20/2008  
Action: Preliminary Site Assessment Workplan

Global Id: T0607302668  
Action Type: Other  
Date: 12/09/1998  
Action: Leak Reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A10  
NE  
< 1/8  
0.091 mi.  
480 ft.

1520 S COAST HWY  
OCEANSIDE, CA 92054

EDR Hist Auto 1015242452  
N/A

Site 9 of 15 in cluster A

Relative:  
Higher

EDR Historical Auto Stations:

Actual:  
19 ft.

Name: NORTH COUNTY AUTO SERVICE  
Year: 1999  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2000  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2001  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2002  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2003  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE INC  
Year: 2004  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2005  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2006  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2007  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2008  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2009  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SVC  
Year: 2010  
Address: 1520 S COAST HWY

Name: NORTH COUNTY AUTO SERVICE  
Year: 2011  
Address: 1520 S COAST HWY