CITY of ESCONDIDO

PLANNING COMMISSION MEETING

April 28, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR
Stan Weiler

VICE CHAIR
Barry Speer

COMMISSIONERS
Marc Correll
Corey Gustafson
Jeff Jester
Carrie Mecaro
Dustin Steeve

MINUTES CLERK
Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, APRIL 28, 2026

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



https://escondido-ca.municodemeetings.com

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable to city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, APRIL 28, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. February 10, 2026
2. March 24, 2026

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

3. **PL24-0067 - Hamilton Lane 5 Lot Tentative Subdivision Map**

   REQUEST: : Approval of a Tentative Subdivision Map to subdivide a 6.02-acre parcel into five (5) lots, with a General Plan Designation of Estate I (E1) and a Zoning Designation of Residential Estates (RE-40; 40,000 square-foot minimum lot sizes) ("Project"). The Project includes on-site improvements related to grading and stormwater, and off-site improvements including but not limited to: sidewalk, curb, and cutter, and other standard frontage improvements. The request also includes consideration of the environmental document prepared for the Project.

   PROPERTY SIZE AND LOCATION: The 6.02-acre site is located on the southeast corner of Bernardo Avenue and Hamilton Lane and is addressed at 0 Hamilton Lane, Escondido, CA 92029. (Assessor's Parcel Number: 238-360-68-00)

APPLICANT: Masson & Associates

CEQA RECOMMENDATION: Adoption of an Addendum to the previously adopted Mitigated Negative Declaration CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration)

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval

CITY COUNCIL HEARING REQUIRED: No

4. **PL25-0083 - Article 70 Revisions**

REQUEST: Recommend approval to the City Council of a Zone Text Amendment to Chapter 33 (Zoning) of the Escondido Municipal Code, specifically Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Article 1 (General Provisions and Definitions), for the purpose of compliance with mandatory State law, specifically Government Code sections 66310 through 66342. The Zone Text Amendment includes minor text updates to Article 1 to reconcile definitions of "accessory dwelling" and "junior accessory dwelling" with the new Article 70 language.

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido

CEQA RECOMMENDATION: Not subject to CEQA pursuant to Public Resources Code section 21080(b)(1); and statutorily exempt from CEQA under CEQA Guidelines section 15268. The proposed amendments to Article 1 (General Provisions and Definitions) are exempt pursuant to CEQA Guidelines section 15378(b)(5) as changes would not have a direct or indirect physical effect on the environment.

STAFF RECOMMENDATION: Recommend approval to City Council

CITY COUNCIL HEARING REQUIRED: Yes

SELECTION OF CHAIR AND VICE-CHAIR

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

5. Tentative Future Agenda

ADJOURNMENT

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

February 10, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR
Stan Weiler

VICE CHAIR
Barry Speer

COMMISSIONERS
Marc Correll
Jeff Jester
Carrie Mecaro
Dustin Steeve
Corey Gustafson

MINUTES CLERK
Angel Estrada

HOW TO WATCH

The City of Escondido provides one way to watch the Planning Commission meeting:

In Person

201 N. Broadway, Escondido, CA 92025

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 10, 2026

MINUTES

CALL TO ORDER: 7:02 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Barry Speer, Vice Chair; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; Corey Gustafson; Commissioner; Carrie Mecaro, Commissioner.

Commissioners Absent: Marc Correll, Commissioner.

City Staff Present: Veronica Morones, Assistant Director of Development Services; Leia Cabrera, Engineering Manager; Dare DeLano, Assistant City Attorney; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **January 13, 2026 Meeting Minutes.**
   Motion to approve meeting minutes.
   Motion: Vice Chair Speer; Second: Commissioner Jester.
   Motion carried (5-0-1) to approve the minutes.
   Ayes: Weiler, Speer, Jester, Steeve, Gustafson.
   Nays: None.
   Abstain: Mecaro.
   Absent: Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL24-0126/PL24-0127/PL25-0359 – Juniper Street Office to Residential Conversion**

   REQUEST: Recommend to the City Council approval of a project with a Specific Planning Area 9 (SPA-9) General Plan land use designation, and within the Specific Plan (S-P) zoning district consisting of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses, and Design Review Permit to facilitate the conversion of an existing 20,378 square-foot office building into 32 dwelling units ("Project"). The Project includes a Density Bonus request which would permit 2 bonus

units pursuant to State Density Bonus Law (SDBL), in addition to the 30 base units allowed by the underlying zone. The Project would entail deed restriction of 8 units for low-income households, and the use of incentives/concessions and waivers as permitted by State Density Bonus Law, and Article 67 of the Escondido Zoning Code. The Project includes an environmental determination made for the Project.

APPLICANT: Darshan Patel

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects).

STAFF RECOMMENDATION: Recommend approval to City Council.

PUBLIC COMMENT:

Aline Fournier, resident, registered their position in opposition of the project.

Dylan Casey, CalHDF Executive Director, registered their position in support of the project.

COMMISSION DISCUSSION:

Chair Weiler disclosed that he drove by the project site.

The Commissioners spoke in great detail regarding the project. Discussion topics included clarification on existing nonconforming setbacks, the process and limitations of waivers and concessions, and how public health and safety considerations are evaluated by staff and other departments. The Commissioners also discussed sidewalk conditions, maintenance responsibilities, and whether existing conditions posed safety concerns. Additional topics included lighting conditions related to the conversion from office to residential use, the project's proximity to the historic district boundary, and broader considerations for future similar projects. The Commissioners acknowledged public concerns regarding parking but noted that parking requirements were outside of their discretion for this project. Overall, the discussion focused on understanding regulatory constraints, safety considerations, and long-term planning implications.

COMMISSION ACTION:

Motion to Approve Resolution No. 2026-02 as conditioned.
Motion: Vice Chair Speer; Second: Commissioner Jester.
Motion Carried (6-0) to approve the resolution.
Ayes: Weiler, Speer, Jester, Steeve, Mecaro, Gustafson.
Nays: None.
Abstain: None.
Absent: Correll.

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 10, 2026

CURRENT BUSINESS:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Veronica Morones, Assistant Director of Development Services, reported that the February 24th Planning Commission meeting is anticipated to be canceled due to a lack of private development projects. She stated that meetings are expected to resume at the first meeting in March. She further noted that upcoming items will focus on policy-related work, including annual progress reports on the Housing Element, General Plan, and the Planning Division's work plan. Additionally, she indicated that staff will present a new two-year work program to the Commission, which will be informational in nature and include opportunities for questions and discussion.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:34 p.m.

_____ _____

Veronica Morones, Secretary to the Escondido Planning Commission

Angel Estrada, Minutes Clerk

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

March 24, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

Barry Speer

COMMISSIONERS

Marc Correll
Jeff Jester
Carrie Mecaro
Dustin Steeve
Corey Gustafson

MINUTES CLERK

Angel Estrada

HOW TO WATCH

The City of Escondido provides one way to watch the Planning Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 24, 2026

MINUTES

CALL TO ORDER: 7:04 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; Carrie Mecaro, Commissioner; Corey Gustafson, Commissioner.

Commissioners Absent: Barry Speer, Vice Chair; Marc Correll, Commissioner; Jeff Jester, Commissioner; Dustin Steeve, Commissioner.

City Staff Present: Veronica Morones, Assistant Director of Development Services; Owen Tunnell, Assistant City Engineer; Dare DeLano, Assistant City Attorney; Pricila Roldan, Associate Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **February 10, 2026 Meeting Minutes.**

   The Commission discussed the approval of the minutes. Due to the lack of a quorum, the item was continued to the next Planning Commission meeting.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. **PL26-0005 – The General Plan's 2025 Housing Element Annual Progress Report**

   REQUEST: A request for Planning Commission to receive and file the General Plan's 2025 Housing Element Annual Progress Report ("Housing Element APR").

   PROPERTY SIZE AND LOCATION: Citywide.

   APPLICANT: City of Escondido, Development Services Department.

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MARCH 24, 2026

CEQA RECOMMENDATION: This effort is not considered a "project" under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.

STAFF RECOMMENDATION: Receive and file.

COMMISSION DISCUSSION:

The Commission discussed the timeline for the next housing element update cycle, coordination with state and regional agencies, and the anticipated use of a consultant due to increasing legislative complexity. The Commission also expressed appreciation for the presentation and staff report.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Veronica Morones, Assistant Director of Development Services, reported several projects are anticipated over the next three to six months. Upcoming items include long-range planning efforts such as a comprehensive update to the accessory dwelling unit ordinance, the El Caballo Park Master Plan with associated environmental review, and annual progress reports. Staff also noted that private development projects are expected, including subdivisions and larger residential developments with legislative entitlements. The Planning Commission is anticipated to have an active role as both an advisory body and decision-maker, with a potentially busy upcoming schedule.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:20 p.m.

_____ _____

Veronica Morones, Secretary to the Escondido Planning Commission

Angel Estrada, Minutes Clerk

STAFF REPORT

DATE: April 28, 2026
PL24-0067 – Hamilton Lane 5 Lot Tentative Subdivision Map

PROJECT NUMBER / NAME: **PL24-0067 – Hamilton Lane 5 Lot Tentative Subdivision Map**

REQUEST: Approval of a Tentative Subdivision Map to subdivide a 6.02-acre parcel into five (5) lots, with a General Plan Designation of Estate I (E1) and a Zoning Designation of Residential Estates (RE-40; 40,000 square-foot minimum lot sizes) ("Project"). The Project includes on-site improvements related to grading and stormwater, and off-site improvements including but not limited to: sidewalk, curb, and cutter, and other standard frontage improvements. The request also includes consideration of the environmental document prepared for the Project.

PROPERTY SIZE AND LOCATION: The 6.02-acre site is located on the southeast corner of Bernardo Avenue and Hamilton Lane and is addressed at 0 Hamilton Lane, Escondido, CA 92029. (Assessor's Parcel Number: 238-360-68-00)

APPLICANT: Masson & Associates

GENERAL PLAN / ZONING: Estate I (E1)/Residential Estates (RE-40; 40,000 square-feet minimum lot sizes)

PRIMARY REPRESENTATIVE: Robert D'Amaro, Masson & Associates

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map

PREVIOUS ACTIONS: City Council approved Ordinance 2007-11 and Resolution No. 2007-58 for an Annexation, Pre-zone, Tentative Subdivision Map, and Mitigated Negative Declaration (2005-06-AN, 2005-46-PZ, Tract 931, ER 2005-33) to bring the parcel into City limits, and subdivide the parcel into five (5) lots. The City Council approved an Extension of Time (SUB17-0022) which subsequently expired December 6, 2021.

CEQA RECOMMENDATION: Adoption of an Addendum to the previously adopted Mitigated Negative Declaration CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration)

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-03

CITY COUNCIL HEARING REQUIRED: ___YES _X_NO

REPORT APPROVALS: ___ Dare DeLano, Assistant City Attorney

_X_ Veronica Morones, Assistant Director of Development Services

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

On March 7, 2024, Robert D'Amaro of Masson & Associates ("Applicant") filed an application for a five (5) lot Tentative Subdivision of a 6.02-acre parcel located at the southeast corner of Hamilton Lane and Bernardo Avenue (APN 238-360-68-00) ("Property"). The Property has a General Plan land use designation of Estate I (E1) and a zoning designation of Residential Estates (RE-40: 40,000 square-foot minimum lot sizes) (see Attachment 1 – Aerial, General Plan land use, and zoning map). The Property is surrounded by single-family residential uses to the north, east, south, and west, with the northern, eastern, and southern borders of the property abutting unincorporated San Diego County property.

Previous development proposal:

On June 6, 2007, City Council approved the Annexation, Pre-zone, Tentative Subdivision Map, and adopted the Mitigated Negative Declaration prepared for a previous project at this location, with a language update to the resolution requested by The San Diego Local Area Formation Commission (LAFCO) adopted on June 4, 2008 ("Approved Project"). The Tentative Subdivision Map for the project (TR 931) was set to expire on June 2, 2010; however, state map extensions extended the expiration date to June 6, 2017. The project proponent filed an extension of time request prior to the 2017 expiration date, and City Council approved a 3-year extension on July 19, 2017 under Resolution No. 2017-97, setting the expiration to June 6, 2020. The California Governor extended certain qualifying subdivisions under a state of emergency declared due to the COVID-19 pandemic (CA Govt Code Section 65914.5), which granted an additional 18 months to any tentative map approved prior to March 4, 2020, which set the new expiration date for the 2007 approved map to December 6, 2021. However, the City did not receive any subsequent extension of time requests, and the map subsequently expired at the end of 2021.

Unpermitted vegetation removal:

On May 26, 2021, the City's Code Enforcement Division issued a Notice of Violation to the property owner for weed abatement under case C21-0785. Following issuance of this notice, the Code Officer completed a reinspection on June 14, 2021, and noted that all vegetation had been removed from the site. The code case was subsequently closed; however, no mitigation was purchased or Vegetation Removal Permit (VRP) obtained for the removal of the .02 acres of Coastal Sage Scrub or 3.06 acres of Non-Native Grassland previously identified for mitigation in the adopted Mitigation Monitoring and Reporting Program (MMRP).

Per Escondido Zoning Code Article 55 Section 33-1068.B(b)(1), a separate Vegetation Removal Permit (VRP) is not required when the Project is subject to discretionary action, however, the requirement for the previously identified mitigation remains in effect per the prepared Addendum and updated MMRP for the current Project, and is conditioned under Condition of Approval E.g – BIO-1 and BIO-2.

SUMMARY OF REQUEST

The Applicant submitted a request for a five (5) Lot Tentative Subdivision for the future development of five (5) single-family homes with the addition of a bioretention basin to address stormwater drainage on-site. The request also includes the adoption of an addendum to the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the site to address the minor changes to the Project from the previously Approved Project, as the original environmental document prepared for the site remains valid per CEQA.

CITY of ESCONDIDO

STAFF REPORT

Per the Escondido Zoning Code Article 6 Table 33-98(a), the minimum lot size required for the property is 40,000 square-feet and the permitted use of the property is single-family residential, with an average lot width of 150 feet, and minimum street frontage of 20 feet (or connected to a public street by a permanent access easement). A copy of the proposed tentative map is included in the staff report (Attachment 2 – Tentative Map), and the table below identifies the required development standards for the site, and shows the proposed project's compliance with the required standards.

SUPPLEMENTAL DETAILS OF REQUEST

Standard		
1. Property Size:	6.02 gross acres /5.70 net acres	
2. Number of Lots:	5	
	Minimum Required by the R-E zoning district	**Proposed**
3. Lot Size:	40,000 square-foot (sq. ft.) net	40,192 sq. ft. -54,014 sq. ft. net
4. Lot Width:	150 feet (average)	150+ feet (average)
5. Density:	0-15% slopes: 1 dwelling unit (du) / 1 acre (ac) 15-25% slopes: 1 du/2-ac 25-35% slopes: 1du/4-ac 35%+ slopes: 1du/20-ac	Total allowable = 0.99 du/ac Total proposed = 0.83 du/ac
6. Setbacks:		
a. Front Yard:	25 feet	25 feet
b. Rear Yard:	20 feet	20 feet
c. Side Yard:	10 feet	10 feet
7. Open Space / Landscaping:	1 tree per lot 1 street tree per 30 linear feet of street frontage	1 tree per lot 1 street tree per 30 linear feet of street frontage (total: 41 street trees)

PROJECT ANALYSIS

1. General Plan Conformance:

CITY of ESCONDIDO

STAFF REPORT

a. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation ("RHNA"), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element (Gov't Code § 65863(b)).

The Project site is identified in the Housing Element to accommodate a portion of the regional housing need. The estimated dwelling unit capacity on the Project site is as follows:

Very-low	Low	Moderate	Above Moderate
0	*0*	*0*	*5*

The Project does not reduce the density of the site below what was projected in the Housing Element for the identified income category; the Housing Element shows a site capacity of 5 above-moderate income units, which is consistent with the Project.

	Very-low	Low	Moderate	Above Moderate
Sites Inventory capacity for Project site	*0*	*0*	*0*	5
Proposed Units	*0*	*0*	*0*	*5*
Change in units +/ (-)	*n/a*	*n/a*	*n/a*	*0*

The proposed residential density is consistent with the Housing Element, and the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code

Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

The proposed Project complies with General Plan Housing Policies 1.1 and 1.4, which state that the City should aim to expand the stock of all housing while preserving the health, safety, and welfare of residents to maintain fiscal stability of the City and channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection and street improvements can be assured. The proposed Project adds housing stock to the City within a developed area that can be serviced by nearby infrastructure, community protection agencies, and educational facilities. Any deficiencies in local infrastructure have been addressed through the application of development fees conditioned as a part of the Project.

b. Density

The Project site may yield up to 1 dwelling unit per acre based on the slope categories across the property. As shown in the "Supplemental Details of Request" table, the Project's density is 0.83 dwelling units per acre (5 units/6.02 acres), which is consistent with the General Plan allowances for Estate I properties with majority slopes of 0-15%.

c. Land Use and Community Form

Per the Land Use and Community Form element of the General Plan, the Estate designation accommodates detached single-family homes on large lots. This designation applies to areas that are on the edge of urban development, or in areas that are already characterized by an estate development pattern. The subject property is surrounded by estate residential development within the City to the west, and borders property within the County to the north, east, and south, which is developed in a similar single-family residential pattern.

The proposed setback of building pads from the street and conceptual landscaping plan follows the recommended urban form characteristics for the Estate I designation as detailed in Figure II-6 of the Land Use and Community Form element of the General Plan. The proposed private road easement is consistent with the recommendation to provide informal streets with rustic character in the area.

Per Land Use and Community Form Goals and Policies, Community Character Goal 1, Policy 1.1, new development should serve to reinforce the City's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas; and new development should be compatible with the existing surrounding land uses. The proposed Project is surrounded by low-intensity, larger-lot single-family development, both within the incorporated and unincorporated areas.

Per Community Character Policy 1.5, the City should maintain its single-family residential development pattern, except in locations such as downtown and along major transportation corridors and around commercial and public activity centers. The proposed Project is consistent with this policy, as the property is not located in a commercial or major transportation corridor area.

CITY of ESCONDIDO

STAFF REPORT

2. Zoning Conformance:

   Per Article 6 (Residential Zones) of the Escondido Zoning Code (EZC), the estate residential (R-E) zone is established to provide a rural setting for family life in single-family detached dwellings. Provisions are made for maintenance of limited agricultural pursuits as well as those uses necessary and incidental to single-family living. The Project anticipates the future construction of single-family residences on large lots, and each lot is designed to accommodate all required development standards of the estate residential zone. While the Project does not include plotting of residential units, the Project includes pad areas with front, side, and rear setbacks labeled, which demonstrate zoning code conformance for future development on-site.

   Pursuant to Article 64 (Design Review), the future design of the homes is subject to City staff design review, at which time City staff will review the proposed architectural designs, landscape plans, and other on-site improvements that are regulated under the aforementioned Article. This item is included in the Conditions of Approval E.d attached as Exhibit F to Resolution 2026-03.

3. Climate Action Plan Consistency:

   The Applicant completed the Climate Action Plan (CAP) Consistency Checklist for the Project, and based on the screening criteria (36 single family dwellings), the Project does not exceed the established threshold; and therefore, is screened from further CAP analysis.

4. Site Design

   a. Grading, topography, retaining wall, and fencing:

      The Project requires minor grading; however, the proposed cut and fill slopes do not exceed 10 feet, as permitted administratively under Article 55 (Grading and Erosion Control) of the EZC. Per the proposed grading plan for the Project, the elevation of the site ranges from 640 to approximately 656 and the proposed pad elevations range from 642 to 659.50. Proposed cut slopes are 8,700 cubic yards, and fill slopes are 8,700 cubic yards, representing a balanced grading site. Based on the proposed grading plan, no soil would be imported or exported to/from the site.

   b. Project Access and Circulation:

      Primary access to Lots 2 through 5 would be from a 28-foot-wide private road easement off of Hamilton Lane, with Lot 1 taking access from Bernardo Avenue. The private road easement and fire hammerhead at the terminus of the road would be maintained by a Homeowner's Association (HOA), as provided in the Conditions of Approval for the Project. The Project would also construct curb and gutter and sidewalks along Bernardo Avenue and Hamilton Lane adjacent to the site, and along the west side of the private road easement.

   c. Building Orientation:

The plotted pads shown on the proposed civil plans for the Project demonstrate the proposed buildable area for the future single-family residences. All future residential home construction will be subject to the provisions of the zoning code and applicable development standards provided therein. Proposed building elevations and orientation will be subject to City staff Design Review prior to building plan approval as denoted in Condition of Approval E.d of Exhibit F to Resolution 2026-03.

d. Open Space and Landscaping

Per the preliminary landscaping plan for the Project (Exhibit "B" to Resolution No. 2026-03), the Project would include 41 15-gallon street trees planted along Bernardo Avenue, Hamilton Lane, and the proposed private road easement, as required by Article 62 (Water Efficient Landscape Regulations) of the EZC for single-family developments (1 street tree per 30 feet of street frontage). Additionally, the Project would preserve 9 total existing oak trees on site, and mitigate for the Coastal Sage Scrub previously removed from the site without the required Vegetation Removal Permit and mitigation credit purchase, as conditioned (see Conditions of Approval Section E Mitigation Measures - BIO-1 within Resolution 2026-03).

e. Parking:

Parking for the proposed Project shall be consistent with EZC Article 39 (Off-Street Parking) for single-family dwellings, which requires two (2) covered parking spaces per single-family residence. Additionally, no parking will be permitted along the eastern boundary of the private road easement so as to accommodate Fire Department access.

5. Hamilton Lane Storm Drain Basin Ordinance 91-26

The City previously adopted City Council Ordinance 91-26 on July 17, 1991, establishing a drainage basin in the vicinity of Hamilton Lane and requiring reimbursement to the City for previously constructed drainage improvements which protect a number or properties in the area from flooding. Both proposed lots 1 and 2 are subject to this fee, which is invoiced at $39,236 per acre. This fee is further subject to an 8% increase on July 1st of each year. The current calculated total for the Project is $82,396, as conditioned under Exhibit F to Resolution 2026-03, Engineering Condition of Approval G – Repayments and Fees - Item #2.

FISCAL ANALYSIS

The Applicant will be responsible for payment of all Development Impact Fees. Additionally, the Applicant will be responsible for a Hamilton Lane Storm Drain Repayment for lots 1 and 2, as detailed in the Engineering Conditions of Approval Item #2 – Repayments and Fees, and as described in Project Analysis Item #5 above (Hamilton Lane Storm Drain Basin Ordinance 91-26).

ENVIRONMENTAL ANALYSIS

Pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which a Mitigated Negative Declaration has been adopted, the lead agency is required to review any changed circumstances or new information to determine whether any of the circumstances under Public Resources Code section 21166 and CEQA

CITY of ESCONDIDO

STAFF REPORT

Guidelines section 15162 require additional environmental review. City staff concluded that the Mitigated Negative Declaration ("MND") prepared for the prior Approved Project fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the approval of the Project, and therefore, no subsequent EIR or mitigated negative declaration is required. On that basis, the Applicant prepared an Addendum for the changes, pursuant to CEQA Guidelines section 15164 (see Exhibit "C" of Attachment 4).

City staff evaluated the current Project, and all elements of the changes, in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and CEQA Guidelines section 15162. The Project entails a 5-lot tentative subdivision map with a bioretention basin. City staff conclude the drafted environmental document, the First Addendum, may be used to fulfill the environmental review requirements of the current Project. The proposed First Addendum is appropriate pursuant to CEQA Guidelines section 15164 because only minor changes and additions to the Mitigated Negative Declaration are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent or supplemental MND pursuant to CEQA Guidelines sections 15162 and 15163. The proposed First Addendum concluded that there are no substantial changes to the circumstances under which the proposed Project is undertaken that would require major revisions to the adopted MND. There is no new information of substantial importance which was not known or could not have been known at the time the MND was adopted that shows the proposed Project would have significant effects not discussed previously; a substantial increase in severity or a previously identified significant impact; mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the adopted MND which would substantially reduce one or more significant effects on the environment.

The Project would not result in new or more severe impacts beyond those addressed in the adopted MND, and would not meet any of the conditions requiring further environmental review under State CEQA Guidelines sections 15162 and 15163. Therefore, not further analysis is required.

The adopted MND prepared for the Approved Project in this location has been attached for consideration by the Planning Commission as required by Section 15164(d) of the State CEQA Guidelines (Attachment 3 – Adopted MND for the Approved Project).

PUBLIC NOTICE/PUBLIC INPUT

Pursuant to Section 33-1300 of Division 6 (Public Hearings, Notices, Fees, and Appeals) in Article 61 (Administration and Enforcement) of the Escondido Zoning Code, public notice was provided through the following methods:

- Times-Advocate: The Notice of Public Hearing was published in the Times-Advocate on Thursday, April 16, 2026.
- Mailings: The Notice of Public Hearing was mailed out to approximately 76 property owners within a 500-foot radius of the subject property with prepaid postage on Monday, April 13, 2026.
- On-site posting: The Applicant posted a Notice of Public Hearing on the Project site on Saturday, April 11, 2026, for a period of 17-days.

Public Comments

CITY of ESCONDIDO

STAFF REPORT

To date, the City has received two (2) public comments regarding the Project, one as a general inquiry and the other related to density and traffic concerns, which are included as Attachment 5 to this report. Both residents have been provided the requested information regarding the Project.

CONCLUSION AND RECOMMENDATION

The Project consists of a Tentative Subdivision Map to create 5 parcels on 6.02 gross acres of residentially zoned property. As provided in this staff report, the Project complies with the provisions of the Escondido Zoning Code and the policies of the City's General Plan. The Project would facilitate housing development on a currently vacant parcel, and assist with the City fulfilling its Regional Housing Needs Allocation (RHNA).

Motion as recommended by City staff: Adopt Resolution No. 2026-03 approving the Project, as conditioned and adopt the First Addendum prepared for the Project.

ATTACHMENTS

1. Aerial, General Plan, and Zoning Map

2. Tentative Map Design

3. Adopted Mitigated Negative Declaration prepared for the Approved Project (ER2005-33)

4. Draft Planning Commission Resolution No. 2026-03 including Exhibits A, B, C, D, E, and F

   Exhibit "A" – Legal Description
   Exhibit "B" – Landscape and Civil Plan Set
   Exhibit "C" – First Addendum to the adopted MND prepared for the Approved Project
   Exhibit "D" – Revised Mitigation Monitoring and Reporting Program
   Exhibit "E" – Factors to be considered/Findings of Fact
   Exhibit "F" – Conditions of Approval

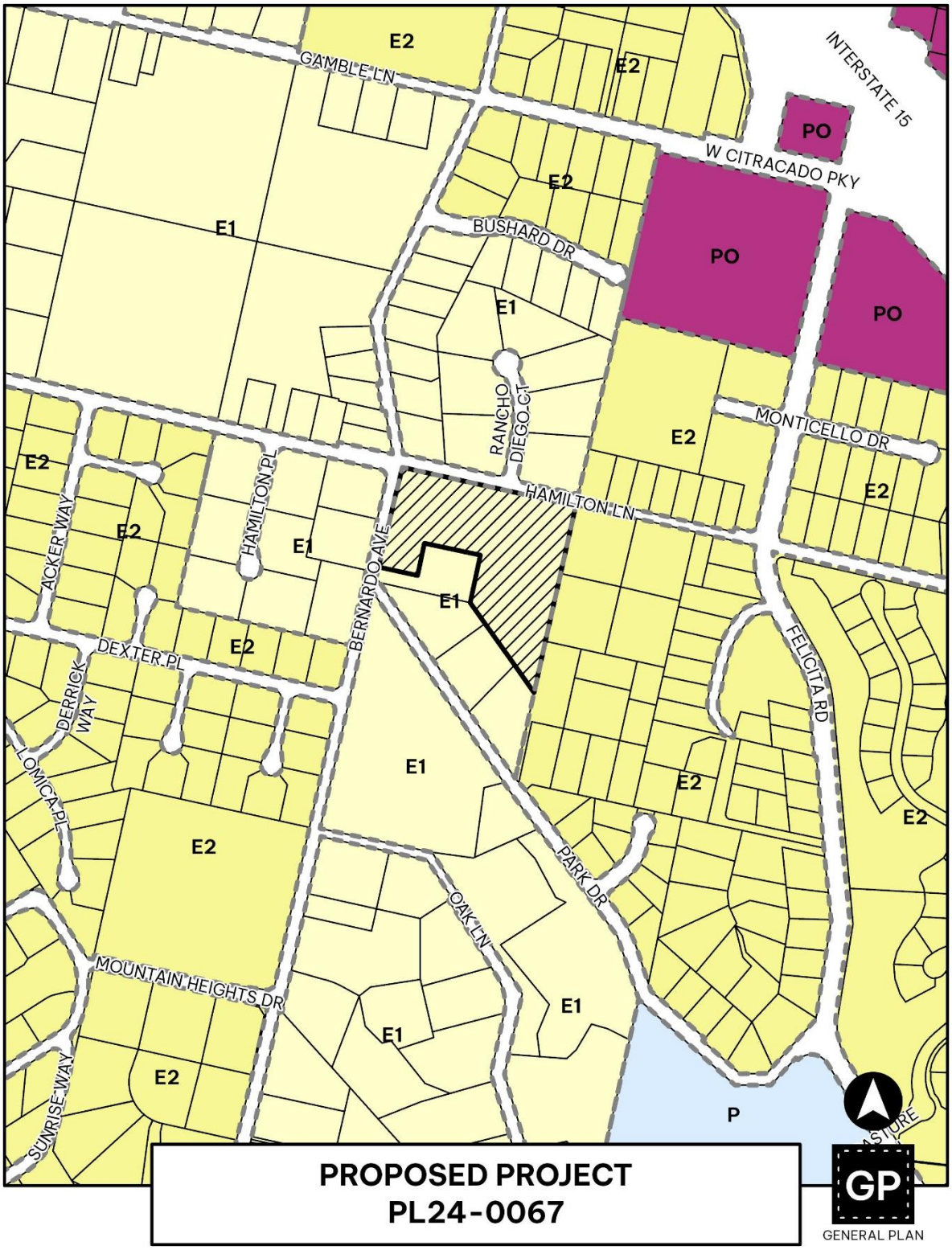
5. Public Comments

Attachment “1”

Planning Case No. PL24-0067
Aerial, General Plan, and Zoning



Attachment “1”



Attachment “1”



TENTATIVE MAP – TRACT PL24-0067
SE CORNER LOT BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CALIFORNIA, 92029

FIRE NOTES:

1. FIRE SPRINKLER SYSTEM WILL BE DESIGNATED ON THE BUILDINGS TO BE NFPA 13R.
2. STANDPIPE SYSTEMS WILL BE REQUIRED AT THE FOLLOWING LOCATIONS: STAIRWELL LANDINGS (LOCATION TO THE SATISFACTION OF THE FIRE DEPARTMENT)
3. AN APPROVED FIRE ALARM SYSTEM WILL BE REQUIRED.
4. FIRE HYDRANTS CAPABLE OF DELIVERING 1500 GPM WHEN USING FIRE SPRINKLER SYSTEM.
5. EXTINGUISHERS MUST BE PROVIDED AT ALL LOCATIONS INDICATED WITH A MINIMUM RATING OF 2A-10B:C IN A VISIBLE AND ACCESSIBLE LOCATION, AT AN EXIT OR IN THE EXIT PATHWAY. WALKING DISTANCE IS NOT TO EXCEED 75 FEET (MUST COMPLY WITH 2010 CFC SECTION 906). EXTINGUISHERS MUST BE MOUNTED NOT MORE THEN 5 FEET NOR LESS THEN 3 1/2 FEET ABOVE THE FLOOR. EXTINGUISHERS SIGNAGE MAY BE REQUIRED.
6. DRIVEWAYS SERVING THREE OR MORE HOMES ARE CONSIDERED ACCESS ROADS AND MUST BE A MINIMUM OF 24 FEET WIDE WITH NO PARKING AS SHOWN ON PLAN.
7. SPEED HUMPS/BUMPS ARE NOT ALLOWED ON FIRE ACCESS ROADS.
8. ALL-WEATHER, PAVED ACCESS MUST BE ABLE TO SUPPORT THE WEIGHT OF FIRE APPARATUS (75K LBS) AND APPROVED FIRE HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO PLACING ANY COMBUSTIBLE MATERIALS ON THE JOB SITE.
9. ALL GATED ENTRANCES MUST BE EQUIPPED WITH ELECTRIC SWITCHES ACCESSIBLE FROM BOTH SIDES AND OPERABLE BY DUAL-KEYED SWITCHES FOR BOTH FIRE AND POLICE, THE GATES WILL BE EQUIPPED WITH OPTICOM TRAFFIC CONTROL SYSTEM ONCE ACTIVATED BY THE FIRE VEHICLES KEEPS THE GATES OPEN UNTIL THEY ARE CLOSED BY THE MANAGEMENT OFFICE. ELECTRIC GATES MUST BE OPERABLE BY THE FIRE DEPARTMENT STROBE DETECTORS AND ALLOW FREE EXITING. A FUNDING METHOD TO PROVIDE ONGOING MAINTENANCE OF FIRE LANES, ELECTRIC GATES, AND OTHER FIRE AND LIFE SAFETY REQUIREMENTS MUST BE PROVIDED FOR IN THE CC&Rs, AND/OR THE ASSOCIATION, TO THE SATISFACTION OF THE FIRE DEPARTMENT. A RESPONSIBLE PROPERTY MANAGER MUST BE EASILY ACCESSIBLE TO THE FIRE DEPARTMENT.
10. INSIDE TURNING RADIUS'S ARE SHOWN ON THE PLAN.
11. PERMANENT ROOF ACCESS LADDERS OFF THE STAIRS WITHIN A DESIGNATED CLOSET WILL BE PROVIDED THROUGH A ROOF HATCH IN EACH BUILDING.
12. BARRICADES MUST NOT OBSTRUCT FIRE HYDRANTS OR IMPEDE EMERGENCY VEHICLE ACCESS.
13. 13 FEET 6 INCHES OF VERTICAL CLEARANCES MUST BE PROVIDED IN ALL ACCESS AND DRIVEWAY AREAS. TREES THAT OBSTRUCT THE VERTICAL CLEARANCE OR ACCESS WIDTH MUST BE TRIMMED OR REMOVED AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&Rs. A COPY OF THE CC&Rs LISTING THE REQUIREMENTS MUST BE SUBMITTED.
14. RED CURBS WITH 4 INCH, WHITE LETTERING, "NO PARKING ON FIRE LANE" SIGNS ARE REQUIRED IN 24 FEET WIDE ACCESS AREAS AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&Rs. A COPY OF THE CC&Rs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT. "FIRE LANE" SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.

PUBLIC UTILITIES:

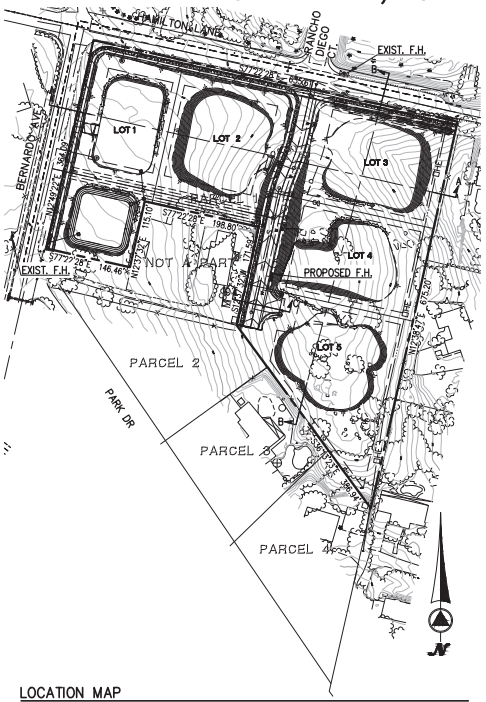
GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	PACIFIC BELL TELEPHONE
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

PRELIMINARY GRADING NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTENCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.



LOCATION MAP

1" = 100'

LEGEND:

PROJECT BOUNDARY
PROPOSED LOT LINE
EXISTING CONTOURS — 605
EXISTING EASEMENT LINE
SETBACK LINES
PROPOSED EASEMENT LINE
PROPOSED LOT NUMBER — LOT 1
PROPOSED PAD ELEVATION — 642.00 PAD
CITY / COUNTY LINE — CITY OF ESCONDIDO / COUNTY OF SAN DIEGO
GRADED SLOPE 2:1 TYPICAL — 2:1
PROPOSED CONTOURS — 605
PERCENT OF GRADE — 1%
FINISH SURFACE ELEVATION — 601.0 FS
FINISH GROUND ELEVATION — 601.0 FG
TOP OF CURB ELEVATION — 601.0 TC
PROPOSED 6" CURB
PROPOSED 6" CURB, GUTTER & SIDEWALK
PROPOSED AC PAVEMENT
PROPOSED RETAINING WALL
PROPOSED BIO-FILTRATION BASIN
PROPOSED PUBLIC SEWER LINE — S
PROPOSED PUBLIC WATER LINE — W
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE — W
PROPOSED SEWER LATERAL — S
EXISTING WATER LINE — W
EXISTING SEWER LINE — S
EXISTING OHE LINE — OHE
EXISTING GAS LINE — GAS
CITY/ COUNTY BOUNDARY LINE
D-75 LINED DITCH

OWNER/APPLICANT:

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP, AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAS ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS AND/OR UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. REQUIRED OWNER SIGNATURE IN ADDITION TO THE APPLICATION FORM.

APPLICANT:
LEE DURAN

OWNERS:
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92038
(858) 699-9311
LEE_DURAN@HOTMAIL.COM

BY: LEE DURAN — 11/6/2025 DATE

ENGINEER:

MASSON & ASSOCIATES INC.
1120 SYCAMORE AVE SUITE 2D
VISTA, CA. 92081
(760) 741-3570

ROBERT D'AMARO — 11/6/2025 DATE

REGISTERED PROFESSIONAL ENGINEER ROBERT D'AMARO No. C081699 CIVIL STATE OF CALIFORNIA

GENERAL NOTES:

1. TOTAL PARCEL SIZE: GROSS=6.0253 AC
   NET=5.7020 (EXCLUDES STREET DEDICATIONS TO BERNARDO AVE & HAMILTON LANE)
   STREET DEDICATIONS: 0.3233 AC (INCLUDES BERNARDO AVE & HAMILTON LANE)
2. TOTAL NO. LOTS: 5
3. MINIMUM LOT SIZE: 40,000 SF
4. AVERAGE LOT WIDTH: 150'
5. ASSESSOR'S PARCEL NUMBER: 238-360-68
6. EXISTING /PROPOSED GENERAL PLAN: E1 (ESTATE 1)
7. EXISTING ZONING: RE-40
8. DENSITY: ALLOWABLE & PROPOSED DU/1 AC.
9. PROJECT ADDRESS: S E CORNER LOT BERNARDO AVE & HAMILTON LANE
10. LEGAL ACCESS: BERNARDO AVE & HAMILTON LANE
11. ALL EXISTING TREES WITHIN THE AREA OF SUBDIVISION IMPROVEMENTS TO BE TRANSPLANTED UNLESS OTHERWISE NOTED.

GENERAL DESIGN NOTES:

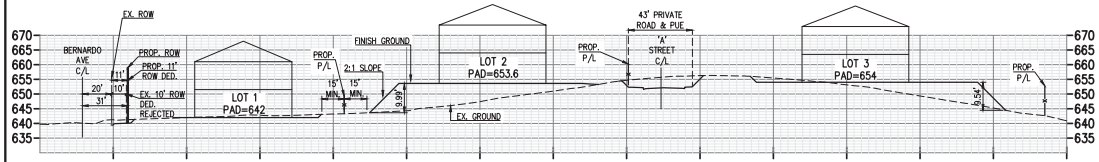
1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR INTERVALS: 1 FEET
6. TOPOGRAPHY PREPARED BY: PHOTO GEODETIC CORPORATION DATED 10-22-2004 AND BY MASSON & ASSOC. ON JAN. 26TH 2024
7. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
8. SLOPE ANALYSIS: ENTIRE SITE IS LESS THAN 10% SLOPE.
9. ALL SLOPES 2:1 UNLESS OTHERWISE NOTED.
10. ALL LOTS ARE ON SANITARY SEWER SYSTEM OR THAT THE COUNTY HEALTH DEPARTMENT WILL APPROVE THE INSTALLATION OF A SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE PRIVATE SEWAGE DISPOSAL SYSTEM ORDINANCE. THE COUNTY HEALTH DEPARTMENT CERTIFICATION MUST BE ON THE SUBDIVISION MAP.
11. THE PUE REQUIRES AN ALL-WEATHER SURFACE. SEWER PIPE WITHIN EASEMENT SHALL BE C900 PVC, DR-25 MIN.
12. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PUBLIC WATER AND SEWER SYSTEMS, PRIVATE ROADS AND DRAINAGE SYSTEMS AS INDICATED ON THIS MAP.
13. PROPOSED PUBLIC SEWER MAIN WITHIN OFF-ROAD EASEMENT SHALL BE C900 PVC, DR-25.
14. NONE OF THIS SITE IS SUBJECT TO INUNDATION BY THE 100 YEAR STORM.

INDEX:

C-1 – TITLE SHEET, CROSS SECTIONS
C-2 –PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE MAP AND STREET SECTIONS.
C-3 –ENCUMBRANCE MAP
C-4 –STORM WATER QUALITY PLAN

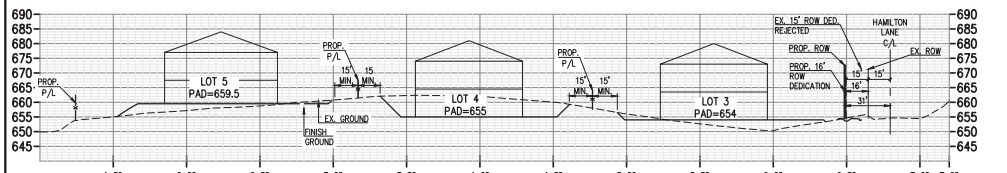
APPROXIMATE GRADING QUANTITIES:

CUT=8,700 CY.
FILL=8,700 C.Y.
BALANCED SITE
NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING IF NECESSARY.



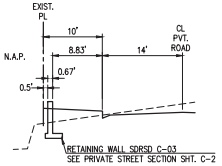
SECTION A–A

SCALE: HORIZ: 1" = 40', VERT. 1"=20'



SECTION B–B

SCALE: HORIZ: 1" = 40', VERT. 1"=20'



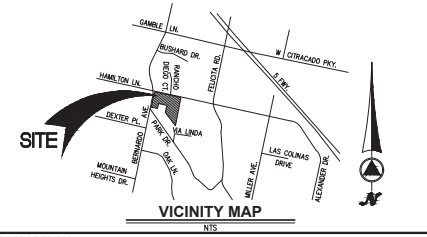
SECTION C–C

SCALE: HORIZ: N.T.S.

TITLE SHEET

TENTATIVE MAP - TRACT PL24-0067

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP

NTS

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

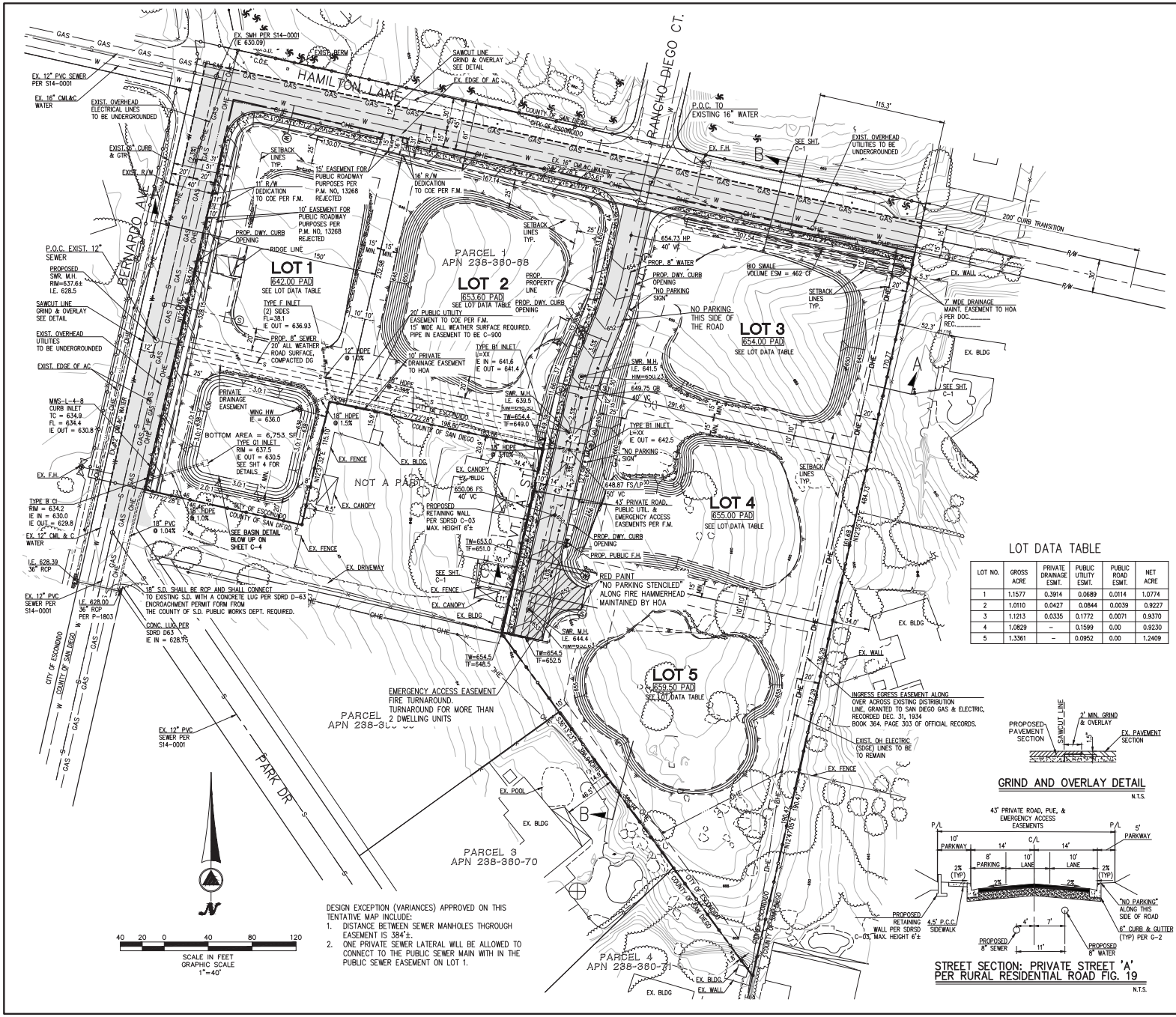
OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: ____
Revision 8: ____
Revision 7: ____
Revision 6: ____
Revision 5: ____
Revision 4: ____
Revision 3: ____
Revision 2: AUG. 19, 2025
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-1 of 4

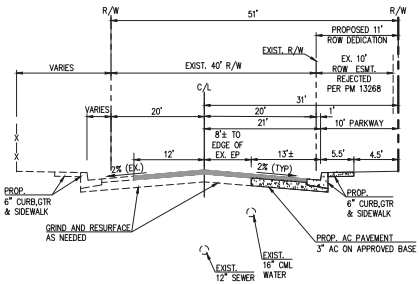


DESIGN EXCEPTION (VARIANCES) APPROVED ON THIS TENTATIVE MAP INCLUDE:

1. DISTANCE BETWEEN SEWER MANHOLES THGROUGH EASEMENT IS 384'±.
2. ONE PRIVATE SEWER LATERAL WILL BE ALLOWED TO CONNECT TO THE PUBLIC SEWER MAIN WITH IN THE PUBLIC SEWER EASEMENT ON LOT 1.

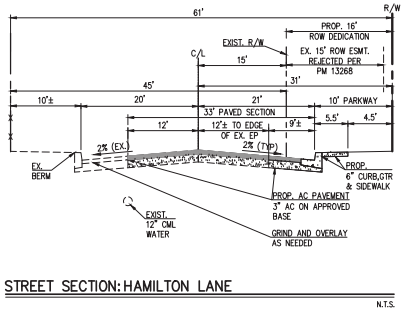
LOT DATA TABLE

LOT NO.	GROSS ACRE	PRIVATE DRAINAGE ESMT.	PUBLIC UTILITY ESMT.	PUBLIC ROAD ESMT.	NET ACRE
1	1.1577	0.3914	0.0689	0.0114	1.0774
2	1.0110	0.0427	0.0844	0.0039	0.9227
3	1.1213	0.0335	0.1772	0.0071	0.9370
4	1.0829	–	0.1599	0.00	0.9230
5	1.3361	–	0.0952	0.00	1.2409



STREET SECTION: BERNARDO AVE

N.T.S.

