

A photograph of a residential property entrance. In the foreground, there is a paved area with yellow double lines. A white SUV and a silver sedan are parked on the left. A person is walking in the middle ground. On the right, there is a sign that says "HARMONY GROVE". In the background, there are trees, a house, and power lines under a cloudy sky.

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**FINES-EDEN HILLS PROPERTY  
1805 COUNTRY CLUB DRIVE  
ESCONDIDO, CALIFORNIA**

***PREPARED FOR:***

**INTEGRAL COMMUNITIES  
2235 ENCINITAS BOULEVARD, SUITE 216  
ENCINITAS, CALIFORNIA 92024**

***PREPARED BY:***

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**GEOCON PROJECT NO. 09524-06-03**

**DECEMBER 7, 2012  
SDC PDS RCVD 02-28-13  
SP13-001, GPA13-001,  
REZ13-001, ER13-08-002**



Project No. 09524-06-03  
December 7, 2012

Ms. Melissa Krause  
Integral Communities  
2235 Encinitas Boulevard, Suite 216  
Encinitas, California 92024

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT  
FINES-EDEN HILLS PROPERTY  
1805 COUNTRY CLUB DRIVE  
ESCONDIDO, CALIFORNIA

Dear Ms. Krause:

As you requested on behalf of Integral Communities, we have performed a Phase I Environmental Site Assessment (ESA) for an approximate 48-acre property referenced as Fines-Eden Hills (the Site) at 1805 Country Club Drive in Escondido, California. The Site is located southwest of the intersection of Mount Whitney Road and Country Club Drive.

Integral Communities requested the performance of a Phase I ESA of the Site to obtain information regarding the potential for existing hazardous substances or petroleum at the Site as part of the due diligence process prior to purchasing the Site. This report summarizes the findings of the Phase I ESA including the potential presence of recognized environmental conditions as defined by the American Society for Testing and Materials *Designation E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The Site is currently developed with an active equestrian facility, support buildings and a residential structure. A diesel aboveground storage tank (AST), a 2,000-gallon water AST, and a groundwater supply well are also onsite. We understand that the Client plans to partially redevelop the Site with a residential subdivision.


The assessment did not identify any recognized environmental conditions (RECs). However, we did observe possible asbestos containing materials (ACM) and lead containing paint (LCP) within the existing buildings that will be demolished prior to redevelopment of the Site. As such, we recommend conducting an asbestos and lead survey at the Site prior to building demolition.

We appreciate the opportunity to have performed this Phase I ESA for Integral Communities. Please contact us if you have any questions concerning this report or if we may be of further service.

Sincerely,

**GEOCON INCORPORATED**

  
Sean Keffer  
Staff Geologist

  
Jim Brake, PG  
Senior Geologist/Associate

SK:JB:dmc

(2) Addressee

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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## 1 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of an approximate 48-acre property at 1805 Country Club Drive (the Site) southwest of the intersection of Mount Whitney Road and Country Club Drive in Escondido, San Diego County, California. The Phase I ESA was performed at the request of Integral Communities (the Client) as part of their due diligence process prior to purchasing the Site. The Client plans to develop the Site into a residential subdivision.

### 1.1 Purpose and Objectives

The purpose of the Phase I ESA was to identify “recognized environmental conditions” (RECs) as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Section 1.1.1 of the ASTM Designation E 1527-05 defines an REC as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.” The term as further defined by ASTM “is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of the enforcement action if brought to the attention of appropriate governmental agencies.” “Historical RECs” are defined as an “environmental condition, which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.”

The Phase I ESA was also conducted in accordance with the requirements of 40 Code of Federal Regulations (CFR) Part 312 titled Standards and Practices for All Appropriate Inquiries, as required under Sections 101(35)(B)(ii) and (iii) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The purpose of conducting an all appropriate inquiries investigation into the previous ownership and uses of a property is to meet the provisions necessary for the landowner, contiguous property owner, and/or bona fide prospective purchaser to qualify for certain landowner liability protections under CERCLA.

The main components of this report and their objectives, as specified by the referenced standards, include the following:

- **Physical Setting:** The objective of reviewing physical setting references was to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.

- **Records Review:** The objective of the records review was to obtain information that could potentially help identify RECs at or potentially affecting the Site. We reviewed publicly available Federal, State, and local regulatory agency records for the Site.
- **Site History:** The objective of consulting historical references was to assess the history of previous uses of the Site and surrounding area to identify those that could have led to RECs on or near the Site. Historical sources reviewed included aerial photographs, topographic maps, and previous site assessment reports. In addition, we conducted interviews with persons who were expected to be reasonably knowledgeable about historical and/or current conditions at and uses of the Site.
- **Site Reconnaissance:** The objective of the site reconnaissance was to observe site conditions and activities for indications of evidence of RECs. The site reconnaissance was for the Site only. Offsite properties and features were viewed solely from the vantage of the Site and public thoroughfares.

## 1.2 Scope of Services

Our Proposal No. EP-2012-027 dated July 12, 2012, presents the scope of services for this Phase I ESA. The scope of services outlined in the proposal was performed with the exception that Sanborn Maps were not reviewed. Environmental Data Resources, Inc. (EDR) stated that Sanborn Map coverage does not exist for the Site.

## 1.3 Report Limitations

The Phase I ESA report has been prepared exclusively for the Client, Integral Communities. The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Therefore, the information contained herein is only valid as of the date of the report and will require an update to reflect recent records/site visits.

The Client should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions presented in this report are predicated on the site reconnaissance, a review of the specified regulatory records, and a review of the historical usage of the Site, as presented in this report. The Client should also understand that wetlands, asbestos-containing building materials, lead-containing paint, lead in drinking water, radon, mercury related to mining activities, methane, and mold surveys were not included in the scope of services for this Phase I ESA. Assessment for potential naturally occurring hazards such as asbestos and arsenic also was not included.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee or warranty of the results of the Phase I ESA is implied within the intent of this report or any subsequent reports, correspondence or consultation, either express or implied. We strived to conduct the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.

## **1.4 Data Gaps**

A data gap is defined by ASTM *Designation E 1527-05* as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.” Data gaps could include such things as insufficient historical information, the inability to interview persons with direct site knowledge (e.g., the owner(s), past owner(s), tenants, workers, etc.) or the lack of access to all parts of a site during the site reconnaissance.

Sanborn Maps were not reviewed for the Site since EDR stated that Sanborn Map coverage was not available. Based on our review of additional historical information sources, we do not consider the lack of Sanborn map coverage a data gap.

## **2 SITE DESCRIPTION**

This section provides information regarding the location and physical characteristics of the Site including its size, topography, geologic, soil, and hydrogeologic conditions.

### **2.1 Location and Legal Description**

The Site is located at 1805 Country Club Drive southwest of the intersection of Mount Whitney Road and Country Club Drive in Escondido, San Diego County, California (Figure 1). The Site is identified by San Diego County Assessor’s Parcel Numbers (APNs) 232-500-18 through -23 and 235-031-41. Parcel maps are included in Appendix A.

The Site is depicted on the United States Geological Survey’s (USGS) *Rancho Santa Fe, California* 7.5-minute topographic map (USGS, 1996) in the northwestern quarter of Section 30 and the southwestern quarter of Section 19 of Township 12 South, Range 2 West, San Bernardino Base and Meridian.

### **2.2 Site and Vicinity General Characteristics**

The Site is an approximate 48-acre property developed as an equestrian facility called the Harmony Grove Equestrian Center. Land on the Site which is not used by the equestrian facility is a mix of undeveloped grasslands and trees with some brush. Figure 2 is a Site Plan depicting the site boundaries. The Site is surrounded by a similar equestrian facility, a junk removal company, rural residences, an orchard, and single-family residential development.

### 2.2.1 Topography

The topography of the Site is characterized by gently sloping hills and ravines with low to moderate relief at elevations ranging from 600 to 710 feet above mean sea level based on the USGS Rancho Santa Fe topographic map (USGS, 1996). The highest elevation is in the western portion of the Site and the lowest is in the southern portion. An ephemeral creek extends north to south across the center of the Site.

### 2.2.2 Geologic Conditions

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends approximately 900 miles from the Transverse Ranges and the Los Angeles Basin south to the tip of Baja California. In general, the province consists of rugged mountains comprised of Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles and is traversed by a group of faults and fault zones trending roughly northwest-southeast.