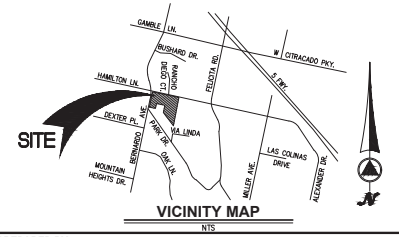


STREET SECTION: HAMILTON LANE

N.T.S.

TENTATIVE MAP - TRACT PL24-0067

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP

NTS

GRIND AND OVERLAY DETAIL

N.T.S.

STREET SECTION: PRIVATE STREET 'A' PER RURAL RESIDENTIAL ROAD FIG. 19

N.T.S.

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

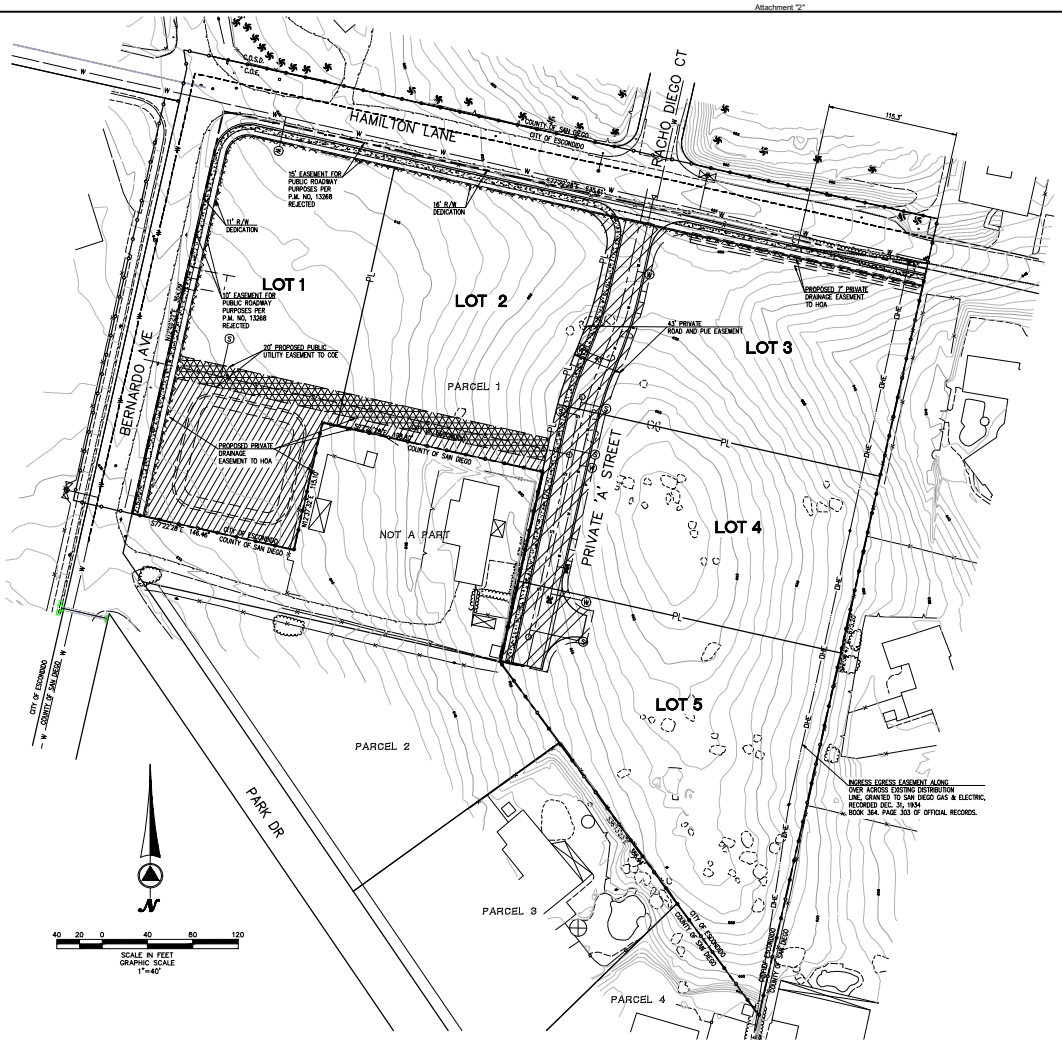
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: AUG. 19, 2025
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-2 of 4

Attachment "2"



NOTE:

CC&R'S TO INCLUDE PRIVATE CROSS LOT DRAINAGE EASEMENT THAT COVERS ALL LOTS.

LEGEND:

PROPOSED PUBUC UTILITY EASEMENT

PROPOSED PRIVATE DRAINAGE EASEMENT

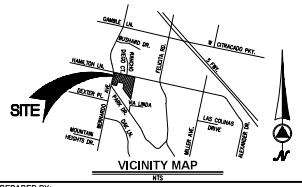
PROPOSED PRIVATE ROAD EASEMENT

PROPOSED RIGHT OF WAY DEDICATION

ENCUMBRANCE MAP

TENTATIVE MAP

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



PREPARED BY:

Planning ▲ Engineering ▲ Surveying ▲ hdpi.com
1120 Sycamore Ave Suite 201
Vista, CA 92081
P. 760.741.3570
F. 760.741.1756

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

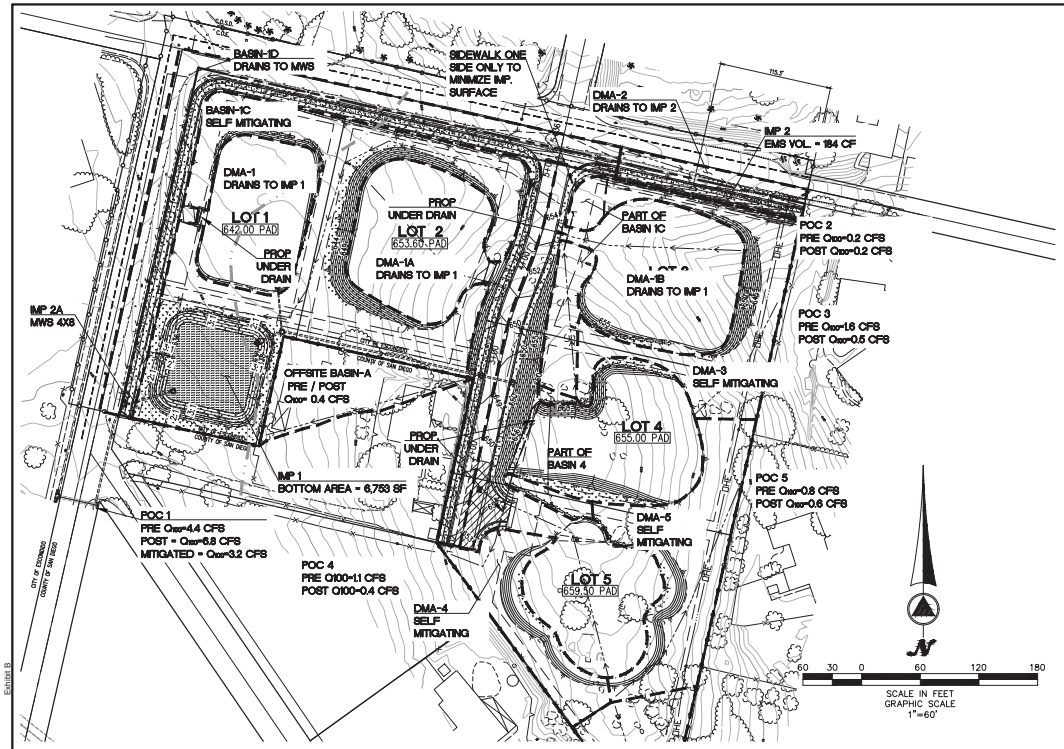
OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

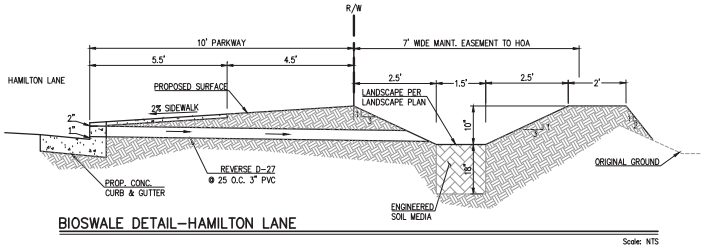
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-3 of 4





BIOSWALE DETAIL–HAMILTON LANE

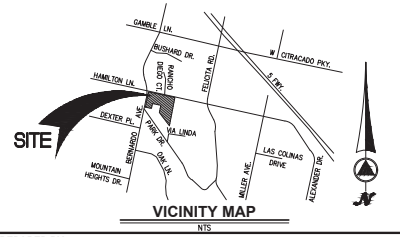
Scale: NTS

Exhibit B

STORM WATER QUALITY PLAN

TENTATIVE MAP

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP

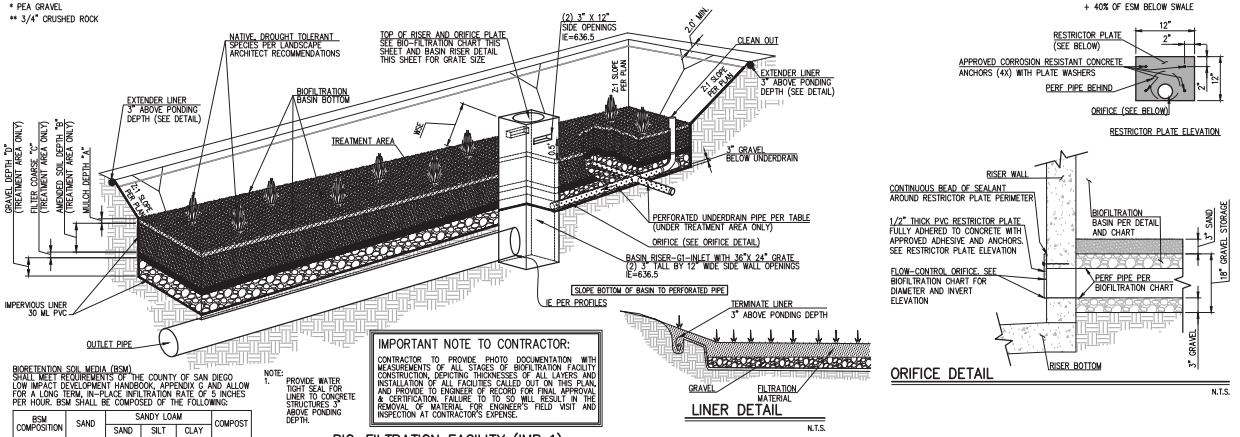
NTS

BIO–FILTRATION CHART

IMP #	ORIFICE DIAMETER (IN)	ORIFICE INVERT ELEVATION (FT)	OVERFLOW PIPE (IN)	GRAVEL DEPTH BELOW UNDERDRAIN (IN)	# OF RISERS	RISER GRATE SIZE (IN)	TOTAL BASIN DEPTH (FT)	MULCH DEPTH "A" (IN)	AMENDED SOIL DEPTH "B" (IN)	FILTER COARSE DEPTH "C" (IN)*	GRAVEL DEPTH "D" (IN)**	BOTTOM BASIN ELEVATION FG (FT)	DISTANCE FROM BOTTOM OF POND TO TOP OF RISER	TOP OF GRATE ELEVATION (FT)	W/S DEPTH (FT)	PERFORATED PIPE (IN)	SLOPE Z:1	BASIN BOTTOM AREA (SF)	TOP OF BERM ELEVATION (FT)	BASIN VOLUME REQUIRED (CF)	BASIN VOLUME PROVIDED (CF)	PROVIDED FREE BOARD (FT)
1	2.0	633.25	18"	3"	1	36X24	6.5	3	18	3	18	636.0	1.5'	637.5	1.5'	6"	3:1	6,753	639.0	11,205	32,855	1.5

* PEA GRAVEL
** 3/4" CRUSHED ROCK

+ 40% OF ESM BELOW SWALE



BIO–FILTRATION FACILITY (IMP 1)

N.T.S.

ORIFICE DETAIL

N.T.S.

LINER DETAIL

N.T.S.

BIORETENTION SOIL MEDIA (BSM)
SHALL MEET REQUIREMENTS OF THE COUNTY OF SAN DIEGO LOW IMPACT DEVELOPMENT HANDBOOK, APPENDIX G AND ALLOW FOR A LONG TERM, IN-PLACE INFILTRATION RATE OF 5 INCHES PER HOUR. BSM SHALL BE COMPOSED OF THE FOLLOWING:

BSM COMPOSITION	SAND	SANDY LOAM			COMPOST
		SAND	SILT	CLAY	
VOLUME	60–80%	0–20%			10%
WEIGHT	75–80%	10% MAX		3% MAX	9% MAX[1]

[1] 9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.

NOTE:
1. PROVIDE WATER TIGHT SEAL FOR LINER TO CONCRETE STRUCTURES 3" ABOVE PONDING DEPTH.

IMPORTANT NOTE TO CONTRACTOR:
CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION WITH MEASUREMENTS OF ALL STAGES OF BIOFILTRATION FACILITY CONSTRUCTION, DEPICTING THICKNESSES OF ALL LAYERS, AND INSTALLATION OF ALL FACILITIES CALLED OUT ON THIS PLAN, AND PROVIDE TO ENGINEER OF RECORD FOR FINAL APPROVAL & CERTIFICATION. FAILURE TO TO SO WILL RESULT IN THE REMOVAL OF MATERIAL FOR ENGINEER'S FIELD VISIT AND INSPECTION AT CONTRACTOR'S EXPENSE.

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: AUG. 19, 2025
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-4 of 4



LEGEND

SYMBOL	DESCRIPTION	MIN. SIZE	QUANTITY/ SPACING
	CITY APPROVED STREET TREE SUCH AS: AGONIS FLEXUOSA - PEPPERMINT TREE CERCIS 'FOREST PANSY' - REDBUD RHUS LANCEA - AFRICAN SUMAC UMBELLULARIA CALIFORNICA - CALIFORNIA LAUREL	15 GAL.	41
	NATIVE OAKS SUCH AS: QUERCUS AGRIFOLIA - COAST LIVE OAK QUERCUS LOBATA - VALLEY OAK QUERCUS DOUGLASII - BLUE OAK	15 GAL.	9
	SLOPE TREES SUCH AS: RHUS LANCEA - AFRICAN SUMAC SCHINUS MOLLE - CALIFORNIA PEPPER	15 GAL	16
	TREES AT BIOBASIN SUCH AS: CERCIS OCCIDENTALIS - REDBUD JUGLANS MEXICAN - MEXICAN ELDER PLATANUS RACEMOSA - CALIFORNIA SYCAMORE SALIX LASIOLEPIS - ARROYO WILLOW SAMBUCUS MEXICANA - BLUE ELDERBERRY	15 GAL.	8
	SLOPE PLANTING: ARCTOSTAPHYLOS 'HOWARD MCMINN' - MANZANITA CARPENTERIA CALIFORNICA - BUSH ANEMONE FREMONTEDENDRON CALIFORNICUM - FLANNEL BUSH HETEROMELES ARBUTIFOLIA - TOYON MYRICA CALIFORNICA - PACIFIC WAX MYRTLE BACCHARIS 'PIGEON POINT' - PROSTRATE COYOTE BUSH CEANOTHUS 'YANKEE POINT' - CARMEL CREEPER DIPLACUS LONGIFLORUS - MONKEY FLOWER EPILOBIUM CALIFORNICA - CALIFORNIA FUCHSIA ERIOGONUM GRANDE SSP. RUBESCENS - RED BUCKWHEAT	5 GAL.	8' O.C. MIN.
	BIOBASIN/RAIN GARDENPLANTING: CAREX SPECIES - SEDGES HEUCHERA HYBRIDS - CORAL BELLS/ALUM ROOT IRIS DOUGLAISIANA - PACIFIC COAST IRIS IVA HAYESIANA - POVERTY WEED DIPLACUS LONGIFLORUS - MONKEY FLOWER	1 GAL.	18" O.C.
	PAD AREA AND OTHER FLAT AREAS: 3" ORGANIC MULCH FOR EROSION CONTROL		
	NATIVE/NATURALIZED GRASSLANDS TO REMAIN. PROVIDE IRRIGATION AND BRUSH MANAGEMENT WHERE REQUIRED BY FIRE MARSHALL. HYDROSEED WITH NATIVE SEED MIX AT ANY AREA DISTURBED DURING CONSTRUCTION		
	EXISTING TREE TO REMAIN WITH SPECIES NOTED PROTECT IN PLACE*		
	EXISTING BOULDERS TO REMAIN IN CURRENT LOCATION		
	EXISTING LOCATION OF BOUDERS TO BE RELOCATED		
	NEW LOCATION OF BOULDERS TO BE RELOCATED		

NOTES

1. * ALL EXISTING OAK TREEES ARE TO BE RETAINED, PROTECTED IN PLACE. IF ANY EXISTING OAK TREES ARE TO BE MOVED DURING CONSTRUCTION, AN ADDITIONAL 24" BOX OAK TREE SHALL ALSO BE PLANTED AS MITIGATION.
2. LANDSCAPE STANDARDS:
   ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF ESCONDIDO LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
3. MINIMUM TREE SEPARATION DISTANCE
   TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
   UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
   ABOVE GROUND UTILITY STRUCTURES - 10 FEET
   DRIVEWAY (ENTRIES) - 10 FEET
   INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
4. IRRIGATION
   AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
5. MAINTENANCE
   ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
   THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.

PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

IF PLAN IS LESS THAN 24" X 36" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

GMA
GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499
E-mail: georgemercerassociates@gmail.com

REGISTERED LANDSCAPE ARCHITECT — Jorge C. Mercer — Renewal Date: 4-30-27 — 11/6/25 — STATE OF CALIFORNIA

CLIENT: HAMILTON BERNARDO LLC

PROJECT: TENTATIVE MAP
SE CORNER LOT
BERNARDO AVE & HAMILTON LANE
ESCONDIDO, CA 92029

CHANGES

PROGRESS PRINT DATE	
5/23/24	PROGRESS
6/15/24	PROGRESS
9/16/25	PROGRESS
11/6/25	PROGRESS

DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	1"= 40'
PROJECT	24-009

SHEET L-1
OF 1 SHEET

TR931

ESCONDIDO
City of Choice

Charles D. Grimm
Director of Community Development
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

March 21, 2007

John Hamilton
Masson & Associates, Inc.
200 East Washington Avenue, Suite 200
Escondido, CA 92025

Subject: Environmental Review Determination, Case No. ER 2005-33

Dear Mr. Hamilton:

An analysis of your Environmental Review application has resulted in the enclosed Notice of Proposed Mitigated Negative Declaration, issued in draft form. Issuance of this document indicates the City determined the following finding applies to the proposed project:

The proposed project will not have a significant effect on the environment because of its nature, specific elements of the project's design, and proposed mitigation measures.

Public notice of the proposed Mitigated Negative Declaration has been distributed for a public review period, ending April 11, 2007. Depending on the relevance of any public comments received during the public review period, staff reserves the right to change the terms and conclusions of the proposed Mitigated Negative Declaration.

If you have any questions regarding this environmental review, please call me at (760) 839-4306.

Sincerely,

Paul K. Bingham

PAUL K. BINGHAM
Assistant Planner II

cc: J. Badelt, C. Jennings

CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

NOTICE OF MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that environmental effects from the project will be less than significant when the proposed mitigation in implemented. The description of the project is as follows:

ER 2005-33: A proposal for an Annexation and Subdivision Map consisting of 5 single-family residential lots each a minimum of 40,000 square feet in size with some natural vegetation to remain, and associated public infrastructure improvements such as circulation, storm water, and utility lines. The project would include grading to create the proposed private street and home building sites. No grading exemptions are required. The approximately 6.28 acre site connects to and fronts on Bernardo Avenue and Hamilton Lane.

LOCATION: The proposed project is located on the southeastern corner of Bernardo Avenue and Hamilton Lane.

APPLICANT: Masson & Associates, Inc.

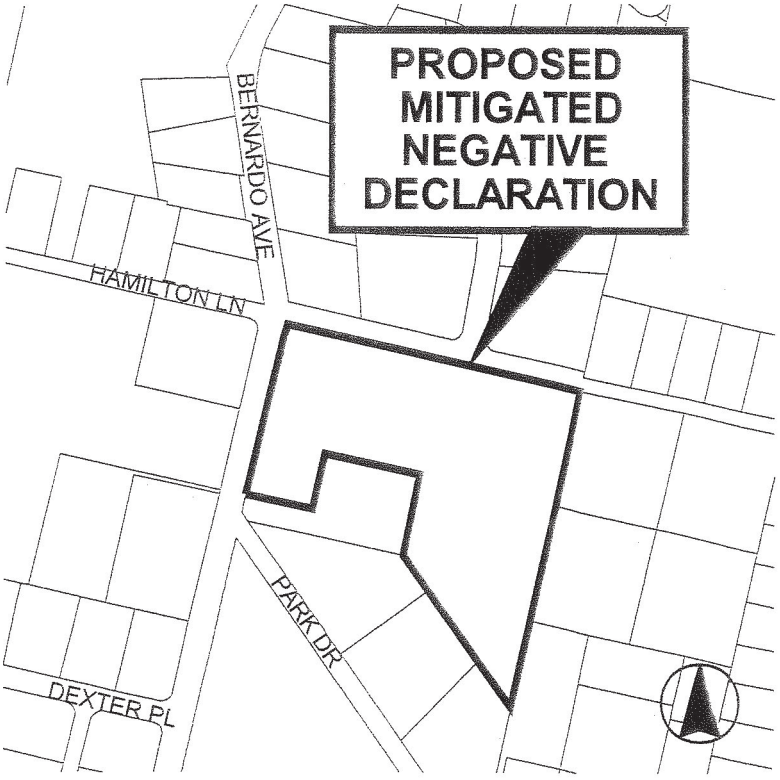
The review and comment period will end April 11, 2007. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5:30 p.m., April 11, 2007. City Hall will be closed on Fridays, March 23rd and April 4th, 2007 due to implementation of the City's 9/80 work schedule.

Further information may be obtained by contacting the project planner Paul K. Bingham in the Planning Division, telephone (760) 839-4306. Please refer to Case No. ER 2005-33, 2005-06-AN or Tract 931.

DATED: March 19, 2007

Paul K. Bingham

PAUL K. BINGHAM
Assistant Planner II



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

MITIGATED NEGATIVE DECLARATION

Initial Study Part II

Case Number: ER 2005-33, TR 931, 2005-46-PZ, 2005-06 AN

Date Issued: March 21, 2007

Public Review Period: March 22, 2007 – April 11, 2007

Location: The proposed project is located on the southeastern corner of Bernardo Avenue and Hamilton Lane.

Address: Assessor Parcel Number: 238-360-6800.

Project Description: A proposal for an Annexation and Subdivision Map consisting of 5 single-family residential lots each a minimum of 40,000 square feet in size with some natural vegetation to remain, and associated public infrastructure improvements such as circulation, storm water, and utility lines. The project would include grading to create the proposed private street and home building sites. No grading exemptions are required. The approximately 6.28 acre site connects to and fronts on Bernardo Avenue and Hamilton Lane.

Applicant: Masson and Associates, Inc. for Jennings Development

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines as well as Ordinances and Regulations of the City of Escondido. The Initial Study is on file at the City of Escondido Planning Division Offices at 201 North Broadway.

Findings: The findings of this review are that the Initial Study identified air quality, biological resource, hazardous material and hydrology/water quality impacts that may be potentially significant, but mitigation measures would reduce potential impacts to a less than significant levels.

Paul K. Bingham, Assistant Planner II

Initial Study Part II
ER 2005-33
Bernardo-Hamilton Annexation and 5-Lot Subdivision Map
Case Numbers: ER 2005-33, TR 931, 2005-46-PZ, 2005-06-AN

Project Description:

The following section evaluates the potential environmental impacts associated with a proposed 5-lot residential subdivision on 6.28 acres. The attached environmental Initial Study is consistent with the California Environmental Quality Act (CEQA) Guidelines, and has been used to focus this study on physical factors that may be impacted by the proposed project. This Initial Study will serve to identify and evaluate any effects determined to be potentially significant.

A proposal has been submitted for a Subdivision Map consisting of 5 single-family residential lots on minimum 40,000 square foot lots, some natural vegetation to remain, and associated public infrastructure improvements such as circulation, storm drains, and water and sewer lines. The project would include grading to create the proposed private street and home building sites. No grading exemptions are required. The approximately 6.28 acre site is comprised of one Assessor Parcel Number (238-360-6800) connecting to and fronting on both Bernardo Avenue and Hamilton Lane. The proposed project is located in an area composed of a mix of established residential development, newer housing tracts and some remaining vacant parcels.

Environmental Setting:

The approximately 6.28-acre parcel is located in the County on the southeastern corner of Bernardo Avenue and Hamilton Lane. The parcel is undeveloped and has flat topography on the western side rising to a hilltop in the eastern portion. The parcel is covered by various types of vegetation. Elevations on the site range from approximately 635 feet in the west to 662 feet in the east above mean sea level. Topographic features including gentle to moderate slopes and some rock outcrops mostly confined to the hilltop. While for the most part the site is previously tilled agricultural land allowed to go fallow, three sensitive vegetation communities/types have been observed on the site.

Adjacent land uses are summarized below:

North: Residentially developed land (with single-family dwellings) in the County, zoned RR-1 and with Estate I land use designations.

South: Some vacant and some residentially developed land (with single-family dwellings) in the County, zoned RR-1 and with Estate I land use designations.

West: Some vacant and some residentially developed land (with single-family dwellings) within the City of Escondido, zoned RE-40 and with Estate I land use designations.

East: Residentially developed land (with single-family dwellings) in the County, zoned RR-1 and with Estate II land use designations.

I. Land Use

City of Escondido Significance Criteria:

Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies, is evaluated in making a determination of potential significant land use impacts.

The City of Escondido General Plan designates the area as Estate I, allowing single-family residential development. The objective of the Estate I category is to promote single-family development with a maximum density of 1 unit per acre on relatively large lots with minimum 40,000 sq. ft. lot sizes. This designation is often applied in transitional areas between more intensive Suburban and less intensive Rural II development. Public wastewater collection and treatment are required in these areas only if the property cannot accommodate a functional septic system.

The extent of dwelling units permitted on the proposed development by Estate I is dependent on the topography of the site. The General Plan indicates that the maximum development yield of Estate I lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 1 acre
25-35%	1 dwelling unit per 4 acres
35+	1 dwelling unit per 20 acres

The minimum lot size shall be 40,000 square feet, unless the development is clustered. Based on the variable slope provisions contained in the City's General Plan, 6.2 dwelling units would be allowed for a subdivision map, which is consistent with the proposed 5-lot map submitted. The existing zoning of the entire site is proposed to be pre-zoned to RE-40, which is consistent with the General Plan.

From a "plan to ground" analysis, the proposal would add 5 units to the 6.28-acre site. This is not considered significant since the proposed project would be consistent with existing adopted City of Escondido land use policies. No significant land use impact would occur as a result of the proposed project.

II. Aesthetics

City of Escondido Significance Criteria:

Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project.

The proposed map is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. No Grading exemptions are being requested in conjunction with this tentative map. The highest fill proposed on the site is approximately 10 feet in height, consistent with the maximum height allowed in the City's Grading Ordinance. It is located along one pad area in the far northeastern corner of the project. The deepest proposed cut areas are up to 6 feet deep, with a maximum of 20 feet being allowed in the Grading Ordinance. The largest cuts are located within the north-central portion of the site. These proposed cuts and fills are at a 2:1 ratio, also consistent with the Grading

Ordinance. These proposed slopes are considered minor in nature by the Code and will not bloc significant views.

Residential projects, typically do not directly illuminate or reflect glare upon adjacent properties, therefore no significant light or glare impact would result from the proposed project. Development of the proposed future development will not obstruct scenic views or vistas open to the public since neither the City nor the State designates Hamilton Lane or Bernardo Avenue as a scenic resources.

III. Agricultural Resources

City of Escondido Significance Criteria:

Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.

The project site is not in agricultural production and is not listed as Prime Agricultural Land as identified in the General Plan Final Environmental Impact Report, which was prepared for the City's most recent General Plan revisions in 2000.

The California Department of Conservation, which publishes farmland conservation reports, classifies the site as "Urban and Built-up Land" which is defined as:

"...land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel...including residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures."

The development of residential lots and natural vegetated lands to remain would therefore not result in significant individual or cumulative impacts to agricultural resources.

IV. Transportation

City of Escondido Significance Criteria:

According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts are considered significant if the project:

1. *Causes the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or adds more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C".*

2. *Exceeds, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*

3. *Results in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*

4. *Results in inadequate emergency access or parking capacity, or conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

General Plan Circulation Policy D2.3 states that: "... Due to the physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and

incomplete system improvements, level of service "C" may not be feasible in all areas at all time. However, level of service "C" should be pursued in the ultimate implementation of the circulation system."

The project's private street (36' R-O-W) serving four of the proposed lots would connect with Hamilton Lane at a point nearly 300 feet east of the existing intersection of Bernardo Avenue and Hamilton Lane and directly across from the existing intersection of Hamilton Lane and Rancho Diego Court. Hamilton Lane is currently a Local Collector (63' R-O-W). Traffic from the newly proposed private street would either continue west or east-bound on Hamilton Lane. The fifth proposed lot would have access via a proposed driveway connected to Bernardo Avenue approximately 60 feet south of the intersection of Bernardo Avenue and Hamilton Lane.

Summary

The project will potentially add traffic to the existing intersection of Bernardo Avenue and Hamilton Lane (County). Based on San Diego Association of Governments' (SANDAG) traffic generation rates for the San Diego region, the proposed subdivision would generate approximately 12 trips per dwelling unit, or approximately 60 new ADTs. The City's Engineering Department indicated that the increase of 60 additional trips onto this segment of Hamilton Lane will not significantly impact the existing Levels of Service on the adjacent streets and intersections. Stable traffic flow is maintained along the segment and ability to maneuver within the vicinity of the project and along the Hamilton Lane street segment is not significantly restricted. The City's Engineering Department further indicated the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the LOS (Levels of Service) on any of the adjacent roadways or intersections.

V. Air Quality

City of Escondido Significance Criteria:

Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

- *Carbon Monoxide* — *550 lbs.*
- *Reactive Organic Gases* — *55 lbs.*
- *Oxides of Nitrogen* — *55 lbs.*
- *Fine Particulate Matter* — *150 lbs.*
- *Sox* — *250 lbs.*
- *Lead* — *3.2 lbs.*

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the Los Angeles area South Coast Air Basin during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and eventually are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination.

For long-term emissions, the direct impacts of a project can be measured by the project's consistency with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number

of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Estate I in calculating air quality impacts. According to CEQA Guidelines, a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation, or exposes sensitive receptors to substantial pollution concentrations.

Emissions resulting from developing the site would be directly related to the amount of vehicular traffic generated by the project. The increase of 5 units would have an incremental impact to the basin-wide air-quality. Considering the cumulative impacts of thousands of sources, the impact attributed to the project is immeasurably small on a regional scale and will not cause ambient air-quality standards to be exceeded. Since development would not materially degrade the levels of service on adjacent streets and intersections, and would not violate daily emissions thresholds, the project will not have a significant impact on air quality and no mitigation measures are required.

Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Maximum daily emissions of NOx during construction periods are not projected to exceed City thresholds or APCD standards based on similar studies performed for similar size grading operations. Since construction is a one-time temporary activity, and because average daily construction emissions are projected to be below thresholds of significance, operation of equipment during project construction is not anticipated to result in substantial air quality impacts. Dust from grading and other site preparation would generate particulate matter emission; however, with appropriate use of grading and operation procedures as described in the attached mitigation measures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust.

The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely re-vegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

Mitigation Measure related to Air Quality:

Prior to construction and issuance of grading and building permits, a site-specific analysis and report shall be prepared by a qualified professional to the satisfaction of the Director of Public Works and Building Official to determine equipment and methods necessary to protect adjacent properties from adverse air quality impacts which may result from construction.

VI. Biological Resources

City of Escondido Significance Criteria:

Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*
- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance);*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

A series of biological reports dated 6/19/06, 11/20/06, and 2/14/07 were prepared by the Chambers Group to augment the Biological Resource Assessment conducted in 1991 for the same property. Taken in combination, the reports conclude that the 6.28-acre parcel is composed mostly of non-native grassland with a few oaks in the southeastern portion of the site and a small isolated patch of coastal sage scrub along a fence line adjacent to Hamilton Lane. There are currently no sensitive wildlife species present on the site. The most recent reports conclude that development of the site under the current proposal would necessitate the removal of 3.06 acres of non-native grassland, four oaks and .02 acres of coastal sage scrub. Proposed mitigation would bring the impacts to biological resources to less than significant levels.

Mitigation Measures relating to Biology

1. Prior to Final Map recordation, a completed Vegetation Removal Permit (VRP) must be applied for, successfully initiated by vote of the City Council, and concurrence obtained from the Wildlife Agencies.

2. Prior to Final Map recordation, habitat credits must be purchased from an approved mitigation bank in quantities correlating to the amount and type of habitat to be removed per the Biological Reports dated 6/19/06, 11/20/06 and 2/14/07 and as required by the Vegetation Removal Permit (VRP) per 1. above.

3. Prior to building permit issuance, any and all sage scrub loss must be reported to the subregional accounting entity and counted toward the subarea/subregional 5% loss allocation (CDFG 1995).

4. A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all young have fledged.

5. Prior to grading permit issuance, the Coastal Live Oaks being impacted must be moved and transplanted to safe on-site locations per the Final Map and Reconnaissance Survey Report dated 2/14/07 and to the satisfaction of the Community Development Director. In addition, four additional Coastal Live Oaks must be planted on the site prior to Final Occupancy.

6. The applicant shall provide funding to the satisfaction of the City for the 5-year monitoring of the oak trees with sufficient reserve for the replacement of any dead/dying stock.

VII. Cultural Resources

City of Escondido Significance Criteria:

A significant impact to cultural resources would occur if implementing the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturb any human remains.

The undeveloped site currently has only some minor indications that farming and citrus grove activity took place on the property in the past. The hilltop and surrounded land is now vacant. The property does not appear on the list of Archaeological Resources Sites; therefore it is assumed the proposed development would have less than significant impacts on cultural resources.

VIII. Geology and Soils

City of Escondido Significance Criteria:

A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, and landslides), Slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.

The highest fill areas proposed are approximately 10 feet in height, consistent with the maximum height allowed in the City's Grading Ordinance. The deepest cut areas are approximately 6 feet deep and located within the northern portion of the site. It is reasonably anticipated that conventional grading practices can be utilized to develop the site without the need for blasting. If blasting is required it would likely be limited to the central portion of the site and the contractor will be required to obtain the necessary permits and follow all City of Escondido procedures.

The site is not located on any active or potentially active fault trace as defined by the California Division of Mines and Geology. The nearest active fault to the site is the Rose Canyon Fault, located approximately 11 miles to the west. Other nearby faults include the Elsinore-Julian Fault and the Newport-Inglewood Fault. The site is not considered to possess a significantly greater seismic risk than that of the surrounding area based on accounts from other geotechnical investigations for projects developed in the area; therefore a significant geology and soils impact would not occur.

IX. Hazards and Hazardous Materials

City of Escondido Significance Criteria:

A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:

1. *Creation of a significant hazard to the public or the environment though routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*
2. *Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
3. *Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*
4. *Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
5. *Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
6. *Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

Research for the area has been conducted by the County Department of Environmental Health and is n identified on the County's list of hazardous waste sites. The County Department of Environmental Health regulates the storage and on-site use of any potential hazardous materials such as fuel oil, motor oil, paints and hazardous cleaning materials to prevent the accidental release of, proper prevention of pollution of the environment. While the site is in the vicinity of the Chatham Brothers Barrel Yard, a State Superfund Site, the proposed project site was not known to store hazardous chemicals. Of three wells previously installed to monitor groundwater quality beneath the site, two wells (MW27 and MW28) were approved by the San Diego Regional Water Quality Control Board (Regional Board) for closure on October 24, 2006. These have subsequently been removed and filled in. The Regional Board also determined the remaining well (MW57), located in the northwestern portion of the 6.28 acre site, should remain or that a replacement well, at a location 235 feet to the northwest, and within the proposed private street would be approved if it provides equivalent deep aquifer information.

The property is not adjacent or within two miles of an airport. Any proposed development would not impair the City's emergency response plan according to discussions with the City Fire Department. The areas will not expose people or structures to a significant risk of loss, injury or death involving wild fires since the site is in a suburban setting and once developed much of the property surrounding structures will be irrigated. Any impacts from the proposed annexation and subdivision map creation will be less than significant. Any further development projects will be subject to CEQA review.

Mitigation Measure related to Hazards & Hazardous Materials
Monitoring well MW57 is to remain on-site and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternately, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards.

X. Hydrology and Water Quality

City of Escondido Significance Criteria:
Significant impacts associated with hydrology and water quality would result from a project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, the project exposed people to hydrological hazards, such flooding or inundation by seiche, tsunami, or mudflow.

The existing parcel includes gentle to moderate slopes (generally between 0 to 15% slope.) and primarily drains east to west, although the eastern edge does drain eastward. The amount of run-off from the site would be expected to incrementally increase upon development of the proposed lots due to impervious surfaces associated with the development of the residential structures and paving. The project would be required to comply with latest National Pollution Discharge Elimination System (NPDES) standards. The City of Escondido's Engineering Department has determined that because the project is required to have all post-construction storm water treatment measures in place applicable prior to final occupancy, and meet all City of Escondido Storm Water Management Standards thereafter, the runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities. The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The project is outside the 100-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows.

Part of the project site is over once contaminated groundwater, therefore, mitigation will be part of the approval as follows: 1) no drinking water wells shall be drilled on the site; 2) the existing monitoring well on site shall remain until released by DEH; and 3) no excavations shall be allowed on site without proper permits.

Mitigation Measure related to Hydrology & Water Quality

No wells for drinking water or irrigation are to be drilled on site and no excavations shall be allowed on the site without proper permits.

XI. Mineral Resources

City of Escondido Significance Criteria:

Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources.

No significant mineral resources have been identified on the subject site. The limited size of the project would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources.

XII. Noise

City of Escondido Significance Criteria:

Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According the General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.

The Noise Element in the City's General Plan contains noise policies which outline acceptable noise levels associated with each type of land use. A 60 dBA CNEL exposure is considered normally acceptable for exterior residential land uses and 45 dBA CNEL for interior levels based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10dB to the average night hours (10 PM to 7AM). The addition of 5 and 10 dB is applied to account for noise sensitivity during evening and nighttime hours.

In order to assess future noise generation associated with the improvement of the City's circulation system, a Final Environmental Impact Report was prepared in August 2000 for the Escondido General Plan Update illustrating existing and future noise contours. Noise levels depicted for the site show the exposure levels for the entire subject site at below the 60 CNEL standard contained in the Noise/Land Use Compatibility Guidelines of the General Plan. Therefore the exposure to exterior noise levels is within acceptable levels and with proper design of the future residential units, it is anticipated that the exposure to interior noise will also be within acceptable levels. Therefore, no significant long-term noise impacts associated with the development are anticipated.

Future grading and construction on the site would create temporary noise impacts. Modern construction equipment, properly used and maintained, meet the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance. Upon

completion of the project, all construction noise from the project will cease. Because constructi operations would be required to conform to the City's Noise Ordinance and because construction noise is temporary, no significant impact from construction noise is anticipated.

XIII. Population and Housing

City of Escondido Significance Criteria:

Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.

Population within the City would incrementally increase as a result of developing the proposed 5 residential lots. The City's General Plan anticipates single-family residential use on the project site and the density of the proposal is consistent with the City's General Plan Land Use Designation of Estate I. The proposed development would incrementally contribute to the City's Regional Share Housing requirements. The development of the site would not be considered growth-inducing since the project site is located within an established community. Therefore, the project would not result in a significant population and housing impact.

XIV. Public Services

City of Escondido Significance Criteria:

Impacts to public services would occur if there was a substantial increase on the demand for the services (fire protection, schools, parks or other public facilities) by the project, which would also cause a reduction in existing service levels.

Sewer Service – There currently exists a public sewer line in City streets immediately off-site that would accommodate the site's needs. City Public Utilities staff has confirmed that adequate treatment capacity exists to serve the project site.

Water Service – The site is within the Rincon Water District's Improvement District #1. Currently adequate water delivery is available from water lines in adjacent streets.

Storm Water/Refuse Collection – The proposed project is required to comply with latest National Pollution Discharge Elimination System (NPDES) standards, City of Escondido's post-construction storm water treatment measures, and meet all City of Escondido Storm Water Management Standards thereafter to meet state and federal requirements. Escondido Disposal currently provides solid waste service to the area and the project would not result in a significant increase in solid waste. The proposal would not result in any individual or cumulative impacts to utilities and service systems.

Streets – The annexation will include the portion of Bernardo Avenue west of the project, the portion of Hamilton Lane north of the project (to the centerline plus ten feet) and the intersection of Bernardo Avenue and Hamilton Lane. Road maintenance responsibilities will fall either on the City or the County and it is anticipated that no significant impacts to services will result.

Fire - The City Fire Department has indicated their ability to adequately serve the proposed project. One additional fire hydrant and a fire turn-around are to be located within the project is part of the proposal.

Law Enforcement – The City's Police Department currently serves the area and can easily included the property within a patrol beat. The Department has not expressed concerns regarding its ability to serve the site.

Schools - The site is within the Escondido Union School District and the Escondido Union High School District. Students would likely attend the new Bernardo Elementary School, Bear Valley Middle School,

and San Pasqual High School. The incremental impact of the proposed residential developments on t school system would be offset by the impact fees collected upon issuance of building permits.

XIV. Recreation

City of Escondido Significance Criteria

Significant impact would occur if the project resulted in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Development of the area would result in an incremental demand on the City's recreational facilities. However the development fees paid by this project would offset the anticipated impact on the existing facilities. The proposed project would not affect existing recreational opportunities since the site is not used for recreational activities; consequently no significant impact to recreational resources would occur as a result of the project.

XV. Mandatory Findings of Significance

No significant impacts to the environment as a result of this project have been identified with this annexation and subdivision map. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly provided all mitigation measures and normal project conditions are followed.

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
9. Comments from other Agencies/Departments:

   County of San Diego
   San Diego LAFCO
   Engineering
   Escondido's School Districts
   Building
   Fire
   Police
   Rincon Del Diablo MWD
   Water
   Utilities

10. Project Description and Preliminary Information
11. SANDAG's Vegetation Communities with Sensitive Habitat Mapping

MITIGATION MONITORING REPORT

Mitigated Neg. Dec. No.: ER 2005-33

Page 1 of 2

PROJECT NAME: Bernardo-Hamilton Annexation and 5-Lot Subdivision/Masson & Associates for Jennings Development/Jeffrey Badelt
PROJECT DESCRIPTION: **5-lot residential subdivision and annexation on 6.28 acres**
ASSOCIATED CASES: **Tract 931, 2005-46-PZ, 2005-06-AN**
PROJECT LOCATION: **Property on southwest corner of Bernardo Road and Hamilton Lane APPROVAL BODY/DATE:**
PROJECT MANAGERS / CONTACT PERSON: Paul Bingham, Assistant Planner II (760) 839-4306

NATURE OF IMPACT	MITIGATION MEASURE	IDENTIFICATION. NO. LOCATION IN DOC.	Responsibility for Implementation	CERTIFIED INITIAL/DATE	COMMENTS
MITIGATION MEASURE TO BE IMPLEMENTED PRIOR TO OR DURING CONSTRUCTION					
Air Quality					
Project will potentially impact air quality in the area surrounding the project during construction.	Prior to construction and issuance of grading and building permits, a site-specific analysis shall be prepared to the satisfaction of the Director of Public Works and Building Official to determine equipment and methods necessary to protect adjacent properties.	V. Air Quality	Director Public Works Building Dept.		
BIOLOGY					
Project will have a direct impact on 3.06 acres of non-native grassland.	The proposed mitigation ratio is .25:1 for direct impacts through the submittal of a Vegetation Removal Permit application and purchase of habitat credits from an approved mitigation bank.	VI. Biological Resources	Planning Div.		
Project will have a direct impact on .02 acres of Coast Sage Scrub. U.S. Fish and Wildlife Service and California Department of Fish and Game approval required.	The proposed mitigation ratio is 1:1 for direct impacts through the submittal of a Vegetation Removal Permit application and purchase of habitat credits from an approved mitigation bank.	VI. Biological Resources	Planning Div.		
The project will remove 4 individual oak trees to develop the residential lots within the subdivision.	Impacts to native Live Oaks trees will be mitigated by relocating the 4 Oaks on-site and also planting 4 new Live Oak trees on-site.	VI. Biological Resources	Planning Div.		

MITIGATION MONITORING REPORT

Mitigated Neg. Dec. No.: ER 2005-33

Page 2 of 2

The project will remove 4 individual oak trees to develop the residential lots within the subdivision.	A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all young have fledged.	VI. Biological Resources	Planning Div.		
AZARDOUS MATERIALS					
Project is near the Chatham Barrel Yard (a Superfund Cleanup Site). The project site has one County Monitoring well to remain.	Monitoring well MW57 is to remain on-site and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternately, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards.	IX. Hazards & Hazardous Materials	Department of Environmental Health, City's Engineering Dept.		
HYDROLOGY & WATER UALITY					
Project is near the Chatham Barrel Yard (a Superfund Cleanup Site). The project site has one County Monitoring well to remain.	No drinking water wells are to be drilled on site and no excavations shall be allowed on the site without proper permits.	X. Hydrology & Water Quality	Engineering Dept.		

MITIGATION MEASURE TO BE IMPLEMENTED FOR FIVE YEARS AFTER OCCUPANCY

BIOLOGY					
Oak trees planted as part of the replacement program must be monitored to ensure viability	The applicant shall provide funding to the satisfaction of the City for the 5-year monitoring of the oak trees with sufficient reserve for the replacement of any dead/dying stock.	VI. Biological Resources	Planning Div.		

Attachment "3"

Attachment A

MITIGATED NEGATIVE DECLARATION ER 2005-33

Mitigation Measures

TR 931, 2005-46-PZ, 2005-06-AN

The following measures must be agreed to prior to issuance of the Mitigated Negative Declaration, adopted at the time of project approval, and satisfied as part of the project implementation.

Air Quality

1. Prior to construction and issuance of grading and building permits, a site-specific analysis and report shall be prepared by a qualified professional to the satisfaction of the Director of Public Works and Building Official to determine equipment and methods necessary to protect adjacent properties from adverse air quality impacts which may result from construction.

Biology

2. Prior to Final Map recordation, a completed Vegetation Removal Permit (VRP) must be applied for, successfully initiated by vote of the City Council, and concurrence obtained from the Wildlife Agencies.

3. Prior to Final Map recordation, habitat credits must be purchased from an approved mitigation bank in quantities correlating to the amount and type of habitat to be removed per the Biological Reports dated 6/19/06, 11/20/06 and 2/14/07 and as required by the Vegetation Removal Permit (VRP) per 2. above.

4. Prior to building permit issuance, any and all sage scrub loss must be reported to the subregional accounting entity and counted toward the subarea/subregional 5% loss allocation (CDFG 1995).

5. A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all young have fledged.

6. Prior to grading permit issuance, the Coastal Live Oaks being impacted must be moved and transplanted to safe on-site locations per the Final Map and Reconnaissance Survey Report dated 2/14/07 and to the satisfaction of the Community Development Director. In addition, four additional Coastal Live Oaks must be planted on the site prior to Final Occupancy.

7. The applicant shall provide funding to the satisfaction of the City for the 5-year monitoring of the oak trees with sufficient reserve for the replacement of any dead/dying stock.

Hazards & Hazardous Materials

8. Monitoring well MW57 is to remain on-site and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternately, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards.