Geologic conditions in the site vicinity were obtained from the *Geologic Map – Santa Ana, California* (California Division of Mines and Geology, 1973). The Site as mapped is mostly underlain by Mesozoic tonalite and diorite (granitic rocks). The western portion of the site is underlain by Jurassic-Triassic metavolcanic rocks and Quaternary nonmarine terrace deposits.

### 2.2.3 Soil Conditions

We obtained information concerning the soil conditions in proximity to the Site from the United States Department of Agriculture's (USDA) Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>). The Web Soil Survey information reviewed indicates that surficial onsite soils belong to:

- **Visalia Sandy Loam:** A well-drained sandy loam to very sandy loam that formed on alluvial fans from alluvium derived from granite.
- **Escondido Very Fine Sandy Loam:** A well-drained very fine sandy loam to silt loam that formed on hillsides from residuum weathered from metamorphic rock and sandstone.
- **Vista Coarse Sandy Loam:** A well-drained coarse sandy loam to sand loam that formed on hills from residuum weathered from granodiorite and quartz-diorite.
- **Wyman Loam:** A well-drained loam to fine sandy loam that formed on alluvial fans from alluvium derived from granite.
- **Las Pasas Fine Sandy Loam:** A well-drained fine sandy loam to clay that formed on hills from residuum weathered from volcanic rock.



#### **2.2.4 Hydrologic and Hydrogeologic Conditions**

To assess local groundwater conditions we searched the California State Water Resources Control Board (SWRCB) GeoTracker website (<http://geotracker.waterboards.ca.gov>) for groundwater information at the nearest facility with a groundwater monitoring array such as leaking underground storage tank (LUST) facilities. The closest facility is approximately 1.6 miles west-northwest of the Site and therefore does not accurately represent groundwater conditions at the Site. A groundwater monitoring well was observed across Mt. Whitney Road adjacent to the ephemeral creek north of the Site. No information for this unidentified well was located. A groundwater supply well is located on the Site. The Site owner stated the onsite well is approximately 100-feet in depth but did not know the depth to water in the well. Based on the elevation of the Site and our experience at other similar properties in San Diego County, depth to groundwater is expected to be greater than 50 feet.

#### **2.3 Current and Planned Uses of the Site**

The Site is currently used as the Harmony Grove Equestrian Center. Further description of the current state of the Site is in Section 6.0. Integral Communities plans to develop the Site with single-family residential housing.

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

The southern and southeastern portions of the Site are comprised of horse boarding facilities, an office, corrals, and a man-made pond. Two electrical transmission towers are in the southeastern portion of the Site with power lines extending west to east across the Site. Two multi-purpose arenas are in the eastern portion of the Site. A galloping track is in the northeastern portion of the Site. The western and northern portions of the Site are generally undeveloped but have unimproved roads and trails.

#### **2.5 Current Uses of Adjoining Properties**

The southern adjacent property is currently undergoing grading for residential development. The property to the south of the Site across Country Club Drive is undeveloped land and does not appear to be used for any purpose. An orchard, a rural residence, and undeveloped land are on the adjacent property to the west of the Site. The properties to the north of the Site, across Mt. Whitney Road, are single-family residences. The properties to the east, across Country Club Drive, are rural residences and Express Demolition and Hauling. Overhead electrical transmission lines are on the adjacent property to the west and east of the Site.

### **3 USER-PROVIDED INFORMATION**

This section provides responses to inquiries made to the Client for site information. The Client was asked if they know of previous environmental reports or documents that may exist and, if so, whether copies could be provided. They were also asked if they have knowledge of legal or administrative proceedings involving the Site. The Client completed a user's questionnaire regarding these items and a copy is included in Appendix B.

#### **3.1 Title, Appraisal and Sale Agreement Records**

The Client did not provide a preliminary title report or appraisal or sale agreement records for the Site.

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

No information regarding environmental liens on, or use limitations for, the Site was provided by the Client.

#### **3.3 Specialized Knowledge**

The Client indicated that they have no specialized knowledge regarding uses of the Site that could potentially impair or could have impaired the environmental conditions of the Site.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

The Client knows that the Site is currently occupied by the Harmony Grove Equestrian Center.

#### **3.5 Valuation Reduction for Environmental Issues**

The Client indicated that they were not aware of any environmental conditions on the Site which could lead to a potential valuation reduction of the Site.

#### **3.6 Owner, Property Manager, and Occupant Information**

We interviewed Mr. Gordon Fines, the current site owner, regarding his knowledge of the Site and surrounding properties. Information from this interview is in Section 7.0.

#### **3.7 Reason for Performing Phase I ESA**

A Phase I ESA was requested by the Client to obtain information regarding the potential for existing hazardous substances and/or petroleum hydrocarbon impacts at the Site prior to purchasing the Site.

## 4 RECORDS REVIEW

This section summarizes our review of readily available agency records for the Site and properties and facilities in the surrounding vicinity.

### 4.1 Standard Environmental Record Sources

EDR performed a search of Federal, State, and local databases for the Site and surrounding area. The search distance for the review extended one mile from the Site. A copy of the report entitled *The EDR Radius Map Report with GeoCheck*, dated October 26, 2012, is in Appendix C. The following table lists databases that were searched and the number of listings.

Database Name	Search Radius (Miles)	Number of Listings
<b>STATE, LOCAL, AND TRIBAL DATABASES</b>		
ENVIROSTOR	1.0	1
SWF/LF	0.5	1
SLIC	0.5	1
San Diego Co. SAM	0.5	1

#### 4.1.1 Site

The Site is not listed on any of the databases searched by EDR.

#### 4.1.2 Adjacent Properties

No properties within 1/8 mile of the Site (1/4 mile for leaking underground storage tank [LUST] facilities) are listed in the EDR report.

#### 4.1.3 Orphan Summary

The Orphan Summary identifies properties that have incomplete address information and could not be specifically plotted. The Orphan Summary lists seven facilities which appear to be further than one mile from the Site. Based on the distances of these properties from the Site, the potential for the properties to have impacted the Site is low.

## **4.2 Other Environmental Record Sources**

### **4.2.1 GeoTracker and EnviroStor**

We reviewed the SWRCB GeoTracker (<http://geotracker.waterboards.ca.gov>) and California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) EnviroStor websites (<http://www.envirostor.dtsc.ca.gov/public/>) for information regarding environmental assessment and cleanup at the Site or at properties/facilities within 1/4-mile of the Site. No information for the Site or adjacent properties was available on GeoTracker or EnviroStor.

### **4.2.2 San Diego County Department of Environmental Health Department**

We contacted the San Diego County Department of Environmental Health (DEH) to inquire about files they might have pertaining to the Site. DEH informed us that they have no documentation pertaining to the Site.

### **4.2.3 San Diego Air Pollution Control District**

We contacted the San Diego Air Pollution Control District (APCD) to inquire about files they might have pertaining to the Site. APCD informed us that they have no documentation pertaining to the Site.

### **4.2.4 San Diego County Department of Agriculture, Weights, and Measures**

We contacted the San Diego County Department of Agriculture, Weights and Measures to inquire about files they might have pertaining to the Site. They indicated that they have no records on file for the Site from 2009 to 2012.

### **4.2.5 DOGGR**

We reviewed the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) online mapping system. The DOGGR online mapping system does not show any oil or gas wells on the Site or in the site vicinity (DOGGR, 2012).

## 5 HISTORICAL USE

Historical use of the Site and adjacent properties was evaluated through review of historical aerial photographs and historical topographic maps provided by EDR, an environmental data search firm. This section summarizes the information obtained from these sources.

### 5.1 Sanborn, Inc. Fire Insurance Maps

According to EDR’s Sanborn Map Report dated October 26, 2012, Sanborn maps do not exist for the Site or site vicinity.

### 5.2 Aerial Photographs

We reviewed historical aerial photographs provided by EDR for the years 1947, 1953, 1963, 1974, 1980, 1990, 1994/1995, and 2005 (Appendix D) for indications of past land uses that had the potential to have impacted the Site through the use, storage or disposal of hazardous substances and/or petroleum. The following table summarizes the observations of the Site and adjacent properties on the aerial photographs.

Year	Observations	
	Site	Adjacent Properties
1947 (1" = 500')	A majority of the Site was comprised of undeveloped land. A rural residence was present in the southeastern portion of the Site. An unimproved road was present in the central portion of the Site.	The properties to the south of the Site were comprised of undeveloped land. A rural residence was present to the southeast of the Site, across Country Club Drive. The properties to the west of the Site, across Country Club Drive, were comprised of undeveloped land. A rural residence and unimproved roads were present to the west of the Site. The properties to the north of the Site, across Mt. Whitney Road, were comprised of two rural residences and undeveloped land.
1953 (1" = 500')	Conditions were similar to those observed on the 1947 photograph.	Conditions were similar to those observed on the 1947 photograph with the exception of three single-family residences north of the Site.
1963 (1" = 500')	Conditions were similar to those observed on the 1953 photograph.	Conditions were similar to those observed on the 1953 photograph.
1974 (1" = 500')	Conditions were similar to those observed on the 1963 photograph.	Conditions were similar to those observed on the 1963 photograph with the exception of five additional single-family residences to the north of the Site, across Mt. Whitney Road.

Year	Observations	
	Site	Adjacent Properties
1980 (1" = 500')	Conditions were similar to those observed on the 1974 photograph.	Conditions to the north of the Site, across Mt Whitney Road, were similar to those observed on the 1974 photograph. Two rural residences were present to the east of the Site, across Country Club Drive. Seven commercial structures (Harmony Egg Ranch) were present to the south of the Site. An orchard was present to the west of the Site.
1990 (1" = 500')	An equestrian facility appears to have been on the Site.	Conditions were similar to those observed on the 1980 photograph with the exception of three additional single-family residences to the southeast of the Site, across Country Club Drive.
1994/1995 (1" = 500')	Conditions were similar to those observed on the 1990 photograph.	Conditions were similar to those observed on the 1990 photograph.
2005 (1" = 500')	Conditions were similar to those observed on the 1994/1995 photograph with the exception of further development of the equestrian facility.	Conditions were similar to those observed on the 1994/1995 photograph with the exception of an equestrian facility (Sliding Branch) to the south of the Site.

We observed no evidence of RECs on the Site or the adjacent properties in the aerial photographs.

### 5.3 Topographic Maps

We reviewed historical topographic maps provided by EDR for the years 1893, 1901, 1904, 1947, 1949, 1968, 1983, and 1996 (Appendix E) . The following table summarizes the observations of the Site and adjacent properties on the historical topographic maps.

Year	Observations	
	Site	Adjacent Properties
1893 (1:62,500)	One residential structure is depicted in the southeastern portion of the Site. A creek is depicted extending north to south across the eastern portion of the Site.	Residential structures are depicted to the south, west, and north of the Site.
1901 (1:62,500)	Similar to conditions depicted on the 1893 map.	Similar to conditions depicted on the 1893 map with the exception of an additional residential structure depicted to the west of the Site.
1904 (1:250,000)	The scale of this map is too large to discern details of development on the Site.	The scale of this map is too large to discern details of development in the site vicinity.
1947 (1:50,000)	Similar to conditions depicted on the 1901 map with the exception of one residential structure in the northwestern portion of the Site.	One residential structure is depicted to the north, northwest, west, south, and southeast of the Site.

Year	Observations	
	Site	Adjacent Properties
1949 (1:24,000)	Two residential structures and a pond are depicted in the southeastern portion of the Site.	Two residential structures are depicted to the west of the Site. One residential structure is depicted to the north, northwest, south, and southeast of the Site.
1968 (1:24,000)	Similar to conditions depicted on the 1949 map with the exception of electrical transmission lines depicted extending west to east across the southern portion of the Site.	Seven residential structures are depicted to the north of the Site. Two residential structures are depicted to the west and southeast of the Site. Electrical transmission lines are depicted to the west and east of the Site.
1983 (1:24,000)	Similar to conditions depicted on the 1968 map.	Similar to conditions depicted on the 1968 map with the exception of two additional residential structures to the north and east of the Site.
1996 (1:24,000)	Three residential structures are depicted in the southeastern portion of the Site. Two electrical transmission lines are depicted extending west to east across the southern portion of the Site.	Similar to conditions depicted on the 1983 map.

The topographic maps do not depict land uses that would suggest the presence of RECs on the Site or adjacent properties.

#### 5.4 City Directories

EDR prepared an abstract of city directories including city, cross reference and telephone directory listings (Appendix F). EDR included information from directories at approximate five-year intervals, if available, from 1903 to 2012. The Site is listed as having been owned/occupied by:

- **2006** – Ligon Lisa; HarmonyGrove; Equestrian Ct.
- **2007** – Harmony Grove Equestrian Center
- **2012** – Harmony Grove Equestrian Center

The adjacent properties listed in the EDR report consist of one commercial business and individual homeowners. The types of commercial businesses listed for the Site and the southeast adjacent property do not suggest the storage or use of hazardous substances or petroleum.

## 6 SITE RECONNAISSANCE

This section summarizes observations of the Site and surrounding properties made during the site reconnaissance.

### 6.1 Methodology and Limiting Conditions

Mr. Sean Keffer performed the site reconnaissance on November 27, 2012, and had access to all exterior areas of the Site. We did not view the interior of the residential structures located on the Site. No other limiting conditions affected our ability to observe the Site or surrounding properties.

The onsite survey was performed by walking throughout the Site and along the site perimeter to observe site features and conditions. The offsite survey was performed by observing adjacent properties from the Site and adjacent public streets. Weather on the day of the site reconnaissance was sunny with temperatures in the upper 70s. Photographs of various site features and offsite properties are appended. Figure 2 is a site plan illustrating selected site features. The locations and orientations of photographs of selected site features are also shown on Figure 2.

### 6.2 General Site Setting

In general the Site is located in an area used for residential and commercial agriculture purposes. The Site is developed as a commercial equestrian facility and residence with undeveloped land on the north and western portions. An ephemeral creek bisects the Site from the north central boundary to the south central boundary and feeds a pond in the eastern portion of the Site. Commercial agricultural property is adjacent west of the Site. Residential properties are located across Mt. Whitney Road adjacent to the north of the Site. Residential properties and vacant property are across Country Club Drive adjacent to the east and southeast of the Site. Property adjacent to the south of the Site was under mass-grading operations at the time of Site reconnaissance.

### 6.3 Onsite Survey

The Site is low to moderate-relief land with varied vegetation including grasses, sparse shrubs and a dense stand of trees (Photograph No. 1). Wood-framed wire fences encompass the Site (Photograph No. 2). Several paths extend across the Site and appear to be used for horseback riding. An ephemeral creek extends across the central portion of the Site and feeds a man-made pond in the eastern portion of the Site (Photograph Nos. 3 and 4). Horse training arenas are located throughout the Site (Photograph No. 5).

We observed several structures in the southeastern portion of the Site. These structures included 23 single horse pens, two grooming pens, a public restroom, an approximately 50-foot by 40-foot storage



barn, an stable with 15 stalls, a tack building, two residential 5<sup>th</sup>-wheel trailers, an office, and a residential structure (Photograph Nos. 6 through 8). A sewer access manhole is located adjacent to the northeastern corner of the storage barn on the southeastern portion of the Site (Photograph No. 9). We observed a 2-foot by 2-foot storm drain inlet adjacent to the horse pens (Photograph No. 10). Construction debris was observed near the 5<sup>th</sup> wheel trailers (Photograph No. 8).

A pad-mounted electrical transformer is adjacent to the public restroom facility near the southeastern Site boundary (Photograph No. 11). No staining that would indicate evidence of a release was observed adjacent to the transformer. A municipal water pipeline marker was observed adjacent to the pad mounted transformer.

A groundwater supply well used for livestock and irrigation is located in the south-central portion of the Site near a 2,000-gallon fiberglass water tank (Photograph Nos. 12 and 13).

We observed a 200-gallon steel AST containing dyed diesel fuel in the south-central portion of the Site. The diesel AST is enclosed by a wood fence and underlain by torn plastic sheeting (Photograph No. 14). We observed *de minimis* soil staining adjacent to the south of the diesel AST. A 55-gallon hydraulic oil drum is located behind the diesel AST within the fenced area (Photograph No. 15). No staining that would indicate a release was observed adjacent to the oil drum.

Two high tension power line towers are located on the south-central portion of the Site and support power lines that cross over the Site from east to west (Photograph No. 16). We also observed a pole-mounted transformer and power lines on the northwestern portion of the Site (Photograph No. 17).