Hydrology & Water Quality

9. No wells for drinking water or irrigation are to be drilled on site and no excavations shall be allowed on the site without proper permits.

These terms listed above constitute an enforceable commitment pursuant to section 15070(b)(1) of the California Environmental Quality Act.

ACKNOWLEDGMENT OF ENFORCEABLE COMMITMENT ER 2005-33

TR 931, 2005-46-PZ, 2005-06-AN

These terms listed in Attachment A constitute an enforceable commitment pursuant to section 15070(b)(1) of the California Environmental Quality Act.

3-21-07
Date

Project Applicant

3/21/07
Date

On Behalf of the City of Escondido

CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

Environmental Checklist Form

1. Project title: Bernardo-Hamilton Annexation and 5-Lot Subdivision Map case 2005-06-AN,Tract 931

2. Lead agency name and address: City of Escondido, Planning Division
   201 N. Broadway, Escondido, CA 92025

3. Contact person and phone numbers: Paul K. Bingham: 760-839-4306

4. Project location: The proposed project is located on the southeastern corner of Bernardo Avenue and Hamilton Lane addressed as 1055 Hamilton Lane, Escondido, Ca 92029 APN: 238-360-6800.

5. Project sponsors' names and addresses: Clyde Jennings and Jeffrey Badelt, Jennings Development
   1179 West Washington, Escondido, CA 92025

6. General Plan designation: E1 (Estate I)

7. Zoning: Prezoned as RE-40

8. Description of project: A proposal for an Annexation and Subdivision Map consisting of 5 single-family residential lots on minimum 40,000 square foot lots, with some natural vegetation to remain, and associated public infrastructure improvements such as circulation, storm water, and utility lines. The project would include grading to create the proposed private street and home building sites. No grading exemptions are required. The approximately 6.28 acre site connects to and fronts on Bernardo Avenue and Hamilton Lane.

9. Surrounding land uses and setting (briefly describe the project's surroundings):
   North: Residential developed land in County, zoned RR-1 (single-family) and with Estate I land use designation.
   South: Vacant and residential developed land in County, zoned RR-1 and with Estate I land use designation.
   West: Vacant and residential developed land in City, zoned RE-40 (single-family) and with Estate I land use designation.
   East: Vacant and residential developed land in County, zoned RR-1 and with Estate II land use designation.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
    LAFCO, US Fish & Wildlife, California Dept of Fish & Game

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☒ Hazards & Hazardous Materials	☒ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.

☒ I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to with, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.

☐ I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.

☐ I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it must analyze only the effects that remain to be addressed.

☐ I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.

Paul K. Bingham
Signature

3/16/07
Date

Paul K. Bingham
Printed Name

City of Escondido
For

QUESTIONS

Issues:

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I.	LAND USE AND PLANNING				
	Would the project:				
	a. Physically divide an established community?	☐	☐	☐	☒
	b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
	c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
	d. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
	e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
	f. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
	g Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II.	AGRICULTURE RESOURCES				
	In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
	a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
	b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☒	☐
III. TRANSPORTATION/TRAFFIC				
Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☒	☐
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐
IV. AIR QUALITY				
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
V. BIOLOGICAL RESOURCES				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on federally projected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐
VI. CULTURAL RESOURCES				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
VII. GEOLOGY AND SOILS				
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	☐	☒	☐	☐
e. Cause significant alteration of receiving water quality during or following construction?	☐	☒	☐	☐
f. Cause an increase of impervious surfaces and associated run-off?	☐	☒	☐	☐
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
h. Cause potentially significant adverse impact on ground water quality?	☐	☐	☒	☐
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	☐	☐	☒	☐
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☒	☐
k. Create or exacerbate already existing environmentally sensitive areas?	☐	☐	☒	☐
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	☐	☐	☒	☐
m. Impact aquatic, wetland or riparian habitat?	☐	☐	☐	☒
n. Otherwise substantially degrade water quality?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
r. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
X. MINERAL RESOURCES				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?	☐	☐	☐	☒
XI. NOISE				
Would the project result in:				
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
XII. POPULATION AND HOUSING				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIII. PUBLIC SERVICES				
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
XIV. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV.	UTILITIES AND SERVICE SYSTEMS				
	Would the project:				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c.	Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e.	Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐
XVI.	MANDATORY FINDINGS OF SIGNIFICANCE				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c.	Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
9. Comments from other Agencies:

   Rincon Water District
   US Fish & Wildlife Service
   Dept. of Fish & Game
   NCTD

10. Comments from other Agencies/Departments

    Engineering
    Building
    Fire
    Police
    Public Works - Wastewater

11. Project Description and Preliminary Information

CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

INITIAL STUDY FORM - PART I
(To Be Completed by Applicant)

FOR INTERNAL USE ONLY	
Case No.:	ER 2005-33
Date Filed:	7/6/05
Fee:	$1710.00
Receipt No.:	17808
Rec'd by:	P.B.
Related Cases:	2005-46-PZ, TR931, 2005-06-AN

GENERAL INFORMATION

1. Name, address and telephone number of developer or project sponsor:

   Masson & Associates, Inc., (760) 741-3570

   200 East Washington Avenue, Suite 200 Escondido, CA 92025

2. ADDRESS OF PROJECT: Hamilton Lane & Bernardo Avenue

   Assessor's Parcel No. 238-360-68

3. Name, address and telephone number of person to be contacted regarding this project:

   Masson & Associates, Inc., (760) 741-3570

   200 East Washington Avenue, Suite 200 Escondido, CA 92025

4. List other agencies which have, or must, approve the project:

   Rincon Del Diablo Municipal Water District; Escondido Fire Department

5. Describe the proposed project (attach statement if necessary):

   Divide existing 6.28 acre parcel into (5) lots with a min. lot size of 40,000 sq.ft..& a min. pad size of 10,000 sq.ft. The project proposes sewer & water connections in both Bernardo Ave.& Hamilton Ln.

6. Describe the type of application (Conditional Use Permit, Variance, etc.)

   Initial Study, Tentative Tract Map, Zone Change/Prezone, Annexation

7. Size of parcel (acreage): 6.28 acres

8. Square footage of each building: 3,500 square feet

9. If a subdivision, range of lot sizes: From: 40,000 Square Feet to 50,000 Square Feet.

10. Number of floors: 2

11. Number of parking spaces provided: N/A

RECEIVED
JUL - 6 2005
PLANNING DIVISION

12. In this project to be developed in several phases? If so, give dates:

No

13. Amount of grading proposed in yards: 3,000 cubic yards

Height of maximum cut slope: 7 feet

Height of maximum fill slope: 7 feet

Slope inclinations: 2:1

14. Is this a portion of any larger project? If so, describe on an attached sheet. No

15. If residential, include the number of units, size of units (number of rooms), and/or lots, and type of household size expected.

5 units; +/-3,500 square feet

16. If commercial, indicate the type (CG, CT, etc.) square footage of sales area.

N/A

17. If industrial, indicate type and estimated number of employees:

N/A

18. If institutional, indicate the major function, estimating number of employees, estimated occupancy.

N/A

19. If the project involves a variance, conditional use permit or rezoning application, state this, and indicate clearly why the application is required (see required findings in Zoning Code).

N/A

Are the following items applicable to the project or its effects: Discuss below all items checked yes (attach additional sheets if necessary).

YES	NO		
	X	20.	Change in existing features of any lakes or hills, or substantial alteration of topography or drainage. (If yes, submit accurate topo and grading plan).
	X	21.	Change in scenic views or vistas from existing residential areas or public lands or roads.
	X	22.	Change in pattern, scale or character of general area of project.
	X	23.	Significant amounts of solid waste or litter.
X		24.	Result in dust, ash, smoke, fumes or odors being discharged in the vicinity.

_____	X	25.	Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
_____	X	26.	Substantial change in existing noise or vibration levels in the vicinity.
_____	X	27.	Site on filled land or on slope of 10 percent or more. **(If site contains any slope in excess of 10 percent, submit accurate topo).**
X	_____	28.	Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
_____	X	29.	Substantial increase in demand for municipal services (police, fire, water, sewage, etc.).
_____	X	30.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
_____	X	31.	Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING (Enclose several photographs of property taken from various vantage points, with specific shots taken to display trees, shrubs, topography, and stream course(s), if any.)

32. Describe the project site as it exists before the project, including information of topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. (Please review the Escondido Historical Survey at the Planning Department.) Describe any existing structures on the site and use of the structures.

See attached document.

33. Describe the surrounding properties, including information on zoning plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment, houses, shops, department stores, etc.).

See attached document.

34. Archaeological Setting

A. Is the property within 1/4 mile of a stream course? X Yes _____ No

B. Are there any granitic outcrops on the project site? _____ Yes X No

C. Are there any isolated areas of dark soil development on the project site? _____ Yes X No

D. Are there any surface concentrations of stone flakes, bone, or pottery fragments on the property?

_____ Yes X No

E. Are there any prehistoric assemblages of rock or rock art on the property? _____ Yes X No

35. For projects consisting of residential units (adult or family), request in writing a letter from the:

A. Escondido Union School District

B. Escondido Union High School District

describing the project's impact on enrollment and submit the school letters **WITH THE FORM.**

36. In all cases in which a mature tree is being removed from a right-of-way, include a justification and picture of the tree.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented is true and correct to the best of my knowledge and belief.

I further understand that additional information or requirements may be necessary.

DATE

SIGNATURE

Planning Commission
Hearing Date: April 28, 2026
Effective Date: May 11, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING THE ENVIRONMENTAL DOCUMENT AND REVISED MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT, AND APPROVE A FIVE (5) LOT TENTATIVE SUBDIVISION MAP IN THE RESIDENTIAL ESTATE – 40,000 (RE-40) ZONE

APPLICANT: Robert D'Amaro, Masson & Associates

CASE NO: PL24-0067

WHEREAS, Robert D'Amaro ("Applicant"), filed a land use development application, Planning Case No. PL24-0067 ("Application") constituting a request for a Tentative Subdivision Map for the subdivision of one existing lot into five (5) lots ("Project") on a 6.02 gross acre site located at 0 Hamilton Lane (APN 238-360-68-00), with the Estate (E1) General Plan Land Use Designation, in the Residential Estate – 40,000 (RE-40) Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A", which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, Planning Services of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, Tentative Subdivisions are permitted subject to review and approval of a Tentative Subdivision Map, subject to the rules and regulations of the California Subdivision and in accordance with Chapter 32 (Subdivisions) of the Escondido Municipal Code; and

WHEREAS, a Tentative Subdivision Map is required for the subdivision of one existing parcel into five (5) lots within the RE-40 zoning district; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, on June 6, 2007, the City Council adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for a project constituting a 5-lot subdivision on the site (City Log No. ER 2005-33) ("Prior Project"); and,

WHEREAS, on June 6, 2007, the City Council adopted the Prior Project, and subsequently on December 6, 2021, the Prior Project's 5-lot Tentative Subdivision Map expired; and,

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an MND has been adopted, the lead agency is required to review any changed circumstances to whether any of the circumstances under Public Resources Code section 21166 and CEQA Guidelines Section 15162 require additional environmental review; and,

WHEREAS, City staff evaluated the environmental impact of the proposed modification to the Project in light of the standards for subsequent environmental outlined in Public Resources Code Section 2166 and CEQA Guidelines section 15162; and,

WHEREAS, based on this evaluation, staff concluded that the MND had fully analyzed and mitigated, in compliance with CEQA, all potentially significant environmental impacts, if any, that would result from the Project modifications, that the impacts to the environment as a result of the modifications

are consistent with and would not create substantial new or increased impacts beyond those that were evaluated in the MND, and that, therefore, no subsequent EIR or mitigated negative declaration is now required; and

WHEREAS, as a result of the proposed modifications to the Project, and to document staff’s evaluation of the environmental impact of said modifications, Applicant prepared an Addendum (“First Addendum”) to the MND pursuant to CEQA Guidelines section 15164; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum need not be circulated for public review;

WHEREAS, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby **recommends approval** of the Project as depicted on the plan set shown in Exhibit "B", which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City (Article 61, Division 6) and State public noticing requirements; and

WHEREAS, on April 28, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
b. Oral testimony from City staff, interested parties, and the public;

c. The staff report, dated April 28, 2026, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and

d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.

2. The Planning Commission, in its independent judgement, has determined the Project to have no new significant environmental impacts and no increase in severity of impacts previously identified in the adopted Mitigated Negative Declaration, and therefore an Addendum to the MND is sufficient in accordance with CEQA Guidelines Section 15164, and in accordance generally with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.). The Planning Commission has reviewed and considered the adopted MND and First Addendum attached hereto as Exhibit "C", including the revised Mitigation Monitoring and Reporting Program, attached hereto as Exhibit "D", prepared for the Project and finds that those documents taken together contain a complete and accurate reporting of all the environmental impacts associated with the revised Project. The Planning Commission further finds that the First Addendum and administrative record have been completed in compliance with CEQA and the State CEQA Guidelines, and that the findings related to the MND and First Addendum, taken together reflect the Planning Commission's independent judgement.

3. Based upon the evidence submitted and as demonstrated by the analysis included in the First Addendum, which is attached hereto as Exhibit "C", none of the conditions

described in Section 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred, specifically:

a. There are no substantial changes proposed in the Project which would require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

b. Substantial changes have not occurred with respect to the circumstances under which the Project is undertaken which would require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was adopted, that shows any of the following:

    i. The Project would have one or more significant effects not discussed in the previous environmental document;

    ii. Significant effects previously examined would be substantially more severe than shown in the previous environmental document;

    iii. Mitigation measures previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or

iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental document would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "E," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "F", is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

6. The development plans for the Project are on file in Planning Services of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by Planning Services. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Development Services and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.gov, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 28th day of April, 2026, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____
STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

_____
VERONICA MORONES, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____
ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 13268, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 10, 1984.

APN: 238-360-68-00

TENTATIVE MAP – TRACT PL24-0067
SE CORNER LOT BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CALIFORNIA, 92029

FIRE NOTES:

1. FIRE SPRINKLER SYSTEM WILL BE DESIGNATED ON THE BUILDINGS TO BE NFPA 13R.
2. STANDPIPE SYSTEMS WILL BE REQUIRED AT THE FOLLOWING LOCATIONS: STAIRWELL LANDINGS (LOCATION TO THE SATISFACTION OF THE FIRE DEPARTMENT)
3. AN APPROVED FIRE ALARM SYSTEM WILL BE REQUIRED.
4. FIRE HYDRANTS CAPABLE OF DELIVERING 1500 GPM WHEN USING FIRE SPRINKLER SYSTEM.
5. EXTINGUISHERS MUST BE PROVIDED AT ALL LOCATIONS INDICATED WITH A MINIMUM RATING OF 2A-10B:C IN A VISIBLE AND ACCESSIBLE LOCATION, AT AN EXIT OR IN THE EXIT PATHWAY. WALKING DISTANCE IS NOT TO EXCEED 75 FEET (MUST COMPLY WITH 2010 CFC SECTION 906). EXTINGUISHERS MUST BE MOUNTED NOT MORE THEN 5 FEET NOR LESS THEN 3 1/2 FEET ABOVE THE FLOOR. EXTINGUISHERS SIGNAGE MAY BE REQUIRED.
6. DRIVEWAYS SERVING THREE OR MORE HOMES ARE CONSIDERED ACCESS ROADS AND MUST BE A MINIMUM OF 24 FEET WIDE WITH NO PARKING AS SHOWN ON PLAN.
7. SPEED HUMPS/BUMPS ARE NOT ALLOWED ON FIRE ACCESS ROADS.
8. ALL-WEATHER, PAVED ACCESS MUST BE ABLE TO SUPPORT THE WEIGHT OF FIRE APPARATUS (75K LBS) AND APPROVED FIRE HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO PLACING ANY COMBUSTIBLE MATERIALS ON THE JOB SITE.
9. ALL GATED ENTRANCES MUST BE EQUIPPED WITH ELECTRIC SWITCHES ACCESSIBLE FROM BOTH SIDES AND OPERABLE BY DUAL-KEYED SWITCHES FOR BOTH FIRE AND POLICE. THE GATES WILL BE EQUIPPED WITH OPTICOM TRAFFIC CONTROL SYSTEM ONCE ACTIVATED BY THE FIRE VEHICLES KEEPS THE GATES OPEN UNTIL THEY ARE CLOSED BY THE MANAGEMENT OFFICE. ELECTRIC GATES MUST BE OPERABLE BY THE FIRE DEPARTMENT STROBE DETECTORS AND ALLOW FREE EXITING. A FUNDING METHOD TO PROVIDE ONGOING MAINTENANCE OF FIRE LANES, ELECTRIC GATES, AND OTHER FIRE AND LIFE SAFETY REQUIREMENTS MUST BE PROVIDED FOR IN THE CC&Rs, AND/OR THE ASSOCIATION, TO THE SATISFACTION OF THE FIRE DEPARTMENT. A RESPONSIBLE PROPERTY MANAGER MUST BE EASILY ACCESSIBLE TO THE FIRE DEPARTMENT.
10. INSIDE TURNING RADIUS'S ARE SHOWN ON THE PLAN.
11. PERMANENT ROOF ACCESS LADDERS OFF THE STAIRS WITHIN A DESIGNATED CLOSET WILL BE PROVIDED THROUGH A ROOF HATCH IN EACH BUILDING.
12. BARRICADES MUST NOT OBSTRUCT FIRE HYDRANTS OR IMPEDE EMERGENCY VEHICLE ACCESS.
13. 13 FEET 6 INCHES OF VERTICAL CLEARANCES MUST BE PROVIDED IN ALL ACCESS AND DRIVEWAY AREAS. TREES THAT OBSTRUCT THE VERTICAL CLEARANCE OR ACCESS WIDTH MUST BE TRIMMED OR REMOVED AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&Rs. A COPY OF THE CC&Rs LISTING THE REQUIREMENTS MUST BE SUBMITTED.
14. RED CURBS WITH 4 INCH, WHITE LETTERING, "NO PARKING ON FIRE LANE" SIGNS ARE REQUIRED IN 24 FEET WIDE ACCESS AREAS AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&Rs. A COPY OF THE CC&Rs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT. "FIRE LANE" SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.

PUBLIC UTILITIES:

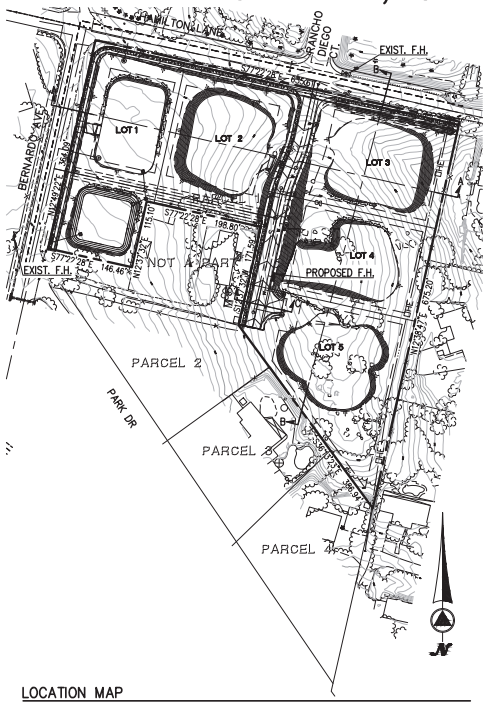
GAS & ELECTRIC.....SAN DIEGO GAS AND ELECTRIC
TELEPHONE.....PACIFIC BELL TELEPHONE
WATER.....RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER.....CITY OF ESCONDIDO
STORM WATER.....CITY OF ESCONDIDO
FIRE.....CITY OF ESCONDIDO
POLICE.....CITY OF ESCONDIDO
SCHOOLS.....ESCONDIDO UNION SCHOOL DIST.

PRELIMINARY GRADING NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTENCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.



LOCATION MAP
1" = 100'

LEGEND:

PROJECT BOUNDARY
PROPOSED LOT LINE
EXISTING CONTOURS 605
EXISTING EASEMENT LINE
SETBACK LINES
PROPOSED EASEMENT LINE
PROPOSED LOT NUMBER ..... LOT 1
PROPOSED PAD ELEVATION ..... 642.00 PAD
CITY / COUNTY LINE ..... CITY OF ESCONDIDO / COUNTY OF SAN DIEGO
GRADED SLOPE 2:1 TYPICAL 2:1
PROPOSED CONTOURS 605
PERCENT OF GRADE 1%
FINISH SURFACE ELEVATION ..... 601.0 FS
FINISH GROUND ELEVATION ..... 601.0 FG
TOP OF CURB ELEVATION ..... 601.0 TC
PROPOSED 6" CURB
PROPOSED 6" CURB, GUTTER & SIDEWALK
PROPOSED AC PAVEMENT
PROPOSED RETAINING WALL
PROPOSED BIO-FILTRATION BASIN
PROPOSED PUBLIC SEWER LINE ..... S
PROPOSED PUBLIC WATER LINE ..... W
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE ..... W
PROPOSED SEWER LATERAL ..... S
EXISTING WATER LINE ..... W
EXISTING SEWER LINE ..... S
EXISTING OHE LINE ..... OHE
EXISTING GAS LINE ..... GAS
CITY/ COUNTY BOUNDARY LINE
D-75 LINED DITCH

OWNER/APPLICANT:

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP, AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAS ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS AND/OR UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. REQUIRED OWNER SIGNATURE IN ADDITION TO THE APPLICATION FORM.

APPLICANT:
LEE DURAN

OWNERS:
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92038
(858) 699-9311
LEE_DURAN@HOTMAIL.COM

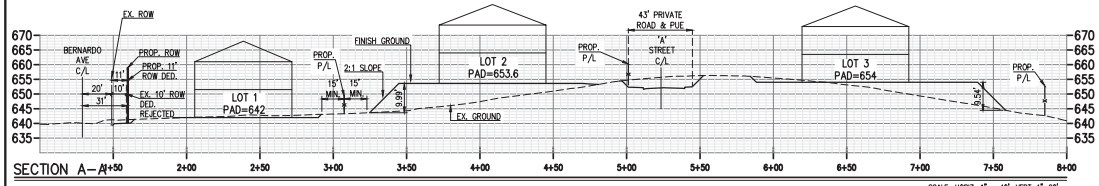
BY: LEE DURAN 11/6/2025 DATE

ENGINEER:

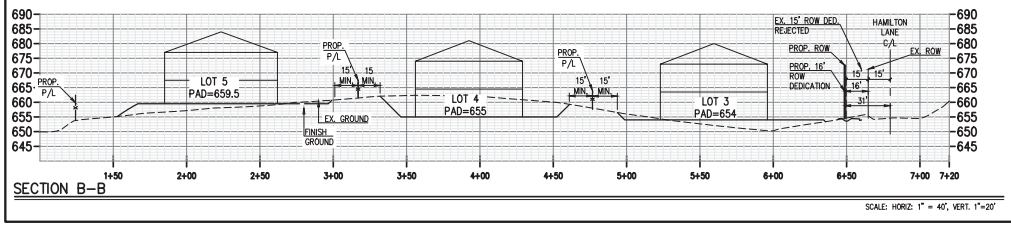
MASSON & ASSOCIATES INC.
1120 SYCAMORE AVE SUITE 2D
VISTA, CA. 92081
(760) 741-3570

ROBERT D'AMARO 11/6/2025 DATE

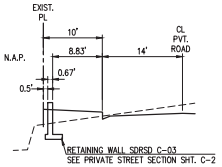
REGISTERED PROFESSIONAL ENGINEER ROBERT D'AMARO No. C081699 CIVIL STATE OF CALIFORNIA



SECTION A-A
SCALE: HORIZ: 1" = 40', VERT. 1"=20'



SECTION B-B
SCALE: HORIZ: 1" = 40', VERT. 1"=20'



SECTION C-C
SCALE: HORIZ: N.T.S.

GENERAL NOTES:

1. TOTAL PARCEL SIZE: GROSS=6.0253 AC
   NET=5.7020 (EXCLUDES STREET DEDICATIONS TO BERNARDO AVE & HAMILTON LANE)
   STREET DEDICATIONS: 0.3233 AC (INCLUDES BERNARDO AVE & HAMILTON LANE)
2. TOTAL NO. LOTS: 5
3. MINIMUM LOT SIZE: 40,000 SF
4. AVERAGE LOT WIDTH: 150'
5. ASSESSOR'S PARCEL NUMBER: 238-360-68
6. EXISTING /PROPOSED GENERAL PLAN: E1 (ESTATE 1)
7. EXISTING ZONING: RE-40
8. DENSITY: ALLOWABLE & PROPOSED DU/1 AC.
9. PROJECT ADDRESS: S E CORNER LOT BERNARDO AVE & HAMILTON LANE
10. LEGAL ACCESS: BERNARDO AVE & HAMILTON LANE
11. ALL EXISTING TREES WITHIN THE AREA OF SUBDIVISION IMPROVEMENTS TO BE TRANSPLANTED UNLESS OTHERWISE NOTED.

GENERAL DESIGN NOTES:

1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR INTERVALS: 1 FEET
6. TOPOGRAPHY PREPARED BY: PHOTO GEODETIC CORPORATION DATED 10-22-2004 AND BY MASSON & ASSOC. ON JAN. 26TH 2024
7. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
8. SLOPE ANALYSIS: ENTIRE SITE IS LESS THAN 10% SLOPE.
9. ALL SLOPES 2:1 UNLESS OTHERWISE NOTED.
10. ALL LOTS ARE ON SANITARY SEWER SYSTEM OR THAT THE COUNTY HEALTH DEPARTMENT WILL APPROVE THE INSTALLATION OF A SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE PRIVATE SEWAGE DISPOSAL SYSTEM ORDINANCE. THE COUNTY HEALTH DEPARTMENT CERTIFICATION MUST BE ON THE SUBDIVISION MAP.
11. THE PUE REQUIRES AN ALL-WEATHER SURFACE. SEWER PIPE WITHIN EASEMENT SHALL BE C900 PVC, DR-25 MIN.
12. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PUBLIC WATER AND SEWER SYSTEMS, PRIVATE ROADS AND DRAINAGE SYSTEMS AS INDICATED ON THIS MAP.
13. PROPOSED PUBLIC SEWER MAIN WITHIN OFF-ROAD EASEMENT SHALL BE C900 PVC, DR-25.
14. NONE OF THIS SITE IS SUBJECT TO INUNDATION BY THE 100 YEAR STORM.

INDEX:

C-1 – TITLE SHEET, CROSS SECTIONS
C-2 –PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE MAP AND STREET SECTIONS.
C-3 –ENCUMBRANCE MAP
C-4 –STORM WATER QUALITY PLAN

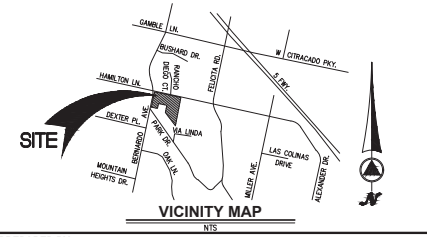
APPROXIMATE GRADING QUANTITIES:

CUT=8,700 CY.
FILL=8,700 C.Y.
BALANCED SITE
NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING IF NECESSARY.

TITLE SHEET

TENTATIVE MAP - TRACT PL24-0067

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP
NTS

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

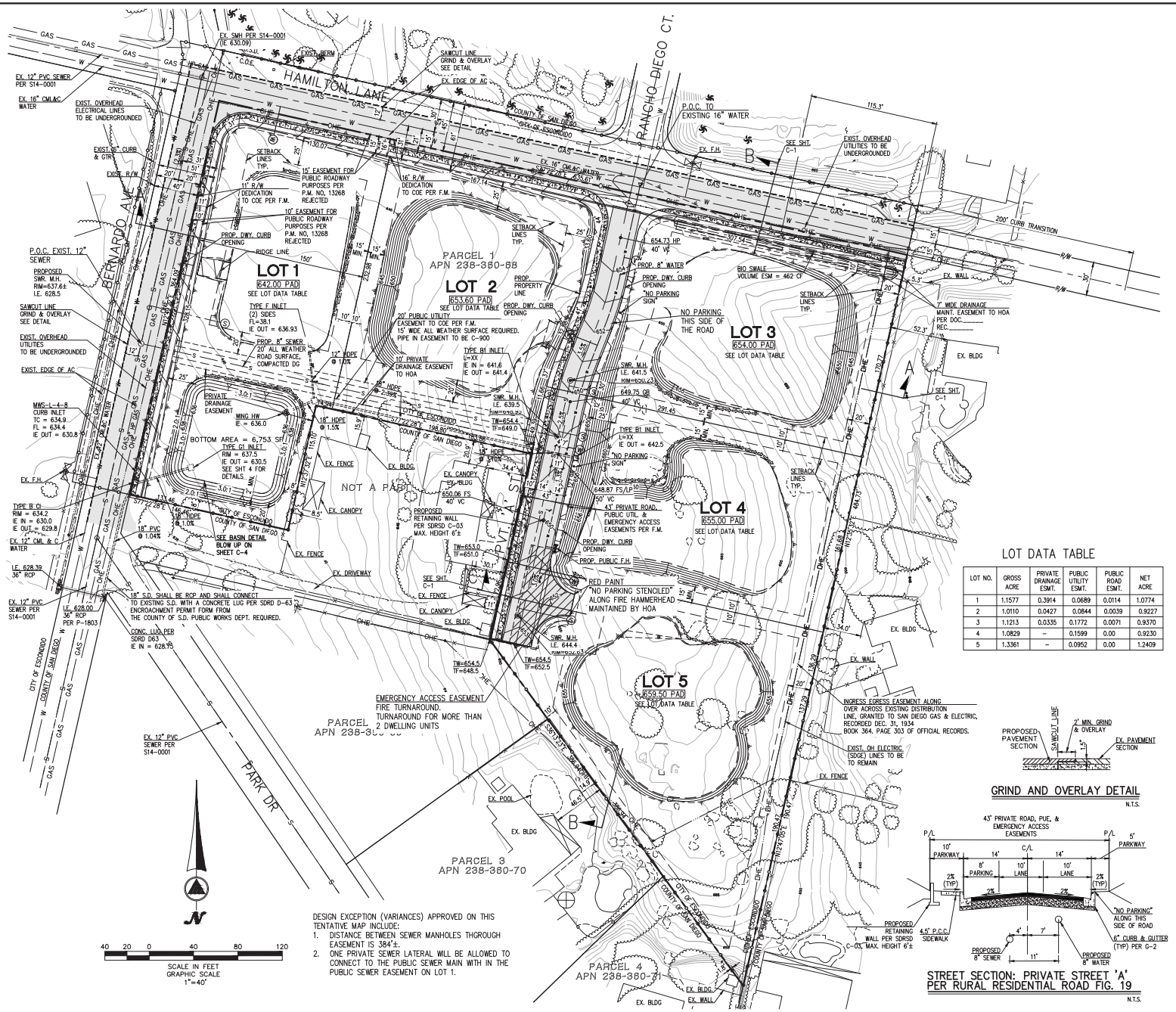
OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: AUG. 19, 2025
Revision 1: JULY 9, 2024

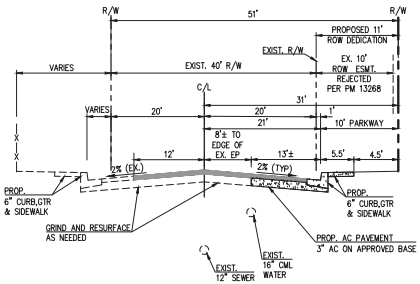
Original Date: JANUARY 2024

Sheet C-1 of 4



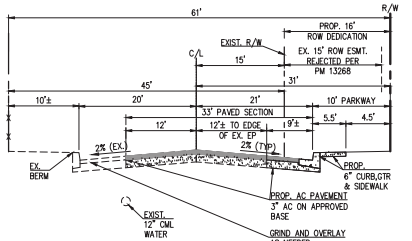
DESIGN EXCEPTION (VARIANCES) APPROVED ON THIS TENTATIVE MAP INCLUDE:

1. DISTANCE BETWEEN SEWER MANHOLES THGROUGH EASEMENT IS 384'±.
2. ONE PRIVATE SEWER LATERAL WILL BE ALLOWED TO CONNECT TO THE PUBLIC SEWER MAIN WITH IN THE PUBLIC SEWER EASEMENT ON LOT 1.



STREET SECTION: BERNARDO AVE

N.T.S.



STREET SECTION: HAMILTON LANE

N.T.S.

LOT DATA TABLE

LOT NO.	GROSS ACRE	PRIVATE DRAINAGE ESMT.	PUBLIC UTILITY ESMT.	PUBLIC ROAD ESMT.	NET ACRE
1	1.1577	0.3914	0.0689	0.0114	1.0774
2	1.0110	0.0427	0.0844	0.0039	0.9227
3	1.1213	0.0335	0.1772	0.0071	0.9370
4	1.0829	–	0.1599	0.00	0.9230
5	1.3361	–	0.0952	0.00	1.2409

GRIND AND OVERLAY DETAIL

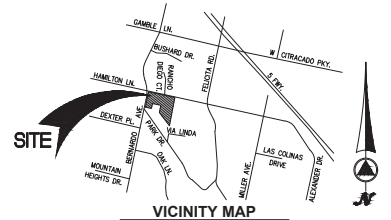
N.T.S.

STREET SECTION: PRIVATE STREET 'A'
PER RURAL RESIDENTIAL ROAD FIG. 19

N.T.S.

TENTATIVE MAP - TRACT PL24-0067

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP

NTS

PREPARED BY:

Planning ▲ Engineering ▲ Surveying ▲ Telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

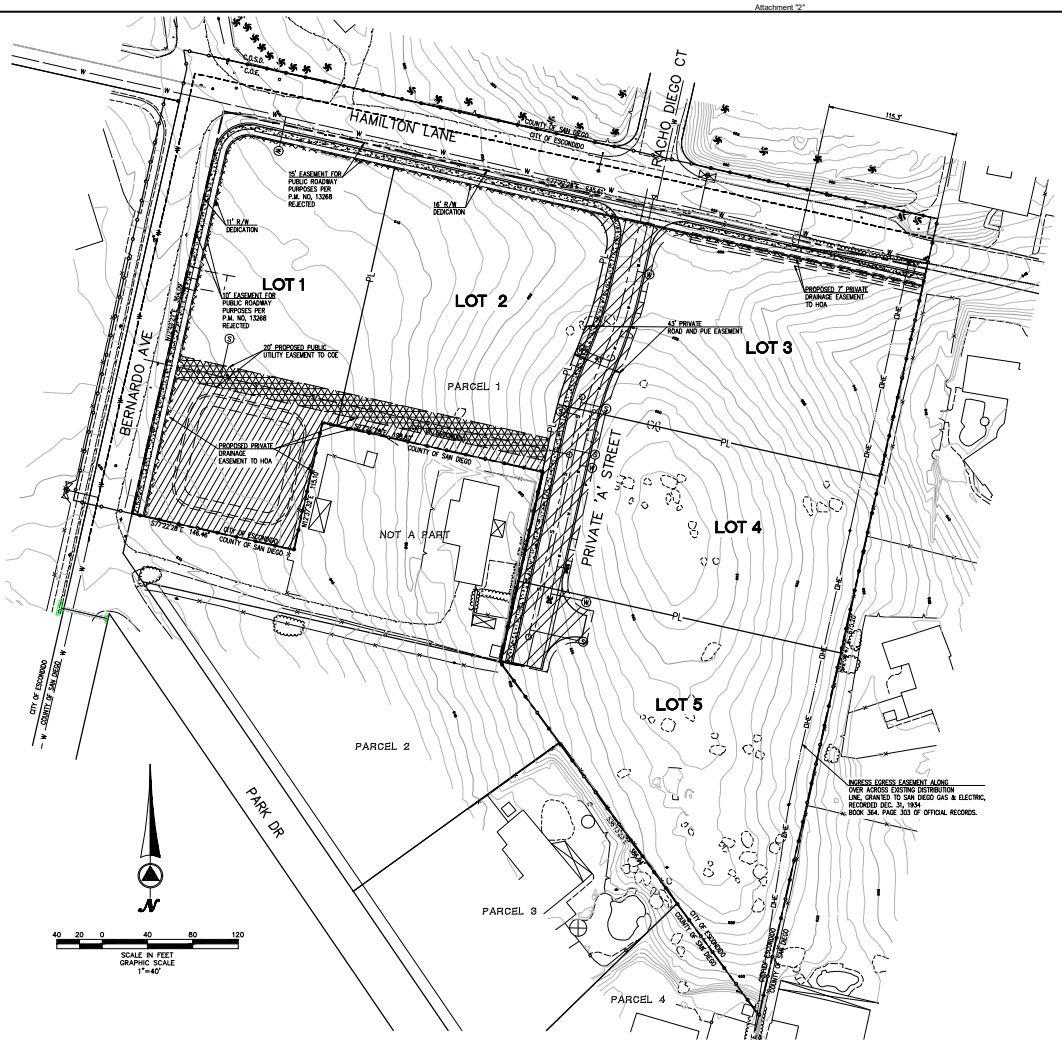
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: AUG. 19, 2025
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-2 of 4

Exhibit B

Attachment "2"



NOTE:

CC&R'S TO INCLUDE PRIVATE CROSS LOT DRAINAGE EASEMENT THAT COVERS ALL LOTS.

LEGEND:

PROPOSED PUBUC UTILITY EASEMENT

PROPOSED PRIVATE DRAINAGE EASEMENT

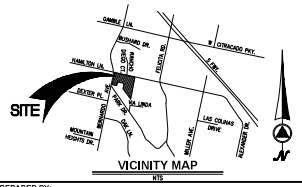
PROPOSED PRIVATE ROAD EASEMENT

PROPOSED RIGHT OF WAY DEDICATION

ENCUMBRANCE MAP

TENTATIVE MAP

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP

NTS

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ mbkl.com
1120 Sycamore Ave Suite 201
Vista, CA 92081
P. 760.741.3570
F. 760.741.1756

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

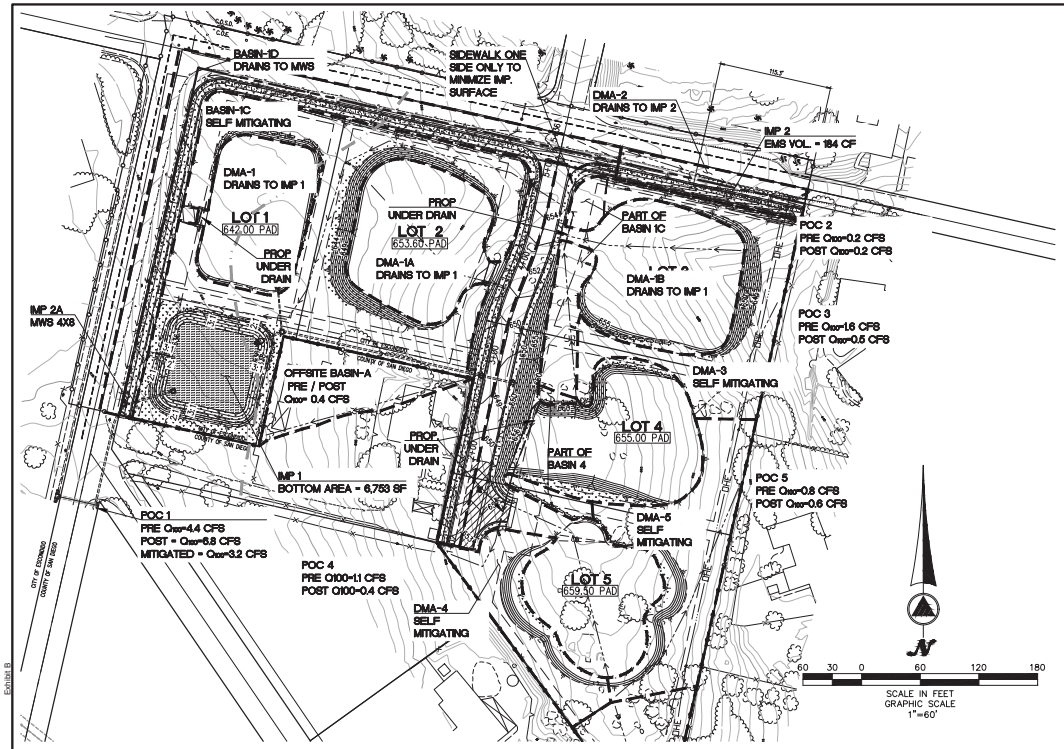
OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

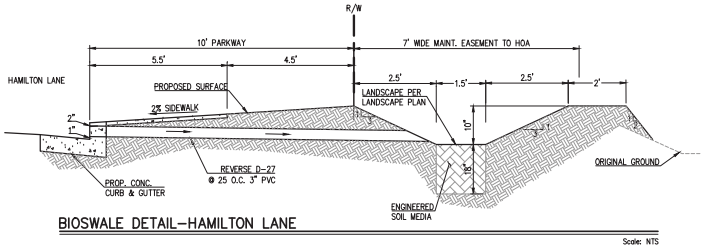
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-3 of 4





BIOSWALE DETAIL–HAMILTON LANE

Scale: NTS

Exhibit B

STORM WATER QUALITY PLAN

TENTATIVE MAP

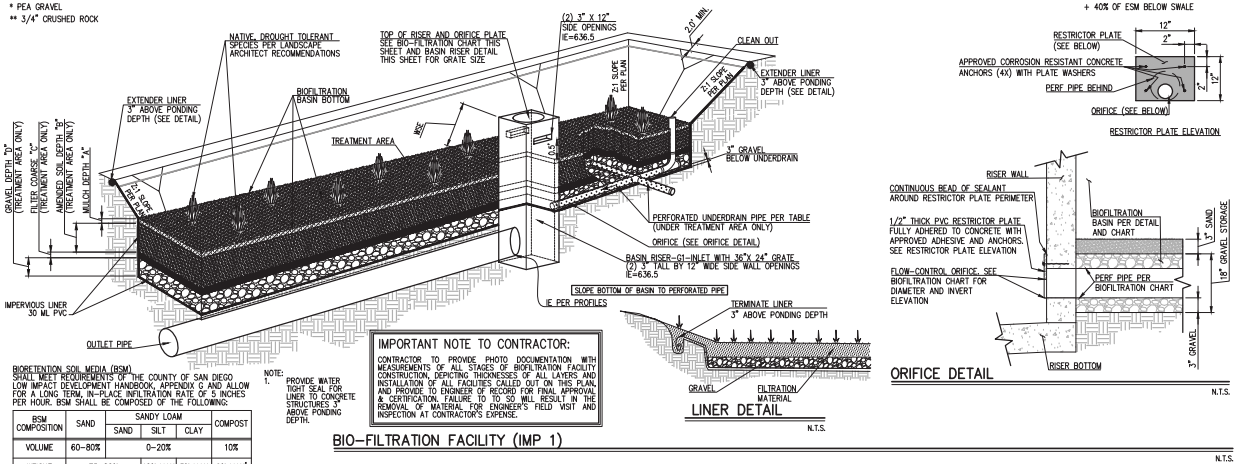
SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029

BIO–FILTRATION CHART

IMP #	ORIFICE DIAMETER (IN)	ORIFICE INVERT ELEVATION (FT)	OVERFLOW PIPE (IN)	GRAVEL DEPTH BELOW UNDERDRAIN (IN)	# OF RISERS	RISER GRATE SIZE (IN)	TOTAL BASIN DEPTH (FT)	MULCH DEPTH "A" (IN)	AMENDED SOIL DEPTH "B" (IN)	FILTER COARSE DEPTH "C" (IN)*	GRAVEL DEPTH "D" (IN)**	BOTTOM BASIN ELEVATION FG (FT)	DISTANCE FROM BOTTOM OF POND TO TOP OF RISER	TOP OF GRATE ELEVATION (FT)	W/S DEPTH (FT)	PERFORATED PIPE (IN)	SLOPE Z:1	BASIN BOTTOM AREA (SF)	TOP OF BERM ELEVATION (FT)	BASIN VOLUME REQUIRED (CF)	BASIN VOLUME PROVIDED (CF)	PROVIDED FREE BOARD (FT)
1	2.0	633.25	18"	3"	1	36X24	6.5	3	18	3	18	636.0	1.5'	637.5	1.5'	6"	3:1	6,753	639.0	11,205	32,855	1.5

* PEA GRAVEL
** 3/4" CRUSHED ROCK

+ 40% OF ESM BELOW SWALE



BIO–FILTRATION FACILITY (IMP 1)

N.T.S.

ORIFICE DETAIL

N.T.S.

LINER DETAIL

N.T.S.

IMPORTANT NOTE TO CONTRACTOR:

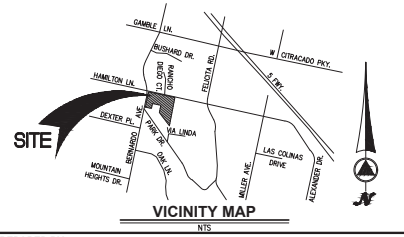
CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION WITH MEASUREMENTS OF ALL STAGES OF BIOFILTRATION FACILITY CONSTRUCTION, DEPICTING THICKNESSES OF ALL LAYERS, AND INSTALLATION OF ALL FACILITIES CALLED OUT ON THIS PLAN, AND PROVIDE TO ENGINEER OF RECORD FOR FINAL APPROVAL & CERTIFICATION. FAILURE TO TO SO WILL RESULT IN THE REMOVAL OF MATERIAL FOR ENGINEER'S FIELD VISIT AND INSPECTION AT CONTRACTOR'S EXPENSE.

NOTE:
1. PROVIDE WATER TIGHT SEAL FOR LINER TO CONCRETE STRUCTURES 3" ABOVE PONDING DEPTH.

BIORETENTION SOIL MEDIA (BSM)
SHALL MEET REQUIREMENTS OF THE COUNTY OF SAN DIEGO LOW IMPACT DEVELOPMENT HANDBOOK, APPENDIX G AND ALLOW FOR A LONG TERM, IN-PLACE INFILTRATION RATE OF 5 INCHES PER HOUR. BSM SHALL BE COMPOSED OF THE FOLLOWING:

BSM COMPOSITION	SAND	SANDY LOAM			COMPOST
		SAND	SILT	CLAY	
VOLUME	60–80%	0–20%			10%
WEIGHT	75–80%	10% MAX		3% MAX	9% MAX[1]

[1] 9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.



VICINITY MAP

NTS

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: AUG. 19, 2025
Revision 1: JULY 9, 2024

Original Date: JANUARY 2024

Sheet C-4 of 4



LEGEND

SYMBOL	DESCRIPTION	MIN. SIZE	QUANTITY/ SPACING
	CITY APPROVED STREET TREE SUCH AS: AGONIS FLEXUOSA - PEPPERMINT TREE CERCIS 'FOREST PANSY' - REDBUD RHUS LANCEA - AFRICAN SUMAC UMBELLULARIA CALIFORNICA - CALIFORNIA LAUREL	15 GAL.	41
	NATIVE OAKS SUCH AS: QUERCUS AGRIFOLIA - COAST LIVE OAK QUERCUS LOBATA - VALLEY OAK QUERCUS DOUGLASII - BLUE OAK	15 GAL.	9
	SLOPE TREES SUCH AS: RHUS LANCEA - AFRICAN SUMAC SCHINUS MOLLE - CALIFORNIA PEPPER	15 GAL	16
	TREES AT BIOBASIN SUCH AS: CERCIS OCCIDENTALIS - REDBUD JUGLANS MEXICAN - MEXICAN ELDER PLATANUS RACEMOSA - CALIFORNIA SYCAMORE SALIX LASIOLEPIS - ARROYO WILLOW SAMBUCUS MEXICANA - BLUE ELDERBERRY	15 GAL.	8
	SLOPE PLANTING: ARCTOSTAPHYLOS 'HOWARD MCMINN' - MANZANITA CARPENTERIA CALIFORNICA - BUSH ANEMONE FREMONTEDENDRON CALIFORNICUM - FLANNEL BUSH HETEROMELES ARBUTIFOLIA - TOYON MYRICA CALIFORNICA - PACIFIC WAX MYRTLE BACCHARIS 'PIGEON POINT' - PROSTRATE COYOTE BUSH CEANOTHUS 'YANKEE POINT' - CARMEL CREEPER DIPLACUS LONGIFLORUS - MONKEY FLOWER EPILOBIUM CALIFORNICA - CALIFORNIA FUCHSIA ERIOGONUM GRANDE SSP. RUBESCENS - RED BUCKWHEAT	5 GAL.	8' O.C. MIN.
	BIOBASIN/RAIN GARDENPLANTING: CAREX SPECIES - SEDGES HEUCHERA HYBRIDS - CORAL BELLS/ALUM ROOT IRIS DOUGLAISIANA - PACIFIC COAST IRIS IVA HAYESIANA - POVERTY WEED DIPLACUS LONGIFLORUS - MONKEY FLOWER	1 GAL.	18" O.C.
	PAD AREA AND OTHER FLAT AREAS: 3" ORGANIC MULCH FOR EROSION CONTROL		
	NATIVE/NATURALIZED GRASSLANDS TO REMAIN. PROVIDE IRRIGATION AND BRUSH MANAGEMENT WHERE REQUIRED BY FIRE MARSHALL. HYDROSEED WITH NATIVE SEED MIX AT ANY AREA DISTURBED DURING CONSTRUCTION		
	EXISTING TREE TO REMAIN WITH SPECIES NOTED PROTECT IN PLACE*		
	EXISTING BOULDERS TO REMAIN IN CURRENT LOCATION		
	EXISTING LOCATION OF BOUDERS TO BE RELOCATED		
	NEW LOCATION OF BOULDERS TO BE RELOCATED		

NOTES

1. * ALL EXISTING OAK TREEES ARE TO BE RETAINED, PROTECTED IN PLACE. IF ANY EXISTING OAK TREES ARE TO BE MOVED DURING CONSTRUCTION, AN ADDITIONAL 24" BOX OAK TREE SHALL ALSO BE PLANTED AS MITIGATION.
2. LANDSCAPE STANDARDS:
   ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF ESCONDIDO LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
3. MINIMUM TREE SEPARATION DISTANCE
   TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
   UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
   ABOVE GROUND UTILITY STRUCTURES - 10 FEET
   DRIVEWAY (ENTRIES) - 10 FEET
   INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
4. IRRIGATION
   AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
5. MAINTENANCE
   ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
   THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.

PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

IF PLAN IS LESS THAN 24" X 36" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

GMA
GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499
E-mail: georgemercerassociates@gmail.com
REGISTERED LANDSCAPE ARCHITECT
George C. Mercer, Jr. No. 3537
Renewal Date: 4-30-27
11/6/25
STATE OF CALIFORNIA

CLIENT: HAMILTON BERNARDO LLC

PROJECT: TENTATIVE MAP
SE CORNER LOT
BERNARDO AVE & HAMILTON LANE
ESCONDIDO, CA 92029

CHANGES

PROGRESS PRINT DATE	
5/23/24	PROGRESS
6/15/24	PROGRESS
9/16/25	PROGRESS
11/6/25	PROGRESS

DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	1"= 40'
PROJECT	24-009

SHEET L-1
OF 1 SHEET

Exhibit B

INITIAL STUDY ADDENDUM
City of Escondido, California

1. **PROJECT TITLE:** Hamilton Bernardo Tentative Tract Map Project

2. **LEAD AGENCY & ADDRESS:** City of Escondido; 201 North Broadway; Escondido, CA 92025

3. **CONTACT PERSON & PHONE:** Melissa DiMarzo, Assistant Planner II

4. **PROJECT LOCATION:** The project site is located southeast of the Hamilton Lane/Bernardo Avenue intersection and comprises 6.02 gross acres in the City of Escondido (Assessor Parcel Number 238-360-68-00).

5. **PROJECT SPONSOR & ADDRESS:** Hamilton Bernardo LLC
   PO Box 1795
   La Jolla, CA 92038
   Lee Duran
   858-699-9311

6. **GENERAL PLAN DESIGNATION:** Estate 1

7. **ZONING DESIGNATION:** Residential Estate (RE)-40

8. **SURROUNDING LAND USES & PROJECT SETTING:**

   The project site is vacant. An existing single-family residence is located adjacent to and south of Lot 2 and east of the proposed stormwater biofiltration basin in unincorporated San Diego County. Adjacent land to the west is zoned RE-40. Unincorporated San Diego County is located to the north, east and south. Surrounding land use is single-family residential development.

9. **SUMMARY OF ORIGINAL PROJECT:**

   The original project was a Subdivision Map consisting of 5 single-family residential lots on minimum 40,000 square foot lots and associated public infrastructure improvements such as circulation, storm drains, and water and sewer lines. The project would include grading to create the proposed private street and home building sites. No grading exemptions are required. The approximately 6.28-acre site is comprised of one Assessor Parcel Number (238-360-6800) connecting to and fronting on both Bernardo Avenue and Hamilton Lane. The proposed project is located in an area composed of a mix of established residential development, newer housing tracts and some remaining vacant parcels.

   The City of Escondido prepared and adopted an Initial Study/Mitigated Negative Declaration for Case Number ER 2005-33, TR 931, 2005-46-PZ, 2005-06 AN. The Initial Study was circulated for public review from March 22, 2007 to April 11, 2007. The Initial Study determined that no significant impacts to the environment would occur with implementation of the proposed annexation and subdivision map. The following mitigation measures were identified and incorporated into the Mitigation Monitoring and Reporting Program (MMRP).

   Air Quality

   Impact. The project will potentially impact air quality in the area surrounding the project during construction.

   Mitigation. Prior to construction and issuance of grading and building permits, a site-specific analysis shall be prepared to determine equipment and methods necessary to protect adjacent properties.

Biological Resources

Impact. The project will have a direct impact on 3.06 acres of non-native grasslands.

Mitigation. The proposed mitigation ratio is 0.25:1 for direct impacts through the purchase of habitat credits from an approved mitigation bank (BIO-1).

Impact. Project will have a direct impact on .02 acres of Coast Sage Scrub. U.S. Fish and Wildlife and California Department of Fish and Game approval required.

Mitigation. The proposed mitigation ratio is 1:1 for direct impacts through the purchase of habitat credits from an approved mitigation bank (BIO-2).

Impact. The project will require the removal of four individual oak trees to develop the residential lots within the subdivision.

Mitigation. Impacts to native Live Oak trees will be mitigated by relocating the four Live Oaks on-site and planting four new Live Oak trees on-site (BIO-3).

Impact. The project will remove four individual oak trees to develop the residential lots within the subdivision.

Mitigation. A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all young have fledged (BIO-4).

Impact. Oak trees planted as part of the replacement program must be monitored to ensure viability.

Mitigation. The applicant shall provide funding to the satisfaction of the City for the five-year monitoring of the oak trees with sufficient reserve for the replacement of any dead/dying stock (BIO-5).

Hazardous Materials

Impact. Project is near the Chatham Barrel Yard (a Superfund Cleanup Site). The project site has one County Monitoring well to that is to remain.

Mitigation. Monitoring well MW57 is to remain onsite and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternately, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards.

This well was decommissioned as documented in a letter provided by Chatham Site PRP Group dated May 21, 2009. This mitigation measure has been satisfied.

Hydrology/Water Quality

Impact. Project is near the Chatham Barrel Yard (a Superfund Cleanup Site). The project site has one County Monitoring well that is to remain.

Mitigation. No drinking water wells are to be drilled on-site and no excavations shall be allowed on-site without proper permits (HYD-1).

Proposed Project

The project applicant is seeking entitlement approval from the City of Escondido for a Tentative Tract Map subdividing an existing 6.02 gross/5.95 net acre parcel into five single-family residential estate lots and one stormwater detention basin lot. The applicant is requesting the following entitlement approvals:

- PL24-0067

Hamilton Bernardo, LLC, (applicant) submitted a proposal to the City of Escondido for approval of a subdivision to create five single-family estate lots and one lot for the construction of a stormwater biofiltration basin. The proposed single-family residential lots would be a minimum of 40,000 square feet and accommodate one single-family residence with related improvements. Primary access would be from Hamilton Lane with secondary emergency vehicle access (EVA) from Bernardo Avenue. Potable water would be provided by the City of Escondido Water Department. Sewer conveyance and treatment and public services (i.e., fire, police and stormwater) would be provided by the City of Escondido. School services would be provided by the Escondido Union School District. Grading would require cut/fill of 8,700 cubic yards. Grading spoils would be balanced on-site. Construction would begin in mid-2026 and be completed in 2027.

10. OTHER REQUIRED AGENCY APPROVALS:

None required.

11. HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY & CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PER PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, IS THERE A PLAN FOR CONSULTATION THAT INCLUDES, FOR EXAMPLE, THE DETERMINATION OF SIGNIFICANCE OF IMPACTS TO TRIBAL CULTURAL RESOURCES, PROCEDURE REGARDING CONFIDENTIALITY, ETC.?

The proposed project will disturb native soils during site preparation and grading. Approval of the project would incorporate conditions of approval to address potential adverse effects to Cultural Resources and/or Tribal Cultural Resources during construction. The 2007 Initial Study was prepared prior to adoption of AB 52; thus, while tribal cultural resources are addressed herein, no consultation with Native American Tribes per AB52 is required.

12. ENVIRONMENTAL DETERMINATION/ADDENDUM:

As stated, the City previously prepared and adopted an Initial Study and Mitigated Negative Declaration for Case Number ER 2005-33, TR 931, 2005-46-PZ, 2005-06, dated March 21, 2007.. Based on all available information and in light of the entire record, the analysis in this Addendum, and pursuant to Sections 15162 of the State CEQA Guidelines, the City has determined the following

1. There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental

document was certified as complete or was adopted, shows any of the following:

A. The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;

B. Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Per Section 15164 (a) of the CEQA Guidelines, the lead agency has prepared an addendum to a previously adopted Mitigated Negative Declaration because, while some changes or additions to the previous Mitigated Negative Declaration were necessary, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Based upon review of the current project, none of the conditions described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. As stated, pursuant to Section 15164, , this Addendum has been prepared to document minor technical changes or additions to the Project.

4. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation	☐ Tribal Cultural Resources	☐ Utilities / Service Systems
☐ Mandatory Finding of Significance	☐ Greenhouse Gas Emissions	☐ Wildfire
☐ Energy		

DETERMINATION. (To be completed by lead agency) Based on this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. An Addendum is being prepared to address minor changes to the project. Nothing further is required.

Melissa DiMarzo

Melissa DiMarzo, Assistant Planner II

5. EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant	Potentially Significant Unless Mit.	Less than Significant	No Impact
14.1 AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

2007 Initial Study

The proposed map is not located on a Ridgeline identified in the Community Open Space/Conservation Element of the General Plan. No Grading exemptions are being requested in conjunction with this tentative map. The highest fill proposed on the site is approximately 10 feet in height, consistent with the maximum height allowed in the City's Grading Ordinance. It is located along one pad area in the far northeastern corner of the project. The deepest proposed cut areas are up to 6 feet deep, with a maximum of 20 feet being allowed in the Grading Ordinance. The largest cuts are located within the north-central portion of the site. These proposed cuts and fills are at a 2:1 ratio, also consistent with the Grading Ordinance. These proposed slopes are considered minor in nature by the Code and will not block significant views.

Residential projects typically do not directly illuminate or reflect glare upon adjacent properties, therefore no significant light or glare impact would result from the proposed project. Development of the proposed future development will not obstruct scenic views or vistas open to the public since neither the City nor the State designates Hamilton Lane or Bernardo Avenue as a scenic resources.

Proposed Project

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The project would approve five new single-family estate lots and one lot to accommodate a stormwater bioretention basin. The site is currently vacant and comprised of rolling terrain with several granite boulder clusters. As stated, the site is zoned RE-40 and surrounded by existing single-family residential development. New residential lots would be planned and residences constructed consistent with City of Escondido Zoning Code (Chapter 33) Article 6 (Residential Zones), and Article 64 (Design Review). The General Plan Conservation Element notes that hillsides and ridgelines provide a visual resource and aesthetic value to Escondido that contributes to the community's sense of identity. These areas are located to the west and east of the site (see Conservation Element, Figure VII-5). The project site does not have any designated scenic features and while the project would change existing views into the site; the site is not a scenic vista. The proposed project would not further obstruct existing public views of hillsides and ridgelines;

thus, the approved project would not result in adverse effects to scenic resources identified in the General Plan. Impacts would be consistent with those identified in the 2007 Initial Study.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No officially designated state scenic highways exist within City limits. Additionally, the City's General Plan Resource Conservation Element does not identify any local scenic roadways (City of Escondido 2012). Grading would likely remove or relocate existing vegetation and boulders; however, no impact within a state scenic highway corridor would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less-Than-Significant Impact. Scenic quality is governed by the City's Zoning Code and General Plan. As discussed under response (a), the proposed project would not result in an adverse effect to a scenic vista as defined in the City's General Plan. As indicated above, the project site does not have any designated scenic features and while the project would change existing views into the site; the site is not a scenic vista. The proposed project would not further obstruct existing public views of hillsides and ridgelines; thus, the approved project would not result in adverse effects to scenic resources identified in the General Plan. Impacts would be less than significant. The project is within an urbanized area and it would not conflict with applicable RE-40 zoning and other regulations governing scenic quality. Impacts would be consistent with those identified in the 2007 Initial Study.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less-Than-Significant Impact. There are two primary artificial sources of light that generally affect an urban environment: light emanating from building interiors that passes through windows to the outside and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting) that affect the natural ambient light level. The introduction of light can affect adjacent areas and diminish night sky views depending on the location of the light sources and proximity to nearby light-sensitive areas.

Glare can be caused by unshielded or misdirected lighting sources. Reflective surfaces such as chrome or polished metal can also be a source of glare. Glare results from development and associated parking areas that contain reflective materials such as hi-efficiency window glass, highly polished surfaces and expanses of pavement. The Project site is in a developed area with predominantly single-family uses. The existing lighting in the project area includes streetlights and vehicle lights within the adjacent roadway corridors and interior and exterior building lighting from developed parcels proximal to the site.

Proposed lighting is anticipated to include a combination of street and security lighting. City of Escondido Zoning Code Article 35 addresses the use of light fixtures on residential properties to minimize the amount of light cast on adjoining properties and public right-of-way. During construction, lights may be used within the construction areas, notably the construction staging areas, to provide security for construction equipment and construction materials. Further, in the event that construction-related activities occur during nighttime hours, temporary, overhead artificial lighting would be provided to illuminate the work area. Compliance with applicable lighting regulations and standards would reduce potential impacts to less than significant. Impacts would be consistent with those identified in the 2007 Initial Study.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.2 AGRICULTURE & FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

2007 Initial Study

The project site is not in agricultural production and is not listed as Prime Agricultural Land as identified in the General Plan Final Environmental Impact Report, which was prepared for the City's most recent General Plan revisions in 2012.

The California Department of Conservation, which publishes farmland conservation reports, classifies the site as "Urban and Built-up Land" which is defined as:

" ... land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel, including residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

The development of residential lots and natural vegetated lands to remain; would therefore, not result in significant individual or cumulative impacts to agricultural resources.

Proposed Project

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The site is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Construction of the proposed project would not convert farmland to non-agricultural use Impacts would be consistent with those identified in the 2007 Initial Study.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The proposed project is located in an area zoned to accommodate the existing use. Agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. No impact would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

No Impact. The project site is neither zoned for agricultural use, nor subject to a Williamson Act contract. Approval of the proposed project would have no impact on existing agricultural zoning or to land under a Williamson Act contract. No impact would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))*?

No Impact. The project site is not zoned as forest land or timberland or for Timberland Production nor do these uses occur on the site. No impact would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site does not contain forested areas or designated forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use*?*

No Impact. The project site is not located on a site dedicated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Implementation of the proposed project would not result in changes in the environment that would result in the conversion of farmland to non-agricultural use. No impact would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.3 AIR QUALITY. Where available, the significant criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determination. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

2007 Initial Study

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the Los Angeles area South Coast Air Basin during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and eventually are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy; therefore, has been to control local sources effectively enough to reduce locally produced contamination.

For long-term emissions, the direct impacts of a project can be measured by the project's consistency with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Estate I in calculating air quality impacts. According to CEQA Guidelines, a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation, or exposes sensitive receptors to substantial pollution concentrations.

Emissions resulting from developing the site would be directly related to the amount of vehicular traffic generated by the project. The increase of 5 units would have an incremental impact to basin-wide air quality. Considering the cumulative impacts of thousands of sources, the impact attributed to the project is immeasurably small on a regional scale and will not cause ambient air-quality standards to be exceeded. Since development would not materially degrade the levels of service on adjacent streets and intersections, and would not violate daily emissions thresholds, the project will not have a significant impact on air quality and no mitigation measures are required.

Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Maximum daily emissions of NOx during construction periods are not projected to exceed City thresholds or APCD standards based on similar studies performed for similar size grading operations. Since construction is a one-time temporary activity, and because average daily construction emissions are projected to be below thresholds of significance, operation of equipment during project construction is not anticipated to result in substantial air quality impacts. Dust from grading and other site preparation would generate particulate matter emission; however, with appropriate use of grading and operation procedures as described in the attached mitigation measures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust.

The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely re-vegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB; and therefore, would not result in a significant impact.

As stated above, mitigation for air quality required preparation of a site-specific analysis and report to determine equipment and methods necessary to protect adjacent properties from adverse air quality impacts which may result from construction. A site-specific analysis was prepared and is summarized below; thus, satisfying this mitigation measure.

Proposed Project

Information within this section was obtained in part from the California Emission Estimator Model version 2022.1. The output file is provided as Appendix A.

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project site is zoned RE-40 which supports low density single-family residential development. SANDAG's Regional Plan population, employee population and housing estimates for the years 2020 and 2035 was compared to the estimated increase in population, employees, and housing generated by the proposed project. The number of housing units in the City was projected to be 54,910 in 2025 and 58,990 in 2035, or an increase in 4,080 housing units. Furthermore, the City's population was projected to be 165,127 residents in 2025 and 169,122 residents in 2035, or an increase of 3,995 residents over the period. The average household size is 2.8 people per dwelling unit, which translates into approximately 14 residents for the proposed project. Therefore, the project would be within SANDAG's population growth forecast and, as addressed below, the proposed project emissions would not conflict with the State Implementation Plan (SIP), AQMP and RAQS. Therefore, as the Final IS/MND disclosed regarding the approved project, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be consistent with those identified in the 2007 Initial Study.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. The thresholds listed in Table 1 are screening-level thresholds used to evaluate whether proposed-project-related emissions could cause a significant impact on air quality. Emissions below the screening-level thresholds would not cause a significant impact. The emissions-based thresholds for ozone precursors (ROG and NOx) are intended to serve as the threshold for ozone. This

approach is used because ozone is not emitted directly; thus, ozone concentrations associated with individual projects precursors (VOC and NOx) emissions cannot be determined through air quality models or other quantitative methods. For nonattainment pollutants, if emissions exceed the thresholds shown in Table 1, the project has the potential to result in a cumulatively considerable net increase in these pollutants; and thus, could have a significant impact on the ambient air quality. Impacts would be consistent with those identified in the 2007 Initial Study.

Table 1
SDAPCD Air Emission Significance Thresholds

Construction Emissions			
Pollutant		Total Emissions (pounds per day)	
Reactive Organic Gas (ROG)		75	
Nitrogen Oxides (NOx)		250	
Carbon Monoxide (CO)		550	
Sulfur Oxides (SOx)		250	
Respirable Particulate Matter (PM_{10})		100	
Fine Particulate Matter (PM2.5)		55	
Operational Emissions			
	Total Emissions		
	Pounds per Hour	Pounds per Day	Tons per Year
Reactive Organic Gas (ROG)	--	75	13.7
Nitrogen Oxides (NOx)	25	250	40
Carbon Monoxide (CO)	100	550	100
Sulfur Oxides (SOx)	25	250	40
Respirable Particulate Matter (PM_{10})	--	100	15
Fine Particulate Matter (PM2.5)	--	55	10
Lead and Lead Compounds	--	3.2	0.6

The estimated maximum daily construction and operating emissions are summarized in Table 2 below. As shown, the Project construction-source emissions and operating emissions would not exceed San Diego Air Pollution Control District (SDAPCD) regional thresholds for daily emission. Thus, a less than significant impact will occur and no mitigation measures are required. Impacts would be consistent with those identified in the 2007 Initial Study.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. Sensitive receivers include the single-family residences located adjacent to and proximal to the site. In evaluating impacts to sensitive receptors, the two primary emissions of concern are diesel particulate matter and CO. The proposed project would generate approximately 50 daily trips (i.e., 10 trips per unit) and five trips during the peak hour. Per the *City of Escondido Transportation Impact Analysis Guidelines* (April 2021), projects that generate less than 200 daily trips may be presumed to have a less-than significant impact absent substantial evidence to the contrary. The project is not expected to cause a traffic impact or otherwise impede circulation within the project area and at proximal intersections. Consequently, sensitive receptors would not be significantly affected by CO emissions generated by Project-related traffic.

Toxic Air Contaminants. The proposed project would be constructed within an RE-40 zone and require a common mix of equipment. As shown, construction emissions would not violate SDAPCD daily construction emission standards. With respect to operation, the proposed project would not include uses that cause or contribute to TAC emissions. Construction and operation of the proposed project would not

Table 2
Maximum Daily Construction and Operational Emissions

Project Emissions	Maximum Emissions (lbs/day)					
	ROG	**NO_x**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
Construction – 2026	*6.2*	12.9	15.0	0.02	3.4	1.8
SDAPCD Screening Thresholds	*75*	*250*	*550*	*250*	100	55
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**
Operating Emission – Proposed Project	*0.04*	0.12	1.8	0.003	0.3	0.08
SDAPCD Screening Thresholds	*75*	*250*	*550*	*250*	100	55
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**

Source: Birdseye Planning Group, LLC., (March 2025) (Appendix A).

expose sensitive receptors to substantial pollutant concentrations. Impacts would be consistent with those identified in the 2007 Initial Study.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction; and thus, is considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required. The 2007 Initial Study does not specifically address odors; however, as described herein, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy/ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Information provided in this section was in part, obtained from the *Biological Resources Memorandum* prepared by Tierra Data, Inc., July, 2024.(Appendix B).

2007 Initial Study

A series of biological reports dated 6/19/06, 11/20/06, and 2/14/07 were prepared by the Chambers Group to augment the Biological Resource Assessment conducted in 1991 for the subject property. Taken in combination, the reports conclude that the 6.28-acre parcel is composed mostly of non-native grassland with a few oaks in the southeastern portion of the site and a small isolated patch of coastal sage scrub along a fence line adjacent to Hamilton Lane. Based on information detailed in Appendix B, there are currently no sensitive wildlife species present on the site. The biological resource reports concluded that development of the site under the 2007 proposal would necessitate the removal of 3.06 acres of non-native grassland, four oak trees and .02 acres of coastal sage scrub. Proposed mitigation would bring the impacts to biological resources to less than significant.

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?

Less than Significant. The parcel is primarily Disturbed Habitat (DH) composed of annual non-native grasses and non-native vegetation, reflecting the history of agricultural use and repeated mowing for weed abatement. Due to the significant disturbance and a shift from the original vegetation composition, resilient and fast-growing non-native species and grasses now outcompete the native flora including several brome grasses (*Bromus madritensis* ssp. *rubens, B. hordeaceus* and *B. diandrus*) and slender wild oat (*Avena barbata*), as well as non-native forbs, such as mustards (*Hirshfeldia incana* and *Brassica nigra*), and filarees (*Erodium brachycarpum, E. cicutarium,* and *E. moschatum*).

Despite the dominance of non-native species, the parcel supports some native species, predominantly annual forbs such as Menzies' Fiddleneck (*Amsinckia menziesii*), Narrow Leaf Bedstraw (*Galium angustifolium)* and a few diminutive perennial species including Coast Buckwheat *(Eriogonum fasciculatum*), and Broom Baccharis (*Baccharis sarothroides*) which have clearly been mowed annually. Additionally, several large piles of mulch have been placed on the property, with some already spread. These piles consist primarily of Mexican fan palm (Washingtonia robusta) material, laden with seeds that are now sprouting abundantly.

Animals observed included species of native and non-native Argentine ants (*Linepithema humile*), Great Basin fence lizards (*Sceloporus occidentalis*) on the rocks, a dead gopher snake (*Pituophis catenifer catenifer),* evidence of Coyote (*Canis latrans*), Botta's pocket gopher (*Thomomys bottae*), and a woodrat nest (*Neotoma sp.*), and common birds including mourning dove (*Zenaida macroura*), house finch (*house finch*), California towhee (*Melozone crissalis*), and northern mockingbird (*Mimus polyglottos*). Larger birds were using the off-site trees in the vicinity, including California scrub jay (Aphelocoma californica), hooded oriole (*Icterus cucullatus*), acorn woodpecker (*Melanerpes formicivorus*), and American crows (*Corvus brachyrhynchos*). A red-tailed hawk (*Buteo jamaicansis*) was seen flying overhead in the area.

No special status plants or animals were observed at the time of the survey nor is the on-site habitat expected to support sensitive species.

As stated in the 2007 Initial Study, the project would require mitigation for direct impacts to 3.06 acres of non-native grassland and .02 acres of coastal sage scrub. Neither of these habitat types remain on the project site under current conditions. The property was cleared as requested in weed abatement orders issued by the City of Escondido on May 26, 2021, and August 12, 2025 (see Appendix C). Thus, impacts associated with the proposed project would be less than significant and less than what was identified in the 2007 Initial Study. However, mitigation measures addressing impacts to these habitat types in the 2007 Initial Study and listed above in Section 9, *Summary of Original Project,* remain applicable and would require implementation with approval of the proposed Project.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?

No Impact. The site is vacant and does not contain any federal or State jurisdictional areas. The proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wild Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to riparian habitat or sensitive natural communities would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. No wetlands, as defined by Section 404 of the Clean Water Act, exist on-site or immediately adjoining the site. Thus, the project would not result in impacts to wetlands. Impacts would be consistent with those identified in the 2007 Initial Study.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The project site is disturbed and located within an urban area. Project implementation would not interfere with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as none exist within the immediate project area. No impacts to migratory corridors or native wildlife nursery sites would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation

policy/ordinance?

Less than Significant Impact. The Escondido Municipal Code regulates removal of trees identified as Mature or Heritage (i.e., Protected), trees (Sec 33-1069). Mature and Protected trees are defined in the Escondido Municipal Code Sec 33-1052 as:

- Mature tree is any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree (genus *Quercus*), shall have a diameter 4 inches or greater when measured at 4½ feet diameter at breast height (DBH) above the tree's natural grade. All other mature trees shall have a diameter of 8 inches DBH, or greater, for a single stem or one of the multiple stems.

- Protected tree is any oak (genus *Quercus*) which has a 10-inch or greater DBH, or any other species or individual specimen listed on the local historic register, or determined to substantially contribute to the historic character of a property or structure listed on the local historic register, pursuant to Article 40 of the Escondido Zoning Code.

A total of 17 mature and protected trees are located on-site. Most of the trees on site are in the southern portion of the site. Two trees are in the west and center of the site, one a small black locust (*Robinia pseudoacacia*) and the other, a Heritage coast live oak (Q*uercus agrifolia*). The southern portion of the site contains six Heritage coast live oak trees, three mature coast live oak trees and three mature non-native trees. The remaining four trees do not meet the Protected tree criteria.

Several Mature and Heritage Trees are located on Lots 2, 4, and 5. The proposed project could potentially remove two Heritage coast live oak trees located within the pad of Lot 4 while avoiding all other oak trees. A coast live oak tree on the boundary of Lots 4 and 5 would be avoided. Two additional Mature olive trees would also be removed by grading Lot 5. Lastly, a black locust tree meets neither Heritage nor Mature tree criterion, would be removed to create the retention basin. All the impacted Heritage or Mature trees are far from the three roads that border the parcel and the loss of four trees would not significantly change views for area residents or the aesthetics of the area. It is expected that future homeowners will plant trees around their homes that will offset any aesthetic impacts from removal of the four trees. While multiple trees would be removed, the Project would be in compliance with City's current Municipal Code requirements for trees.

As stated in the 2007 Initial Study, the proposed project would require removal of four Live Oak trees; thus, requiring on-site relocation or replacement of the four existing Live Oak trees and planting of four additional Live Oak trees. The current project as proposed would be consistent with the City's Municipal Code requirements for removal of heritage and mature trees. However, removal of any Live Oak tree would require replacement of that tree plus planting of one additional live oak tree as stated in the 2007 Initial Study mitigation measures for biological resources. Impacts would be similar to what was identified for the project as proposed in 2007.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The City is no longer participating in the local regional Natural Community Conservation Planning (NCCP) effort and the site was not in a Focused Planning Area of the Multiple Habitat Conservation Plan (MHCP). Thus, the proposed Project would neither impact regional conservation planning efforts under the NCCP or MHCP, and because of its location and features, development would not impact any future regional conservation planning efforts. Impacts would be consistent with those identified in the 2007 Initial Study.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of CEQA?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

2007 Initial Study

The undeveloped site currently has only some minor indications that farming and citrus grove activity took place on the property in the past. The hilltop and surrounded land is now vacant. The property does not appear on the list of Archaeological Resources Sites; therefore, it is assumed the proposed development would have less than significant impacts on cultural resources.

Proposed Project

Information provided in this section was in part, obtained from the Phase I Cultural *Resources Report* prepared by South Environmental, LLC, May 2025 (Appendix D).

a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of CEQA?

No Impact. On March 27, 2025, South Environmental performed an in-person cultural resources records search of the project site and a 0.5-mile search radius at the South Coastal Information Center (SCIC), which houses cultural resources records for San Diego County. This search included their collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, State of California Department of Parks and Recreation Series 523 forms (DPR forms), technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Resource Directory and Historic Built Environment Resource Directory lists. The SCIC records search identified three cultural resources studies (SD-8588, -8596, and -10211) that were conducted within the project site and an additional 42 studies within a 0.5-mile radius. None identified any historic resources on-site that are listed or eligible for listing on the NRHP or CRHR. Further, no historic resources were identified. No impact to historic resources would occur. Impacts would be consistent with those identified in the 2007 Initial Study.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of CEQA?

Less than Significant with Mitigation. As stated above, The SCIC records search identified three cultural resources studies (SD-8588, -8596, and -10211) that were conducted within the project site and an additional 42 studies within a 0.5-mile radius. These are summarized as follows:

SD-08588. The Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility was completed by the City of Escondido in 1980. This Environmental Impact Report (EIR) included a cultural resources inventory that identified an archaeological site within the treatment plant site to be avoided by its

expansion. The study included a records search but no pedestrian survey. Adherence to State and Regional Historic Preservation regulations was recommended to mitigate impacts to cultural resources. However, the identified archaeological site is nowhere near the current project site, located west of Interstate 15 and south of State Route 78. The EIR's broad study area included the current project site but did not include archaeological surveys within or near the project site.

SD-08596. The Results of a Cultural Resource Survey of the Escondido Reclaimed Water Distribution System Project: Draft Environmental Impact Report was prepared by Brian F. Smith and Associates in 1992. This study inventoried cultural resources within and adjacent to the 24.2-mile project alignment. A record search found 115 prehistoric sites and two historic sites near the project alignment, but no cultural resources were discovered within the study's project boundaries. The entire project alignment was surveyed. Where terrain permitted, the project alignment was intensively surveyed with 20-foot linear transects, and areas with steep grades, heavy foliage, structures, or pavement that inhibited access or ground visibility were surveyed at a reconnaissance level. This approach resulted in approximately 25 percent of the project alignment being intensively surveyed. The eastern half of the current project site falls with the 100-foot buffer zone of the Smith 1992 project alignment; however, no details are provided that indicate the current project site was intensively surveyed. Archaeological monitoring was recommended for certain areas deemed sensitive but not the entirety of the project alignment. Standard mitigation measures were also recommended.

SD-010211. The Results of Archaeological Testing at CA-SDI-12525 Report was prepared by Susan Underbrink of Chambers Group, Inc. in 2006. This multicomponent resource was originally recorded by Del James, Steven Briggs, and Scott Campbell of ERC Environmental and Energy Services in 1991. The prehistoric component was initially described as possessing "numerous slicks on 17 different granite bedrock outcrops," more than 20 chipped stone flakes, two manos, one metate fragment, and more than 50 marine shell fragments. An L-shaped concrete foundation and a subterranean concrete foundation was also referenced. It was stated that the area around the bedrock outcrops had been subject to disking but also estimated that the subsurface appeared to retain good integrity.

Susan Underbrink (2006) of Chambers Group, Inc. conducted resurvey and archaeological testing of P-37-012535 for CRHR eligibility evaluation in May 2006. Underbrink recorded 20 bedrock milling features (labeled as Features A-T) with 27 milling surfaces, all flush or shallow slicks. Underbrink noted that many of the milling surfaces were heavily eroded and that some of the features identified in 1991 could not be relocated. Underbrink excavated 16 shovel test pits and two 1-meter by 1-meter test units to a maximum depth of 70 centimeters. From the excavations she collected nine metavolcanic chipped stone flakes or shatter, one quartz flake, three small marine shell fragments of unidentified genus or species, one burnt large mammal bone, and one metal plate that states, "American Automobile Owners Association." Test Unit 1 produced 10 of the 15 artifacts and ecofacts between 0-30 centimeters of depth. No artifacts from the surface were recorded or collected. Underbrink described the site as a food processing site with a paucity of subsurface cultural material lacking diagnostic artifacts or evidence of habitation. The report (Underbrink 2006) stated that the research potential of P-37-012535 has been exhausted and the site was recommended not eligible for the CRHR" and no further work is necessary beyond archaeological monitoring.

Native American Scoping

A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on March 21, 2025. The NAHC responded to the request on April 4, 2025, and reported positive result and recommended contacting the San Luis Rey Band of Mission Indians. The NAHC also recommended contacting 31 Native American tribal representatives for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. South Environmental sent letters to each contact provided by the NAHC on April 7, 2025, and sent follow-up emails on April 17, 2025, to non-responsive contacts.

Four tribal contacts have responded to the outreach letters to date. The Pala Band of Mission Indians and Rincon Band of Luiseño Indians stated that the area is archaeologically sensitive with known sites recorded

within the vicinity. These tribes, along with the San Pasqual Band of Diegueño Mission Indians expressed concern about potential impacts the project may have on local tangible cultural heritage and declared interest in entering formal government-to-government consultation.

Field Survey Results

On April 22, 2025, South Environmental conducted an intensive-level survey of the project site. The site was surveyed using transects spaced approximately ten meters apart throughout the site. Areas with exposed ground surface were examined for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historical artifacts (e.g., metal, glass, ceramics), sediment discolorations that might indicate the presence of a cultural midden, depressions, and other features that might indicate the former presence of structures or buildings (e.g., post holes, foundations).

The previously recorded multicomponent archaeological site P-37-012525 (CA-SDI-12525/H) referenced above was relocated and one medium-grained metavolcanic flake was observed within the archaeological site. Some of the previously recorded bedrock milling slicks were relocated; however, others appeared to have eroded through weathering since the 2006 recordation and testing. No artifacts or other evidence was identified to change the previous characterization of site P-37-012525. No additional archaeological or historic built environment resources were observed during the survey beyond the previously recorded and tested P-37-012525. Based on these findings, no further archaeological testing of P-37-012525 is recommended. Further, the current findings are consistent with the previous recommendation that the site lacks significant data potential and is not eligible for CRHR listing.

No Cultural Resources were identified within the project site through Native American scoping; however, the Native American scoping identified the project vicinity as highly sensitive for prehistoric/Native American resources as referenced above. This sensitivity is supported by the five previously recorded resources with prehistoric components within 0.5-mile of the project site, including the CRHR/NRHP-listed multicomponent site P-37-000570 within Felicita Park, which contains a large prehistoric habitation component.

Given the presence of a previously recorded archaeological site within the project site and evidence of archaeological sensitivity indicated by the records search results and responses from tribal contacts, archaeological and Native American monitoring of all project-related earth disturbing activities is recommended as a condition of approval for addressing any discoveries of cultural resources. With implementation of Condition of Approval (COA) CUL-1, impacts to cultural resources would be less than significant.

> **CUL-1. Archaeological and Native American Monitoring**. Based on the sensitivity of the project site and the presence of P-37-012525, archaeological and Native American monitoring should be considered at the City's discretion and conducted during all project-related ground disturbance, including but not limited to, grading and excavation for and installation of foundations and utilities. Within 30 days of the conclusion of all monitoring activities, an archaeological monitoring report shall be prepared by a qualified archaeologist and submitted to the appropriate parties detailing the results of all monitoring activities and any cultural resources identified. Any discoveries of cultural resources or human remains shall be addressed in accordance with the unanticipated discovery measures outlined below.

As stated in the 2007 Initial Study, the proposed project was not expected to have any adverse impact to cultural or historic resources. Based on the current Phase I Cultural Resources Report, there is evidence that resources may occur on-site; and per existing protocol, monitoring during construction is recommended at the City's discretion as a Condition of Approval. Implementation of this Condition of Approval does not represent a substantial change proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects that would necessitate revisions to the 2007 Initial Study.

c. Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant. There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains. With implementation of existing regulations, potential impacts associated with the disturbance of human remains would be less than significant. This issue was not discussed in the 2007 Initial Study; however, compliance with State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, does not represent a substantial change proposed in the project which will require major revisions of the 2007 Initial Study.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.6 Energy. Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

2007 Initial Study

An evaluation of energy impacts was not required under Appendix G of the CEQA Guidelines when the 2007 Initial Study was prepared.

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the project construction or operation?

Less than Significant Impact. During construction, the Project would temporarily consume energy for the operation of construction equipment and vehicles. Standard methods of earth moving, excavations, building construction, and paving are planned. The proposed construction activities do not include methods of construction which would result in inefficient or unnecessary use of energy resources. For operational energy use, the project would be required to meet CCR Title 24 building energy and California Green Building (CALGreen) Code standards. Energy-efficient buildings require less electricity, natural gas, and other fuels. Electricity production from fossil fuels and on-site fuel combustion (typically for space or water heating) results in greenhouse gas (GHG) emissions. The Title 24 standards are updated approximately every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The 2022 Title 24 standards went into effect on January 1, 2023. The standards are divided into three basic sets. First, there is a basic set of mandatory requirements that apply to all buildings. Second, there is a set of

performance standards—the energy budgets—that vary by climate zone (of which there are 16 in California) and building type; thus, the standards are tailored to local conditions. Finally, the third set constitutes an alternative to the performance standards, which is a set of prescriptive packages that are basically a recipe or a checklist compliance approach.

CALGreen (CCR Title 24, Part 11) is a code with mandatory requirements for all residential and nonresidential buildings (including industrial and commercial buildings) for which no other state agency has authority to adopt green building standards. The current 2022 Standards for new construction of, and additions and alterations to, residential and nonresidential buildings went into effect on January 1, 2023. CALGreen is intended to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. In short, the code is established to reduce construction waste; make buildings more efficient in the use of materials and energy; and reduce environmental impact during and after construction. CALGreen contains requirements for storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more.

All fuel calculations are based on the total Carbon Dioxide Equivalent (CO_2e) value calculated for each construction phase and vehicle miles traveled (VMT) using the California Emission Estimator Model (CalEEMod) version 2022.1. Data are reported in annual metric tons of CO_2e for the duration of each construction phase. Metric tons are converted to kilogram CO_2e and then divided by a conversion factor used by the U.S. Environmental Protection Agency to estimate gallons of gasoline consumed based on carbon emissions. For the purpose of determining fuel demand, it was assumed that all worker vehicles would be use gasoline and all construction equipment would diesel-fueled. Deisel demand would be approximately 22,659 gallons. Demand for gasoline would be approximately 504 gallons. During operation, the project would generate demand for approximately 30,706 kilowatt hours (kWh) of electricity and 142,585 British Thermal Units (BTU) of natural gas annually. The annual gasoline demand generated by passenger vehicles visiting the site would be approximately 6,584 gallons.

Compliance with state Title 24 and CALGreen standards would ensure that the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. No further Project-specific mitigation measures would be required. Implementation of the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources that may have a significant impact on the environment. Impacts would be **less than significant;** and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. Several levels of government have implemented regulatory programs in response to reducing GHG emissions, which consequently serve to increase energy efficiency statewide. Multiple state agencies, including CARB, California Energy Commission, California Public Utilities Commission, CalRecycle, California Department of Transportation (Caltrans), and the Department of Water Resources have developed regulatory and incentive programs that promote energy efficiency. Many of the measures are generally beyond the ability of any future development to implement and are implemented by utility providers or manufacturers.

The project does not conflict with any state or local plans for renewable energy efficiency. The project would employ standard methods of construction and does not propose to create a project condition post-construction whereby a greater energy, relative to projects of a similar scope would occur. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **No impact** would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

As stated, this topical issue was not addressed in the 2007 Initial Study. However, based on the foregoing analysis and information, there is no evidence that the project would result in any significant energy

impact.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.7 GEOLOGY AND SOILS. Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
(i.) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?	☐	☐	☒	☐
(ii) Strong seismic ground shaking?	☐	☐	☒	☐
(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
(iv) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the 1994 UBC, creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒

2007 Initial Study

The highest fill areas proposed are approximately 10 feet in height, consistent with the maximum height allowed in the City's Grading Ordinance. The deepest cut areas are approximately 6 feet deep and located within the northern portion of the site. It is reasonably anticipated that conventional grading practices can be utilized to develop the site without the need for blasting. If blasting is required it would likely be limited to the central portion of the site and the contractor will be required to obtain the necessary permits and follow all City of Escondido procedures.

The site is not located on any active or potentially active fault trace as defined by the California Division of Mines and Geology. The nearest active fault to the site is the Rose Canyon Fault, located approximately 11 miles to the west. Other nearby faults include the Elsinore-Julian Fault and the Newport-Inglewood Fault. The site is not considered to possess a significantly greater seismic risk than that of the surrounding area based on accounts from other geotechnical investigations for projects developed in the area; therefore a significant geology and soils impact would not occur.

Proposed Project

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death

involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. In 1972, the state passed the Alquist-Priolo (AP) Earthquake Zoning Act to help identify areas subject to severe ground shaking. Earthquake faults are categorized as active, potentially active, and inactive. A fault is classified as active if it is included as an Earthquake Fault Hazard Zone (EFHZ), which indicated movement within the past 11,000 years. The purpose of this Act is to prohibit the placement of most structures for human occupancy across the traces of active faults; thereby mitigating the hazard of fault ruptures. EFHZs identify the probability of ground rupture for future earthquakes. Where such zones are designated, no buildings or structures may be constructed on the trace of the fault. No EFHZs exist within the City of Escondido as reported in the City of Escondido General Plan Environmental Impact Report (EIR), Section 4.6, Geology/Soils. Impacts related to geology/soils would be consistent with those identified in the 2007 Initial Study.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, un-weathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene times.

The San Jacinto Fault, Elsinore Fault and Rose Canyon Fault have the potential to result in seismic ground shaking within the proposed project area. Conformance with standard engineering practices and design criteria would reduce the effects of seismic ground shaking to less than significant. Impacts related to geology/soils would be consistent with those identified in the 2007 Initial Study.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong ground shaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of ground shaking. According to Figure 4.6-3 in the General Plan EIR, the project area is not susceptible to liquefaction hazards. A less than significant impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

iv) Landslides?

No Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the According to Figure 4.6-4 in the General Plan EIR*,* the project is not located within a landslide hazard area*.* No impact would occur. A less than significant impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Grading and trenching during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and implement applicable elements of the Stormwater Pollution Prevention Plan (SWPPP) during ground disturbing activities. Impacts would be less than significant. A less than significant impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less Than Significant Impact. Subsidence, which can be caused by groundwater depletion, seismic activity, and other factors, refers to elevation changes of the land whether slow or sudden. The underlying geologic formations in the proposed project area are mostly granitic and have a very low potential of subsidence. No water extractions or similar practices are anticipated to be necessary that are typically associated with project-related subsidence effects. In addition, surface material that would be disrupted or displaced would be balanced and re-compacted on-site or removed. Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land. The site is generally flat. There are no steep slopes that could cause a landslide. As stated, there is no liquefaction potential in the project area. A less than significant impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. As stated in the General Plan EIR, Section 4.6, Geology/Soils, certain types of clay soils expand when they are saturated and shrink when dried. These are called expansive soils and can pose a threat to the integrity of structures built on them without proper engineering. Expansive soils are derived primarily from weathering of feldspar minerals and volcanic ash. The expansion and contraction of the soil varies with the soil moisture content (wet or dry), and can be aggravated by the way a property is maintained or irrigated. Human activities can increase the moisture content of the soils, and the threat of expansive soil damage. According to Figure 4.6-5 in the General Plan EIR, there is no known potential for expansive soils occurring in the project area. No impact would occur. No impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed project does not include the implementation of septic tanks or alternative wastewater disposal systems. The project would connect to the existing sewer system located along Bernardo Avenue or Hamilton Lane. No impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

e) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

No Impact. According to the City of Escondido General Plan EIR Figure 4.5-2, the geologic formation on the project site is comprised of granitic and other intrusive crystalline rocks of all ages, mid-Cretaceous. Geologic formations that are composed entirely of volcanic or plutonic igneous rock, such as basalt or granite, do not have any potential for producing fossil remains. No impacts to paleontological resources would occur. No impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.8 GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

2007 Initial Study

An evaluation of greenhouse gas impacts was not required under Appendix G of the CEQA Guidelines when the 2007 Initial Study was prepared.

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The vast majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355). For future projects, the significance of GHG emissions are evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a Climate Action Plan).

The City of Escondido approved a Climate Action Plan in March 2021. This CAP meets the criteria identified in Section 15183.5 of the CEQA Guidelines and, therefore, is considered a "qualified" CAP and may be used for the specific purpose of streamlining the analysis of GHG emissions for subsequent projects.

Furthermore, a project's incremental contribution to cumulative GHG emissions may be determined not to be cumulatively considerable. The City has established a GHG screening threshold (set at 500 metric tons carbon dioxide equivalent ["MTCO2e"] per year) for new development projects to determine if a project would need to demonstrate consistency with the CAP through the Checklist. New development projects that are consistent with the General Plan and are expected to generate fewer than 500 MTCO2e annually would not have a cumulative impact and would not be required to provide additional analysis.

Construction Emissions

Construction of the proposed project would generate temporary GHG emissions primarily associated with the operation of construction equipment, worker trips and truck trips required for hauling excavation spoils, materials and equipment. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used on-site at one time. Air districts such as the SDAPCD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions.

Operational Emissions

Default values used in CalEEMod version 2022.1 are based on the CEC sponsored California Commercial End

Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod provides operational emissions of CO_2, N_2O and CH_4. This methodology has been subjected to peer review by numerous public and private stakeholders, and in particular by the CEC; and therefore, is considered reasonable and reliable for use in GHG impact analysis pursuant to CEQA. It is also recommended by CAPCOA (January 2008).

Emissions associated with area sources (i.e., consumer products, landscape maintenance, and architectural coating) were calculated in CalEEMod based on standard emission rates from CARB, USEPA, and district supplied emission factor values (CalEEMod User Guide, 2022). Emissions from waste generation were also calculated in CalEEMod and are based on the IPCC's methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CalEEMod User Guide, April 2022). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Emissions from water and wastewater usage calculated in CalEEMod were based on the default electricity intensity from the CEC's 2006 Refining Estimates of Water-Related Energy Use in California using the average values for Northern and Southern California. The proposed Project would generate 84 MT of CO2e emissions annually including the amortized construction emissions. This would be less than the 500 MT CO2e screening threshold referenced above. A less than significant impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. Specific goals and actions included in the City of Escondido CAP and Title 24 that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new residential and commercial development under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. Implementation of these building and appliance standards would result in water, energy, and construction waste reductions for the proposed project. These requirements are included in the CAP Checklist prepared by the applicant to demonstrate project consistency with applicable elements of the CAP.

Consistency with EO S-3-05 and SB 32

EO S-3-05. This EO establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050.

SB 32. This bill establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030.

The City prepared a GHG emissions inventory included in the above-referenced CAP. The City's Final CAP was adopted on May 8, 2021. The CAP demonstrates that, with implementation of applicable General Plan objectives and policies, coupled with state and federal actions and execution of CAP measures and actions, the City will reduce GHG emissions consistent with state goals established by Senate Bill 32 and maintain a trajectory to meet its proportional share of the 2050 state target identified in Executive Order S-3-05. As stated, GHG emissions would not exceed the screening threshold of 500 MT CO2e annually; and thus, would not conflict with applicable State goals and policies regarding GHG reductions, include SB 32 and Executive Order S-3-05.