No evidence of significant soil staining, odors, or stressed vegetation was observed at the Site. No evidence of RECs was observed during our site reconnaissance.

## 6.4 Offsite Survey

Properties adjoining the site consist of agricultural, vacant land and single-family residential developments. Observations of properties adjacent to the Site are summarized below:

- **North** - Single-family residential, horse training facilities, an ephemeral creek and an unidentified groundwater monitoring well (Photograph Nos. 18 through 20). We did not identify records of groundwater monitoring wells near the Site; therefore the purpose of this well is not known.
- **East** - Single-family residential and vacant land (Photograph No. 21).
- **South** - Vacant land undergoing grading for residential use (Photograph No. 22).

- **West** - Single-family residential, agricultural property and vacant land undergoing grading for residential use (Photograph Nos. 23 and 24).

We observed no evidence of RECs on the adjoining properties.

## 7 INTERVIEWS

We contacted Gordon Fines, the current site owner, for information regarding past and present use of the Site and the potential for impacts to the Site related to the past use, storage, or disposal of hazardous substances or petroleum on the Site. We provided Mr. Fines with a site owner questionnaire regarding the past use, storage, or disposal of hazardous substances or petroleum on the Site. A copy of his site owner questionnaire is in Appendix B.

Mr. Fines stated that the Site is currently being used as a horse boarding and training facility, and has been since he bought it in 2002. According to Mr. Fines, the house, office, and barn are over 40 years old. He stated that the Site was previously used for “agricultural purposes.” In a follow up conversation with Mr. Fines he clarified the past agricultural purposes were livestock ranching and an occasional hay crop for the livestock. Mr. Fines indicated that the Site has one diesel AST used to fuel a small tractor and water truck. He also stated that there is a cistern style groundwater supply well approximately 100-feet in depth on the Site. The groundwater well is used for livestock watering and irrigation. A man-made pond and a septic system are also present on the Site. Mr. Fines is not aware of any USTs or environmental issues related to the Site or adjacent properties.

We also interviewed Mr. Sam Caro, the facility manager. Mr. Caro stated the public restroom utilized a septic system while the office and residential structure utilized a municipal water supply and public sewer. Mr. Caro also stated the onsite well was used to supply water for livestock and irrigation purposes.

## 8 SUMMARY OF FINDINGS

We have performed a Phase I ESA, in general conformance with the scope and limitations of ASTM *Designation E 1527-05*, of an approximate 48-acre property referenced as Fines-Eden Hills (the Site) at 1805 Country Club Drive in Escondido, San Diego County, California. The Site is developed with the Harmony Grove Equestrian Center.

The Site is identified by San Diego County APNs 232-500-18 through -23 and 235-031-41. The Site is depicted on the USGS Rancho Santa Fe 7.5-minute topographic map in the northwestern quarter of Section 30 and the southwestern quarter of Section 19 of Township 12 South, Range 2 West, San Bernardino Base and Meridian. The topography of the Site is characterized by gently sloping hills and ravines with low to moderate relief. Elevations on the Site range from approximately 710 to 600 feet above mean sea level. An ephemeral creek extends north to south across the central portion of the Site feeding into a man-made pond on the eastern portion of the Site.

The Site is in the western portion of the Peninsular Ranges geomorphic province of Southern California. The *Geologic Map of the Santa Ana Quadrangle* shows that the Site is underlain mostly by Mesozoic tonalite and diorite. The western portion is underlain by Jurassic-Triassic metavolcanic rocks and Quaternary nonmarine terrace deposits. The onsite soils consist of Visalia Sandy Loam, Escondido Very Fine Sandy Loam, Vista Coarse Sandy Loam, Wyman Loam, and Las Pasas Fine Sandy Loam.

An unidentified groundwater monitoring well is located north of the Site across Mt. Whitney Road and adjacent to the ephemeral creek. No information regarding this well was identified in our database searches. The current Site owner stated the onsite well is approximately 100-feet deep but was unable to verify the depth to groundwater. Based on the elevation of the Site, depth to groundwater is expected to be greater than 50 feet below the ground surface.

The Site is currently used as the Harmony Grove Equestrian Center. This equestrian facility has multiple structures which include an office, boarding facilities, pens, and a single-family residence. Unimproved roads and trails comprise the northern and western portions of the Site. Two multi-purpose arenas and a galloping track are in the eastern and northern portions of the Site, respectively. Two electrical transmission towers are in the south-central portion of the Site with power lines extending west to east across the Site. The adjacent properties to the south of the Site are comprised of undeveloped land (across Country Club Drive) and land under grading for residential use. Agricultural property, a rural residence, and vacant land under grading for residential use are adjacent to the west of the Site. The properties to the north of the Site, across Mt. Whitney Road, are developed with single-family residential housing and a horse training facility. The properties to the east, across Country Club Drive, are single-family residences and vacant land.

The Client indicated that they have no specialized knowledge regarding uses of the Site that could potentially impair the environmental conditions of the Site and is not aware of any environmental conditions on the Site which may lead to a potential valuation reduction of the Site. The Client is aware that the Site is currently occupied by the Harmony Grove Equestrian Center.

EDR performed a search of Federal, State, and local databases for the Site and surrounding area. The Site is not listed on the databases searched by EDR, and no properties within 1/8 mile of the Site (1/4 mile for leaking underground storage tank [LUST] facilities) are listed in the EDR report. The Orphan Summary listed seven facilities which appear to be greater than one mile from the Site. Based on the distances of these properties from the Site, the potential for the properties to have impacted the Site is low.

The SWRCB's Geotracker and DTSC's EnviroStor websites had no information for the Site or properties within a quarter mile of the Site.

The San Diego County Department of Agriculture, Weights and Measures, APCD and DEH had no documentation pertaining to the Site.

DOGGR's online well mapping system indicates that there have been no oil or gas wells drilled on or within several miles of the Site.

Historical aerial photographs for the years 1947, 1953, 1963, 1974, 1980, 1990, 1994/1995, and 2005 provided by EDR were reviewed for indications of past land uses that had the potential to have impacted the Site through the use, storage or disposal of hazardous substances or petroleum. No evidence of RECs was observed on the Site or adjacent properties.

Historical topographic maps for the years 1893, 1901, 1904, 1947, 1949, 1968, 1983, and 1996 available from EDR were also reviewed. No evidence of RECs was observed on the Site or adjacent properties.

We conducted a site reconnaissance on November 27, 2012. The Site topography ranges from low to moderately relieved and is vegetated primarily with grasses, sparse shrubs and a dense stand of trees. Several paths extend across the Site in various locations and orientations. Several structures related to horse training and single-family residences occupy the Site. We observed *de minimis* soil staining located adjacent to a 200-gallon dyed diesel AST on the Site. We also observed pad mounted and pole-mounted electrical transformers on the southeast and northwest portions of the Site. A private use groundwater well used for irrigation purposes is located in the south-central portion of the Site. An ephemeral creek extends from the northern and southern boundaries to a pond located on the east central portion of the Site. No evidence of underground storage tanks was observed at the Site. No

evidence of odors or stressed vegetation was observed at the Site. No evidence of RECs was observed on the Site or adjacent properties during our site reconnaissance.

We contacted Mr. Gordon Fines, the current site owner, to obtain information regarding his knowledge of current and past use of the Site and surrounding properties. According to Mr. Fines, the Site has been used by him as a horse boarding and training facility since 2002 and was previously used for agricultural purposes. In our follow up interview with Mr. Fines he indicated the past agricultural use was livestock ranching and an occasional crop of hay for the livestock. Mr. Fines stated that the Site has one diesel AST on the Site used for ranch equipment. There is a private well and a septic system on the Site. Mr. Fines was not aware of any environmental issues related to the Site or the adjacent properties.

We also contacted Mr. Sam Caro, the current facility manager. Mr. Caro corroborated the information provided by Mr. Fines.

## 9 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I ESA, in general conformance with the scope and limitations of ASTM *Designation E 1527-05*, of an approximate 48-acre property referenced as Fines-Eden Hills (the Site) at 1805 Country Club Drive in Escondido, San Diego County, California. Exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

The assessment has revealed no evidence of RECs on the Site. We recommend conducting an asbestos and lead survey at the Site prior to building demolition to determine if the existing building materials require special abatement or removal activities.

We observed *di minimis* staining adjacent to the 200-gallon diesel AST. If abundant areas of soil staining or odors are observed during additional grading observations, we recommend retaining an environmental professional to observe and possibly sample areas of potential impact to determine if further action is warranted.

## 10 REFERENCES

- American Society for Testing and Materials, *Designation E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 2005.
- California Division of Mines and Geology, *Geologic Map – Santa Ana Quadrangle*, 1973.
- California State Water Resources Board. GeoTracker, <http://geotracker.swrcb.ca.gov/>, 2012.
- Department of Toxic Substances Control, EnviroStor website, <http://www.envirostor.dtsc.ca.gov>, 2012.
- Geologic Map of the Oceanside 30'x60' Quadrangle, California*, 2005. United States Geological Survey.
- Norris, R. M. and Webb, R. W., *Geology of California* (2<sup>nd</sup> edn). New York: John Wiley & Sons, Inc., 1990.
- State of California Department of Conservation, Division of Oil, Gas & Geothermal Resources – DOGGR Home Page, <http://maps.conservation.ca.gov/doms/index.html>, September, 2012.
- United States Department of Agriculture, Web Soil Survey website: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>, accessed September, 2012.
- United States Geological Survey, *Rancho Santa Fe, California, 7.5-minute Topographic Map*, 1996.

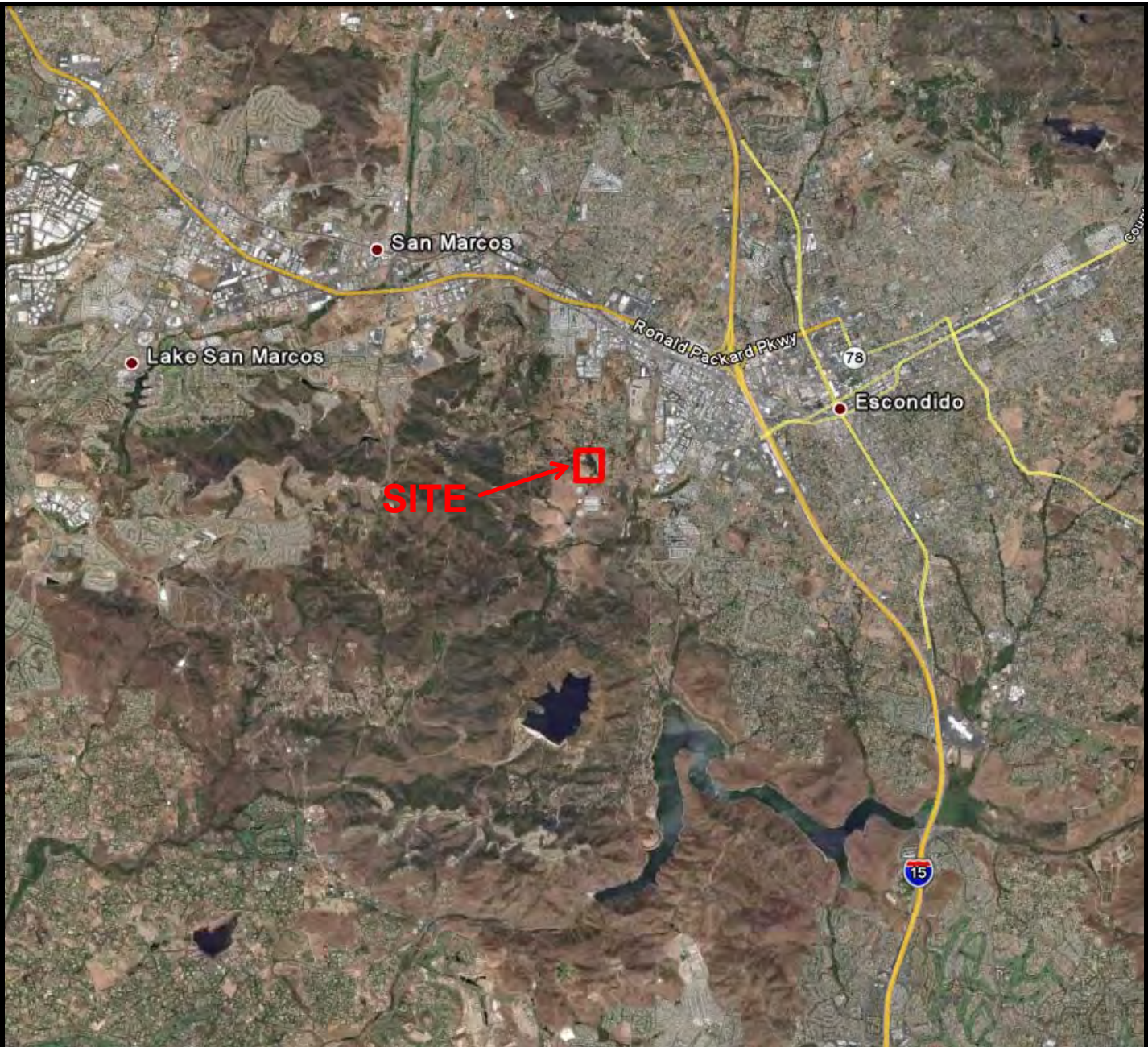
## 11 QUALIFICATIONS

This Phase I ESA report was prepared by Mr. Sean Keffer and Mr. Jim Brake, PG. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 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 the all appropriate inquiries investigation in conformance with the standards and practices set forth in 40 CFR Part 312.

Mr. Brake has an MS degree in Geological Science and 25 years of experience in environmental investigation and remediation, including implementation of Remedial Investigation/Feasibility Study programs and soil and groundwater remedial actions for private industrial and government clients. He has managed a wide variety of projects for clients in the manufacturing, transportation, mining, automobile and real estate industries including Environmental Protection Agency and DTSC Superfund sites. Mr. Brake has extensive experience in the performance of Phase I and II ESAs of commercial, industrial, and agricultural properties throughout Northern California.

Mr. Keffer has a BS degree in Geological Science and experience in the preparation and management of Phase I ESAs and other site investigation activities. Mr. Keffer performs research, environmental assessments and field sampling programs for industrial sites, commercial/retail areas, residential and agricultural properties, and transportation corridors throughout Southern California.





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No Scale

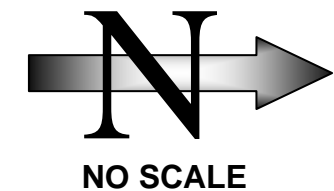
 	
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SKK	

VICINITY MAP		
<b>FINES-EDEN HILLS PROPERTY</b> <b>1805 COUNTRY CLUB DRIVE</b> <b>ESCONDIDO, CALIFORNIA</b>		
DATE: DEC. 2012	PROJECT NO. 09524-06-03	FIG. 1



**LEGEND**

-  Approximate Site Boundary
-  Approximate Location and Direction of Photograph
-  Approximate Boundary of Natural Pond
-  Approximate Boundary of Area Under Grading



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**SITE MAP**

**FINES-EDEN HILLS PROPERTY**  
1805 COUNTRY CLUB DRIVE  
ESCONDIDO, CALIFORNIA



**Photograph #1**  
**View to northeast across the Site from western-central portion of Site.**



**Photograph #2**  
**View of adjacent property southwest of Site.**

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**1805 COUNTRY CLUB DRIVE**  
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PROJECT NO. 09524-06-03



**Photograph #3**  
**Ephemeral creek extending across the central portion of the Site.**



**Photograph #4**  
**Pond on the eastern portion of the Site.**

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**Photograph #5**  
**Horse training arenas on the eastern portion of the Site.**



**Photograph #6**  
**Horse training support structures on the eastern portion of the Site.**

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**Photograph #7**  
**Horse stable (right) and pens (left) on the eastern portion of the Site.**



**Photograph #8**  
**Residential 5<sup>th</sup> wheel trailers and construction debris on south-central portion of the Site.**

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**Photograph #9**  
**Storage barn and sewer access manhole on the eastern portion of the Site.**



**Photograph #10**  
**Two-foot by two-foot storm water inlet on the southeast portion of the Site.**

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**Photograph #11**  
**Pad-mounted electrical transformer and municipal water pipeline marker on the southern portion of the Site.**



**Photograph #12**  
**Irrigation groundwater supply well on the southern portion of the Site.**

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**Photograph #13**  
**2,000-gallon irrigation water AST on the southern portion of the Site.**



**Photograph #14**  
**200-gallon diesel AST in the south-central portion of the Site.**

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**Photograph #15**  
55-gallon hydraulic oil drum located adjacent to the diesel tank.