CARB has indicated that statewide, California is on track to achieving both the 2030 and 2050 goals. This is confirmed in the 2017 Scoping Plan and 2022 Update, which states that the Scoping Plan builds upon the

successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies to ensure that California meets its GHG reduction targets. As stated, the project would not generate enough GHG emissions to cumulatively contribute to global climate change. Measures implemented by the project to reduce overall GHG emissions would also contribute to GHG statewide reduction goals. Thus, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impact would result from the project under this threshold; and thus**,** would not be a significant effect not discussed in the 2007 Initial Study.

As stated, this topical issue was not addressed in the 2007 Initial Study. However, based on the foregoing analysis and information, there is no evidence that the project would result in any significant greenhouse gas impacts.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.9 HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

2007 Initial Study

Research for the area was conducted by the County Department of Environmental Health and the site was not identified on the County's list of hazardous waste sites. The County Department of Environmental Health regulates the storage and on-site use of any potential hazardous materials such as fuel oil, motor oil, paints and hazardous cleaning materials to prevent the accidental release of, proper prevention of pollution of the environment. While the site is in the vicinity of the Chatham Brothers Barrel Yard, a State Superfund Site, the proposed project site was not known to store hazardous chemicals. Of the three wells previously installed to monitor groundwater quality beneath the site, two wells (MW27 and MW28) were approved by the San Diego Regional Water Quality Control Board (Regional Board) for closure on October 24, 2006. These have subsequently been removed and filled in. The Regional Board also determined the remaining well (MW57), which is located in the northwestern portion of the 6.28-acre site, should remain or that a replacement well, at a location 235 feet to the northwest, and within the proposed private street would be approved if it provides equivalent deep aquifer information.

The property is not adjacent or within two miles of an airport. Any proposed development would not impair the

City's emergency response plan according to discussions with the City Fire Department. The areas will not expose people or structures to a significant risk of loss, injury or death involving wildfires since the site is in a suburban setting and once developed much of the property surrounding structures will be irrigated. Any impacts from the proposed annexation and subdivision map creation will be less than significant. Any further development projects will be subject to CEQA review.

A mitigation measure related to monitoring well MW57 stated that the well is to remain on the project site and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternatively, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards. A letter prepared by the Chatham Site PRP Group (May 21, 2009), provided documentation to the California Department of Toxic and Substance Control, that well(s) MW56 (which is unrelated to the project site) and MW57 were decommissioned. The documentation has been provided as Appendix E.

Proposed Project

Information in this section is in part, based on the *Phase I Environmental Site Assessment 1100 Hamilton Lane,* prepared by Weis Environmental, April 2025 (Appendix F)

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

No Impact. The proposed project would be comprised of single-family residential development. It would not involve the routine transport, use, or disposal of hazardous materials. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less than Significant Impact. The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials. The contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of such substances into the environment. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The closest school to the site is Bernardo Elementary School located at 1222 Mountain Heights Drive approximately 0.23 south of the site. While located within ¼ mile of the site, the project would be a single-family residential development. Other than common cleaning supplies, no hazardous materials would be used or generated on-site or proximal to Bernardo Elementary School. This specific threshold was not discussed in the 2007 Initial Study; however, no impact would exceed this threshold.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or*

the environment?

No Impact. According to the Phase I Environmental Site Assessment (Weis Environmental, Inc., April 2025), the proposed project site is not included on a list of sites containing hazardous materials and would not result in a significant hazard to the public or to the environment. As discussed in the 2007 Initial Study and summarized above, the Chatham Brothers Barrel Yard, a State Superfund Site, is located proximal to the site. The Phase I ESA prepared for the proposed project states the site is located approximately 700 feet northwest of the site. Further, a water supply well is present on the southern adjoining property of the site and to date, no ground water impacts have been reported in this well. Consistent with the above-referenced mitigation measure, a potentially responsible party is required to complete continued monitoring of groundwater in the area and any future mitigation that may be required should a change in conditions occur. As stated, the on-site MW57 was decommissioned as documented (see Appendix F). Thus, the former Chatham Brothers Barrel Yard is not a recognized environmental condition in connection with the site. This determination would not represent information related to a new or previously undisclosed significant environmental impact. The project would be consistent with the 2007 Initial Study.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. The proposed project is located approximately 10.7 miles southeast of McClellen-Palomar Airport. Per Exhibit III-5 of the McClellen-Palomar Airport Land Use Compatibility Plan (ALUCP), the project site is located outside the safety compatibility area. Thus, airport operations would not result in a safety hazard for people residing or working in the project area. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The proposed project would develop five new single-family residential lots on a 6.02 gross acre site. Both Bernardo Avenue and Hamilton Lane would likely be used by residents for evacuation. The proposed project would have no impact on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be required as a result of the proposed project. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

No Impact. The project site is located within a developed area and a Local Responsibility Area for fire services. The project site would be served by the Escondido Fire Department. The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin undeveloped wildland areas. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.10 HYDROLOGY AND WATER QUALITY. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv. Otherwise impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

2007 Initial Study

The existing parcel includes gentle to moderate slopes (generally between 0 to 15% slope.) and primarily drains east to west, although the eastern edge does drain eastward. The amount of run-off from the site would be expected to incrementally increase upon development of the proposed lots due to impervious surfaces associated with the development of the residential structures and paving. The project would be required to comply with latest National Pollution Discharge Elimination System (NPDES) standards. The City of Escondido's Engineering Department has determined that because the project is required to have all post-construction storm water treatment measures in place applicable prior to final occupancy and meet all City of Escondido Stormwater Management Standards thereafter, the runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities. The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The project is outside the 100-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows. Part of the project site is over a once contaminated groundwater, therefore, mitigation will be part of the approval as follows: 1) no drinking water wells shall be drilled on the site; 2) the existing monitoring well on site shall remain until released by DEH; and 3) no excavations shall be allowed on site without proper permits.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No Impact. The project would construct five new single-family residences and one stormwater retention basin. The basin would be constructed with an impervious liner over gravel and an underdrain system. The filtration media would be comprised of sand, sandy loam and compost to support native plant material. Stormwater would drain through the media and convey into the underdrain and outlet pipe which would connect to the existing municipal stormwater system located along Hamilton Lane. A riser pipe would be constructed in the pond to directly convey overflow into the outflow pipe. Stormwater would not violate water quality standards or otherwise substantially degrade surface or groundwater quality. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

No Impact. The project would increase the amount of impervious area on the site. However, it would not pump groundwater nor is the site over an aquifer recharge area such that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge in a manner that the project would impede sustainable groundwater management of the basin. Further, storm flows not conveyed into the on-site basin would percolate into the ground; thus, providing some recharge post-construction. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The drainage pattern would be altered relative to existing conditions. Stormwater would be conveyed into a new bioretention basin rather than sheet flow through the site. However, no stream or river would be altered. Any temporary erosion control measures required per the Stormwater Pollution Prevention Plan during construction and post-construction Best Management Practices (BMPs) would minimize erosion and transport of sediments off-site. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

i. result in substantial erosion or siltation on- or offsite;

Less Than Significant Impact. As stated, implementation of standard erosion control measures would minimize erosion and transport of sediments off-site. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

No Impact. As stated, implementation of standard erosion control measures would minimize erosion and transport of sediments off-site. No off-site flooding would occur with implementation of the proposed project. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

No Impact. Under the project design, all runoff would convey into the on-site stormwater bioretention basin. The project will not result in cross-lot drainage or an increase in the rate of off-site run-off in a manner that would exceed the existing capacity of the off-site stormwater system. Further, a riser pipe would be constructed to convey any overflow directly into the municipal stormwater system. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

iv. Otherwise impede or redirect flood flows?

No Impact. As stated, the downstream point of stormwater discharge from the site will not be altered from the

predevelopment condition. However, all runoff would be conveyed into a new on-site stormwater bioretention basin. The project will not result in cross-lot drainage or an increase in the rate of off-site run-off in a manner that would impede or redirect flood flows. The project is required by law to implement stormwater Best Management Practices during construction to minimize erosion and pollutant discharge associated with stormwater runoff to the downstream drainage system. No impact would occur. Impacts related to this threshold would be consistent with those identified in the 2007 Initial Study.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project site is not located within a dam inundation area nor are there large open water bodies proximal to the site that would pose a potential seiche impact. The project site is not located within the San Diego County Tsunami Hazard Area as depicted in the California Department of Conservation tsunami map. https://www.conservation.ca.gov/cgs/tsunami/maps/san-diego. No impact would occur. This specific threshold was not discussed in the 2007 Initial Study; however, no impact would exceed this threshold.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. Per the City of Escondido 2020 Urban Water Management Plan, minimal groundwater sources are found throughout the City's service area. Groundwater wells are privately owned and maintained. The City does not participate in any groundwater withdrawal, storage, or replenishment programs. No groundwater would be pumped on-site nor would it be used as part of potable water supplies provided to the project by the City of Escondido. Thus, the project would not result in any significant impacts relating to water quality. No impact would occur. This specific threshold was not discussed in the 2007 Initial Study; however, no impact would occur this threshold.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

2007 Initial Study

The City of Escondido General Plan designates the area as Estate I, allowing single-family residential development. The objective of the Estate I category is to promote single-family development with a maximum density of 1 unit per acre on relatively large lots with minimum 40,000 sq. ft. lot sizes. This designation is often applied in transitional areas between more intensive Suburban and less intensive Rural II development. Public wastewater collection and treatment are required in these areas only if the property cannot accommodate a functional septic system.

The extent of dwelling units permitted on the proposed development by Estate I is dependent on the topography of the site. The General Plan indicates that the maximum development yield of Estate I lands shall be sensitive to topography and be calculated according to the following slope categories:

- 0-15%: 1 dwelling unit per 1 acre;
- 15-25%: 1 dwelling unit per 2 acres;
- 25-35%: 1 dwelling unit per 4 acres; and
- 35+ 1: dwelling unit per 20 acres.

The minimum lot size shall be 40,000 square feet, unless the development is clustered. Based on the variable slope provisions contained in the City's General Plan, 6.02 dwelling units would be allowed for a subdivision map, which is consistent with the proposed 5-lot map submitted. The existing zoning of the entire site is proposed to be pre-zoned to RE-40, which is consistent with the General Plan. From a "plan to ground" analysis, the proposal would add five units to the 6.02-acre site. This is not considered significant since the proposed project would be consistent with existing adopted City of Escondido land use policies. No significant land use impact would occur as a result of the proposed project.

Proposed Project

a) Physically divide an established community?

No Impact. The proposed project would construct five new single-family residences and one new stormwater basin on a vacant 6.02-acre site zoned RE-40. The RE-40 designation requires a minimum lot size of 40,000 square feet. The residential lots would be designed to meet or exceed the minimum standard. An existing single-family lot is bordered to the north, south and east by the proposed project. This lot would retain its existing access to Bernardo Avenue. The project will not have an impact on the physical arrangement of an established community. Therefore, no impact would occur. This specific threshold was not discussed in the 2007 Initial Study; however, no impact would occur under this threshold.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact?

No Impact. The proposed project is consistent with the General Plan Land Use Element's designation for the project site and with the Official Zoning Map designation of the property. As stated in the General Plan Land Use Element, the Residential Estate designation accommodates detached single-family homes on large lots. This designation applies to areas that are on the edge of urban development pattern or in areas that are already characterized by an estate development. Clustering is permitted pursuant to General Plan Residential Clustering Policies.

Land Use and Community Form - GOAL 1: A community composed of distinct residential neighborhoods, business districts, and employment centers, whose urban form reflects the natural environmental setting.

Community Character Policy 1.1 New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals.

Consistent. The proposed project would construct five new single-family residences and one stormwater basin with related infrastructure improvements. The proposed density would be consistent with the current RE-40 zoning.

Community Character Policy 1.2 The boundaries of the Land Use categories depicted on the General Plan are not precise. However, the categories are generally intended to avoid intensification of existing land use or zoning designations where land use compatibility and the objectives of the General Plan are at issue.

Consistent. The proposed project would construct five new single-family residences and one stormwater

basin with related infrastructure improvements. The proposed density would be consistent with the current RE-40 zoning and the surrounding properties. The project would develop a vacant site; however, it would not intensify the intensity of existing development.

Community Character Policy 1.3 Focus development into areas where land use changes achieve the community's long-term goals. Facilitate development that is consistent with the build out vision for each area through incentive programs and efficient administrative and discretionary approval processes for plot plans, Planned Developments, Area Plans, Specific Plans, and Zoning Overlays.

Consistent. The proposed density would be consistent with the current RE-40 zoning. The project would facilitate development that is consistent with the zoning designation which would support the City's long-term goals. This specific threshold was not discussed in the 2007 Initial Study; however, no impact would exceed this threshold.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.12 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

2007 Initial Study

No significant mineral resources have been identified on the subject site. The limited size of the project would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources.

Proposed Project

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The City's General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. Further, the site is not designated as area with known mineral resources. No impact would occur. This would be consistent with the 2007 Initial Study.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Refer to Response 14.12a, above. No impact would occur. This would be consistent with the 2007 Initial Study.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 NOISE. Would the project:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

2007 Initial Study

The Noise Element in the City's General Plan contains noise policies which outline acceptable noise levels associated with each type of land use. A 60 dBA CNEL exposure is considered normally acceptable for exterior residential land uses and 45 dBA CNEL for interior levels based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10 dB to the average night hours (10 PM to 7 AM). The addition of 5 and 10 dB is applied to account for noise sensitivity during evening and nighttime hours.

To assess future noise generation associated with the improvement of the City's circulation system, a Final Environmental Impact Report was prepared in August 2000 for the Escondido General Plan Update illustrating existing and future noise contours. Noise levels depicted for the site show the exposure levels for the entire subject site at below the 60 CNEL standard contained in the Noise/Land Use Compatibility Guidelines of the General Plan. Therefore, the exposure to exterior noise levels is within acceptable levels and with proper design of the future residential units, it is anticipated that the exposure to interior noise will also be within acceptable levels. Therefore, no significant long-term noise impacts associated with the development are anticipated.

Future grading and construction on the site would create temporary noise impacts. Modem construction equipment, properly used and maintained, would meet the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance. Upon completion of the project, all construction noise from the project will cease. Because construction operations would be required to conform to the City's Noise Ordinance and because construction noise is temporary, no significant impact from construction noise is anticipated.

Proposed Project

Regulatory Standards.

State Standards. The State of California has adopted noise compatibility guidelines for general land use planning. Land uses addressed by the State standards and the acceptable noise categories for each land use

are included in the State of California General Plan Guidelines, which is published and updated by the Governor's Office of Planning and Research. The level of acceptability of the noise environment is dependent upon the activity associated with the particular land use. According to the State, an exterior noise environment up to 65 Community Noise Equivalent Level (CNEL) is "normally acceptable" for single and multi-family residential uses, up to 75 CNEL is "conditionally acceptable" with special noise insulation requirements, while 75 CNEL and above is identified as "clearly unacceptable" noise levels for residential uses. The maximum allowable interior noise level for residential structures is 45 CNEL.

California Green Building Code. Section 5.507.4.2 of the 2019 California Green Building Code (CALGreen) stipulates that for buildings exposed to a noise level of 65 dB or more when measured as a 1-hour Equivalent Sound Level (Leq), the building façade, including walls, windows, and roofs, shall provide enough sound insulation so that the interior sound level from exterior sources does not exceed 50 dBA during any hour of operation. This applies to non-residential occupancies only. For renovation projects, the requirement only applies to the portion of the project within the scope of the renovation.

California Building Code. Section 1206.4 Allowable Interior Noise Levels of California Building Code 2022, the interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL) consistent with noise element of the local *general plan.*

City of Escondido Municipal Code. The City's Noise Ordinance (Chapter 17, Article 12. Noise Abatement and Control of the Escondido Municipal Code prohibits the making of disturbing, excessive, offensive or unusually loud noises within the City limits. Excessive noise is considered as a detriment to public health, comfort, convenience, safety, welfare, and prosperity of City residents. Table 3-5 provides Section 17.229(a) sound limit levels for stationary sources at any point on or beyond the boundaries of the property from where the sound is originated according to land use type and a permitted time of day.

According to Section 17.234(a-e), construction activities may not exceed more than one hour of 75 dB sound levels and are limited to Monday through Friday between 7:00 a.m. and 6:00 p.m., or on Saturdays between 9:00 a.m. and 5:00 p.m. However, as stated in Section 17.242 (a), the City Manager may waive any or all of the provisions of this subsection in cases where a variance was obtained, and vehicles or equipment used are reduced to the lowest sounds levels while conducting effective operations

Table 3 shows the sound level limits based on the district zones. The above regulatory standards for the project are summarized in Table 3:

Table 3
Sound Level Limits Based on District Zones

Base District Zone	Time	*Applicable Limit – One Hour Average Sound Level (decibels)*
Residential Zones	7:00 a.m. to 10:00 p.m.	50
	10:00 p.m. to 7:00 a.m.	45
Multi-residential Zones	7:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	50
Commercial Zones	7:00 a.m. to 10:00 p.m.	60
	10:00 p.m. to 7:00 a.m.	55
Light Industrial/Industrial Park	Anytime	70*
General Industrial Zones	Anytime	75*

+ - Subject to provisions of Section 17-229 (c)(5).

City of Escondido General Plan Community Protection Element. As shown on Page VI-22 of the General Plan Community Protection Element, 24-hour average (Ldn or Community Noise Equivalent Level [CNEL]) noise levels ranging between 50 and 60 A-weighted decibels (dBA) are normally acceptable for residential uses. Noise levels ranging between 60 and 70 dBA CNEL are conditionally acceptable assuming the 45 dBA interior standard can be met. As shown in Figure VI-14, a project-related increase in ambient noise levels, when ambient conditions reach 65 dBA CNEL, is significant if it is 3 dBA or higher.

Vibration Standard and Guidelines. Vibration is a unique form of noise as the energy is transmitted through

buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as peak particle velocity (PPV) in inches per second. Vibration impacts to buildings are generally discussed in terms of PPV which describes particle movement over time (in terms of physical displacement of mass). Vibration can impact people, structures, and sensitive equipment groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and other high impact demolition and excavation-related activities. Grading also has the potential to cause short-term vibration impacts if large bulldozers, loaded trucks, or other heavy equipment operate within proximity to sensitive land uses. Use of the PPV descriptor is common when addressing potential impacts to structures. Per Caltrans standards, excessive ground-borne vibration would occur if construction-related ground-borne vibration exceeds the "severe" vibration annoyance potential criteria for human receptors of 0.4 inch per second PPV or the damage potential criteria to older residential structures of 0.3 inch per second PPV for continuous/frequent intermittent construction sources.

a) *Would the project cause a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Temporary Construction Noise

Less than Significant Impact. During construction, equipment will be audible at off-site receivers. The closest is located near the center of the development area approximately 35 feet from the property boundary and 150 feet from the center of site. Noise levels associated with the use of common construction equipment are shown in Table 4. As shown, the maximum noise level for all the equipment that could be used on-site would exceed the 75 dBA standard referenced in Chapter 17-234 of the Escondido Municipal Code at 50 feet. However, the code assumes a one-hour average (Leq) noise levels. Heavy equipment would not operate continuously at the same time and in the same location. Assuming, three pieces of equipment (i.e., scraper, loader and truck) are operating at 75, 100 and 150 feet from the nearest receiver over a one-hour period, the Leq would be 74.2 dBA which is less than the 75 dBA Leq standard. As stated in the 2007 Initial Study, the project would meet construction noise requirements. Impacts would be less than significant.

Table 4
Typical Maximum Construction Equipment Noise Levels

Equipment Onsite	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source	Usage Factor
Air Compressor	78	72	40%
Backhoe	78	72	40%
Bobcat Tractor	84	78	40%

Table 4
Typical Maximum Construction Equipment Noise Levels

Equipment Onsite	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source	Usage Factor
Concrete Mixer	79	73	40%
Loader	79	73	40%
Bulldozer	82	76	40%
Jack Hammer	89	83	20%
Pavement Roller	80	74	20%
Street Sweeper	82	76	10%
Man Lift	75	69	20%
Dump Truck	77	71	40%
Mobile Crane	81	75	16%
Excavator/Scraper	84	78	40%

Source: FTA Noise and Vibration Impact Assessment Manual (September 2018), Table 7-1.
Noise levels are based on actual maximum measured noise levels at 50 feet (Lmax).
Noise levels are based on a noise attenuation associated with the usage factor.

Operational Noise

Exterior Traffic Noise. Traffic is the primary noise source that would be generated by operation of the proposed project. As stated, existing noise levels were measured along the northern site boundary on April 25, 2025. The measured Leq during the 15-minute monitoring period was 62.9 dBA Leq, or approximately 63.9 dBA CNEL. Ambient conditions are less than 65 dBA; the normally compatible noise level for residences referenced in the General Plan Community Protection Element policy for exterior noise exposure to transportation related noise at residences and other sensitive properties. A doubling or halving of sound energy is required for the human ear to perceive an increase in noise levels. A change of 3 dBA is associated with the doubling or halving of sound energy; thus, the project would need to double existing volumes on Hamilton Lane and Bernardo Avenue to create a significant traffic noise impact. During monitoring, a total of 55 cars/light trucks passed the monitoring site on Bernardo Avenue and 59 cars/light trucks passed the site on Hamilton Lane. Peak hour volumes would be approximately 220 vehicles on Bernardo Avenue and 236 vehicles on Hamilton Lane. The project would add approximately 0.5 trips per hour which when added to peak hour traffic would have no noticeable effect on noise levels. Operational impacts would be less than significant. This would be consistent with the 2007 Initial Study.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Temporary Vibration Impacts

Less than significant. The vibration velocity level for perception by humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. As stated, the California Department of Transportation uses the following standards when addressing vibration. Excessive ground-borne vibration would occur if construction-related ground-borne vibration exceeds the “severe” vibration annoyance potential criteria for human receptors of 0.4 inch per second PPV or the damage potential criteria to older residential structures of 0.3 inch per second PPV for continuous/frequent intermittent construction sources, as specified by Caltrans (April 2020) The PPV and accompanying VdB level associated with common construction equipment is shown in Table 5. Based on the project geotechnical study and information from the applicant, heavy impact construction methods that could generate enough vibration to damage buildings proximal to the project site (i.e., pile driving, rock breaking, drilling, blasting) would not be required for the project.

Construction activity on the project site would be temporary and vibration events would be transitory occuring only during equipment pass bys. Using vibration levels associated with a large bulldozer, the piece of grading equipment with the highest vibration level, as a worst-case scenario, groundborne vibration would be approximately 0.089 PPV at 25 feet (see Table 5 below). Similarly, if a hoe ram were required to break rocks during grading, a similar PPV would be expected. The PPV generated by a heavy bulldozer or hoe ram at 25 feet are below the vibration thresholds of significance referenced above.

Table 5
Vibration Source Levels for Construction Equipment

	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall - soil)	0.008 in soil	66
Hydromill (slurry wall - rock	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, September 2018.

Operational Impacts. The proposed project is a residential development. It would not generate vibration post-construction. No operational vibration impacts would occur. This issue was not discussed in the 2007 Initial Study; however, as stated, vibration during construction and operation would be less than significant.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The proposed project is located approximately 10.7 miles southeast of McClellen-Palomar Airport. Per Exhibit III-1 of the McClellen-Palomar Airport Land Use Compatibility Plan (ALUCP), the project site is located outside the 60 dB CNEL noise contour. No impact would occur. This issue was not discussed in the 2007 Initial Study; however, as stated no impact would occur under this threshold.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 POPULATION & HOUSING. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

2007 Initial Study

Population within the City would incrementally increase as a result of developing the proposed five residential lots. The City's General Plan anticipates single-family residential use on the project site and the density of the proposal is consistent with the City's General Plan Land Use Designation of Estate I. The proposed development would incrementally contribute to the City's Regional Share Housing requirements. The development of the site would not be considered growth-inducing since the project site is located within an established community. Therefore, the project would not result in a significant population and housing impact.

Proposed Project

a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less than Significant Impact. The proposed project would construct five new single-family residences and one stormwater detention basin. As stated, the number of housing units in the City was projected to be 54,910 in 2025 and 58,990 in 2035, or an increase in 4,080 housing units. Furthermore, the City's population was projected to be 165,127 residents in 2025 and 169,122 residents in 2035, or an increase of 3,995 residents over the period. The average household size is 2.8 people per dwelling unit, which translates into approximately 14 residents for the proposed project. The proposed number of units would be within the total projected for the City of Escondido by 2035. Further, because the project is consistent with the zoning and General Plan designation, the project would not induce substantial population growth. A less than significant impact would occur. This is consistent with the 2007 Initial Study.

b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed project would not require the removal existing housing, and therefore, would not necessitate the construction of replacement housing elsewhere. No impact would occur. This issue was not discussed in the 2007 Initial Study; however, no impact would occur under this threshold.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

2007 Initial Study

Fire - The City Fire Department has indicated their ability to adequately serve the proposed project. One additional fire hydrant and a fire tum-around are to be located within the project is part of the proposal.

Law Enforcement -The City's Police Department currently serves the area and can easily included the property within a patrol beat. The Department has not expressed concerns regarding its ability to serve the site.

Schools - The site is within the Escondido Union School District and the Escondido Union High School District. Students would likely attend the new Bernardo Elementary School, Bear Valley Middle School, and San Pasqual High School. ·The incremental impact of the proposed residential developments on the school system would be offset by the impact fees collected upon issuance of building permits.

Proposed Project

1) Fire protection?

Less than significant. The Escondido Fire Department provides fire and emergency medical services to the City of Escondido. Fire Station 5 is the nearest station to the project site. It is located at 2319 Felicita Road approximately 800 feet northeast of the site. Given the nature of the project, demand for fire and emergency service may increase over existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Escondido General Plan. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The payment of impact fees would fund any necessary improvements to the Escondido Fire Department infrastructure to maintain or improve the efficiency of department operations. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Fire Station 5. Impacts would be less than significant. This determination would be consistent with the 2007 Initial Study.

2) Police protection?

Less than significant. The Escondido Police Department provides law enforcement services to the City of Escondido. The headquarters is located at 1163 North Centre City Parkway approximately 3.2 miles north of the site. Given the nature of the project, demand for law enforcement services may increase over existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Escondido General Plan. The payment of impact fees would fund any necessary improvements to the Escondido Police Department infrastructure to maintain or improve the efficiency of department operations. The project would not require the construction of a new police station to maintain service ratios within the service area. Impacts would be less than significant. This determination would be consistent with the 2007 Initial Study.

3) *Schools?*

Less than significant. The nearest school to the project site is Bernardo Elementary School located at 1222 Mountain Heights Drive approximately 0.23 miles south of the site. The proposed project would likely provide housing for school-aged children; thus, affecting demand for school services. The applicant would be required to pay a developer fee of $4.46 per square foot (or current rate at the time of assessment) of assessable residential space to support ongoing development of school facilities. Impacts would be less than significant. This determination would be consistent with the 2007 Initial Study.

4) Parks?

Less than significant. Felicita County Park is the most directly accessible park from the project site. It is located approximately 0.3 miles south of the project site along the east side of Park Drive. The increase in population living in the area is not expected to impact demand for park facilities. The project would not remove park or recreational facilities that would require replacement elsewhere. This issue was not addressed in the 2007 Initial Study; however, as stated, impacts would be less than significant.

5) Other public facilities?

Less than significant. Other public facilities include streets, libraries, senior centers, community centers, and pools, all of which are intended to serve the general public. No impacts to other public facilities are anticipated to occur with the construction and operation of the proposed project. This issue was not addressed in the 2007 Initial Study; however, as stated, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

2007 Initial Study

Development of the area would result in an incremental demand on the City's recreational facilities. However, the development fees paid by this project would offset the anticipated impact on the existing facilities. The proposed project would not affect existing recreational opportunities since the site is not used for recreational activities; consequently no significant impact to recreational resources would occur as a result of the project.

Proposed Project

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities to the extent that it would result in or increase physical deterioration of the facility. No impact would occur. This is consistent with the 2007 Initial Study.

a) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. No additional recreational facilities that could potentially result in an adverse impact on the environment would be constructed. No impact would occur. This is consistent with the 2007 Initial Study.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.17 TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

2007 Initial Study

The project's private street (36' R-O-W) serving four of the proposed lots would connect with Hamilton Lane at a point nearly 300 feet east of the existing intersection of Bernardo Avenue and Hamilton Lane and directly across from the existing intersection of Hamilton Lane and Rancho Diego Court. Hamilton Lane is currently a Local Collector (63' R-O-W). Traffic from the newly proposed private street would either continue west or east-bound on Hamilton Lane. The fifth proposed lot would have access via a proposed driveway connected to Bernardo Avenue approximately 60 feet south of the intersection of Bernardo Avenue and Hamilton Lane.

The project will potentially add traffic to the existing intersection of Bernardo Avenue and Hamilton Lane

(County). Based on San Diego Association of Governments' (SANDAG) traffic generation rates for the San Diego region, the proposed subdivision would generate approximately 12 trips per dwelling unit, or approximately 60 new ADTs. The City's Engineering Department indicated that the increase of 60 additional trips onto this segment of Hamilton Lane will not significantly impact the existing Levels of Service on the adjacent streets and intersections. Stable traffic flow is maintained along the segment and ability to maneuver within the vicinity of the project and along the Hamilton Lane segment is not significantly restricted. The City's Engineering Department further indicated the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the **LOS** (Levels of Service) on any of the adjacent roadways or intersections.

Proposed Project

Information in this section is summarized from the *Scoping Agreement for Transportation Studies*, prepared by Mizuta Traffic Consulting, Inc., March 2025 and provided as Appendix G.

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. The project would provide five new single-family residences and one stormwater basin. The project would generate approximately 80 daily trips. The project would not require any improvements to either Bernardo Avenue or Hamilton Lane. There is no existing transit proximal to the site; thus, transit would not be affected by the project. The project would provide curb/gutter/sidewalk frontage improvements which would address existing pedestrian deficiencies in the project area. No bicycle lanes are currently provided; thus, none would be affected by the project. The project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. This issue was not addressed in the 2007 Initial Study; however, no impact would occur under this threshold.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less than Significant Impact. As stated, the project would generate 80 new daily vehicle trips. The *Scoping Agreement for Transportation Studies* states that the project would screen out of the need to provide a complete Vehicle Miles Traveled (VMT) analysis because it does not exceed 200 daily trips. The project would not conflict with CEQA Guidelines Section 15064.3, subdivision (b). A less than significant impact would occur. This is consistent with the impact determination in the 2007 Initial Study.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The project would provide five new residences and a stormwater basin. The project would not modify the existing transportation system or introduce incompatible uses. This issue was not addressed in the 2007 Initial Study; however, no impact would occur under this threshold.

e) Result in inadequate emergency access?

No Impact. While the project would increase traffic by 80 daily trips, it would not adversely impact emergency access by providing inadequate site access or otherwise impacting use of local streets by emergency vehicles. This issue was not addressed in the 2007 Initial Study; however, no impact would occur under this threshold.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.18 TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

2007 Initial Study

An evaluation of tribal cultural resource impacts per AB 52 was not required under Appendix G of the CEQA Guidelines when the 2007 Initial Study was prepared.

Proposed Project

i)) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No impact. As stated in Section 14.5, *Cultural Resources;* the SCIC records search identified three cultural resources studies (SD-8588, -8596, and -10211) that were conducted within the project site and an additional 42 studies within a 0.5-mile radius. None identified any historic resources on-site that are listed or eligible for listing on the NRHP or CRHR. Further, no historic resources were identified. No impact to historic resources would occur.

ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe)?

Less than Significant. As stated in Section 4.15, no Tribal Cultural Resources were identified within the project site through Native American scoping. However, the Native American scoping identified the project

vicinity as highly sensitive for prehistoric/Native American resources. This sensitivity is supported by the five previously recorded resources with prehistoric components within 0.5-mile of the project site, including the CRHR/NRHP-listed multicomponent site P-37-000570 within Felicita Park, which contains a large prehistoric habitation component.

Given the presence of a previously recorded archaeological site within the project site and evidence of archaeological sensitivity indicated by the records search results and responses from tribal contacts, archaeological and Native American monitoring of all project-related earth disturbing activities is recommended as a Condition of Approval (CUL-1) for addressing any discoveries of cultural resources. The discovery of human remains would be addressed by complying with State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. With implementation of existing regulations addressing the discovery of human remains, impacts to cultural resources would be less than significant.

As stated, this topical issue was not addressed in the 2007 Initial Study. However, based on the foregoing analysis and information, there is no evidence that the project would result in any significant impacts related to tribal cultural resources.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.19 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste is excess of State or local standards, or in excess of the capacity of local infrastructures, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

2007 Initial Study

Sewer Service. There currently exists a public sewer line in City streets immediately off-site that would accommodate the site's needs. City Public Utilities staff has confirmed that adequate treatment capacity exists to serve the project site.

Water Service. The site is within the Rincon Water District's Improvement District #1. Currently, adequate water delivery is available from water lines in adjacent streets.

Storm Water/Refuse Collection. The proposed project is required to comply with latest National Pollution Discharge Elimination System (NPDES) standards, City of Escondido's post-construction storm water treatment measures, and meet all City of Escondido Storm Water Management Standards thereafter to meet state and federal requirements.

Escondido Disposal currently provides solid waste service to the area and the project would not result in a significant increase in solid waste. The proposal would not result in any individual or cumulative impacts to utilities and service systems.

Streets. The annexation will include the portion of Bernardo Avenue west of the project, the portion of Hamilton Lane north of the project (to the centerline plus ten feet) and the intersection of Bernardo Avenue and Hamilton Lane. Road maintenance responsibilities will fall either on the City or the County and it is anticipated that no significant impacts to services will result.

Proposed Project

a) Require or result in the relocation or construction of new or expanded, water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

No Impact. The project would connect to existing water/sewer and telecommunication infrastructure located adjacent to the site. No utility extensions, other than what is required to connect the project to adjacent off-site infrastructure would be required. The project would not require the expansion of existing water, wastewater or other utility systems, the construction of which could cause significant environmental effects. No impact would occur. This would be consistent with the 2007 Initial Study.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years*?*

Less than Significant. The project site is located within the City of Escondido Water Department service area. The City owns, operates, and maintains approximately 44 miles of pipeline, 11 reservoirs, five pump stations, and two dams (and associated lakes). These resources are used to provide potable water to approximately 27,170 metered potable connections. As reported in the 2020 Urban Water Management Plan, the supply reliability assessment considered factors that could limit the expected quantity of current and projected water sources through 2045. The City's water service reliability assessment and Drought Risk Assessment results indicate that no water shortages are anticipated within the next 25 years under normal, single-dry, and multiple dry years conditions.

The proposed project would have an annual water demand of approximately 996,273 gallons (both indoor use and outdoor irrigation demand) or 3.05-acre feet. As stated, the project would be consistent with zoning; thus, water demand has been incorporated into demand projections. No new or expanded entitlements would be required with implementation of the proposed project. Water supply impacts would be less than significant. This would be consistent with the 2007 Initial Study.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. As stated in threshold a, the project would connect to existing sewer infrastructure located adjacent to the site. The City owns and operates the Hale Avenue Resource Recovery Facility (HARRF), which has a design flow capacity of 18 million gallons per day (MGD) and the capacity to handle instantaneous flows of up to 36 MGD. Assuming sewer demand is 60 percent of indoor water demand (462 gallons daily), the daily sewer demand would be 277 gallons per day which is well within the daily treatment capacity of the HARRF. No new or expanded entitlements for wastewater treatment would be required with implementation of the proposed project. No impact would occur. This would be consistent with the 2007 Initial Study.

d) Generate solid waste is excess of State or local standards, or in excess of the capacity of local

infrastructures, or otherwise impair the attainment of solid waste reduction goals?

No Impact. The City contracts solid waste collection services with Escondido Disposal. Waste is disposed at the Miramar Landfill in the City of San Diego. The Miramar Landfill is permitted to accept up to a maximum of 2,250 tons of waste per day. According to CalEEMod 2022.1 projections, the daily project demand would be 18 pounds or 3.32 tons annually. Project operation would not generate solid waste; and thus, would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. No impact would occur. This would be consistent with the 2007 Initial Study.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The proposed project would be subject to the City's Solid Waste and Recycling Code (Chapter 14 of the City's Municipal Code and 2022 Calgreen section 5.408) which will require that construction debris be recycled. The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. No impact would occur. This issue was not discussed in the 2007 Initial Study; no impact would occur under this threshold.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the 2007 Initial Study. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 2007 Initial Study result.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.20 WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to pollutant concentrations from a wildlife or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

2007 Initial Study

This issue was not discussed in the 2007 Initial Study. As stated in Section 14.9, *Hazards and Hazardous Materials,* the area will not expose people or structures to a significant risk of loss, injury or death involving wildfires since the site is in a suburban setting and once developed much of the property surrounding structures will be irrigated.

Proposed Project

a-d) **No Impact.** The project site is located in an urbanized area in southern Escondido and within a Local Responsibility Area under the jurisdiction of the Escondido Fire Department. There are no wildlands located on or within proximity of the project site. No wildland fires would occur in the project area; thus, thresholds a-d would not be applicable. No impact would occur. This is consistent with the 2007 Initial Study determination.

As stated, this topical issue was not addressed in the 2007 Initial Study. However, based on the foregoing analysis and information, there is no evidence that the project would result in any significant impacts related to wildfires.

6. MITIGATION MONITORING AND REPORTING PROGRAM COMPLIANCE

As stated above, the following mitigation measures were identified and incorporated into the Mitigation Monitoring and Reporting Program (MMRP) as part of the 2007 Initial Study. The proposed project would be required to comply with applicable measures. The follow summarizes the mitigation measures and applicability to the proposed project.

Air Quality

2007 Initial Study Mitigation. Prior to construction and issuance of grading and building permits, a site-specific analysis shall be prepared to determine equipment and methods necessary to protect adjacent properties.

Proposed Project. A project-specific air quality analysis was prepared for the project and provided as part of the discussion in Section 14.3, Air Quality. The proposed project would have no adverse effect on air quality. This mitigation measure has been satisfied.

Biological Resources

2007 Initial Study Mitigation. To address direct impacts to non-native grasslands and coastal sage scrub, the proposed mitigation ratio is 0.25:1 through the purchase of habitat credits from an approved mitigation bank for non-native grassland. For impacts to 0.02 acres of coastal sage scrub, U.S. Fish and Wildlife and California Department of Fish and Game approval would be required.

Proposed Project. No non-native grassland or coastal sage scrub vegetation was reported in the *Biological Resources Memorandum* prepared by Tierra Data, Inc., July 2024. These habitat types no longer occur on the site. However, as stated, mitigation from the 2007 Initial Study pertaining to non-native grassland and coastal sage scrub remains applicable and would be enforced at the City's discretion.

2007 Initial Study Mitigation. Impacts to native Live Oaks trees will be mitigated by relocating the four Live Oaks on-site and planting four new Live Oak trees on-site.

Proposed Project. As stated, multiple trees would be removed; however, the Project would be in compliance with City's Municipal Code requirements for trees. Regardless, for each Live Oak tree removed, the tree would be replaced on-site and one additional tree would be planted on-site as so stated in the 2007 Initial Study.

2007 Initial Study Mitigation. A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all younq have fledqed.

Proposed Project. As stated, multiple trees would be removed to accommodate the proposed project. A preconstruction nesting survey would be required consistent with the 2007 Initial Study.

2007 Initial Study Mitigation. The applicant shall provide funding to the satisfaction of the City for the five-

year monitoring of the oak trees with sufficient reserve for the replacement of any dead/dying stock.

Proposed Project. The proposed project would replace Live Oak trees removed during construction at a 1:1 ratio on-site and plant one additional Live Oak tree as mitigation for impacts to Live Oak tree impacts.

Hazardous Materials

2007 Initial Study Mitigation. Monitoring well MW57 is to remain onsite and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternately, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards.

Proposed Project. Monitoring Well MW57 has been removed from the site as documented in the May 21, 2009, letter provided by the Chatham Site PRP Group. This mitigation measure has been satisfied.

Hydrology/Water Quality

2007 Initial Study Mitigation. No drinking water wells are to be drilled on-site and no excavations shall be allowed on-site without proper permits.

Proposed Project. Potable water would be provided by the City of Escondido Water Department. No wells would be drilled on-site. This mitigation measure is no longer applicable.

7. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

The project applicant would be required to implement mitigation measures from the 2007 Initial Study that pertain to site conditions and project impacts as defined herein, as well as, current Conditions of Approval that apply to the proposed project. No new significant or adverse environmental impacts requiring mitigation were identified for the proposed project. Implementation of Condition of Approval CUL-1 at the City's discretion, would address Native American monitoring recommendations during grading and ground disturbance activities.

8. SIGNIFICANT UNMITIGATED IMPACTS

No significant unmitigated impacts were identified in the 2007 Initial Study or the proposed project. The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously adopted 2007 Initial Study.

9. CERTIFICATION

Copies of the addendum, the 2007 Initial Study and Addendum, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, may be reviewed by appointment in the City of Escondido Planning Department office.

Melissa DiMarzo

Melissa DiMarzo, Assistant Planner II

4/21/26

Date

Appendix A – California Emission Estimator Model Output File

Hamilton Lane Escondido Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.3. Construction Emissions by Year, Mitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

3.2. Demolition (2026) - Mitigated

3.3. Site Preparation (2026) - Unmitigated

3.4. Site Preparation (2026) - Mitigated

3.5. Grading (2026) - Unmitigated

3.6. Grading (2026) - Mitigated

3.7. Building Construction (2026) - Unmitigated

3.8. Building Construction (2026) - Mitigated

3.9. Building Construction (2027) - Unmitigated

3.10. Building Construction (2027) - Mitigated

3.11. Paving (2027) - Unmitigated

3.12. Paving (2027) - Mitigated

3.13. Architectural Coating (2027) - Unmitigated

3.14. Architectural Coating (2027) - Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Hamilton Lane Escondido
Construction Start Date	3/2/2026
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	26.6
Location	33.089247938234934, -117.08811878755569
County	San Diego
City	Escondido
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6294
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Sin amily Ho	5.00	Dwelling Unit	1.62	9,750	58,564	—	14.0	—

139
Item 3.

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Water	W-7	Adopt a Water Conservation Strategy

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.46	12.9	14.5	0.02	0.58	2.85	3.43	0.53	1.36	1.89	—	2,548	2,548	0.10	0.02	0.33	2,558
Mit.	1.46	12.9	14.5	0.02	0.58	2.85	3.43	0.53	1.36	1.89	—	2,548	2,548	0.10	0.02	0.33	2,558
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.22	13.0	15.1	0.02	0.51	2.51	3.01	0.47	1.19	1.65	—	2,604	2,604	0.11	0.02	0.01	2,614
Mit.	6.22	13.0	15.1	0.02	0.51	2.51	3.01	0.47	1.19	1.65	—	2,604	2,604	0.11	0.02	0.01	2,614
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.64	5.40	6.29	0.01	0.19	0.06	0.25	0.17	0.03	0.20	—	1,138	1,138	0.05	0.01	0.03	1,143
Mit.	0.64	5.40	6.29	0.01	0.19	0.06	0.25	0.17	0.03	0.20	—	1,138	1,138	0.05	0.01	0.03	1,143

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.12	0.99	1.15	< 0.005	0.03	0.01	0.05	0.03	< 0.005	0.04	—	188	188	0.01	< 0.005	0.01	189
Mit.	0.12	0.99	1.15	< 0.005	0.03	0.01	0.05	0.03	< 0.005	0.04	—	188	188	0.01	< 0.005	0.01	189
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.46	12.9	14.5	0.02	0.58	2.85	3.43	0.53	1.36	1.89	—	2,548	2,548	0.10	0.02	0.33	2,558
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.44	13.0	15.1	0.02	0.51	2.51	3.01	0.47	1.19	1.65	—	2,604	2,604	0.11	0.02	0.01	2,614
2027	6.22	8.28	9.98	0.02	0.26	0.11	0.28	0.24	0.02	0.25	—	1,829	1,829	0.07	0.02	0.01	1,836
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.64	5.40	6.29	0.01	0.19	0.06	0.25	0.17	0.03	0.20	—	1,138	1,138	0.05	0.01	0.03	1,143
2027	0.21	0.37	0.49	< 0.005	0.01	< 0.005	0.02	0.01	< 0.005	0.01	—	84.0	84.0	< 0.005	< 0.005	0.01	84.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.12	0.99	1.15	< 0.005	0.03	0.01	0.05	0.03	< 0.005	0.04	—	188	188	0.01	< 0.005	0.01	189
2027	0.04	0.07	0.09	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	< 0.005	14.0

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.46	12.9	14.5	0.02	0.58	2.85	3.43	0.53	1.36	1.89	—	2,548	2,548	0.10	0.02	0.33	2,558
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.44	13.0	15.1	0.02	0.51	2.51	3.01	0.47	1.19	1.65	—	2,604	2,604	0.11	0.02	0.01	2,614
2027	6.22	8.28	9.98	0.02	0.26	0.11	0.28	0.24	0.02	0.25	—	1,829	1,829	0.07	0.02	0.01	1,836
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.64	5.40	6.29	0.01	0.19	0.06	0.25	0.17	0.03	0.20	—	1,138	1,138	0.05	0.01	0.03	1,143
2027	0.21	0.37	0.49	< 0.005	0.01	< 0.005	0.02	0.01	< 0.005	0.01	—	84.0	84.0	< 0.005	< 0.005	0.01	84.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.12	0.99	1.15	< 0.005	0.03	0.01	0.05	0.03	< 0.005	0.04	—	188	188	0.01	< 0.005	0.01	189
2027	0.04	0.07	0.09	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	< 0.005	14.0

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.45	0.18	1.79	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.13	476	479	0.24	0.02	1.31	490
Mit.	0.45	0.18	1.79	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.06	474	476	0.23	0.01	1.31	488
% Reduced	—	—	—	—	—	—	—	—	—	—	3%	< 0.5%	< 0.5%	3%	—	—	1%
Daily, Winter (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Un	0.42	0.19	1.41	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.13	459	461	0.24	0.02	0.10	4

142
Item 3.

Mit.	0.42	0.19	1.41	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.06	457	459	0.23	0.02	0.10	470
% Reduced	—	—	—	—	—	—	—	—	—	—	3%	< 0.5%	< 0.5%	3%	—	—	1%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.43	0.19	1.52	< 0.005	0.01	0.30	0.31	0.01	0.08	0.08	2.13	454	456	0.24	0.02	0.59	467
Mit.	0.43	0.19	1.52	< 0.005	0.01	0.30	0.31	0.01	0.08	0.08	2.06	452	454	0.23	0.02	0.59	465
% Reduced	—	—	—	—	—	—	—	—	—	—	3%	< 0.5%	1%	3%	—	—	1%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.08	0.03	0.28	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.02	0.35	75.2	75.5	0.04	< 0.005	0.10	77.4
Mit.	0.08	0.03	0.28	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.02	0.34	74.8	75.2	0.04	< 0.005	0.10	77.0
% Reduced	—	—	—	—	—	—	—	—	—	—	3%	< 0.5%	1%	3%	1%	—	1%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.14	1.49	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	369	369	0.02	0.01	1.24	375
Area	0.25	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.2	95.2	0.01	< 0.005	—	95.5
Water	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Waste	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.45	0.18	1.79	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.13	476	479	0.24	0.02	1.31	4

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.16	1.40	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	353	353	0.02	0.01	0.03	358
Area	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.2	95.2	0.01	< 0.005	—	95.5
Water	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Waste	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.42	0.19	1.41	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.13	459	461	0.24	0.02	0.10	472
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.15	1.37	< 0.005	< 0.005	0.30	0.31	< 0.005	0.08	0.08	—	347	347	0.02	0.01	0.52	353
Area	0.24	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.37	0.37	< 0.005	< 0.005	—	0.38
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.2	95.2	0.01	< 0.005	—	95.5
Water	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Waste	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.43	0.19	1.52	< 0.005	0.01	0.30	0.31	0.01	0.08	0.08	2.13	454	456	0.24	0.02	0.59	467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.03	0.25	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	57.5	57.5	< 0.005	< 0.005	0.09	58.4
Area	0.04	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.06	0.06	< 0.005	< 0.005	—	0.06
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.8	15.8	< 0.005	< 0.005	—	15.8
Water	—	—	—	—	—	—	—	—	—	—	0.06	1.84	1.89	0.01	< 0.005	—	2.08
Waste	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.04
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.08	0.03	0.28	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.02	0.35	75.2	75.5	0.04	< 0.005	0.10	77.4