**Photograph #16**  
High tension power lines extending across the south-central portion of the Site.

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**Photograph #17**  
**Pole mounted transformer in the northwestern portion of the Site.**



**Photograph #18**  
**Residential properties across Mt. Whitney Road to the north of the Site.**

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**Photograph #19**  
**View to the west down Mt. Whitney Road at the ephemeral creek crossing.**



**Photograph #20**  
**Groundwater monitoring well adjacent to the ephemeral creek and across Mt. Whitney Road north of the Site.**

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**Photograph #21**

**View to the east across Country Club Drive of residential properties and vacant land.**



**Photograph #22**

**View to the south of vacant land under grading.**

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**Photograph #23**  
**Residential property adjacent to the west of the Site.**



**Photograph #24**  
**View to the west of adjacent agricultural and vacant land.**

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**FINES-EDEN HILLS PROPERTY**  
**1805 COUNTRY CLUB DRIVE**  
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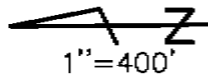
PROJECT NO. 09524-06-03

APPENDIX

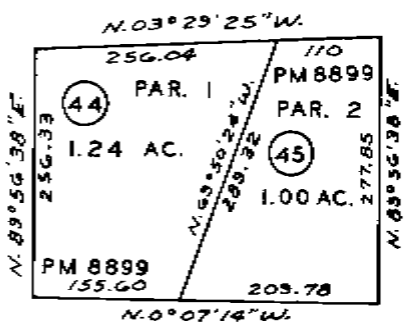
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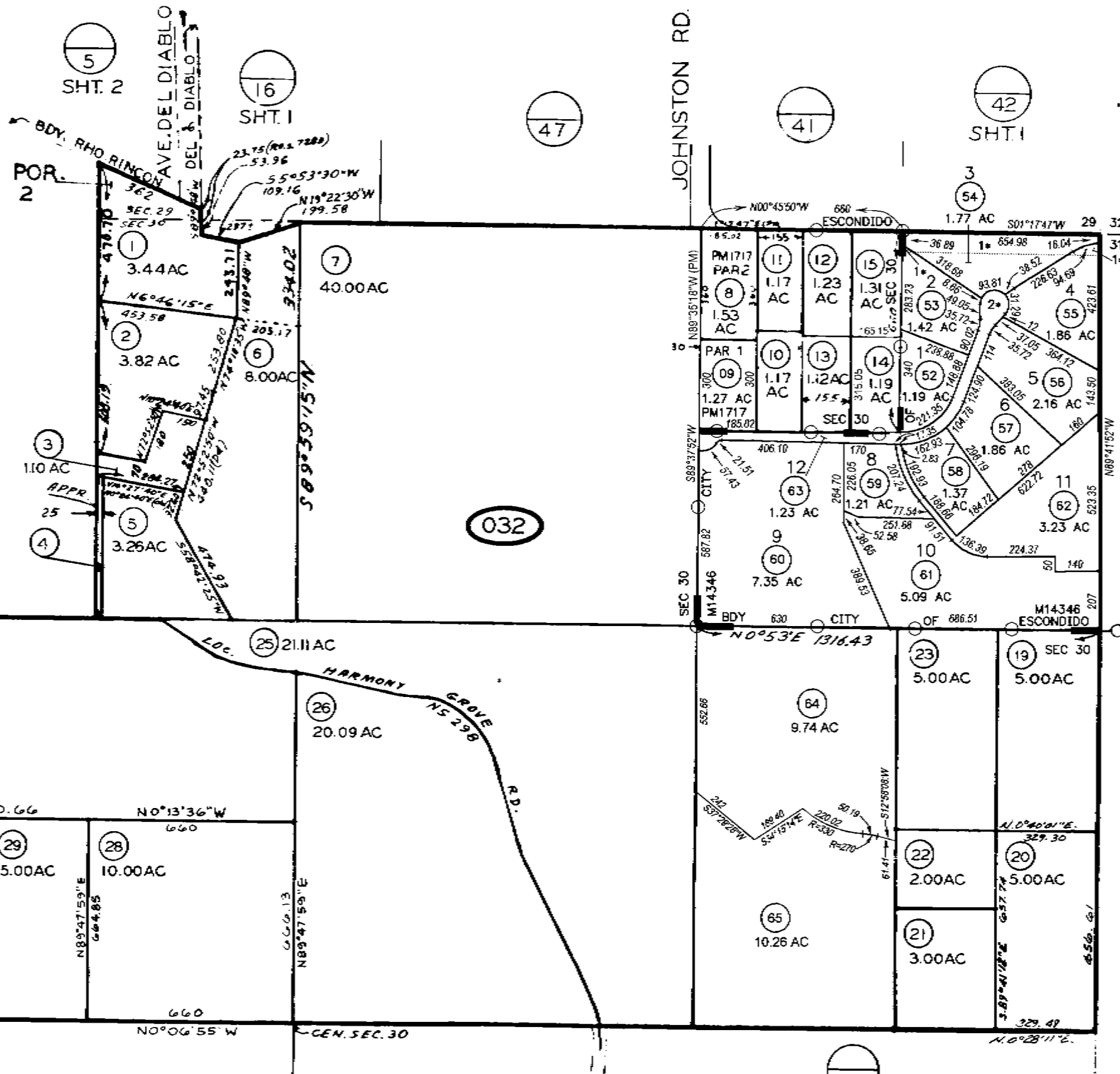




235-03



DETAIL "A" 1"=200'



### CHANGES

BLK	OLD	NEW	CUT
032	030-VAR	01-43	79 10107
032	37	44/45	80 1348
032	28	AC CHG	82 5724
032	18	16/47	84 3017
032	40	18/49	84 3018 <i>CANC.</i>
032	46	50/51	94 1545
	16,17,47,50&51	52-63	02 196
	24	64,65	10 1975

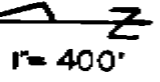
1\* DEDICATED & REJECTED  
 2\* JOHNSTON GLEN (PRIVATE ST)

238  
2  
SHT. 2

- A- R=80 21.44
- B- S24°52'33"E 50.00
- C- R=95 43.40
- D- R=80 44.58

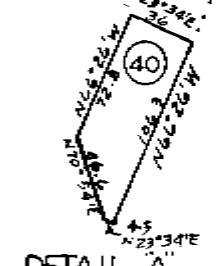
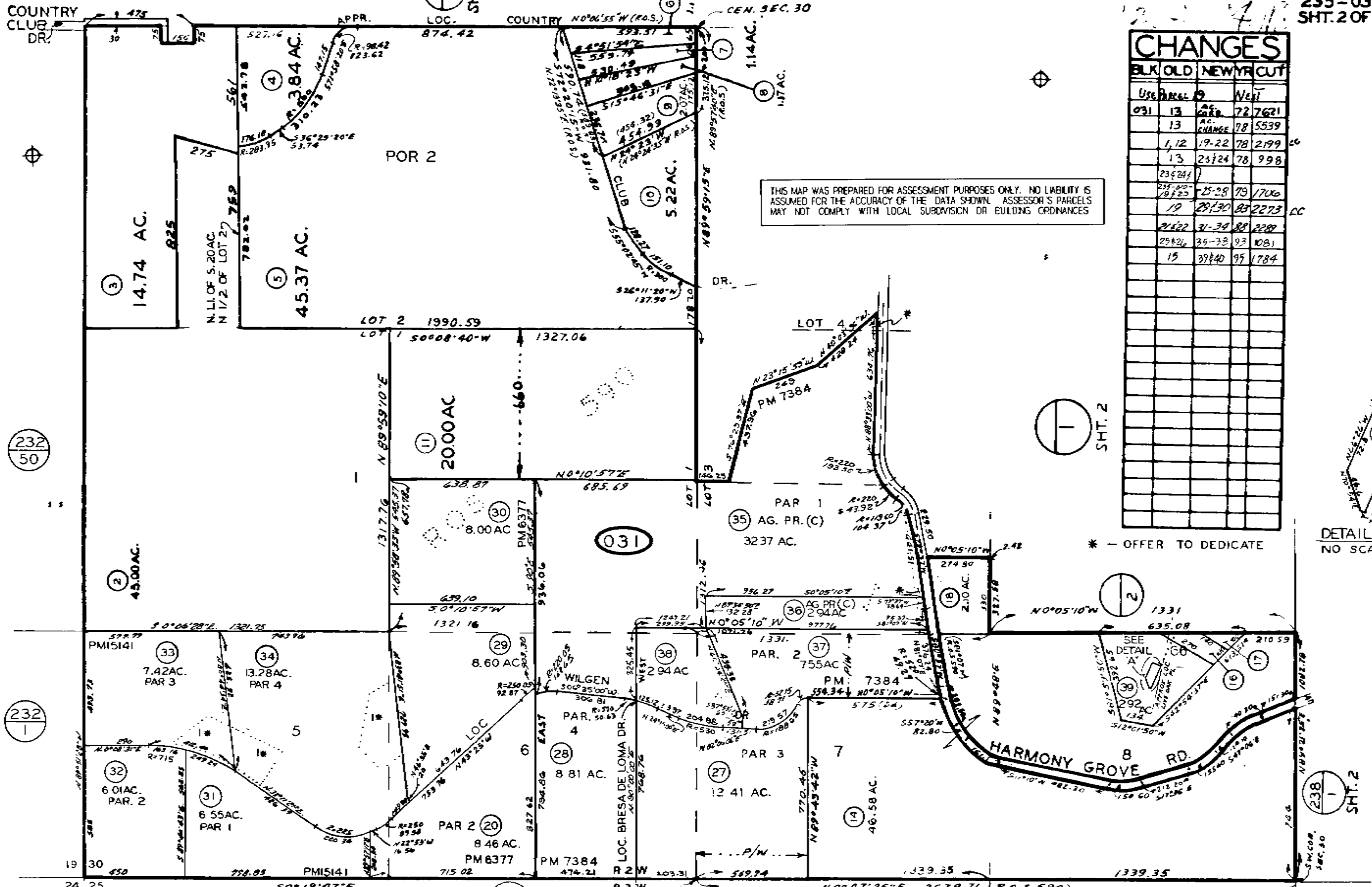
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 14346 - ESCONDIDO TCT NO 811  
 SEC 29 - T12S-R2W - POR NW 1/4  
 SEC 30 - T12S-R2W - POR E 1/2 & POR LOT 2  
 ROS 8859,15137,18055



CHANGES			
BLK	OLD	NEW	CUT
Use Parcel	Old	New	
031	13	AG. PR. 72	7621
	13	AG. CHANGE 78	5539
	1, 12	19-22 78	2199
	13	23-24 78	998
	23-24		
	25-28	79	1700
	19	29-30 83	2273
	21-22	31-34 88	2289
	25-26	35-38 93	1081
	15	39-40 95	1784

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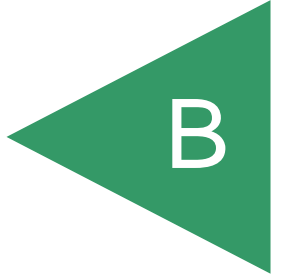


\* - OFFER TO DEDICATE

AG. PR. (C) = AGRICULTURAL PRESERVE (CONTRACT)  
 \* OPEN SPACE ESMT

222 13 SEC 30 - T12S-R2W - POR W 1:2  
 ROS 590, 1166, 8176, 9400, 11180

APPENDIX



CLIENT-PROVIDED INFORMATION FOR THE SITE

SITE: Fines-Eden Hills Property, Project No. 09524-06-03

**\*Please elaborate on any question answered "yes." If the question does not apply to the site, please answer "N/A".**

1. If possible, please provide us with the title, appraisal, or sale agreement records to review and discuss in the Phase I ESA.

2. Are you aware of any environmental liens or activity and use limitations associated with the Site?

NO N/A

3. Do you have any specialized knowledge of the Site?

NO N/A

4. Please provide any commonly known or reasonably ascertainable information about the Site.

Horse Boarding / Equestrian / Horse Training

5. Who currently owns, manages, and operates the Site?

Gordon Fines

6. Has the monetary value of the Site been reduced due to environmental issues associated with the Site or adjacent properties?

NO N/A

7. Why are you requesting a Phase I ESA for the Site? Due Diligence Requirement

Melissa Krause  
NAME (IN PRINT)

[Signature]  
SIGNATURE

11/8/12  
DATE

Integral Communities - Project Manager  
COMPANY NAME AND TITLE

**Please feel free to contact me if you have any questions.  
When complete, return the questionnaire via email or fax:**

Matthew Tidwell  
Geocon Consultants, Inc.  
[tidwell@geoconinc.com](mailto:tidwell@geoconinc.com)  
(916) 852-9118 PHONE  
(916) 852-9132 FAX

**PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE FOR SITE**  
**OWNER, OCCUPANT, OR REPRESENTATIVE**

**SITE: Fines-Eden Hills Property, Project No. 09524-06-03**

**\*Please elaborate on any question answered “yes.” If the question does not apply to the site, please answer “N/A”.**

1) Describe the current uses of the Site.

*Horse Boarding and Training Facility*

2) How long has the Site been used for these purposes?

*Ten plus years*

3) How long have you occupied the Site?

*2002*

4) List the existing structures on the property and their age.

*A house, an office and barn are estimated to be over 40 years old.*

5) Describe the past uses, owners, and operators of the Site. (Be as detailed as possible and note approximate time periods.)

*Agricultural use*

6) Utilities including electricity, natural gas, water, sewer, and trash removal are provided to the Site by which utility/companies.

*Water - Rincon*

*Sewer - Septic*

*Electricity - SDG&E*

*Natural Gas - Ferrell propane*

*Trash - Edco*

7) What type of heating, ventilating, and air conditioning (HVAC) system is located at the Site and how is the HVAC system powered?

*Residential heating and air-conditioning*

8) Have the Site or adjoining properties been used for industrial activities, such the following? (Please note that an adjoining property is a property that is contiguous with, or directly across the street from the Site.)

Gasoline Station	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Printing Facility	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Metal Plating Manufacturing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Motor Repair Facility	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Dry Cleaners	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Junkyard	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Waste Treatment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Storage, Disposal, or Recycling Facility	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Describe other industrial activities, if any.

**9)** Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials been dumped aboveground, buried, or burned on the Site?

Yes  No

**10)** Have any of the following items been stored on the Site in containers greater than 5 gallons?

Paint  Yes  No  
Chemicals  Yes  No  
Pesticides  Yes  No

**11)** Are hazardous wastes generated at the Site? If yes, describe the means of disposal and frequency of disposal.

Yes  No

**12)** Have petroleum products been stored on the Site or transferred across the Site in pipelines, either above or belowground?

Yes  No

*Above ground diesel tank for ranch equipment.*

**13)** Has fill dirt been brought onto the Site from an offsite source?

Yes  No

**14)** Is there evidence that the fill dirt in Question 13 may be contaminated?

Yes  No

**15)** Are there currently any pits, ponds, or lagoons on the Site?

Yes  No

**16)** Have any pits, ponds, or lagoons previously existed on the Site?

Yes  No

**17)** Are there currently areas on the Site with stained soil?

Yes  No

**18) Have stained soils previously existed on the Site?**

Yes  No

**19) Do chemical-containing underground or aboveground storage tanks exist, or have they existed previously on the Site?**

Yes  No

**20) Do fill pipes, vent pipes, or access ways indicating the presence of current or former underground storage tanks exist on the Site?**

Yes  No

**21) Have fill pipes or vent pipes which may indicate the presence of a current or former underground storage tank been removed from the Site?**

Yes  No

**22) Are floor drains stained with anything other than water in any area on the Site?**

Yes  No

**23) Do floor drains on the Site emit foul odors?**

Yes  No

**24) Is the Site served by a private well or a non-public water source?**

Yes  No

**25) Are contaminants known to exist in any private well or non-public water system serving the Site?**

Yes  No

**26) Does the Site discharge wastewater, other than domestic wastewater or storm water, into the sewer?**

Yes  No

**27) Other than permission for domestic hookup, have any city, county, or local permits for wastewater discharge been issued to the Site?**

Yes  No

**28)** Does a septic tank exist, or has one existed previously on the Site?

Yes  No

**29)** Do cesspools or cisterns currently exist on the Site?

Yes  No

**30)** Have cesspools or cisterns previously existed on the Site?

Yes  No

**31)** Other than storm water, does the Site discharge waste water onto the neighboring Site?

Yes  No

**32)** Is there a transformer or capacitor that may contain PCBs on the Site?

Yes  No

**33)** Is there hydraulic equipment such as automobile lifts or elevators on the Site?

Yes  No

**34)** Are PCBs contained in hydraulic oil associated with hydraulic equipment located on the Site?

Yes  No

**35)** Has an asbestos and/or lead-based paint survey been conducted at the Site? If so, what were the findings?

Yes  No

**36)** Other than small quantities of legal pesticides used for landscape maintenance (e.g., Roundup), have pesticides, herbicides, or insecticides been applied on the Site?