2.6 Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.14	1.49	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	369	369	0.02	0.01	1.24	375
Area	0.25	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.2	95.2	0.01	< 0.005	—	95.5
Water	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Waste	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.45	0.18	1.79	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.06	474	476	0.23	0.01	1.31	488
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.16	1.40	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	353	353	0.02	0.01	0.03	358
Area	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.2	95.2	0.01	< 0.005	—	95.5
Water	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Waste	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.42	0.19	1.41	< 0.005	0.01	0.32	0.32	0.01	0.08	0.09	2.06	457	459	0.23	0.02	0.10	470
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.15	1.37	< 0.005	< 0.005	0.30	0.31	< 0.005	0.08	0.08	—	347	347	0.02	0.01	0.52	353
Area	0.24	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.37	0.37	< 0.005	< 0.005	—	0.38
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.2	95.2	0.01	< 0.005	—	95.5
Water	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Waste	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07

Total	0.43	0.19	1.52	< 0.005	0.01	0.30	0.31	0.01	0.08	0.08	2.06	452	454	0.23	0.02	0.59	465
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.03	0.25	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	57.5	57.5	< 0.005	< 0.005	0.09	58.4
Area	0.04	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.06	0.06	< 0.005	< 0.005	—	0.06
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.8	15.8	< 0.005	< 0.005	—	15.8
Water	—	—	—	—	—	—	—	—	—	—	0.04	1.47	1.51	< 0.005	< 0.005	—	1.67
Waste	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.04
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.08	0.03	0.28	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.02	0.34	74.8	75.2	0.04	< 0.005	0.10	77.0

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.39	12.9	14.6	0.02	0.51	—	0.51	0.47	—	0.47	—	2,494	2,494	0.10	0.02	—	2,503
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

Off-Road Equipment	0.08	0.71	0.80	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.13	0.15	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.48	0.00	0.00	0.11	0.11	0.00	0.02	0.02	—	110	110	0.01	< 0.005	0.01	111
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.07	6.07	< 0.005	< 0.005	0.01	6.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Demolition (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.39	12.9	14.6	0.02	0.51	—	0.51	0.47	—	0.47	—	2,494	2,494	0.10	0.02	—	2,503
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.71	0.80	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.13	0.15	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.48	0.00	0.00	0.11	0.11	0.00	0.02	0.02	—	110	110	0.01	< 0.005	0.01	111
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.07	6.07	< 0.005	< 0.005	0.01	6.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.24	11.0	11.7	0.02	0.51	—	0.51	0.47	—	0.47	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.24	11.0	11.7	0.02	0.51	—	0.51	0.47	—	0.47	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.4
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Su (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.03	0.02	0.32	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	69.7	69.7	< 0.005	< 0.005	0.24	70.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.29	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	65.8	65.8	< 0.005	< 0.005	0.01	66.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.24	11.0	11.7	0.02	0.51	—	0.51	0.47	—	0.47	—	2,065	2,065	0.08	0.02	—	2,072

Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.24	11.0	11.7	0.02	0.51	—	0.51	0.47	—	0.47	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.4
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road Equipment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.32	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	69.7	69.7	< 0.005	< 0.005	0.24	70.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.29	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	65.8	65.8	< 0.005	< 0.005	0.01	66.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off Equipment	1.42	12.9	14.0	0.02	0.58	—	0.58	0.53	—	0.53	—	2,455	2,455	0.10	0.02	—	2

Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.14	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	93.0	93.0	< 0.005	< 0.005	0.33	94.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.97	0.97	< 0.005	< 0.005	< 0.005	0.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.42	12.9	14.0	0.02	0.58	—	0.58	0.53	—	0.53	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Av Da	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.14	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	93.0	93.0	< 0.005	< 0.005	0.33	94.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.97	0.97	< 0.005	< 0.005	< 0.005	0.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wo	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	4.48	5.20	0.01	0.15	—	0.15	0.14	—	0.14	—	941	941	0.04	0.01	—	944
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.82	0.95	< 0.005	0.03	—	0.03	0.03	—	0.03	—	156	156	0.01	< 0.005	—	156
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Off	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.7	16.7	< 0.005	< 0.005	0.06	17.0
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.1	13.1	< 0.005	< 0.005	0.03	13.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.8	15.8	< 0.005	< 0.005	< 0.005	16.0
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.1	13.1	< 0.005	< 0.005	< 0.005	13.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.33	8.33	< 0.005	< 0.005	0.01	8.45
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.86	6.86	< 0.005	< 0.005	0.01	7.17
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.38	1.38	< 0.005	< 0.005	< 0.005	1.40
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.19
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off Equipment	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	4.48	5.20	0.01	0.15	—	0.15	0.14	—	0.14	—	941	941	0.04	0.01	—	944
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.82	0.95	< 0.005	0.03	—	0.03	0.03	—	0.03	—	156	156	0.01	< 0.005	—	156
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.7	16.7	< 0.005	< 0.005	0.06	17.0
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.1	13.1	< 0.005	< 0.005	0.03	13.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.8	15.8	< 0.005	< 0.005	< 0.005	16.0
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.1	13.1	< 0.005	< 0.005	< 0.005	13.7
Ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.33	8.33	< 0.005	< 0.005	0.01	8.45
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.86	6.86	< 0.005	< 0.005	0.01	7.17
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.38	1.38	< 0.005	< 0.005	< 0.005	1.40
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.19
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	8.25	9.91	0.02	0.26	—	0.26	0.24	—	0.24	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	49.3	49.3	< 0.005	< 0.005	—	49.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.17	8.17	< 0.005	< 0.005	—	8.20
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.5	15.5	< 0.005	< 0.005	< 0.005	15.7
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.9	12.9	< 0.005	< 0.005	< 0.005	13.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.44
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.35	0.35	< 0.005	< 0.005	< 0.005	0.37
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	8.25	9.91	0.02	0.26	—	0.26	0.24	—	0.24	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	49.3	49.3	< 0.005	< 0.005	—	49.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.17	8.17	< 0.005	< 0.005	—	8.20
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.5	15.5	< 0.005	< 0.005	< 0.005	15.7
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.9	12.9	< 0.005	< 0.005	< 0.005	13.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.44
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.35	0.35	< 0.005	< 0.005	< 0.005	0.37
Ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.46	4.30	6.49	0.01	0.17	—	0.17	0.16	—	0.16	—	992	992	0.04	0.01	—	995
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.12	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
On truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.45	0.00	0.00	0.11	0.11	0.00	0.02	0.02	—	108	108	0.01	< 0.005	0.01	109
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.98	2.98	< 0.005	< 0.005	< 0.005	3.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.49	0.49	< 0.005	< 0.005	< 0.005	0.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off Eq nt	0.46	4.30	6.49	0.01	0.17	—	0.17	0.16	—	0.16	—	992	992	0.04	0.01	—	

164
Item 3.

Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.12	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.45	0.00	0.00	0.11	0.11	0.00	0.02	0.02	—	108	108	0.01	< 0.005	0.01	109
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.98	2.98	< 0.005	< 0.005	< 0.005	3.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.49	0.49	< 0.005	< 0.005	< 0.005	0.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0

Architect Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.11	3.11	< 0.005	< 0.005	< 0.005	3.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.01	0.01	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wo	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.11	3.11	< 0.005	< 0.005	< 0.005	

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.01	0.01	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.20	0.14	1.49	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	369	369	0.02	0.01	1.24	375
Total	0.20	0.14	1.49	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	369	369	0.02	0.01	1.24	375
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	0.19	0.16	1.40	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	353	353	0.02	0.01	0.03	358
Total	0.19	0.16	1.40	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	353	353	0.02	0.01	0.03	358
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.03	0.03	0.25	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	57.5	57.5	< 0.005	< 0.005	0.09	58.4
Total	0.03	0.03	0.25	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	57.5	57.5	< 0.005	< 0.005	0.09	58.4

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.20	0.14	1.49	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	369	369	0.02	0.01	1.24	375
Total	0.20	0.14	1.49	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	369	369	0.02	0.01	1.24	375
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.19	0.16	1.40	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	353	353	0.02	0.01	0.03	358
Total	0.19	0.16	1.40	< 0.005	< 0.005	0.32	0.32	< 0.005	0.08	0.08	—	353	353	0.02	0.01	0.03	358
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.03	0.03	0.25	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	57.5	57.5	< 0.005	< 0.005	0.09	58.4
Tot	0.03	0.03	0.25	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	57.5	57.5	< 0.005	< 0.005	0.09	

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Total	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Total	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	8.20	8.20	< 0.005	< 0.005	—	8.23
Total	—	—	—	—	—	—	—	—	—	—	—	8.20	8.20	< 0.005	< 0.005	—	8.23

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Su (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

171
Item 3.

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Total	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Total	—	—	—	—	—	—	—	—	—	—	—	49.5	49.5	< 0.005	< 0.005	—	49.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	8.20	8.20	< 0.005	< 0.005	—	8.23
Total	—	—	—	—	—	—	—	—	—	—	—	8.20	8.20	< 0.005	< 0.005	—	8.23

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Ho	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8

Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.57	7.57	< 0.005	< 0.005	—	7.59
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.57	7.57	< 0.005	< 0.005	—	7.59

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.7	45.7	< 0.005	< 0.005	—	45.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.57	7.57	< 0.005	< 0.005	—	7.59
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.57	7.57	< 0.005	< 0.005	—	7.59

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Total	0.25	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape	< 0.005	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.06	0.06	< 0.005	< 0.005	—	0.06
Total	0.04	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.06	0.06	< 0.005	< 0.005	—	0.06

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Total	0.25	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Pr	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.06	0.06	< 0.005	< 0.005	—	0.06
Total	0.04	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.06	0.06	< 0.005	< 0.005	—	0.06

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Total	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Total	—	—	—	—	—	—	—	—	—	—	0.34	11.1	11.4	0.04	< 0.005	—	12.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.06	1.84	1.89	0.01	< 0.005	—	2.08
Total	—	—	—	—	—	—	—	—	—	—	0.06	1.84	1.89	0.01	< 0.005	—	2

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Total	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Total	—	—	—	—	—	—	—	—	—	—	0.27	8.87	9.14	0.03	< 0.005	—	10.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.04	1.47	1.51	< 0.005	< 0.005	—	1.67
Total	—	—	—	—	—	—	—	—	—	—	0.04	1.47	1.51	< 0.005	< 0.005	—	1.67

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Su (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

177
Item 3.

Single Family Housing	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Total	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Total	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.04
Total	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.04

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Total	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Ho	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26

Total	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.04
Total	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.04

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.1 Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tot	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Av	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	3/2/2026	3/30/2026	5.00	20.0	—
Site Preparation	Site Preparation	3/31/2026	4/2/2026	5.00	2.00	—
Grading	Grading	4/3/2026	4/8/2026	5.00	4.00	—
Building Construction	Building Construction	4/9/2026	1/14/2027	5.00	200	—
Paving	Paving	1/15/2027	1/29/2027	5.00	10.0	—
Architectural Coating	Architectural Coating	1/30/2027	2/13/2027	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37

Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41

Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	12.0	LDA,LDT1,LDT2
Demolition	Vendor	—	7.63	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT

Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1.80	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	0.53	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	12.0	LDA,LDT1,LDT2
Paving	Vendor	—	7.63	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.36	12.0	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3 Mitigated

Exhibit C

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	12.0	LDA,LDT1,LDT2
Demolition	Vendor	—	7.63	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1.80	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	0.53	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	12.0	LDA,LDT1,LDT2
Paving	Vendor	—	7.63	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.36	12.0	LDA,LDT1,LDT2

Architectural Coating	Vendor	—	7.63	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	19,744	6,581	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	1.88	0.00	—
Grading	—	—	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.06

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.06	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	589	0.03	< 0.005
2027	0.00	589	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	47.2	47.7	42.8	17,022	443	447	401	159,641

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	47.2	47.7	42.8	17,022	443	447	401	159,641

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
19743.75	6,581	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	30,706	589	0.0330	0.0040	142,585

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	30,706	589	0.0330	0.0040	142,585

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	175,665	1,069,677

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	140,532	855,741

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	3.32	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	3.32	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0

Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MM

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	15.7	annual days of extreme heat
Extreme Precipitation	5.10	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	8.89	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Dr	N/A	N/A	N/A	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	50.5
AQ-PM	15.4
AQ-DPM	58.2
Drinking Water	60.0
Lead Risk Housing	6.84
Pesticides	57.7
Toxic Releases	10.6
Traffic	80.1
Effect Indicators	—
CleanUp Sites	78.7
Groundwater	60.4
Haz Waste Facilities/Generators	0.00
Impaired Water Bodies	93.4
Solid Waste	35.7
Sensitive Population	—
Asthma	7.05
Cardio-vascular	45.0
Low Birth Weights	4.54
Socioeconomic Factor Indicators	—
Education	15.2
Housing	21.6
Linguistic	22.9
Poverty	4.02
Unemployment	8.69

7.2 Healthy Places Index Scores

Exhibit C

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	92.64724753
Employed	58.62953933
Median HI	90.27332221
Education	—
Bachelor's or higher	78.6603362
High school enrollment	100
Preschool enrollment	67.35531888
Transportation	—
Auto Access	98.98626973
Active commuting	12.51122803
Social	—
2-parent households	98.40882844
Voting	98.8836135
Neighborhood	—
Alcohol availability	87.56576415
Park access	35.44206339
Retail density	26.84460413
Supermarket access	21.57064032
Tree canopy	71.57705633
Housing	—
Homeownership	97.12562556
Housing habitability	99.51238291
Low-inc homeowner severe housing cost burden	84.98652637
Low-inc renter severe housing cost burden	99.08892596
Un ed housing	85.268831
He utcomes	—

Insured adults	95.534454
Arthritis	2.5
Asthma ER Admissions	91.6
High Blood Pressure	4.8
Cancer (excluding skin)	2.0
Asthma	80.2
Coronary Heart Disease	5.6
Chronic Obstructive Pulmonary Disease	29.1
Diagnosed Diabetes	36.9
Life Expectancy at Birth	82.2
Cognitively Disabled	87.2
Physically Disabled	85.5
Heart Attack ER Admissions	83.2
Mental Health Not Good	87.0
Chronic Kidney Disease	10.6
Obesity	74.1
Pedestrian Injuries	19.6
Physical Health Not Good	66.1
Stroke	26.0
Health Risk Behaviors	—
Binge Drinking	71.2
Current Smoker	89.7
No Leisure Time for Physical Activity	77.2
Climate Change Exposures	—
Wildfire Risk	10.8
SLR Inundation Area	0.0
Children	95.8
Elderly	9.2

English Speaking	67.3
Foreign-born	29.8
Outdoor Workers	56.8
Climate Change Adaptive Capacity	—
Impervious Surface Cover	87.0
Traffic Density	88.6
Traffic Access	50.8
Other Indices	—
Hardship	9.9
Other Decision Support	—
2016 Voting	98.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	12.0
Healthy Places Index Score for Project Location (b)	91.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Operations: Hearths	No fireplaces or wood stoves

Appendix B - Biological Resources Memorandum

MEMO

To: Lee Duran

From: Derek Langsford, PhD, CSE
Principal Scientist

Date: July 9, 2024

Subject: Biological Resources at 1100 Hamilton Lane, Escondido, California 92025

Dear Mr. Duran:

Introduction

This memo has been prepared to provide you (Client) with a biological assessment for the approximately 6.2-acre, vacant parcel (Assessor's Parcel Number 238-360-27-68) located at 1100 Hamilton Lane, in the City of Escondido (City), San Diego County, California (Figure 1).

The California Environmental Quality Act requires that any project that is not exempt undergo assessment to determine if any impacts are significant and to identify measures that would reduce effects to less than significant. This memo can be used by the City to determine if additional studies or reports are needed in consideration of your project.

Location

The irregularly-shaped, vacant parcel is in the southeast quadrant of the intersection of Bernardo Drive and Hamilton Lane in south Escondido with Park Drive and Felicita Creek to the southwest and residential development to the east, north and west (Figure 1).

Proposed Project

The owner proposed to subdivide the 6.2-acre parcel into 5 lots for future construction of single-family homes plus a retention basin to capture stormwater. Access to Lot 1 would be off Bernardo Drive, whereas access to Lots 2 through 5 would be from a shared driveway from Hamilton Lane.

Methods

On Monday April 22nd, 2024, TDI Biologists Ben Van Allen and Caitlin Kreutz conducted a comprehensive general biological survey of the parcel. The survey accomplished several tasks, including vegetation analysis, animal and plant survey, rare plant survey, measurement of trees, and habitat assessment for sensitive species to occur. Commencing at 0900 hours and concluding at 1200 hours PST, the whole site survey was surveyed, conducted under cool and cloudy weather conditions, with temperatures ranging between 62-68ºF.

A recent high-resolution aerial photograph was used for delineating vegetation boundaries, identifying and documenting species. Photos were taken to provide a photographic record of the property.

Results

Setting

The subject parcel is located at 1100 Hamilton Lane in the southern portion of the City, west of Interstate 15, having been annexed into the City from the unincorporated area that now occurs on just the north, east and south sides of the parcel with the City being to the west across Bernardo Drive. The parcel is undeveloped but there are developed residential neighborhoods to the north, west and east. To the south there are a handful of developed residential lots, but also additional undeveloped land and the upstream portion of Felicita Creek being just across Park Drive to the south.



Figure 1: Vicinity of 1100 Hamilton Lane Parcel in south Escondido

Topography

The parcel is mostly flat with a low at the western-most point of the parcel at 635 feet above mean sea level (amsl) and a high point of 662 feet amsl in the rock just north of the trees in the southern portion of the parcel (USGS TopoView 2024). The parcel slopes down in all directions from that high point. No depressions or channels occur on site.

Soils

The site supports two types of soil (USDA 2024): Placentia sandy loam (PfC) 2-9% slope in the west of the parcel, and with the majority being Fallbrook sandy loam 9 to 15% slopes (FaD2). PfC can be hydric if in depressions, but FaD2 has no hydric rating.

Wetlands

No USFWS National Wetlands Inventory (NWI) wetlands occur on site, but Felicita Creek runs northwest to southeast on the far side of Park Drive from the parcel. A tributary to Felicita Creek occurs to the east of Felicita Road, half a block to the east of the parcel. No FEMA Floodplains occur on site (FEMA 2024).

History

The earliest aerial photos show that the site was already cleared with a portion supporting Orchard agriculture in 1947 surrounded by cleared agricultural land and other orchards (Historic Aerials 2024). Homes on large lots had appeared in the vicinity by the 1960s when the orchard on site appears to have been abandoned with all trace gone by the late 1970s. Some of the existing trees on the site were already present by then. The site has been kept clear ever since with no signs of shrub growth suggesting it was being mowed regularly. By 1980, denser homes had been built to the east, and then to the north, south, and west by 1990. Bernardo School, to the south on Bernardo Drive was built around 2005. The last development nearby to the west was built between 2009 and 2013 (Historic Aerials 2024).

The parcel has been kept clear apart from trees in the south and the rocks in the center and south. Examination of aerial imagery since 2010, has shown evidence of mowing (parallel tire tracks and mowing strips) at least once per year every year between 2010 and 2022 (Google Earth 2024). The new owner is in receipt of a Weed Abatement Order from the City weed abatement order from the City pursuant to Escondido Municipal Code Property Maintenance Ordinance Section 6-484(d)(1) which necessitates “the management of non-native plants and grasses to reduce fire risk” that is achieved through regular mowing (See Attachment 1).

Biological Resources

The parcel is primarily Disturbed Habitat (DH) composed of annual non-native grasses and non-native vegetation, reflecting the history of agricultural usage and repeated mowing for weed abatement. Due to the significant disturbance and a shift from the original vegetation composition, resilient and fast-growing non-native species and grasses now outcompete the native flora including several brome grasses (*Bromus madritensis ssp. rubens, B. hordeaceus and B. diandrus)* and slender wild oat (*Avena barbata)*, as well as non-native forbs, such as mustards (*Hirshfeldia incana* and *Brassica nigra)*, and filarees (*Erodium brachycarpum, E. cicutarium, and E. moschatum*).

Despite the dominance of non-native species, the parcel supports some native species, predominantly annual forbs such as Menzies' Fiddleneck (*Amsinckia menziesii),* Narrow Leaf Bedstraw *(Galium angustifolium)* and a few diminutive perennial species including Coast Buckwheat (*Eriogonum fasciculatum),* and Broom Baccharis *(Baccharis sarothroides)* which have clearly been mowed annually.

Additionally, several large piles of mulch have been placed on the property, with some already spread. These piles consist primarily of Mexican fan palm (*Washingtonia robusta*) material, laden with seeds that are now sprouting abundantly.

Animals observed included species of native and non-native Argentine ants (*Linepithema humile*), Great Basin fence lizards (*Sceloporus occidentalis*) on the rocks, a dead gopher snake (*Pituophis catenifer catenifer*), evidence of Coyote (*Canis latrans*), Botta's pocket gopher (*Thomomys bottae*), and a woodrat nest (*Neotoma* sp.), and common birds including mourning dove (*Zenaida macroura*), house finch (house finch), California towhee (*Melozone crissalis*), and northern mockingbird (*Mimus polyglottos*). Larger birds were using the off-site trees in the vicinity, including California scrub jay (*Aphelocoma californica*), hooded oriole (*Icterus cucullatus*), acorn woodpecker (*Melanerpes formicivorus*), and American crows (*Corvus brachyrhynchos*). A red-tailed hawk (*Buteo jamaicansis*) was seen flying overhead in the area.

No special status plants or animals were observed by TDI biologists at the time of the survey.

Mature and Heritage Trees

The Escondido Municipal Code regulates removal of trees identified as Mature or Heritage (i.e., Protected), trees (Sec 33-1069). Mature and Protected trees are defined in the Escondido Municipal Code Sec 33-1052 as:

- Mature tree is any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree (genus *Quercus*), shall have a diameter 4 inches or greater when measured at 4½ feet diameter at breast height (DBH) above the tree's natural grade. All other mature trees shall have a diameter of 8 inches DBH, or greater, for a single stem or one of the multiple stems.
- Protected tree is any oak (genus *Quercus*) which has a 10-inch or greater DBH, or any other species or individual specimen listed on the local historic register, or determined to substantially contribute to the historic character of a property or structure listed on the local historic register, pursuant to Article 40 of the Escondido Zoning Code.

The results of the tree survey is shown below (Table 1, Figure 2):

Table 1: Mature and Protected trees.

Number	Scientific Name	Common Name	DBH	Status
1	*Robinia pseudoacacia*	Black Locust	5 1/8"	None
2	*Querus agrifolia*	Coast Live Oak	20"	Heritage
3	*Querus agrifolia*	Coast Live Oak	19.5"	Heritage
4	*Querus agrifolia*	Coast Live Oak	20"	Heritage
5	*Olea europaea*	European Olive	20"	Mature
6	*Olea europaea*	European Olive	15.5"	Mature
7	*Querus agrifolia*	Coast Live Oak	15.75"	Heritage
8	*Querus agrifolia*	Coast Live Oak	21"	Heritage
9	*Querus agrifolia*	Coast Live Oak	16"	Heritage
10	*Querus agrifolia*	Coast Live Oak	7"	Mature
11	*Querus agrifolia*	Coast Live Oak	5.75"	Mature
12	*Querus agrifolia*	Coast Live Oak	15.75"	Heritage
13	*Querus agrifolia*	Coast Live Oak	5.25"	Mature
14	*Querus agrifolia*	Coast Live Oak	1.5"	None
15	*Querus agrifolia*	Coast Live Oak	3.75"	None
16	*Schinus terebinthifolia*	Brazilian Pepper	10"	Mature
17	*Olea europaea*	European Olive	3.75"	None

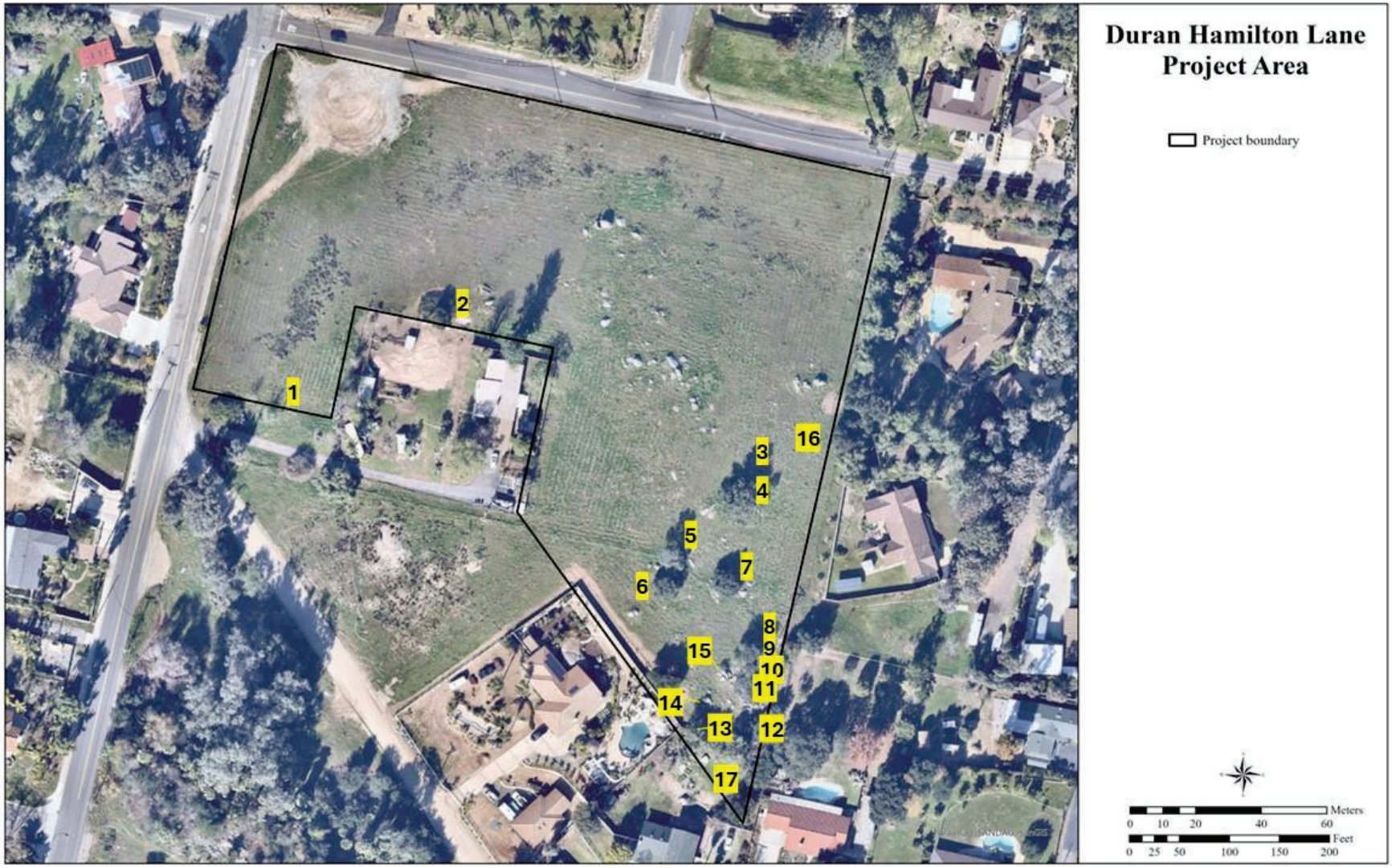


Figure 2: Trees measured at the Hamilton Lane parcel.

Most of the trees on site are in the southern portion of the site. Two trees are in the west and center of the site, one a small black locust (*Robinia pseudoacacia; #1*) and the other a Heritage coast live oak (*Quercus agrifolia; #2*). The southern portion of the site contains 6 Heritage coast live oak trees (#s 3, 4, 7, 8, 9, and 12), 3 Mature coast live oak trees (#s 10, 11and 13), and 3 mature non-native trees (#s 5, 6, and 16). The other 4 trees do not meet the Protected tree criteria.

Boulders

The property has several natural boulder outcroppings and clusters which contribute to the site's visual, geological, and ecological diversity. Per the City Subdivisions and Zoning Code Chapter 33 Zoning, Article 64 Design Review, Sec 33-1356 Elements of design considerations. Natural features such as rock outcroppings, are considered visual resources must be preserved in a natural state, to the extent possible. Boulders occur in the center and south of the site.

Impacts

The proposed project would create 5 building pads, a driveway and a stormwater retention basin (Figure 3).

Biological Resources

Impacts would occur to most of the parcel but as the vegetation community is considered disturbed because of the weed abatement order, impacts to sensitive vegetation communities would not occur.

No special status plant or animal species were detected, and none are expected to occur because of the repeated mowing. No impacts would occur to special status plant or animal species.

No wetlands occur on site and so no permits would be required from wetland permitting agencies. The site is not in a FEMA floodplain area. No impacts would occur to wetland vegetation or flood areas.

The parcel is bordered by development to the north, east, and west, and has a marginal connection through an adjacent parcel across Park Drive to the southwest to Felicita Creek. With the site being mowed annually, the site does not act as a significant nursery site for special status species and being surrounded on three sides by residential development, does not act a corridor. Impacts would not occur to wildlife corridors or to significant nursery sites.

The City is no longer participating in the local regional Natural Community Conservation Planning (NCCP) effort and the site was not in a Focused Planning Area of the Multiple Habitat Conservation Plan (MHCP). So, the proposed Project would neither impact regional conservation planning efforts under the NCCP or MHCP, and because of its location and features, development would not impact any future regional conservation planning efforts.

Two local policies pertain to the project: the City regulations and requirements that deal with Mature or Heritage Trees and Boulders.

Mature or Heritage Trees

Several Mature and Heritage Trees are located on Lots 2, 4, and 5 (Figure 3). The proposed project could potentially remove 2 Heritage coast live oak trees located within the pad of Lot 4 (#3) and Lot 5 (#7) while avoiding all other oak trees. A coast live oak tree on the boundary of Lots 4 and 5 (#4) would be avoided. Two additional Mature olive trees (#s 5 and 6) would also be removed by grading Lot 5. Lastly a black locust tree (#1) meets neither criterion for being a Heritage or Mature tree would be removed to create the retention basin. All the impacted Heritage or Mature trees are far from the 3 roads that border the parcel and the loss of four trees would not significantly change views for area residents or the aesthetics of the area. It is expected that future homeowners will plant trees around their homes that will offset any aesthetic impacts from removal of the four trees. The Project would be in compliance with City’s Municipal Code requirements for trees.

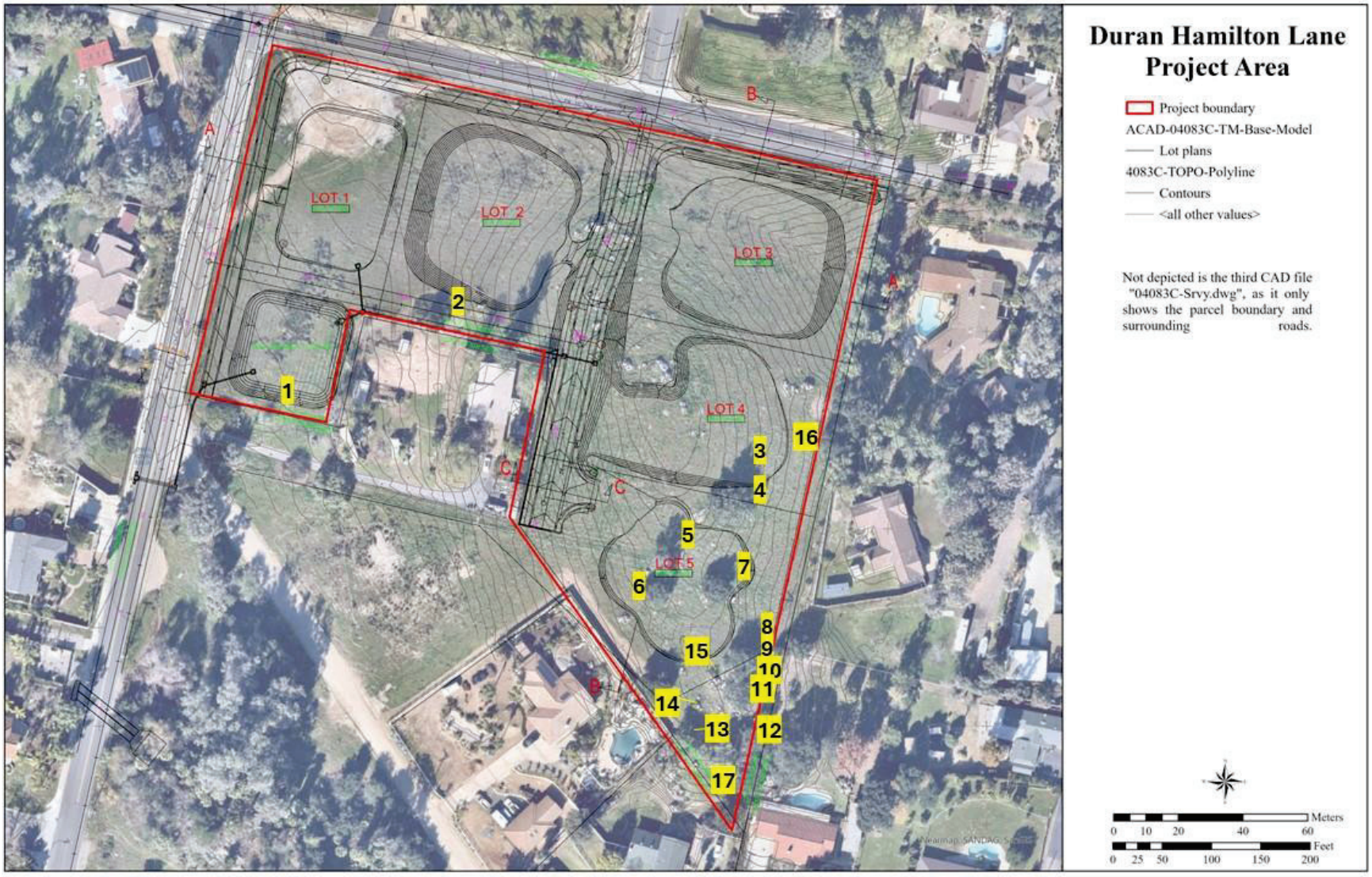


Figure3: Proposed project over an aerial image of the site and tree locations.

Boulders

Many boulders occur on the site and impact would occur through grading for the shared driveway and pads on Lots 4 and 5 (Figure 3). The proposed grading of pads was adjusted to avoid the largest boulders on Lots 4 and 5, but limitations prevented the shared driveway from avoiding some boulders. All boulders in areas to be graded would be moved to Lots 2, 3, and 4 outside of grading areas to retain all boulders on the site. The Project would be in compliance with City's boulder design considerations.

Conclusion

The proposed Project would not impact sensitive vegetation communities, sensitive species, wetlands or jurisdictional drainages, wildlife nursery sites, or corridors. Impacts to Mature and Heritage trees would not be significant and impacts to 4 coast live oaks would be offset by residential plantings. Impacts to boulders would be avoided by the grading design and by moving boulders away from driveways and pad area and retaining them on site.

In addition, all clearing or removal of vegetation will be performed prior to or after the bird breeding season, February 15 through September 15 (i.e., only between September 16 and February 14) to ensure compliance with the Migratory Bird Treaty Act (MBTA) and pertinent sections of the California Fish and Game (CFG) Code.

By avoiding clearing during the bird-breeding season, and designing to minimize impacts to trees and boulders, the proposed Project will not have a significant effect on biological resources and will be in compliance with the pertinent sections of the Escondido Municipal Code and design considerations.

If you have any questions, please call me at (760) 751 6169 or email me at derek.langsford@tierradata.com.



Derek H. Langsford, PhD, CSE

Principal Scientist, Terrestrial and Wetland Resources

References

Calflora 2024. Calflora (native plant database) www.calflora.org. Accessed April through July 2024.

City of Escondido 2018. An Ordinance of The City Council of the City of Escondido Amending Chapter 11, Article 2 of the Escondido Municipal Code by adding Sections 11-39 through 11-52, pertaining to Abatement of Weeds and Rubbish https://fireprevention.net/wp-content/uploads/2018/08/escondidocode.pdf

City of Escondido. Municipal Code. Section 33-1068 Vegetation Removal Permits. https://ecode360.com/43267342?highlight=dbh&searchId=22905359102687303#43267604

City of Escondido. Municipal Code. Section 33-1069. Vegetation Protection and Replacement Standards.

City of Escondido. Municipal Code Section 6-484(d)(1) Definitions.

Federal Emergency Management Agency (FEMA). 2022. National Flood Insurance Program, Flood Insurance Rate Nos. 06073C1636G and 06073C1636H. https://msc.fema.gov/portal. Accessed June 2022.

Google Earth 2024. Accessed April through July 2024.

Historical Aerials. 2024. www.historicaerials.com. Accessed April 2024 through July 2024.

Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California.

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California," Robert F. Holland, Ph.D., October 1986.

San Diego Association of Governments (SANDAG). 2003. Final Multiple Habitat Conservation Plan (MHCP) Volumes 1 & 2. Prepared for Multiple Habitat Conservation Program. March 2003. http://www.sandag.org/programs/environment/habitat_preservation/mhcp_vol1.pdf and mhcp_vol2.pdf. Accessed June 2024.

U.S. Department of Agriculture (USDA) 2024. Web Soil Survey. Accessed May 2024 https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm.

U.S. Fish and Wildlife Service (USFWS). 2022. National Wetlands Inventory. Washington, D.C. Available: http://www.fws.gov/wetlands/. Accessed: June 2024.

Attachments

Attachment 1: Weed Abatement Notice

Attachment 2: Photos

Attachment 1: Weed Abatement Notice

Exhibit C

Report ID: ESC053_ Item 3. OV

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-6496 (c) 619-719-3482 Bid * 1,200

May 26, 2021

Hamilton Bernardo LLC
PO Box 1795
La Jolla CA, 92038

Owner

CASE NUMBER: **C21-0785**

SUBJECT: **0 Hamilton Ln, Escondido, CA, 92029**

DESCRIPTION: **Assessors Parcel Number 2383606800**

Pursuant to the Escondido Municipal Code, a Code Enforcement Officer inspected the above referenced property on May 26, 2021. The property was found to be in violation of one or more federal, state, or local code statutes.

The violations noted are as follows:

1 Escondido Municipal Code 6-484(d)(1)
(d) Landscape Maintenance. It is unlawful for any responsible person to use, allow or maintain on such property any of the following: (1) Weeds.

AS THE OWNER OF RECORD, YOU ARE HEREBY ORDERED WITHIN 10 DAYS OF THE DATE OF THIS NOTICE TO:

1 Cut and remove all weeds from the property.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

If you fail to comply with this notice in abating all violations as required, within the time allotted, re-inspection fees may be assessed and, or you may be issued an administrative citation. The first citation has a mandatory fine of $100.00, the second citation is $250.00 and each subsequent citation is $500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorneys Office for other appropriate legal action.

Exhibit C

Report ID: ESC053_ Item 3. DV

If you have any questions regarding this case, please contact the undersigned at 760-839-6375 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

MONICA PINAGLIA
Code Enforcement Officer II

Delivered By

XXX Regular Mail Certified Mail Posting Personally Delivered

Attchment 2: Photos



Photo 1: The northwest corner of the site towards the intersection of Hamilton Ane and Bernardo Drive.



Photo 2: Looking southeast across the parcel towards its interior.



Photo 3: Prominent rocks 115 feet from Hamiton Lane, some of which would need to be moved.



Photo 4: Looking southeast into the coast Live oak trees in the south of the site.

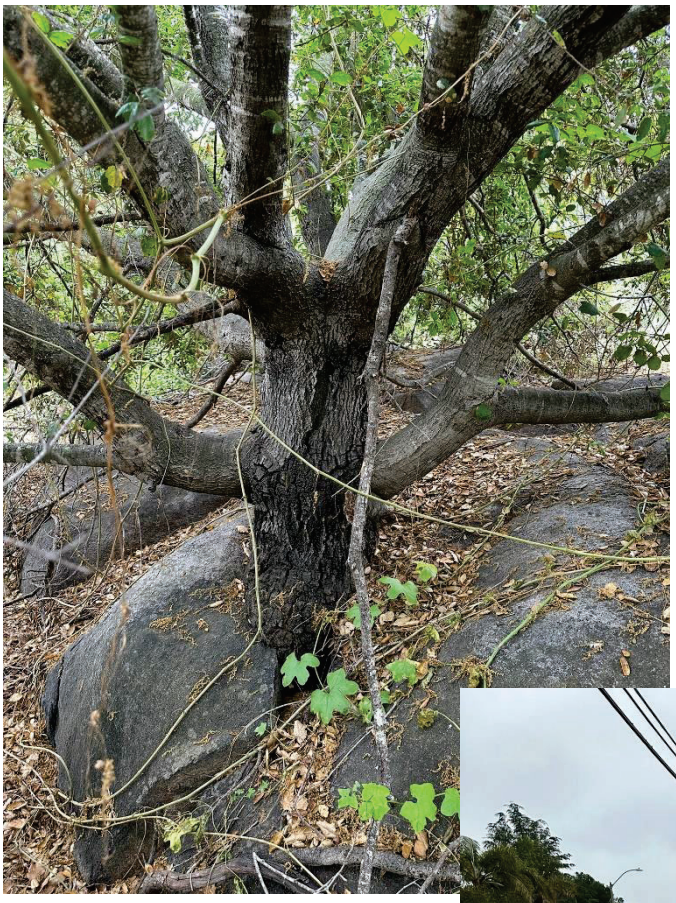


Photo 5: Underneath oaks growing in the south of the site.



Photo 6: Looking east along Hamilton Lane.

Appendix C - Weed Abatement Orders

Exhibit C

Report ID: ESC053_( )V

Item 3.

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-6496 (c) 619-719-3482 Bid $1,200

May 26, 2021

Hamilton Bernardo LLC
PO Box 1795
La Jolla CA, 92038

Owner

CASE NUMBER: **C21-0785**

SUBJECT: **0 Hamilton Ln, Escondido, CA, 92029**

DESCRIPTION: **Assessors Parcel Number 2383606800**

Pursuant to the Escondido Municipal Code, a Code Enforcement Officer inspected the above referenced property on May 26, 2021. The property was found to be in violation of one or more federal, state, or local code statutes.

The violations noted are as follows:

1 Escondido Municipal Code 6-484(d)(1)
(d) Landscape Maintenance. It is unlawful for any responsible person to use, allow or maintain on such property any of the following: (1) Weeds.

AS THE OWNER OF RECORD, YOU ARE HEREBY ORDERED WITHIN 10 DAYS OF THE DATE OF THIS NOTICE TO:

1 Cut and remove all weeds from the property.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

If you fail to comply with this notice in abating all violations as required, within the time allotted, re-inspection fees may be assessed and, or you may be issued an administrative citation. The first citation has a mandatory fine of $100.00, the second citation is $250.00 and each subsequent citation is $500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorneys Office for other appropriate legal action.

Exhibit C

Report ID: ESC053_ DV

If you have any questions regarding this case, please contact the undersigned at 760-839-6375 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

MONICA PINAGLIA
Code Enforcement Officer II

Delivered By

XXX Regular Mail Certified Mail Posting Personally Delivered

Exhibit C

Item 3.

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Cleared by Mark Morales 8/15. 8/25

August 12, 2025

Hamilton Bernardo LLC
P.O. Box 1795
La Jolla, CA. 92038

Owner

CASE NUMBER: **C25-0664**

SUBJECT: **0 Hamilton Ln, Escondido, CA, 92029**

DESCRIPTION: **Assessor's Parcel Number 2383606800**

Pursuant to the Escondido Municipal Code, a Code Compliance Officer inspected the above referenced property on 08/12/25. The property was found to be in violation of one or more federal, state, or local code statutes.

The violations noted are as follows:

1 Escondido Municipal Code 6-484(d)(2)(d): It is unlawful for any responsible person to use, allow or maintain on such property any of the following: (2) Dead, diseased, decayed, unsightly, overgrown or hazardous vegetation.

AS THE OWNER OF RECORD, YOU ARE HEREBY ORDERED WITHIN 14 DAYS OF THE DATE OF THIS NOTICE TO, COMPLETE THE FOLLOWING BY AUGUST 26, 2025:

1 Cut and remove all of the dead, diseased, decayed, unsightly, overgrown or hazardous vegetation from the property.

Please Note: You must bring this or a copy of this notice with you when applying for the required permits. Failure to do so may result in the permits not being issued until the officer handling this case can be reached.

If you fail to comply with this notice in abating all violations as required, within the time allotted, reinspection fees may be assessed and, or you may be issued an administrative citation. The first citation has a mandatory fine of $100.00, the second citation is $250.00 and each subsequent citation is $500.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney's Office for other appropriate legal action.

If you have any questions regarding this case, please contact the undersigned at 760-839-4667 between 8:00 a.m. and 5:00 p.m., Monday through Friday, email frank.sandoval@escondido.gov.

Sincerely,

FRANK SANDOVAL
Code Compliance Officer

Delivered By

Regular Mail Certified Mail Posting Personally Delivered

Appendix D - Phase I Cultural *Resources Report - Confidential*

Appendix E – Monitoring Well Decommissioning Documentation

CHATHAM SITE PRP GROUP

1322 Scott Street, Suite 104
San Diego, CA 92106
(619)-546-8377
(619)-546-9980 FAX
Email: edm@demaximis.com

May 21, 2009

Mr. Joe Cully
Site Mitigation Program
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
DEPARTMENT OF TOXIC SUBSTANCES AND CONTROL
5796 Corporate Ave
Cypress, CA 90630-4732

Subject: Decommissioning of Monitor Wells MW-56 and MW-57, Chatham Site

Dear Joe:

Attached you will find a letter from Hargis + Associates, Inc. that documents that monitor wells MW-56 and MW-57 have been decommissioned. Please contact either Mike Palmer or me with any questions or comments.

Sincerely,
Chatham Site PRP Group



Edward D. Modiano
Project Coordinator

Enclosure

cc: See Attached List

cc (with enclosure):

Number of Copies	Individuals Receiving Transmittal
1	Mr. Joseph Cully/Mr. Theo Johnson/Mr. S.Steven Hariri, California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), Cypress
1	Mr. Ed Modiano/Mr. Michael Palmer, *de maximis, inc.*

cc (without enclosure):

Number of Copies	Individuals Receiving Transmittal
1	Mr. Greg Holmes, California Environmental Protection Agency, Department of Toxic Substances Control, Cypress

HARGIS + ASSOCIATES, INC.
HYDROGEOLOGY • ENGINEERING

Mission City Corporate Center
2365 Northside Drive, Suite C-100
San Diego, CA 92108
Phone: 619.521.0165
Fax: 619.521.8580

May 21, 2009

VIA E-MAIL & US MAIL

Mr. Ed Modiano
Project Coordinator
CHATHAM SITE PRP GROUP
1322 Scott Street, Suite 101
San Diego, California 92106

Re: Decommissioning of Monitor Wells MW-56 and MW-57, Chatham Site, Escondido, California

Dear Mr. Modiano:

This letter has been prepared by Hargis + Associates, Inc. (H+A) on behalf of the Chatham Site PRP Group (the Group) to document the decommissioning of water table monitor well MW-56 and deep monitor well MW-57 at the Chatham Site, Escondido, California.

Monitor well MW-56 was located on a residential property northwest of the Chatham Yard, at 1261 Gamble Lane, now owned by Mr. Simon Salam. At Mr. Salam's request, H+A recommended the decommissioning of this well and monitor well MW-55 in a letter submitted to DTSC dated October 17, 2008. DTSC approved the decommissioning of monitor well MW-56, but not the decommissioning of MW-55, in a letter dated November 12, 2008. Decommissioning of monitor well MW-56 was conducted on December 4, 2008 by drilling out the casing and well materials and grouting the boring, in accordance with Well Destruction Permit No. LMON106106, issued by the County of San Diego, Department of Environmental Health (DEH).

Monitor well MW-57 was located on a vacant land parcel on the south side of Hamilton Lane, between Bernardo Avenue and Our Country Road, owned by Mr. Jeff Badelt. At Mr. Badelt's request, and following the successful installation of replacement monitor well MW-67 north of the parcel, H+A recommended the decommissioning of monitor well MW-57 in a letter submitted to DTSC dated October 17, 2008. DTSC approved the decommissioning of monitor well MW-57 in the letter dated November 12, 2008. Decommissioning of monitor well MW-57 by pressure grouting was completed on January 16, 2009, in general accordance with Well Destruction Permit No. LMON106099, issued by DEH.