Yes  No

**37)** Are you aware of any environmental liens against the Site that are filed or recorded under federal, tribal, state, or local law?



Yes  No

**38)** Have any environmental violations or citations associated with activities conducted on the Site been issued?

Yes  No

**39)** Has the Site been included in other environmental assessments? If so, can copies of the reports be provided?

Yes  No

*Has been provided with purchase agreement*

**40)** Have other environmental assessments identified hazardous substances or petroleum products that exist, or may have existed on the Site?

Yes  No

**41)** Are there any pending law suits that involve the release or threatened release of hazardous substances associated with the Site?

Yes  No

**42)** Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place on the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes  No

**43)** Are you aware of any commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of hazardous substance releases or threatened hazardous substance releases?

Yes  No

**44)** Do you have any specialized knowledge or experience related to the Site or nearby properties, including the knowledge of the chemicals and processes used by this type of business?

Yes  No

**45)** Based in your knowledge or experience related to the Site, are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

Yes  No

46) If the purchase price of the Site was below fair market value, did this occur because contamination was/is known or believed to be present on the Site?

Yes  No  N/A

Gordon Fines \_\_\_\_\_      11/09/2012 \_\_\_\_\_  
NAME (IN PRINT)                      DATE

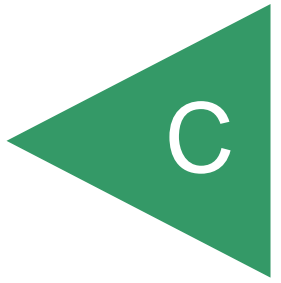
Gordon Fines \_\_\_\_\_  
SIGNATURE

Owner  Occupant  Owner Representative

**Please feel free to contact me if you have any questions.  
When complete, return the questionnaire via email or fax:**

Matthew Tidwell  
Geocon Consultants, Inc.  
[tidwell@geoconinc.com](mailto:tidwell@geoconinc.com)  
(916) 852-9118 PHONE  
(916) 852-9132 FAX

APPENDIX

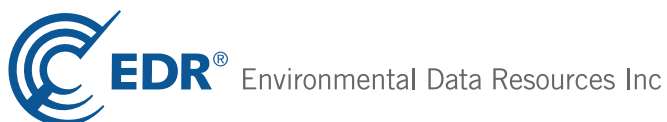


**Fines-Eden Hills Phase I ESA**

1805 Country Club Drive  
Escondido, CA 92029

Inquiry Number: 3441902.2s  
October 26, 2012

**The EDR Radius Map™ Report with GeoCheck®**



440 Wheelers Farms Road  
Milford, CT 06461  
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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

1805 COUNTRY CLUB DRIVE  
ESCONDIDO, CA 92029

#### COORDINATES

Latitude (North): 33.1110000 - 33° 6' 39.60"  
Longitude (West): 117.1294000 - 117° 7' 45.84"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 487926.9  
UTM Y (Meters): 3663408.5  
Elevation: 641 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33117-A2 RANCHO SANTA FE, CA  
Most Recent Revision: 1983

North Map: 33117-B2 SAN MARCOS, CA  
Most Recent Revision: 1996

Northeast Map: 33117-B1 VALLEY CENTER, CA  
Most Recent Revision: 2000

East Map: 33117-A1 ESCONDIDO, CA  
Most Recent Revision: 1975

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2009, 2010  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

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

## EXECUTIVE SUMMARY

### 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***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

#### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***Federal RCRA non-CORRACTS TSD facilities list***

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

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

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

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

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

#### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

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

RESPONSE..... State Response Sites

# EXECUTIVE SUMMARY

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

WDS..... Waste Discharge System

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

LUST..... Geotracker's Leaking Underground Fuel Tank Report

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

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

UST..... Active UST Facilities

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

## ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

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

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

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

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

US CDL..... Clandestine Drug Labs

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

Toxic Pits..... Toxic Pits Cleanup Act Sites

CDL..... Clandestine Drug Labs

San Diego Co. HMMD..... Hazardous Materials Management Division Database

US HIST CDL..... National Clandestine Laboratory Register

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

CA FID UST..... Facility Inventory Database

HIST UST..... Hazardous Substance Storage Container Database

SWEEPS UST..... SWEEPS UST Listing

### ***Local Land Records***

LIENS 2..... CERCLA Lien Information



## EXECUTIVE SUMMARY

LIENS..... Environmental Liens Listing  
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

### **Other Ascertainable Records**

RCRA-NonGen..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System  
PADS..... PCB Activity Database System  
MLTS..... Material Licensing Tracking System  
RADINFO..... Radiation Information Database  
FINDS..... Facility Index System/Facility Registry System  
RAATS..... RCRA Administrative Action Tracking System  
CA BOND EXP. PLAN..... Bond Expenditure Plan  
NPDES..... NPDES Permits Listing  
UIC..... UIC Listing  
Cortese..... "Cortese" Hazardous Waste & Substances Sites List  
HIST CORTESE..... Hazardous Waste & Substance Site List  
Notify 65..... Proposition 65 Records  
DRYCLEANERS..... Cleaner Facilities  
WIP..... Well Investigation Program Case List  
ENF..... Enforcement Action Listing  
HAZNET..... Facility and Manifest Data  
EMI..... Emissions Inventory Data  
INDIAN RESERV..... Indian Reservations  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
EPA WATCH LIST..... EPA WATCH LIST  
PRP..... Potentially Responsible Parties  
US FIN ASSUR..... Financial Assurance Information  
2020 COR ACTION..... 2020 Corrective Action Program List  
FINANCIAL ASSURANCE..... Financial Assurance Information Listing  
PCB TRANSFORMER..... PCB Transformer Registration Database  
PROC..... Certified Processors Database  
MWMP..... Medical Waste Management Program Listing  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List

## EXECUTIVE SUMMARY

HWT..... Registered Hazardous Waste Transporter Database  
HWP..... EnviroStor Permitted Facilities Listing

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants  
EDR Historical Auto Stations.. EDR Proprietary Historic Gas Stations  
EDR Historical Cleaners..... EDR Proprietary Historic Dry Cleaners

### 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

#### ***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 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 09/21/2012 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><i>COASTAL AG CHEM</i></b> Status: Refer: Other Agency	<b><i>2317 VINEYARD AVE.</i></b>	<b><i>NE 1/2 - 1 (0.990 mi.)</i></b>	<b><i>3</i></b>	<b><i>13</i></b>

## EXECUTIVE SUMMARY

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

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, and dated 08/20/2012 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HARMONY GROVE EGG RANCH	2075 COUNTRY CLUB LANE	SSE 1/8 - 1/4 (0.202 mi.)	1	8

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

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

A review of the SLIC list, as provided by EDR, and dated 09/18/2012 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>B &amp; W PRECAST CONSTRUCTION INC</b> Facility Status: Completed - Case Closed	<b>2511 HARMONY GROVE RD</b>	<b>SSE 1/4 - 1/2 (0.486 mi.)</b>	<b>2</b>	<b>8</b>

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

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>B &amp; W PRECAST CONSTRUCTION INC</b>	<b>2511 HARMONY GROVE RD</b>	<b>SSE 1/4 - 1/2 (0.486 mi.)</b>	<b>2</b>	<b>8</b>

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 7 records.

<u>Site Name</u>	<u>Database(s)</u>
BELLA VISTA AT SAN ELIJO HILLS	NPDES
CALTRANS	SWEEPS UST
DIXON DAM	SWF/LF
MAYHEW DUMP (ESCONDIDO I)	SWF/LF
MAYHWY (ESCONDIDO I) DUMP	SWF/LF
BENTON DUMP	SWF/LF
I.D. 5 PUMP STATION	HIST UST