HARGIS + ASSOCIATES, INC.

If you have any questions or comments, please contact us.

Sincerely,

HARGIS + ASSOCIATES, INC.



Greg T. Cranham, PG 5897, CEG 1994
Senior Hydrogeologist

James D. Schwall, PE CH5044
Project Manager

GTC/JDS/ama

724 Ltrs modiano08 WellDstrctn re MW-56 and MW-57.doc

Appendix F – Phase I Environmental Site Assessment



Phase I Environmental Site Assessment

1100 Hamilton Lane
Escondido, California 92029

April 22, 2025

Prepared For:

Hamilton Bernardo LLC
PO Box 1795
La Jolla, CA 92038

Project Number 25-02-025

Prepared by:

Weis Environmental, LLC
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008
(760) 585-7070
www.weisenviro.com

Weis ENVIRONMENTAL

1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008
(760) 585-7070
www.weisenviro.com

April 22, 2025

Lee Duran
Hamilton Bernardo LLC
PO Box 1795
La Jolla, CA 92038

Subject: Phase I Environmental Site Assessment
1100 Hamilton Lane
Escondido, California
Project Number 25-02-025

Dear Mr. Duran:

Weis Environmental, LLC has completed the contracted environmental consulting services for the above-referenced project. The services were performed in accordance with our proposal and agreement fully executed by all parties. The Phase I Environmental Site Assessment has been performed in accordance with ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-21 and Title 40 of the Code of Federal Regulations (40 CFR) Part 312. We appreciate the opportunity to be of service to you on this project. Please contact us if you have any questions or comments regarding this report or if we can be of further assistance.

Sincerely,

Weis Environmental, LLC

Daniel Weis. R.E.H.S.
Environmental Manager

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Purpose 1
1.2 Scope of the Assessment 1
1.3 Limitations and Exceptions 2
1.4 Special Terms and Conditions 3
1.5 Limiting Conditions and Deviations 3
1.6 Data Failure and Data Gaps 3
1.7 Reliance 3

2.0 SITE DESCRIPTION 4

2.1 Location and Legal Description 4
2.2 Site and Vicinity Characteristics 4
2.3 Current Use of the Site 4
2.4 Description of Site Improvements 4
2.5 Utilities 4
2.6 Description of Adjoining Properties 5

3.0 PHYSICAL SETTING 6

3.1 Topography 6
3.2 Hydrology 6
3.3 Geology 6
3.4 Hydrogeology 7
3.5 Oil and Gas Exploration 7

4.0 USER PROVIDED INFORMATION 8

4.1 Title Records 8
4.2 Environmental Liens 8
4.3 Activity and Use Limitations 8
4.4 Specialized or Actual Knowledge or Experience 8
4.5 Commonly Known or Reasonably Ascertainable Information 8
4.6 Valuation Reduction for Environmental Issues 9
4.7 Owner, Property Manager and Occupant Information 9
4.8 Reason for Performing Phase I ESA 9
4.9 Proceedings Involving the Site 9
4.10 Other Provided Documents 9

5.0 REGULATORY RECORDS REVIEW 10

5.1 Standard ASTM Regulatory Database Search 10
5.2 Non-ASTM Regulatory Database Search 12
5.3 Regulatory Agency File Reviews 13

6.0 HISTORICAL RESOURCE REVIEW 14

6.1 Aerial Photographs 14
6.2 Topographic Maps 15
6.3 Other Historical Sources 15

7.0 SITE RECONAISSANCE 16
7.1 Methodology and Limiting Conditions 16
7.2 Current General Site and Vicinity Characteristics 16
7.3 Indications of Past Site and Vicinity Uses 16
7.4 Site-Specific Observations 16
8.0 INTERVIEWS 18
8.1 Site Owner 18
8.2 Key Site Manager 18
8.3 Current Occupants 18
8.4 Local Government Official 18
8.5 Other Parties 18
9.0 ADDITIONAL SERVICES – NON-SCOPE ASTM CONSIDERATIONS 20
10.0 FINDINGS AND OPINIONS 21
11.0 CONCLUSIONS AND RECOMMENDATIONS 22
12.0 ENVIRONMENTAL PROFESSIONAL STATEMENT 23
13.0 ASSUMPTIONS 24
14.0 DEFINITIONS 25
15.0 REFERENCES 28
15.1 Documents, Plans and Reports 28
15.2 Personal Communications 28
15.3 Agencies Consulted 28

FIGURES

Figure 1 Vicinity Map
Figure 2 Site Plan
Figure 3 Topographic Map

APPENDICES

Appendix A User Provided Information
Appendix B Regulatory Database Report
Appendix C Regulatory Agency Records
Appendix D Historical Resources
Appendix E Photographs
Appendix F Interview Questionnaire
Appendix G Qualifications

1.0 INTRODUCTION

This report presents the methods and findings of a Phase I Environmental Site Assessment (ESA) of the property located at 1100 Hamilton Lane in Escondido, California (Site) performed in conformance with the contract/agreement for this assignment and the scope and limitations of ASTM Standard Practice E1527-21 and United States Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) as published in 40 Code of Federal Regulations (CFR) Part 312. EPA promulgated the AAI rule that became effective in November 2006 and the EPA has indicated that the ASTM E1527-21 practice is consistent with the requirements of AAI and may be used to comply with the provisions of the AAI rule.

1.1 Purpose

The purpose of the ASTM E1527-21 practice (framework for this Phase I ESA) is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (Title 42 United States Code [U.S.C.] Section 9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. Section 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting this Phase I ESA of the Site, the goal of the processes established by the ASTM E1527-21 practice is to identify, to the extent feasible, recognized environmental conditions. The term recognized environmental condition is defined as (1) the presence of hazardous substances or petroleum products in, on, or at a property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at a property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at a subject property under conditions that pose a material threat of a future release to the environment. In addition, controlled recognized environmental conditions, historical recognized environmental conditions and/or de minimis conditions, if identified during the completion of the assessment, are discussed herein. Definitions of these terms and other key terminology relevant to the practice are included in Section 14.0 of this report.

1.2 Scope of the Assessment

In general terms, this Phase I ESA included the acquisition of readily available/accessible and practically reviewable regulatory records and historical information, a subject property reconnaissance, interviews and preparation of this written report of findings. A more detailed description of the four primary components of the Phase I ESA is presented below.

Records Review - A review of Federal, State, Tribal and local standard ASTM and non-ASTM regulatory databases for a myriad of environmental identifiers including but not limited to properties with underground storage tanks (USTs), properties with leaking USTs, properties that have reported spills/releases that did not occur from a leaking UST, businesses that utilize hazardous materials and/or

generate hazardous waste and hazardous waste disposal locations. The regulatory review may also include public records requests with one or more Federal, State, Tribal and/or local agencies. A review of historical sources is also completed to help ascertain previous land uses of the property in question and in the surrounding area.

Site Reconnaissance - A property inspection and viewing of adjacent and surrounding properties for conditions that could be recognized environmental conditions.

Interviews - Interviews with present and past owners, operators and/or occupants of a property and local government officials.

Reporting - Evaluation of the information gathered during the completion of the Phase I ESA and the subsequent preparation of a written report.

1.3 Limitations and Exceptions

Concerns regarding liability under CERCLA and analogous State laws, have been a primary driver for Phase I ESA assignments in commercial real estate transactions. While the ASTM E1527-21 practice can be used in many contexts, familiarity with CERCLA and its potential LLPs is critical in understanding and applying the ASTM E1527-21 practice. We advise consultation with legal counsel if further inquiry or information is desired.

AAI represents the minimum level of inquiry necessary to support the LLPs. However, it is important to understand that additional inquiry ultimately may be necessary or desirable for legal as well as business reasons depending upon the outcome of this inquiry and the particular risk tolerances of a given user. For example, additional inquiry may assist a user of a Phase I ESA in determining whether they would have continuing obligations in the event they acquire a given property and may also assist the user in defining the scope of future steps to be taken to satisfy such obligations. In addition, a user may be concerned about business environmental risks or non-scope ASTM considerations that do not fall within the definition of a recognized environmental condition. This assessment also excludes subsurface or other invasive exploration, unless specifically documented herein. Users are also cautioned that Federal, State, Tribal and local laws may impose environmental assessment obligations that are beyond the scope of the ASTM E1527-21 practice.

The evaluation, opinion and conclusions presented herein are based solely on visual observations and regulatory, historical and personal knowledge that existed at the time our assessment was completed. The use of the gathered information is exclusively for the purposes outlined in this report and only for the Site. Our firm can make no warranty, either express or implied, except that the services conducted were performed in accordance with generally accepted environmental assessment practices applicable at the time and location of the assessment and that the conclusions of the assessment have been based in part on professional judgment/experience, an interpretation of readily available data and the standard of care normally followed by similar professionals practicing in a similar locale and under similar circumstances. Any opinions presented cannot apply to Site changes, of which our firm is unaware and has not had the opportunity to evaluate. In addition, this report cannot feasibly include any evaluation of undocumented activities at the Site or on adjacent or nearby properties. Lastly, a Phase I ESA meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of a given property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid.

1.4 Special Terms and Conditions

This Phase I ESA was prepared in accordance with the terms and conditions of the contract/agreement for the work as executed between our firm and the client. There are no other special terms and conditions established between our firm and the client pertinent to the findings of this ESA or methodology used to complete this assessment. In addition, our firm has no final or other vested interest in the Site or adjacent/surrounding properties, or in any entity that owns or occupies the Site or adjacent/surrounding properties.

1.5 Limiting Conditions and Deviations

There were no significant limiting conditions that would inhibit our ability to identify recognized environmental conditions noted during the completion of this assessment. In addition, there were no deviations from the ASTM E1527-21 standard noted during the completion of this assessment. Any limiting conditions that are not considered to be ones that would inhibit our ability to identify recognized environmental conditions at the Site are referenced in applicable sections of this report.

1.6 Data Failure and Data Gaps

No instances of data failure were encountered during the completion of this assessment. In addition, no data gaps of significance (i.e., those that would inhibit our ability to identify recognized environmental conditions) were identified during the completion of this assessment. Any data gaps that are not considered to be ones that would inhibit our ability to identify recognized environmental conditions at the Site are referenced in applicable sections of this report.

1.7 Reliance

This report has been prepared for the exclusive use of the client (User) under a written agreement for completion of the assessment. This report may not be relied upon by any other person or entity without the written consent of both our firm and our client. The scope of services performed for this assessment may not be appropriate to satisfy the specific needs of other users, and any use or reuse of this document would be at the sole risk of said users. Any other party seeking liability protection under CERCLA must take independent action to accomplish its objective.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

Location and legal description information is presented in the table below.

Location/Legal Consideration	Details
Legal Physical Address	1100 Hamilton Lane, Escondido, California.
Assessor's Parcel Number (APN)	San Diego County APN 238-360-68-00.
Property Size	6.28 acres.
General Orientation Relative to Roadways or Other Landmarks	Generally north of Park Drive, south of Hamilton Lane, east of Bernardo Avenue and west of Our Country Road.

A Vicinity Map is included as Figure 1. A Site Plan is included as Figure 2.

2.2 Site and Vicinity Characteristics

The Site and the surrounding vicinity are situated in Escondido, California that consists primarily of residential properties, schools and public roadways. Additional details pertaining to the Site and its adjoining properties are provided in the sections below.

2.3 Current Use of the Site

The Site is vacant and undeveloped.

2.4 Description of Site Improvements

Information pertaining to improvements at the Site is presented in the table below.

Improvement Consideration	Details
Access Point(s)	Via Hamilton Lane to the north and via Bernardo Avenue to the west.
Primary Building(s)	None.
Reported Framing	N/A.
Building Exteriors	N/A.
Reported Foundation	N/A.
Other Improvements	None known.
Utilities and Other Features	None known.

2.5 Utilities

Utilities that are reported to be present at the Site or provide service in the surrounding area are noted below along with their municipal provider where applicable.

Utility	Provider (Where Applicable)
Potable Water	City of Escondido

Utility	Provider (Where Applicable)
Sewage Maintenance	City of Escondido
Electrical	San Diego Gas & Electric
Natural Gas	San Diego Gas & Electric
Solid Waste Disposal	Escondido Disposal, Inc.

2.6 Description of Adjoining Properties

Adjoining properties are defined as any real property or properties, the border of which is contiguous or partially contiguous with that of the subject property of a Phase I ESA, or that would be contiguous or partially contiguous with that of a subject property but for a street, road or other public thoroughfare separating them. To the extent feasible, our firm performed a visual inspection of adjoining properties from the Site boundaries and along public rights-of-way. We did not encroach onto adjoining private property during the completion of this assessment. The following table identifies the adjoining property uses:

Direction	Adjoining Property Use
North	Hamilton Lane, then residential properties at 1050-1060 Hamilton Lane and 2331 and 2336 Rancho Diego Court.
South	Residential properties at 950 Via Linda, 1044-1049 Park Drive, and 2436 Bernardo Avenue, and vacant land at 1076 Park Drive.
East	Residential properties at 2411 and 2435 Our Country Road and 934 Via Linda.
West	Bernardo Avenue, then residential properties at 2405 and 2435 Bernardo Avenue.

3.0 PHYSICAL SETTING

3.1 Topography

General topographic information pertaining to the Site is presented in the table below.

Topographic Consideration	Details
Topographic Map Reference	Escondido, California 7.5-minute quadrangle.
Improvements or Features Depicted on Map	None.
Elevation	Elevations range from approximately 635 to 660 feet above mean sea level.
Local/Regional Gradient	Generally south.
Adjoining Improvements or Features Depicted on Map	Surrounding roads are depicted on the map.

3.2 Hydrology

General hydrologic information pertaining to the Site is presented in the table below.

Hydrologic Consideration	Details
Hydrologic Unit	Escondido Hydrologic Subarea of the Escondido Creek Hydrologic Area of the Carlsbad Hydrologic Unit.
Substantial Hydrologic Features	None identified.
Precipitation Infiltration Potential	Significant based on the lack of improvements.
Surface Water Flows	Generally south.
Drainage from Nearby and Adjoining Properties	Insignificant.

3.3 Geology

General geologic information pertaining to the Site is presented in the table below.

Geologic Consideration	Details
California Geomorphic Province	Peninsular Ranges.
Mapped Soils or Formation	Cretaceous age tonalite and late-Pleistocene to Holocene age colluvial deposits.
Description of Soils or Formation	Medium to fine-grained poorly-consolidated sands and silts as well as boulder outcrops.

3.4 Hydrogeology

General hydrogeologic information pertaining to the Site is presented in the table below.

Hydrogeologic Consideration	Details
Groundwater Basin or Unit	Escondido Hydrologic Subarea of the Escondido Creek Hydrologic Area of the Carlsbad Hydrologic Unit.
Beneficial Uses	Yes.
Estimated Depth to Groundwater	Greater than 50 feet below the surface.
Estimated Flow of Groundwater	Generally south.
Known Site or Regional Groundwater Contamination Issues	No issues resulting from the Site. The former Chatham Brothers Barrel Yard is present over 700 feet to the northwest of the Site. This property was operated as a waste oil and solvent recycling and bulk petroleum facility beginning in the 1940s and continuing until 1981. Several remedial investigations and actions have been conducted at the property beginning in 1986. Soils inside the yard were found to be contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds, semi-volatile organic compounds and metals. Groundwater contamination was also found beneath the yard and outside of the limits of the property. The soils at the Yard are now considered stabilized. Surface water contamination migration was decreased by the remedial activities. Residual groundwater impacts are present with a portion of the plume mapped in the vicinity of the northeast portion of the Site. However, the impacts are considered to be delineated and results of a human health risk assessment indicated that the potential increase of risk for residents living outside the yard is negligible. In addition, it should be noted that a water supply well is present on the southern adjoining property of the Site and no impacts have been reported in this well. A potentially responsible party group is required to complete continued monitoring of groundwater in the area and any future mitigation that may be required should a change in conditions occur. As such, the former Chatham Brothers Barrel Yard is not considered to be a recognized environmental condition in connection with the Site.

3.5 Oil and Gas Exploration

According to online resources provided by the California Department of Conservation, Geologic Energy Management Division (CalGEM), there are no oil, gas or geothermal wells located on the Site or its adjoining properties.

4.0 USER PROVIDED INFORMATION

A representative of the client (i.e., User) of this report was interviewed during the completion of this assessment. The questions posed during the interview are defined by the ASTM E1527-21 practice and were either conveyed verbally or by way of a written questionnaire. If a written questionnaire was completed by the user, a copy will be included in Appendix A of our Phase I ESA.

The user also provided our firm with any land title records and judicial records that may be available for the Site as part of the required evaluation for environmental liens and activity and use limitations (AULs) in connection with the subject property of a Phase I ESA. As stated in the ASTM E1527-21 practice, it is the responsibility of the user of the report to provide any available records pertaining to environmental liens and AULs that may exist in connection with a given property. Any land title and judicial records provided to our firm are discussed below. If such information is not discussed in the sections below, it was not provided by the user of the report.

In addition to the contact information obtained, the user of the report was also asked if they are aware of other useful documents that may exist and if so whether copies can be provided to the environmental professional within reasonable time and cost constraints. Typical useful documents are listed in Section 10.8.1 of the ASTM E1527-21 practice and include but are not limited to environmental assessment reports, compliance audits and permits, registrations for tank and other aboveground or underground systems, safety plans, spill prevention and other facility-related plans, geological/geotechnical studies and environmental governmental agency notices and/or correspondence.

4.1 Title Records

A Preliminary Title Report prepared by Chicago Title Company and dated effective August 13, 2020, was provided for review. No environmental liens or AULs are referenced in the report. Copies of the User provided documents are included in Appendix A. The User was also interviewed about the current status of title of the Site and there remain no known environmental liens or AULs in connection with the Site.

4.2 Environmental Liens

The User is unaware of environmental liens in connection with the Site.

4.3 Activity and Use Limitations

The User is unaware of AULs in connection with the Site.

4.4 Specialized or Actual Knowledge or Experience

The User is unaware of specialized knowledge, actual knowledge or experience that is material to recognized environmental conditions in direct connection with the Site.

4.5 Commonly Known or Reasonably Ascertainable Information

The User is unaware of commonly known or reasonably ascertainable information within the local community that is material to recognized environmental conditions in direct connection with the Site. The User is aware of environmental impacts in the area that resulted from the nearby former Chatham Brothers Barrel Yard property, but is unaware of any impact to the Site.

4.6 Valuation Reduction for Environmental Issues

The User is unaware of information pertaining to an undervalued purchase price of the Site relative to the estimated fair market value of the Site due to the presence of contamination.

4.7 Owner, Property Manager and Occupant Information

The Site is currently owned and managed by the Hamilton Bernardo LLC. The Site is vacant with no known occupants.

4.8 Reason for Performing Phase I ESA

The User has commissioned this Phase I ESA as part of the planned development of the Site for residential purposes. The Phase I ESA is also being completed to assist the client in complying with 40 CFR Part 312.

4.9 Proceedings Involving the Site

The User is unaware of pending, threatened or past litigation and administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site. The client is also unaware of notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in connection with the Site.

4.10 Other Provided Documents

No prior environmental reports were provided to our firm by the User during the completion of this assessment.

5.0 REGULATORY RECORDS REVIEW

Our firm commissioned the preparation of a regulatory database report from Environmental Risk Information Services (ERIS) as part of the regulatory records review. Federal, State, Tribal, and local government environmental databases are searched. Certain databases are specifically required by the ASTM E1527-21 practice and are referenced as "standard ASTM regulatory databases." Such databases are searched to at least the minimum search distance around a given property as defined in the practice. Other regulatory databases are also searched that are not specifically referenced in ASTM E1527-21. Such databases are referenced as "non-ASTM regulatory databases" and are searched within varying radii around a given property as selected by the database provider.

Descriptions of each database searched and the dates that the regulatory databases were last updated by the applicable agencies are included in the report. The extent of historical information varies with each database and current information is determined by what is publicly available at the time of an update. Databases are updated in accordance with ASTM E1527-21, which states that government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public.

Our firm also reviewed unplottable sites listed in the database report by cross-referencing reasonably ascertainable information pertaining to such properties that may include facility names, street names, zip codes or other information. Unplottable sites are ones that cannot be formally mapped or geocoded due to various reasons, including limited geographic information. Any unplottable sites that we identify within the specified search radii have been evaluated as part of the preparation of this report. A copy of the regulatory database report is included in Appendix B.

5.1 Standard ASTM Regulatory Database Search

The tables below present the standard Federal, State, Tribal and local ASTM databases that were searched, including the search distances from the Site. Below the tables are descriptions of any listings for the Site that may appear in the databases. Adjoining or nearby properties listed in databases indicative of releases of hazardous substances and/or petroleum products are also discussed, if in our professional opinion they have the potential to impact the Site. This practice of discussing only properties of anticipated environmental concern to the Site is noted in ASTM E1527-21, which states that the environmental professional may make statements applicable to multiple properties listed in regulatory databases that are not likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to a given subject property. Our professional judgment and opinions discussed herein are based on several factors including the nature of the regulatory database listings, distance of the off-site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted direction of groundwater flow and/or regulatory case status information for the various properties as described in the databases.

The following Federal standard ASTM databases were searched:

Standard Environmental Record Source Name	Regulatory Database Identification	Search Distance from Site (Miles)
Lists of Federal National Priorities List (NPL) (Superfund) sites	NPL – Proposed NPL – Superfund Record of Decision (ROD)	1.0
Lists of Federal Delisted NPL sites	Deleted NPL	1.0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	CERCLIS - SEMS – SEMS Archive – ODI – IODI	0.5
Lists of Federal CERCLA sites with No Further Remedial Action Planned (NFRAP)	CERCLIS NFRAP	0.5
Lists of Federal Resource Conservation and Recovery Act (RCRA) facilities undergoing Corrective Action	RCRA CORRACTS – Department of Energy (DOE) Formerly Utilized Sites Remedial Action Program (FUSRAP)	1.0
Lists of Federal RCRA Treatment, Storage and Disposal (TSD) facilities	RCRA-TSDF	0.5
Lists of Federal RCRA generators	RCRA LQG – RCRA SQG – RCRA VSQG – RCRA NON GEN – FEMA UST – HIST GAS STATIONS – FRP – DELISTED FRP – REFN – BULK TERMINAL	0.25
Federal institutional control/engineering control registries	LUCIS – FED ENG – FED INST – RCRA CONTROLS – NPL IC	0.5
Federal Emergency Response Notification System (ERNS) List	ERNS	Site
Lists of Federal brownfield sites	FED BROWNFIELDS	0.5
Lists of sites with Federal environmental liens	CERCLIS LIENS – SEMS LIENS	Site Only

Site – The Site is not listed on the standard Federal ASTM regulatory databases.

Adjoining Properties – Adjoining properties are not listed on the standard Federal ASTM regulatory databases.

Other Properties – There are multiple listings pertaining to properties in the surrounding area that are identified on the SEMS, CERCLIS, RCRA SQG and RCRA NON GEN standard Federal ASTM databases. None of these listings are indicative of releases of hazardous substances or petroleum products to the subsurface that are considered to have the potential to significantly impact the Site.

The following State, Tribal, and local standard ASTM databases were searched:

Standard Environmental Record Sources Name	Regulatory Database Identification	Search Distance from Site (Miles)
Lists of state-and tribal "Superfund" equivalent sites	RESPONSE – HWP	1.0
Lists of state-and tribal hazardous waste facilities	ENVIROSTOR – DELISTED ENVS	1.0

Standard Environmental Record Sources Name	Regulatory Database Identification	Search Distance from Site (Miles)
Lists of state and tribal landfills and solid waste disposal facilities	SWF/LF – LDS – SWAT – WMUD – SWRCB SWF – Construction and Demolition (C & D) DEBRIS RECY – CONTAINER RECY – RECYCLING – PROCESSORS	0.5
Lists of state and tribal leaking storage tanks	LUST – DELISTED LST – UST CLOSURE – CLEANUP SITES – DELISTED CLEANUP – INDIAN LUST – DELISTED ILST	0.5
Lists of state and tribal registered storage tanks	UST – HHSS – AST – AST SWRCB – TANK OIL GAS – DELISTED TNK – CERS TANK – DELISTED CTNK – HIST TANK – UST SWEEPS – INDIAN UST – DELISTED IUST – DELISTED COUNTY	0.25
State and tribal institutional control/engineering control registries	LUR – HLUR - DEED	0.5
Lists of state and tribal voluntary cleanup sites	VCP	0.5
Lists of state and tribal brownfield sites	CALSITES	0.5
Local Agency Databases	SWF SANDIEGO – LOP SANDIEGO – HAZ SANDIEGO – UST SANDIEGO – SAM SANDIEGO – CERS HAZ	Site to 0.5

Site – The Site is not listed on the standard State, Tribal, and local ASTM regulatory databases.

Adjoining Properties – Adjoining properties are not listed on the standard State, Tribal, and local ASTM regulatory databases.

Other Properties – There are multiple listings pertaining to properties in the surrounding area that are identified on the RESPONSE, ENVIROSTOR, DELISTED LST, LUR, CALSITES, VCP, CLEANUP SITES, HAZ SANDIEGO and SAM SANDIEGO standard State, Tribal, and local ASTM databases. None of these listings are indicative of releases of hazardous substances or petroleum products to the subsurface that are considered to have the potential to significantly impact the Site.

5.2 Non-ASTM Regulatory Database Search

Non-ASTM regulatory database listings are described below.

Site – The Site is not listed on the non-ASTM regulatory databases searched.

Adjoining and Surrounding Properties – Several surrounding properties are listed on various non-ASTM databases and some of which are also listed on ASTM databases described above. Database listings include HWSS CLEANUP, SCH, HIST CORTESE, CERS HAZ and DELISTED HAZ. None of these listings are indicative of releases of hazardous substances or petroleum products to the subsurface that are considered to have the potential to significantly impact the Site.

5.3 Regulatory Agency File Reviews

If a property being assessed under a Phase I ESA or any of the adjoining properties are identified on one or more of the above-referenced standard environmental record sources, pertinent regulatory files and/or records associated with such listings should be reviewed to assist the environmental professional in evaluating potential recognized environmental conditions. However, if in the environmental professional's opinion, such a review is not warranted, file reviews need not be conducted if the environmental professional provides justification for not doing so.

Agency file reviews for the Site and select adjoining properties completed during this assessment (if deemed warranted) are noted below. If no adjoining properties are discussed, this indicates that the environmental professional did not require a review of any such records in order to provide a professional opinion regarding recognized environmental conditions. The agency inquiries were performed by way of on-line searches/queries of published databases and/or direct inquiries with public records clerks at one or more agencies. Dan Weis conducted the agency file reviews during the completion of this assessment. Copies of regulatory agency records are included in Appendix C.

Regulatory Agency	Jurisdiction	Date of Inquiry or Request	Contact	Response or Information from Agency
United States EPA Envirofacts/ECHO/ TRIS	Federal	03/16/2025	Online https://enviro.epa.gov/ https://echo.epa.gov/facilities/facility-search https://www.epa.gov/toxics-release-inventory-tri-program	No Records Identified
California DTSC	State	03/16/2025	Online https://www.envirostor.dtsc.ca.gov/public https://hwts.dtsc.ca.gov/	No Records Identified
State Water Resources Control Board/Regional Water Quality Control Board	State	03/16/2025	Online https://geotracker.waterboards.ca.gov/ https://geotracker.waterboards.ca.gov/historical_ust_facilities	Records Identified
County of San Diego Department of Environmental Health (DEH)	Local	03/16/2025	Online https://www.sandiegocounty.gov/content/sdc/deh/doclibrary/ Public Records Clerk	No Records Identified
City of Escondido	Local	03/16/2025	Public Records Clerk	No Records Identified

State Water Resources Control Board

There are no records pertaining to the Site in Water Board files. There are numerous documents in Water Board files pertaining to the former Chatham Brothers Barrel Yard property, which is present over 700 feet to the northwest of the Site. As stated previously, this property is not considered to be a recognized environmental condition in connection with the Site.

6.0 HISTORICAL RESOURCE REVIEW

The objective of consulting historical sources is to develop a history of the previous uses of a property, its adjoining properties and the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a given property. The goal of the historical research is to identify all obvious uses of a subject property from the present, back to the property's first developed use, or back to 1940, whichever is earlier.

It is stated in ASTM E1527-21, the following standard historical resources shall be reviewed if, based on the judgment of the environmental professional, they are reasonably ascertainable, likely to be useful and applicable to the subject property: (1) aerial photographs (2) fire insurance maps (3) local street/city directories and (4) historical topographic maps. There are numerous other potential historical sources one can consider during a historical evaluation including zoning/land use records, property tax files records, building department records, miscellaneous maps, news articles, books about the history of an area being researched, imagery, land title records and a variety of other resources that may provide information about past land uses. These other resources may be found in sources such as prior assessments, newspaper archives, internet sites, community organizations, local libraries, historical societies, government agencies, from current owners or occupants of surrounding properties, or records in the files and/or personal knowledge of owners and/or occupants.

Relative to a final decision on which sources are to be consulted, under ASTM E1527-21, the environmental professional is afforded the ability to exercise professional judgment and consider the possible releases that might have occurred at a property, adjoining properties and surrounding area in light of the historical uses and, in concert with other relevant information gathered as part of the Phase I process, use this information to assist in selecting historical resources that will be beneficial in identifying recognized environmental conditions in connection with a property.

Historical resources reviewed during the completion of this assessment are referenced below. This may include those obtained from prior Phase I ESA reports pertaining to the Site. It is stated in ASTM E1527-21 that environmental professionals may use information in prior environmental reports provided such information was generated as a result of procedures that meet or exceed the requirements of the current practice.

If certain potential sources of information noted above are not referenced in the sections below, they were not deemed necessary by the environmental professional in order to meet the objective of the historical research consultation. Copies of historical resources are included in Appendix D. If any historical resources are not included as appendices, it is due to copyright considerations precluding us from such reproduction.

6.1 Aerial Photographs

We reviewed historical aerial photographs from the years ranging from 1939 through 2024 provided by ERIS. The table below presents the results of the photograph review.

Photograph Year	Site Observations	Adjoining Property Observations
1939-1967	Vacant land and agricultural.	Roadways, residential properties, agricultural activity and vacant land.
1974-2024	Vacant land.	Roadways, residential properties, agricultural activity and vacant land. Increased residential development is evident over the decades.

As stated above, the Site has historically been used for agricultural purposes. During historical agricultural activities throughout the State of California, various pesticides and more specifically organochlorine pesticides were commonly applied during the normal course of agricultural operations. Such compounds have since been banned from production and use in the United States. Based on the regulatory and historical research completed during the preparation of this assessment, no information has been revealed that would lead us to believe that an accidental spill or release of pesticide products has occurred at the Site. As such, the historical agricultural use of the Site is not considered to be a recognized environmental condition in connection with the Site. Furthermore, as the Site will be developed in the future which commonly includes grading (soil mixing) of the upper several feet of soil, it is likely that any residual agricultural chemicals, if present, will be homogenized and redistributed and thereby reducing concentrations if present to begin with.

6.2 Topographic Maps

We reviewed historical topographic maps from the years ranging from 1893 through 2022 provided by ERIS. No discernable features are depicted on-Site on the maps. Scattered residences are depicted on adjoining and surrounding properties. Roadways are also depicted.

6.3 Other Historical Sources

Other historical sources are referenced in the ASTM E1527-21 practice as any source or sources other than the standard historical sources referenced in the practice that are credible to a reasonable person and that identify past uses of a subject property. This category includes, but is not limited to miscellaneous maps and directories, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the property owner and/or occupants. No historical sources other than the standard sources described above were deemed necessary and useful to assist in identifying recognized environmental conditions.

7.0 SITE RECONAISSANCE

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with a subject property. The Site visit for our assessment was completed on March 19, 2025. We were unaccompanied during the reconnaissance.

7.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of observing the Site on foot walking the periphery of the Site, various transects throughout the Site, and publicly accessible areas surrounding the Site for viewing from accessible adjacent public thoroughfares. If structures are present, the periphery of structures are visually and/or physically observed along with building interiors. Adjoining properties and the surrounding area were also observed during observation of the periphery of the Site, from public thoroughfares adjacent to or traveled on the way to the Site, and if applicable from buildings and structures otherwise accessed during the inspection. No significant limiting conditions of the Site inspection were noted. Select photographs of the Site obtained during the Site reconnaissance are included in Appendix E.

7.2 Current General Site and Vicinity Characteristics

The Site and the surrounding vicinity are situated in Escondido, California that consists primarily of residential properties, schools and public roadways. The Site is vacant and undeveloped.

7.3 Indications of Past Site and Vicinity Uses

There are no material differences between the current and past uses of the Site, adjoining properties, and the surrounding area that were visually and/or physically observed during the Site reconnaissance that pertain to recognized environmental conditions.

7.4 Site-Specific Observations

We examined the Site for the features and conditions noted in the table below.

Feature or Condition	Details
Drains and Sumps	None observed.
Drums, Totes, and Intermediate Bulk Containers	None observed.
Hazardous Substances and Petroleum Products in Connection with Identified Uses	None observed.
Hazardous Substances and Petroleum Products Not in Connection with Identified Uses	None observed.
Heating/Cooling	None observed.

Feature or Condition	Details
PCB Containing Items	Pole-mounted electrical transformers are present along certain Site boundaries, The transformers are utility owned and no staining, odors or other suspect conditions were noted.
Pits, Ponds, or Lagoons	None observed.
Potable Water Supply/Source	None observed. The City of Escondido provides potable water to the surrounding area.
Roads	None observed.
Septic Systems or Cesspools.	None observed.
Sewage Disposal System	None observed. The City of Escondido provides sewage disposal for the surrounding area.
Solid Waste (including graded areas and non-native fill)	One open-top container filled with discarded fencing and other miscellaneous metal materials was observed. Landscape waste is also present throughout portions of the Site. No staining, odors or other suspect conditions were noted. Please refer to any project geotechnical reports for information regarding the potential presence of fill material at the Site.
Stained Soil or Pavement	None observed.
Stains or Corrosion on Floors, Walls, or Ceilings (except for staining from water).	None observed.
Standing Surface Water and Pools or Sumps Contain Liquids	None observed.
Storage Tanks	None observed.
Stressed Vegetation (other than water stress).	None observed.
Strong, Pungent, or Noxious Odors and Their Sources	None noted.
Structures and Other Improvements	None observed.
Water/Wastewater or other liquid (including stormwater)	None observed.
Wells	None observed.

8.0 INTERVIEWS

People interviewed during the completion of this assessment (with the exception of public records clerks at regulatory agencies) are noted in the table below. Such agency contacts are referenced in Section 5.3 of this report. In the event that case workers or other specific staff at regulatory agencies who are currently, historically or will be actively involved in the future with oversight of environmental work at the Site or adjoining properties of interest are interviewed, their contact information is included in the table below.

Name	Title or Role of Contact	Organization or Affiliation	Date of Inquiry or Request	Date Information was Provided
Lee Duran	Managing Member	Hamilton Bernardo LLC	March 11, 2025 (Questionnaire)	March 11, 2025

Descriptions of the information obtained from the interviews are included in the sections below. Dan Weis conducted the interviews during the completion of this assessment. If written questionnaires were completed by one or more of the parties, they are included in Appendix F of our Phase I ESA report. If questionnaires are not included, the interviews were conducted verbally.

8.1 Site Owner

The Site owner is unaware of environmental concerns in direct connection with the Site. The Site owner is aware of environmental impacts in the area that resulted from the nearby former Chatham Brothers Barrel Yard property, but is unaware of any impact to the Site.

8.2 Key Site Manager

The Site owner is also considered to be the Key Site Manager. Please refer to Section 8.1 above.

8.3 Current Occupants

The Site is vacant with no current occupants.

8.4 Local Government Official

Public records requests were completed by our firm as described in Section 5.3. No formal interviews with other personnel at agencies were deemed warranted during the preparation of our Phase I ESA.

8.5 Other Parties

Interviews with other people were not conducted during the preparation of this assessment. As stated in the ASTM E1527-21 practice, interviews with past owners, operators and occupants of a subject property who are likely to have material information regarding the potential for contamination at a given property shall be conducted to the extent that they have been identified and that the information likely to be obtained is not duplicative of information already obtained from other sources. Interviews with people with past association with the Site were not deemed warranted during the completion of this assessment. In addition, for abandoned properties where there is evidence of potential unauthorized uses of the abandoned property or evidence of uncontrolled access to the abandoned property, interviews with one or more owners or occupants of neighboring adjoining properties or nearby

properties should be conducted. Neither the Site nor its adjoining properties are considered to fall within these criteria.

9.0 ADDITIONAL SERVICES – NON-SCOPE ASTM CONSIDERATIONS

Several non-scope ASTM considerations are referenced in the ASTM E1527-21 practice that a user of a report may wish to evaluate. Listed considerations in the practice include asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint (unrelated to releases into the environment), lead in drinking water, mold or microbial growth conditions, PCB-containing building materials, naturally-occurring radon, regulatory compliance, wetlands and substances not defined as hazardous substances (including some substances sometimes generally referred to as emerging contaminants) unless or until such substances are classified as a CERCLA hazardous substance.

No implication is intended by the practice as to the relative importance of inquiry into such non-scope considerations, and the list of considerations is not intended to be all-inclusive. An evaluation of one or more of the non-scope considerations was not requested of our firm as part of the scope of services for the assessment. Therefore, no findings, opinions and conclusions of this assessment are based on said non-scope ASTM considerations.

10.0 FINDINGS AND OPINIONS

No features, activities, uses and/or conditions that, in our professional judgment, may indicate the presence or likely presence of hazardous substances or petroleum products that have significantly impacted the Site were identified during the completion of this assessment.

11.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Practice E1527-21 of the property located at 1100 Hamilton Lane in Escondido, California. This assessment has revealed no recognized environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions in direct connection with the Site. In addition, no significant data gaps were identified during the completion of this assessment. No additional assessment at the Site is considered to be warranted at this time.

12.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in Section 312.10 of 40 CFR. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel involved with the completion of this report are included in Appendix G.



Daniel Weis, R.E.H.S.
Environmental Manager

13.0 ASSUMPTIONS

No Phase I ESA effort can eliminate uncertainty regarding the potential for recognized environmental conditions to exist in connection with a given property. Performance of the ASTM E1527-21 practice may reduce such uncertainty but in no way should the findings and report be misconstrued as insurance or a guarantee regarding the potential for recognized environmental conditions in connection with a given property. The ASTM E1527-21 practice recognizes reasonable limits of time and cost relative to the completion of a Phase I ESA.

During the completion of this ESA, our firm relied on certain information obtained from secondary sources, including but not limited to the user of the report, government agencies, historical research business entities, environmental databases and interviews with one or more persons. The sources obtained and/or consulted are assumed to be reliable. However, our firm cannot warranty or guarantee that the information provided by these other sources is wholly accurate or complete. Our firm is not responsible for any misrepresentations or false statements that may be provided by others or the lack of pertinent/relevant information that should have been provided/disclosed by others, and we assume no responsibility for any consequence as a result of such omissions or withheld information.

Accuracy and completeness of records varies among information sources, including from governmental agencies. As a result, there is a possibility that even with the proper application of the methodologies presented in ASTM E1527-21, conditions may exist that could not be identified within the scope of this assessment, or which were not reasonably identifiable from the available information. In addition, any responses received from Federal, State, Tribal and local regulatory agency secondary sources of information after the issuance of this report may change certain findings and conclusions of this report.

Estimations and opinions regarding the potential for off-site properties to adversely impact a given subject property is one of the key components of a Phase I ESA. In most cases, recent property-specific or adjacent-property specific measured groundwater data or other hydrogeological information is not reasonably ascertainable. In the absence of such data, reasonable assumptions regarding the depth and flow of groundwater are made based on various sources including comparisons to surface elevations, land topography and available hydrogeological on the State of California GeoTracker database. In addition, estimations and opinions regarding potential impacts from off-site locations may be based on certain assumptions that a hazardous substance or petroleum product may not migrate laterally within unsaturated soil for a substantial distance and that contaminants that have reached saturated soil and groundwater may attenuate over time and/or may decrease in concentration relative to distance from its source. While any interpretations presented herein may be effective in reducing uncertainty regarding potential impacts to a subject property from off-site locations, in no way should the findings and report be misconstrued as insurance or a guarantee regarding the potential for such impacts to occur. Greater certainty regarding subsurface conditions at a given property can only be achieved by way of a subsurface sampling effort of one or more media.

14.0 DEFINITIONS

Definitions of key terminology relevant to the ASTM E1527-21 practice are presented below.

Recognized Environmental Condition – (1) the presence of hazardous substances or petroleum products in, on, or at a property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at a property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at a subject property under conditions that pose a material threat of a future release to the environment.

Historical Recognized Environmental Condition – A previous release of hazardous substances or petroleum products affecting a property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting a property to any controls (for example, activity and use limitations or other property use limitations).

Controlled Recognized Environmental Condition – A recognized environmental condition affecting a property that has been addressed to the satisfaction of an applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

All Appropriate Inquiries – That inquiry constituting all appropriate inquiries into the previous ownership and uses of a property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C. § 9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C. §§ 9601(35)(A) & (B), § 9607(b)(3), § 9607(q), and § 9607(r)), assuming compliance with other elements of the defense.

Data Failure – A failure to achieve the historical research objective as outlined in the ASTM E1527-21 practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. The research objective is compiling and analyzing historical property information and developing a history of the previous uses of a property, adjoining properties and surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a property.

Data Gap – A lack of or inability to obtain information required by the ASTM E1527-21 practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM E1527-21 practice, including, but not limited to site reconnaissance (for example, an inability to conduct a site visit) and interviews (for example, an inability to interview a key site manager, regulatory officials, etc.). Data gaps are only considered to be significant if they affect the ability of the environmental professional to identify recognized environmental conditions.

De Minimis Condition – A condition related to a release 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. De minimis conditions are not recognized environmental conditions.

Engineering Controls – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on a property. Engineering controls are a type of AUL.

Environment – (A) the navigable waters, the waters of the contiguous zone and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act [16 U.S.C. §§ 1801 et seq.], and (B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States.

Good Faith – The absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

Hazardous Substance – (A) any substance designated pursuant to section 311(b)(2)(A) of the Federal Water Pollution Control Act [33 U.S.C. 1321(b)(2)(A)], (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act [42 U.S.C. 6921] (but not including any waste the regulation of which under the Solid Waste Disposal Act [42 U.S.C. 6901 et seq.] has been suspended by Act of Congress), (D) any toxic pollutant listed under section 307(a) of the Federal Water Pollution Control Act [33 U.S.C. 1317(a)], (E) any hazardous air pollutant listed under section 112 of the Clean Air Act [42 U.S.C. 7412] and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator has taken action pursuant to section 7 of the Toxic Substances Control Act [15 U.S.C. 2606]. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

Institutional Controls – A legal or administrative mechanism (for example, deed restrictions, restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on a property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of AUL.

Petroleum Exclusion – While the definition of a CERCLA hazardous substance specifically excludes petroleum products and crude oil, the EPA has determined that the petroleum exclusion applies to petroleum products such as gasoline and other fuels containing lead, benzene or other hazardous substances that are normally added during the refining process. Notwithstanding the existence of the petroleum exclusion, petroleum products are included within the scope of the ASTM E1527-21 practice for multiple reasons. Petroleum products have historically been widely used at commercial properties. In addition, other federal and state laws may impose liability for releases or spills of petroleum products.

Petroleum Products – Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). The word fraction refers to certain distillates of crude oil, including gasoline, kerosine, diesel oil, jet fuels and fuel oil.

Reasonably Ascertainable Information – Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints and (3) practically reviewable.

Release or Threatened Release – Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, or pollutant or contaminant).

15.0 REFERENCES

Sources of information consulted during the completion of our Phase I ESA are noted in the sections below.

15.1 Documents, Plans and Reports

- "All Appropriate Inquiry" as necessary to satisfy the defenses available under 42 U.S.C. §§ 9607(b)(3), 9607(r)(1), and 9607(q), relying on definitions provided at 42 U.S.C. §§ 9601(35)(B); and as further explained in 40 CFR §§ 312.1 – 312.31.
- ASTM International, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-21, 2021.
- California Geological Survey, 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December.
- California State Water Resources Control Board, Water Quality Control Plan for the San Diego Basin (9), Published 2014.
- ERIS Database Report.
- ERIS Historic Aerials.
- ERIS Topographic Maps.
- USGS topographic map, Escondido, California Quadrangle.

15.2 Personal Communications

- Designated Client Representative – Mr. Lee Duran
- Designated Site Owner Representative – Mr. Lee Duran
- Key Site Manager – Mr. Lee Duran
- Site Occupant – None
- Public Records Clerk – County of San Diego

15.3 Agencies Consulted

- California Department of Conservation, Geologic Energy Management Division (CalGEM)
- California Department of Toxic Substances Control
- California State Water Resources Control Board
- City of Escondido
- County of San Diego
- United States EPA

FIGURES

FIGURE 1
VICINITY MAP

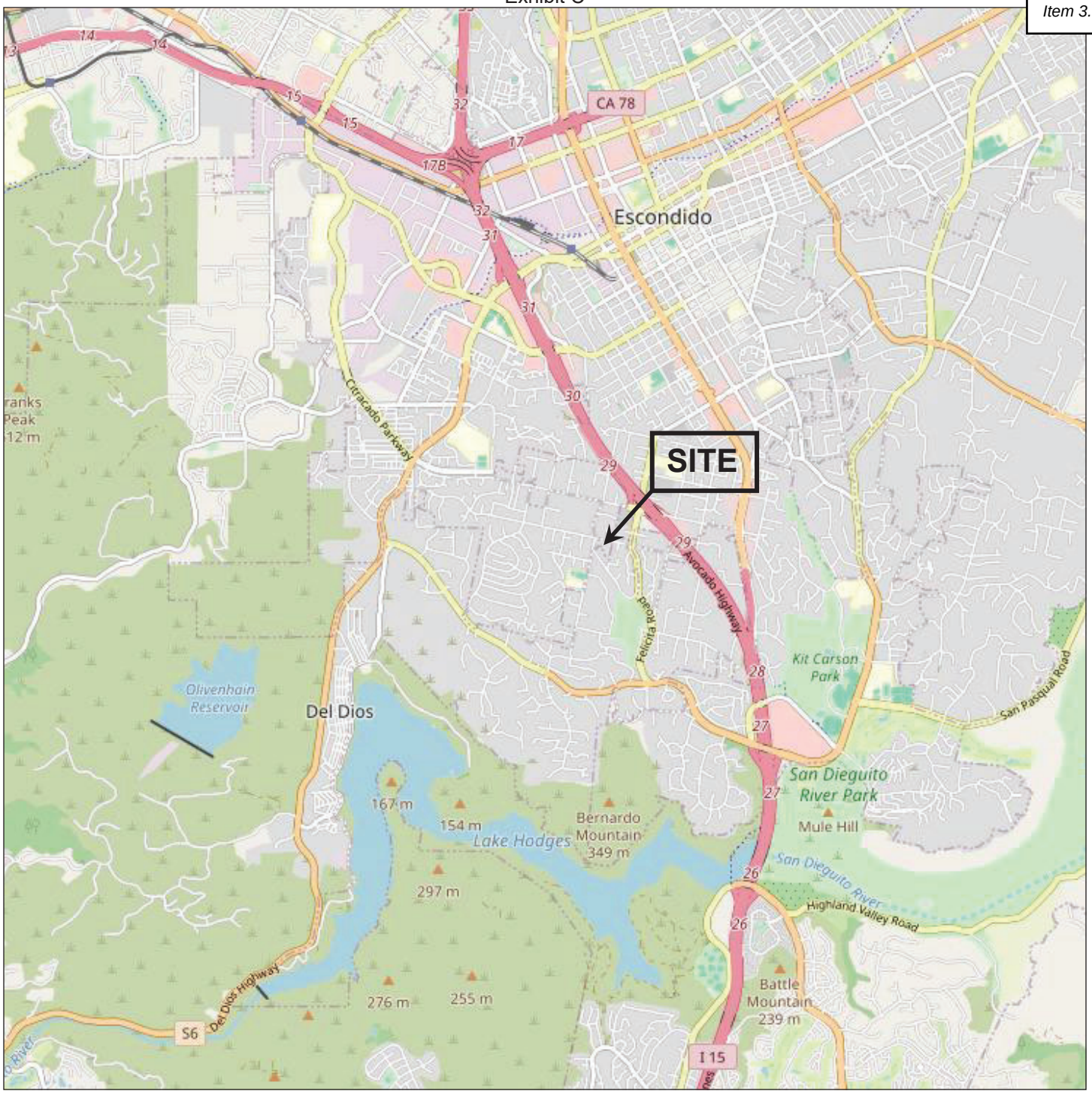


Figure 1 - Vicinity Map

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

FIGURE 2
SITE PLAN



Figure 2 - Site Plan

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

FIGURE 3
TOPOGRAPHIC MAP

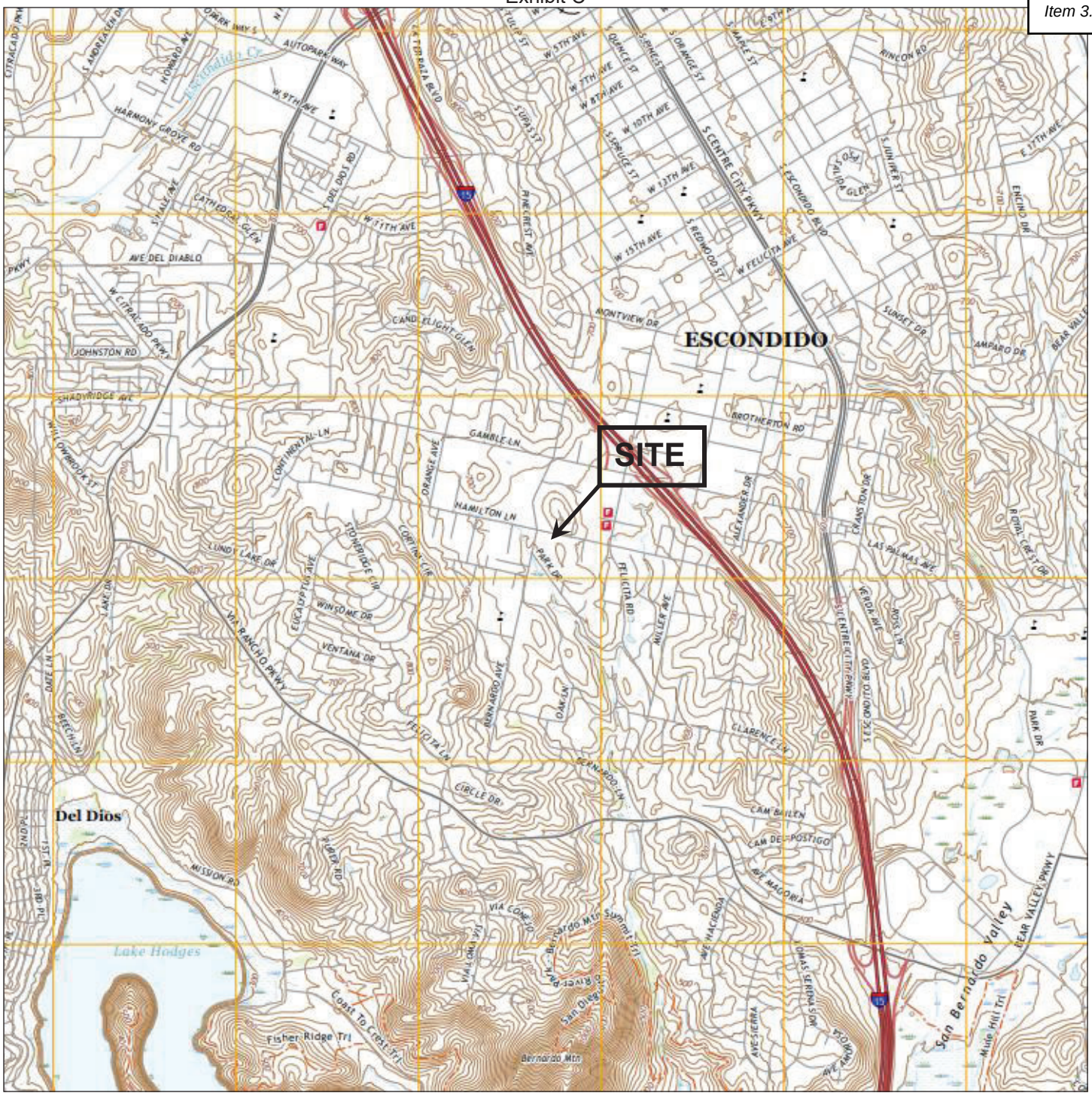


Figure 3 - Topographic Map

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

APPENDICES

APPENDIX A
USER PROVIDED INFORMATION

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

Order No.: 73720006246-PM
Property: Hamilton Lane
Escondido, CA 92025

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

Countersigned By:

Authorized Officer or Agent

By:

President

Attest:

Secretary

Visit Us on our Website: www.ctic.com

CHICAGO TITLE COMPANY

ISSUING OFFICE: 2365 Northside Drive, Suite 600, San Diego, CA 92108

FOR SETTLEMENT INQUIRIES, CONTACT:
Great Pacific Escrow
6105 Paseo Delicias, Suite 3 • Rancho Santa Fe, CA 92067
(858)756-1704 • FAX (858)224-1535

PRELIMINARY REPORT

Title Officer: Patty Meredith
Email: Patty.Meredith@CTT.com; TeamMeredith@CTT.com
Phone No.: (619)521-3449
Fax No.: (619)209-3494
Title No.: 73720006246-PM

Escrow Officer: Julie Wood
Email: jwood@greatpacificescrow.com
Phone No.: (858)756-1704
Fax No.: (858)946-3020
Escrow No.: 3848-JW

PROPERTY ADDRESS(ES): Hamilton Lane, Escondido, CA

EFFECTIVE DATE: August 13, 2020 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

ALTA Loan Policy 2006

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

A Fee

2. Title to said estate or interest at the date hereof is vested in:

Jennings Development LLC, an undivided 2/3 interest and Jennings Family Limited Partnership, a California Limited Partnership, an undivided 1/3 interest, as tenants in common

3. The Land referred to in this Report is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 238-360-68-00

PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 10, 1984.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	238-360-68-00
Fiscal Year:	2019-2020
1st Installment:	$5,569.33
2nd Installment:	$5,569.33
Exemption:	None
Code Area:	04327

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. Water rights, claims or title to water, whether or not disclosed by the public records.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Effie Dunton Eison
Purpose:	pipelines
Recording Date:	June 25, 1920
Recording No.:	Book 806, page 488 of Deeds
Affects:	the exact location and extent of said easement is not disclosed of record.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	San Diego Gas & Electric Company
Purpose:	public utilities and incidental purposes
Recording Date:	December 31, 1934
Recording No.:	Book 364, page 303 Official Records
Affects:	the route thereof affects a portion of said land and is more fully described in said document.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	San Diego Gas & Electric Company
Purpose:	public utilities and incidental purposes
Recording Date:	July 6, 1937
Recording No.:	Book 670, page 116 Official Records
Affects:	the route thereof affects a portion of said land and is more fully described in said document.

EXCEPTIONS
(continued)

8. Matters contained in that certain document

Entitled: Covenant of Improvement Requirements
Recording Date: May 9, 1984
Recording No.: File No. 84-172176 Official Records

Reference is hereby made to said document for full particulars.

9. Requirements relative to improvement and development and the necessary approvals thereof, as contained on Parcel Map No. 13268.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: public roadway
Affects: as shown on said map
Recording No.: Parcel Map No. 13268

Said instrument additionally contains the privilege and right to extend structures and excavation and embankment slopes beyond the limits where required for the construction and maintenance thereof.

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $150,000.00
Dated: January 10, 2017
Trustor/Grantor Jennings Family Limited Partnership
Trustee: Chicago Title Company, a California Corporation
Beneficiary: C. J. Redwood Inc., a California Corporation
Loan No.: Not Shown
Recording Date: January 20, 2017
Recording No.: 2017-0031767, Official Records

Said deed of trust contains an erroneous legal description.

12. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

13. Any rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.

EXCEPTIONS
(continued)

14. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): Seller: principals of LP and LLC

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

15. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): Buyers

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF EXCEPTIONS

NOTES

Note 1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 2. If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 3. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

Note 4. If there are recorder office closures related to COVID-19, we may be temporarily unable to record/access documents in the normal course of business. As such, we will require our AFFIDAVIT OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO CORONAVIRUS PANDEMIC to be signed by all parties.

Note 5. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

Note 6. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

Note 7. A Preliminary Change of Ownership form is required upon a change in ownership of the Land. Section 480 of the Revenue and Taxation Code of the State of California requires that a grantee of real property complete a Preliminary Change of Ownership statement, which is to be filed at the time that a grant deed is recorded. In the event that the statement is not completed and presented at the time of the recording of the deed, the County Recorder will assess the grantee an additional charge to record the deed. In addition to the additional charge at the time of recording, the County Assessor may assess additional fees and penalties for failure to file the Ownership Statement within the required time.

NOTES
(continued)

Note 8. Before issuing its policy of title insurance, the Company will require the following for the below-named limited partnership:

Name: **Jennings Family Limited Partnership**

a. Certificate of Limited Partnership filed with the Secretary of State, in compliance with the provision of the California Revised Limited Partnership Act, Section 15611 et. seq., Corporations Code.

b. Certified Copy of the Certificate of Limited Partnership certified by the Secretary of State filed with the County Recorder.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation

Note 9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: **Jennings Development LLC**

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

NOTES
(continued)

Note 10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: CRJ Management LLC (general partner - Jennings Family LP)

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

Note 11. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note 12. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF NOTES

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

TM and © Fidelity National Financial, Inc. and/or an affiliate. All rights reserved

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Exhibit C

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

Exhibit C

ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

Exhibit C

ATTACHMENT ONE
(CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies	**Underwritten by FNF Underwriters**
CTC - Chicago Title Company	CTIC - Chicago Title Insurance Company
CLTC - Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR - Ticor Title Company of California	CTIC - Chicago Title Insurance Company
LTC - Lawyer's Title Company	CLTIC - Commonwealth Land Title Insurance Company
SLTC - ServiceLink Title Company	CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

APPENDIX B
REGULATORY DATABASE REPORT

DATABASE REPORT

Project Property:	*1100 Hamilton Lane* *1100 Hamilton Lane* *Escondido CA 92029*
Project No:	
Report Type:	*Database Report*
Order No:	*25030401545*
Requested by:	*Weis Environmental, LLC*
Date Completed:	*March 6, 2025*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents....2
Executive Summary....3
Executive Summary: Report Summary....4
Executive Summary: Site Report Summary - Project Property....9
Executive Summary: Site Report Summary - Surrounding Properties....10
Executive Summary: Summary by Data Source....13
Map....18
Aerial....21
Topographic Map....22
Detail Report....23
Unplottable Summary....166
Unplottable Report....167
Appendix: Database Descriptions....169
Definitions....188

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property:		*1100 Hamilton Lane* *1100 Hamilton Lane Escondido CA 92029*
Project No:		
Coordinates:		
	Latitude:	*33.08912554*
	Longitude:	*-117.08840343*
	UTM Northing:	*3,661,170.96*
	UTM Easting:	*491,750.03*
	UTM Zone:	*11S*
Elevation:		*657 FT*

Order Information:

Order No:	*25030401545*
Date Requested:	*March 4, 2025*
Requested by:	*Weis Environmental, LLC*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	**1**	0	-	**1**
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	**1**	0	-	**1**
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	**1**	-	-	**1**
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	**3**	**2**	-	-	**5**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	**1**	0	0	**1**
ENVIROSTOR	Y	1	0	0	0	0	**1**	**1**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	**1**	0	-	**1**
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
LUR	Y	0.5	0	0	**1**	0	-	**1**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CALSITES	Y	0.5	0	0	**1**	0	-	**1**
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	**1**	0	-	**1**
CLEANUP SITES	Y	0.5	0	0	**1**	0	-	**1**
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County								
SWF SANDIEGO	Y	0.5	0	0	0	0	-	0
LOP SANDIEGO	Y	0.5	0	0	0	0	-	0
HAZ SANDIEGO	Y	0.25	0	**3**	**2**	-	-	**5**
UST SANDIEGO	Y	0.25	0	0	0	-	-	0
SAM SANDIEGO	Y	0.5	0	0	**1**	0	-	**1**
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	1	1
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
State								
PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PFAS INVEST	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	**1**	0	-	**1**
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	**1**	0	0	**1**
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HAZ GEN	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	**1**	0	-	**1**
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	**1**	0	**2**	-	**3**
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	0	-	-	-	0

Tribal ***No Tribal additional environmental record sources available for this State.***

County

Total:	***0***	***8***	***17***	***2***	***2***	***29***

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	HAZ SANDIEGO	ESC CITY SEWAGE LIFT STA #11	2451 BERNARDO AVE ESCONDIDO CA	WSW	0.03 / 174.45	-25	23
1	HAZ SANDIEGO	CITY OF ESCONDIDO - SEWAGE LIFT STN #11	2451 BERNARDO AVE 2451 BERNARDO AVE ESCONDIDO CA	WSW	0.03 / 174.45	-25	23
1	DELISTED HAZ	CITY OF ESCONDIDO - SEWAGE LIFT STN #11	2451 BERNARDO AVE ESCONDIDO CA 92029	WSW	0.03 / 174.45	-25	25
2	RCRA NON GEN	NATALIE BOND GUNN	949 VIA LINDA ESCONDIDO CA 92029	SSE	0.04 / 210.77	-14	25
			EPA Handler ID | Recycler Activity?: CAC003277666 | NO				
3	RCRA NON GEN	GARRET MACKIE	908 VIA LINDA ESCONDIDO CA 92029	SE	0.07 / 381.45	-11	26
			EPA Handler ID | Recycler Activity?: CAC003179184 | NO				
4	RCRA NON GEN	DAVID & LISA MANSFIELD	1130 HAMILTON LANE ESCONDIDO CA 92029	WNW	0.08 / 405.85	-11	27
			EPA Handler ID | Recycler Activity?: CAC003160381 | NO				
5	HAZ SANDIEGO	Del Dios Station 77	2323 FELICITA RD ESCONDIDO CA 92029	NE	0.09 / 485.78	-19	28
5	CERS HAZ	Del Dios Station 77	2323 FELICITA RD ESCONDIDO CA 92029	NE	0.09 / 485.78	-19	31
6	HAZ SANDIEGO	CITY OF ESCONDIDO - FIRE STATION #5	2319 FELICITA RD ESCONDIDO CA 92029	ENE	0.14 / 745.55	-29	34
7	RCRA NON GEN	IVY PARK AT ESCONDIDO	930 MONTICELLO DR ESCONDIDO CA 92029	ENE	0.14 / 745.65	-32	36
			EPA Handler ID | Recycler Activity?: CAL000489101 | NO				
8	RCRA SQG	CHATHAM SITE PRP GROUP	2257 BERNARDO AVENUE SAN DIEGO CA 92025	NNW	0.16 / 851.85	-5	37
			EPA Handler ID: CA0000031641				
9	CERCLIS	CHATHAM BROS	2257 BERNARDO AVE ESCONDIDO CA 92025	NNW	0.16 / 855.59	-4	40
			Site EPA ID: CAD990663361				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Number
9	SAM SANDIEGO	CHATHAM SITE	2257 BERNARDO AVE, ESCONDIDO CA 92029 CA	NNW	0.16 / 855.59	-4	43
9	HAZ SANDIEGO	CHATHAM SITE	2257 BERNARDO AVE ESCONDIDO CA	NNW	0.16 / 855.59	-4	44
9	SEMS	CHATHAM BROS	2257 BERNARDO AVE ESCONDIDO CA 92025 ***EPA ID:*** CAD990663361	NNW	0.16 / 855.59	-4	45
9	HWSS CLEANUP	CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029 ***Estor/EPA ID | Cleanup Status:*** 37490029 | CERTIFIED / OPERATION & MAINTENANCE AS OF 8/3/2020	NNW	0.16 / 855.59	-4	47
9	HIST CORTESE	CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029	NNW	0.16 / 855.59	-4	78
9	DELISTED LST	CHATHAM SITE	2257 BERNARDO AVE, ESCONDIDO, CA 92029 ESCONDIDO CA	NNW	0.16 / 855.59	-4	79
9	CALSITES	CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029	NNW	0.16 / 855.59	-4	79
10	SCH	BERNARDO ELEMENTARY SCHOOL	Bernardo Avenue/Mountain Heights Road Escondido CA 92029 ***Envirostor_ID:*** 37010001 ***Cleanup Status:*** NO FURTHER ACTION AS OF 1/10/2000	SSW	0.17 / 895.16	-15	81
11	RESPONSE	CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029 ***Envirostor ID:*** 37490029 ***Cleanup Status:*** CERTIFIED / OPERATION & MAINTENANCE AS OF 8/3/2020	N	0.21 / 1,124.66	3	83
12	RCRA NON GEN	DAVID WEST	2545 FELICITA RD ESCONDIDO CA 92029 ***EPA Handler ID | Recycler Activity?:*** CAC003202345 | NO	SE	0.22 / 1,140.33	-58	114
13	CLEANUP SITES	CHATHAM BROTHERS BARREL YARD (FORMER)	2257 BERNARDO AVE ESCONDIDO CA 92127 ***Global ID:*** SL209094184	NNW	0.22 / 1,142.08	3	115
14	VCP	New Urban West/Escondido Site	815 Hamilton Lane Escondido CA 92069 ***Envirostor ID:*** 60001961 ***Cleanup Status:*** CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/31/2023	E	0.24 / 1,258.04	-54	148
14	LUR	New Urban West/Escondido Site	815 Hamilton Lane Escondido CA 92069	E	0.24 / 1,258.04	-54	155

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Number
			Envirostor ID: 60001961 ***Cleanup Status:*** CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/31/2023				
15	DELISTED HAZ	CITY OF ESCONDIDO - SEWAGE LIFT STN #6	2297 FELICITA RD ESCONDIDO CA 92025	NE	0.29 / 1,531.66	-33	163
16	DELISTED HAZ	CITY OF ESCONDIDO - SEWAGE LIFT STN #9	1399 HAMILTON LN ESCONDIDO CA 92029	WNW	0.35 / 1,870.93	12	163
17	FUDS	CAMP ESCONDIDO	ESCONDIDO CA ***FUDS Property No:*** J09CA0277	NNE	0.77 / 4,057.26	29	163
18	ENVIROSTOR	CAMP ESCONDIDO	Escondido CA ***Envirostor ID:*** 80000213 ***Cleanup Status:*** INACTIVE - NEEDS EVALUATION AS OF 7/1/2005	NNE	0.77 / 4,058.13	29	164

Executive Summary: Summary by Data Source

Standard

Federal

SEMS - SEMS List 8R Active Site Inventory

A search of the SEMS database, dated Oct 24, 2024 has found that there are 1 SEMS site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROS	2257 BERNARDO AVE ESCONDIDO CA 92025	NNW	0.16 / 855.59	9
	***EPA ID**: CAD990663361*			

CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROS	2257 BERNARDO AVE ESCONDIDO CA 92025	NNW	0.16 / 855.59	9
	***Site EPA ID**: CAD990663361*			

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Oct 21, 2024 has found that there are 1 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM SITE PRP GROUP	2257 BERNARDO AVENUE SAN DIEGO CA 92025	NNW	0.16 / 851.85	8
	***EPA Handler ID**: CA0000031641*			

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Oct 21, 2024 has found that there are 5 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NATALIE BOND GUNN	949 VIA LINDA ESCONDIDO CA 92029	SSE	0.04 / 210.77	2
	***EPA Handler ID** | **Recycler Activity?**: CAC003277666 | NO*			
GARRET MACKIE	908 VIA LINDA ESCONDIDO CA 92029	SE	0.07 / 381.45	3
	***EPA Handler ID** | **Recycler Activity?**: CAC003179184 | NO*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
DAVID & LISA MANSFIELD	1130 HAMILTON LANE ESCONDIDO CA 92029	WNW	0.08 / 405.85	4
	***EPA Handler ID** | **Recycler Activity?**: CAC003160381 | NO*			
IVY PARK AT ESCONDIDO	930 MONTICELLO DR ESCONDIDO CA 92029	ENE	0.14 / 745.65	7
	***EPA Handler ID** | **Recycler Activity?**: CAL000489101 | NO*			
DAVID WEST	2545 FELICITA RD ESCONDIDO CA 92029	SE	0.22 / 1,140.33	12
	***EPA Handler ID** | **Recycler Activity?**: CAC003202345 | NO*			

State

RESPONSE - State Response Sites

A search of the RESPONSE database, dated Dec 10, 2025 has found that there are 1 RESPONSE site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029	N	0.21 / 1,124.66	11
	***Envirostor ID**: 37490029* ***Cleanup Status**: CERTIFIED / OPERATION & MAINTENANCE AS OF 8/3/2020*			

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Dec 10, 2025 has found that there are 1 ENVIROSTOR site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CAMP ESCONDIDO	Escondido CA	NNE	0.77 / 4,058.13	18
	***Envirostor ID**: 80000213* ***Cleanup Status**: INACTIVE - NEEDS EVALUATION AS OF 7/1/2005*			

DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated Jan 21, 2025 has found that there are 1 DELISTED LST site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM SITE	2257 BERNARDO AVE, ESCONDIDO, CA 92029 ESCONDIDO CA	NNW	0.16 / 855.59	9

LUR - Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions

A search of the LUR database, dated Dec 10, 2025 has found that there are 1 LUR site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
New Urban West/Escondido Site	815 Hamilton Lane Escondido CA 92069	E	0.24 / 1,258.04	14

***Envirostor ID**: 60001961*
***Cleanup Status**: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/31/2023*

CALSITES - CALSITES Database

A search of the CALSITES database, dated May 1, 2004 has found that there are 1 CALSITES site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029	NNW	0.16 / 855.59	9

VCP - Voluntary Cleanup Program

A search of the VCP database, dated Dec 10, 2025 has found that there are 1 VCP site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
New Urban West/Escondido Site	815 Hamilton Lane Escondido CA 92069	E	0.24 / 1,258.04	14

***Envirostor ID**: 60001961*
***Cleanup Status**: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/31/2023*

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Sep 25, 2024 has found that there are 1 CLEANUP SITES site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROTHERS BARREL YARD (FORMER)	2257 BERNARDO AVE ESCONDIDO CA 92127	NNW	0.22 / 1,142.08	13

***Global ID**: SL209094184*

County

HAZ SANDIEGO - San Diego County - Hazardous Materials Management Division Database

A search of the HAZ SANDIEGO database, dated Jul 19, 2024 has found that there are 5 HAZ SANDIEGO site(s) within approximately 0.25miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ESC CITY SEWAGE LIFT STA #11	2451 BERNARDO AVE ESCONDIDO CA	WSW	0.03 / 174.45	1
CITY OF ESCONDIDO - SEWAGE LIFT STN #11	2451 BERNARDO AVE 2451 BERNARDO AVE ESCONDIDO CA	WSW	0.03 / 174.45	1

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Del Dios Station 77	2323 FELICITA RD ESCONDIDO CA 92029	NE	0.09 / 485.78	5
CITY OF ESCONDIDO - FIRE STATION #5	2319 FELICITA RD ESCONDIDO CA 92029	ENE	0.14 / 745.55	6
CHATHAM SITE	2257 BERNARDO AVE ESCONDIDO CA	NNW	0.16 / 855.59	9

SAM SANDIEGO - San Diego County - Site Assessment and Mitigation Investigation Sites

A search of the SAM SANDIEGO database, dated Apr 26, 2024 has found that there are 1 SAM SANDIEGO site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM SITE	2257 BERNARDO AVE, ESCONDIDO CA 92029 CA	NNW	0.16 / 855.59	9

Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated May 15, 2023 has found that there are 1 FUDS site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CAMP ESCONDIDO	ESCONDIDO CA	NNE	0.77 / 4,057.26	17
	***FUDS Property No**: J09CA0277*			

State

HWSS CLEANUP - Hazardous Waste and Substances Site List - Site Cleanup

A search of the HWSS CLEANUP database, dated Mar 15, 2023 has found that there are 1 HWSS CLEANUP site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029	NNW	0.16 / 855.59	9
	***Estor/EPA ID**	**Cleanup Status**: 37490029 | CERTIFIED / OPERATION & MAINTENANCE AS OF 8/3/2020*		

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Dec 10, 2025 has found that there are 1 SCH site(s) within approximately 1.00miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BERNARDO ELEMENTARY SCHOOL	Bernardo Avenue/Mountain Heights Road Escondido CA 92029 ***Envirostor_ID**: 37010001* ***Cleanup Status**: NO FURTHER ACTION AS OF 1/10/2000*	SSW	0.17 / 895.16	10

HIST CORTESE - Historical Cortese List

A search of the HIST CORTESE database, dated Nov 13, 2008 has found that there are 1 HIST CORTESE site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHATHAM BROTHERS BARREL YARD	2257 BERNARDO AVE ESCONDIDO CA 92029	NNW	0.16 / 855.59	9

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Oct 28, 2024 has found that there are 1 CERS HAZ site(s) within approximately 0.12miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Del Dios Station 77	2323 FELICITA RD ESCONDIDO CA 92029	NE	0.09 / 485.78	5

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 3 DELISTED HAZ site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF ESCONDIDO - SEWAGE LIFT STN #9	1399 HAMILTON LN ESCONDIDO CA 92029	WNW	0.35 / 1,870.93	16

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF ESCONDIDO - SEWAGE LIFT STN #11	2451 BERNARDO AVE ESCONDIDO CA 92029	WSW	0.03 / 174.45	1
CITY OF ESCONDIDO - SEWAGE LIFT STN #6	2297 FELICITA RD ESCONDIDO CA 92025	NE	0.29 / 1,531.66	15



Map: 1.0 Mile Radius

Order Number: 25030401545

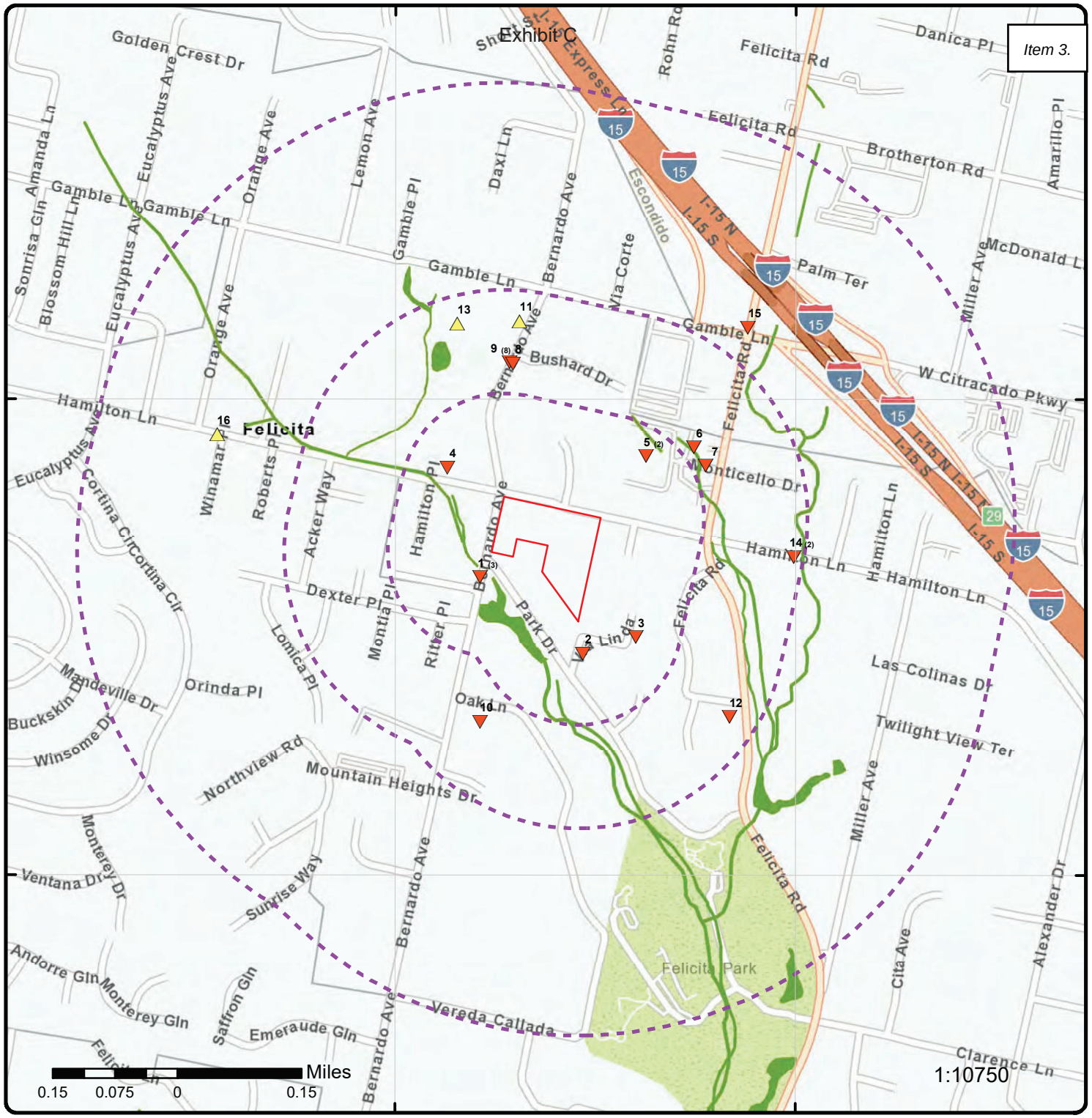
Address: 1100 Hamilton Lane, Escondido, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.

Exhibit C



Map: 0.5 Mile Radius

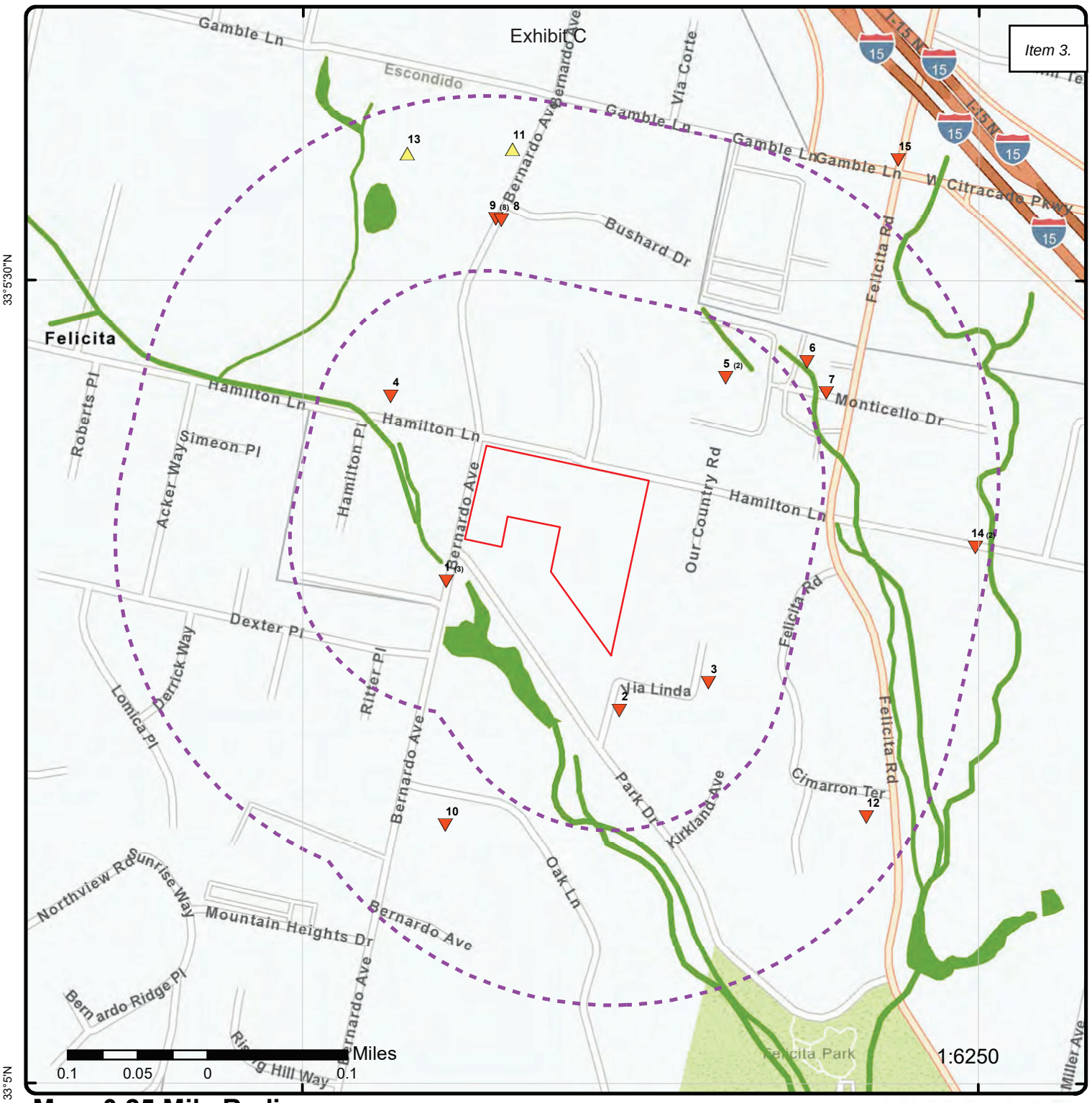
Order Number: 25030401545

Address: 1100 Hamilton Lane, Escondido, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.25 Mile Radius

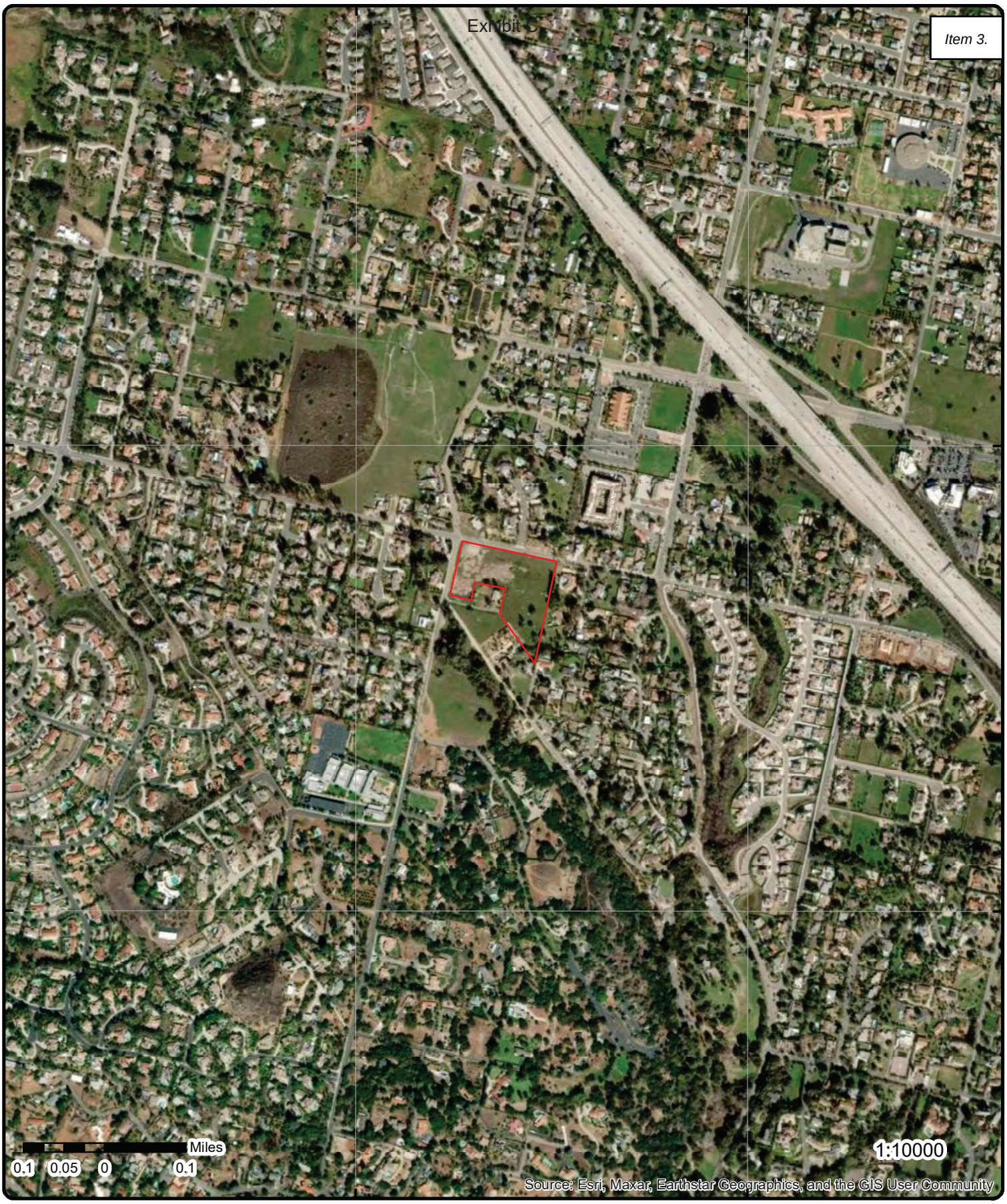
Order Number: 25030401545

Address: 1100 Hamilton Lane, Escondido, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Aerial **Year: 2024**

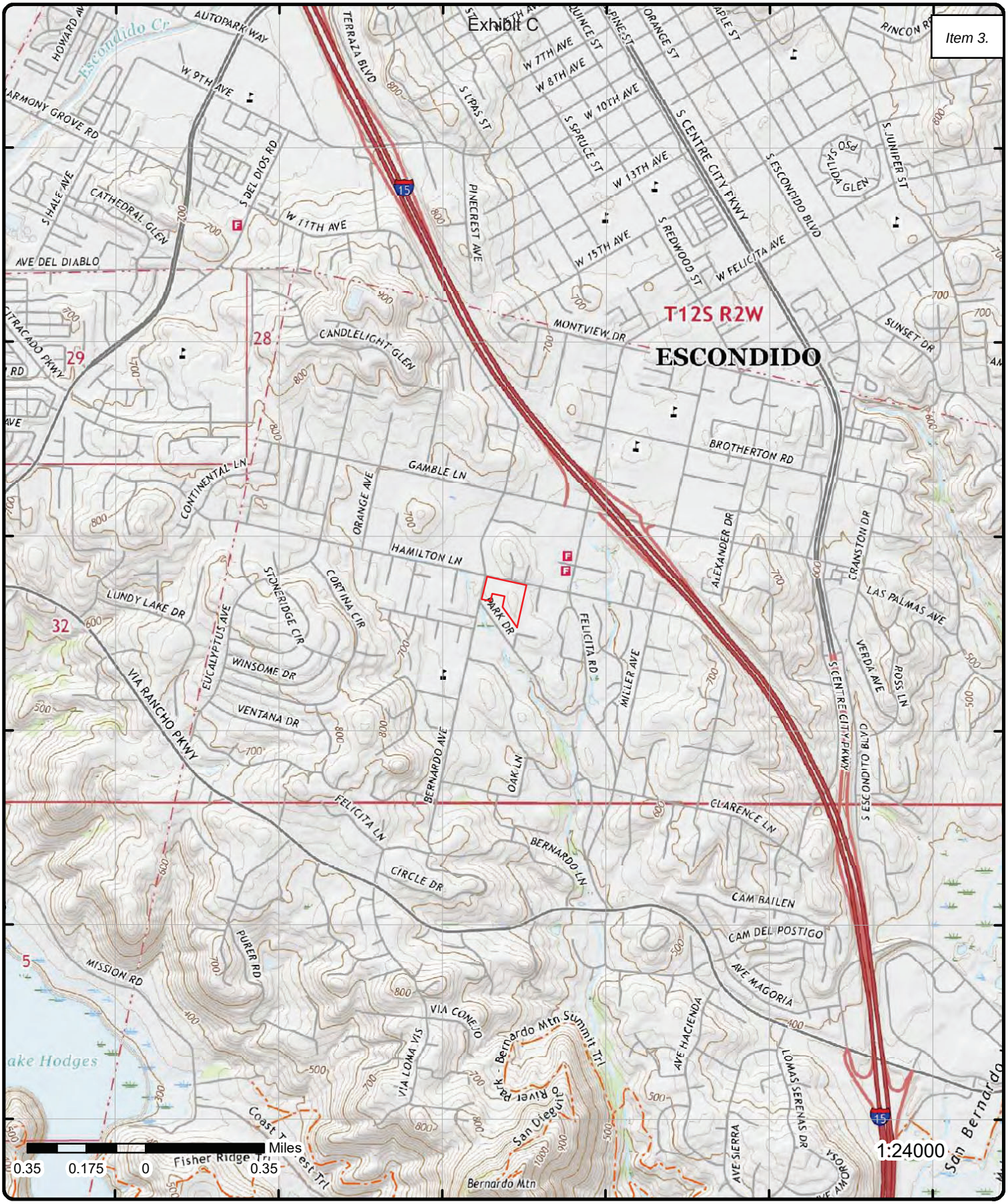
Address: 1100 Hamilton Lane, Escondido, CA

Source: ESRI World Imagery

Order Number: 25030401545

© ERIS Information

Exhibit C



Topographic Map

Year: 2022

Order Number: 25030401545

Address: 1100 Hamilton Lane, CA

Quadrangle(s): Escondido CA

Source: USGS Topographic Map

© ERIS Information

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of3	WSW	0.03 / 174.45	632.73 / -25	ESC CITY SEWAGE LIFT STA #11 2451 BERNARDO AVE ESCONDIDO CA	HAZ SANDIEGO

Record ID: DEH2002-HUPFP-128843
Facility Name: ESC CITY SEWAGE LIFT STA #11
Facility Address: 2451 BERNARDO AVE, ESCONDIDO, CA 92029
Facility City: ESCONDIDO
Facility Zip Code: 0
Facility Latitude: 33.08853449606828
Facility Longitude: -117.0899264245908
GIS Record ID:
GIS Facility Name:
GIS Facility Address:
GIS Facility City:
GIS Facility Zip Code:
GIS Fac Latitude:
GIS Fac Longitude:
Tank Owner Name:

HMD Inactive Permits Map Data

Facilityid:
Cers ID:
Featureid: 0
Site Address:
Street String: 2451 BERNARDO AVE
Point X: 6304411.25359
Point Y: 1976876.33429
X Mapcoord: 0
Y Mapcoord: 0
Record Type: LUEG-DEH/HMD/UPFP/Facility
Record Alias: Unified Program Facility Permit
Record Status: Completed
Business Type: Public Utilities-Not Fleet Fuel Facility
Geo Src: Mapped to record address
Tot Above Ground Petroleum Cap: 0
Rmp Calarp Level:
Lrg Qty Mwgenerator:
Own Operate Usts:
Tot Num Usts:
Own Operate Apsa Tank: N
Num Tanks 10kgal or Greater:
Hazwaste Generator: Yes
On Site Haz Waste Treatment:
Rcra Lrg Qty Generator:
Kivapertype Pernum: HK07 128843
Latitude WGS84: 0
Longitude WGS84: 0
Ust Facilitytype:
Agencyname: COSD
Opened Date Dt: 2002-05-04 00:00:00 UTC
Creator:
Created Dt: 1970-01-01 00:00:00 UTC
Editor:
Edited Dt: 1970-01-01 00:00:00 UTC
Parcel No: 238-492-30-00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of3	WSW	0.03 / 174.45	632.73 / -25	CITY OF ESCONDIDO - SEWAGE LIFT STN #11 2451 BERNARDO AVE 2451 BERNARDO AVE ESCONDIDO CA	HAZ SANDIEGO

Record ID: DEH2004-HUPFP-204157
Facility Name: CITY OF ESCONDIDO - SEWAGE LIFT STN #11

Facility Address: 2451 BERNARDO AVE, ESCONDIDO, CA 92029
Facility City: ESCONDIDO
Facility Zip Code: 0
Facility Latitude: 33.08853449606828
Facility Longitude: -117.0899264245908
GIS Record ID:
GIS Facility Name:
GIS Facility Address:
GIS Facility City:
GIS Facility Zip Code:
GIS Fac Latitude:
GIS Fac Longitude:
Tank Owner Name:

HMD Inactive Permits Map Data

Facilityid:
Cers ID: 10370350
Featureid: 0
Site Address: 2451 BERNARDO AVE
Street String: 2451 BERNARDO AVE
Point X: 6304411.25359
Point Y: 1976876.33429
X Mapcoord: 0
Y Mapcoord: 0
Record Type: LUEG-DEH/HMD/UPFP/Facility
Record Alias: Unified Program Facility Permit
Record Status: Permit Suspended
Business Type: Emergency Generator Only
Geo Src: Mapped to record address
Tot Above Ground Petroleum Cap: 0
Rmp Calarp Level:
Lrg Qty Mwgenerator: No
Own Operate Usts:
Tot Num Usts:
Own Operate Apsa Tank:
Num Tanks 10kgal or Greater:
Hazwaste Generator: N
On Site Haz Waste Treatment: N
Rcra Lrg Qty Generator: N
Kivapertype Pernum: HK18 204157

Latitude WGS84: 0
Longitude WGS84: 0
Ust Facilitytype:
Agencyname: COSD
Opened Date Dt: 2004-09-30 00:00:00 UTC
Creator:
Created Dt: 1970-01-01 00:00:00 UTC
Editor:
Edited Dt: 1970-01-01 00:00:00 UTC
Parcel No: 238-492-30-00

Hazardous Waste and Materials

ID: 37215
Child Record ID: DEH2017-HCHEM-0131505
CAS No: 68476-85-7
Last Updated: 04/18/2017 05:41:48 PM
Chemical Name: PROPANE
Common Name Inventory: PROPANE

Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

Hazardous Materials Inspection Violations

Container Tank ID: 37-000-204157
Facility ID No: 18847
ID: 02/10/2015 12:00:00 AM
UST ID:
Permit Status: Permit Suspended
Active Permit: false
Program Element: Hazardous Materials Release Response Plans
Violation Code: 1010008 Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date. For facilities with invenntory that exceed EPCRA thresholds; failure to submit inventory reports (Activities, Owner/Operator, Hazardous Materials Descriptions and Map pages HSC 6.95 25508.2 / 19 CCR 4 2729.5(c)
Violation Classification: Minor

Inspection No: 4111360
Inspection Type: Routine
Inspection Date:
Compliance Date: 06/11/2015 12:00:00 AM
Last Updated: 01/04/2018 12:30:41 AM
NOV: false

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
1	3 of3	WSW	0.03 / 174.45	632.73 / -25	CITY OF ESCONDIDO - SEWAGE LIFT STN #11 2451 BERNARDO AVE ESCONDIDO CA 92029	DELISTED HAZ

Siteid: 390058
Latitude: 33.088530
Longitude: -117.089891
Original Source: CHAZ
Record Date: 04-JAN-2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
2	1 of1	SSE	0.04 / 210.77	643.29 / -14	NATALIE BOND GUNN 949 VIA LINDA ESCONDIDO CA 92029	RCRA NON GEN

EPA Handler ID: CAC003277666
Gen Status Universe: No Report
Contact Name: NATALIE BOND GUNN
Contact Address: 949 VIA LINDA , , ESCONDIDO , CA, 92029 ,
Contact Phone No and Ext: 176-087-7523
Contact Email: ENGLISHROSE44.NE@GMAIL.COM
Contact Country:
County Name: SAN DIEGO
EPA Region: 09
Land Type:
Receive Date: 20240612
Location Latitude:
Location Longitude:
Recycler Activity?: NO
Recycler Activity Note: This facility has no indication of Recycling Activity.

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No
Recycler Activity: No
Recycler Activity Without Storage: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20240313
Handler Name: NATALIE BOND GUNN
Source Type: Implementer

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20240612
Handler Name: NATALIE BOND GUNN
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: NATALIE BOND GUNN
Date Became Current:
Date Ended Current:
Phone: 176-087-7523
Source Type: Implementer
Street No:
Street 1: 949 VIA LINDA
Street 2:
City: ESCONDIDO
State: CA
Country:
Zip Code: 92029

Owner/Operator Ind: Current Owner
Type: Other
Name: NATALIE BOND GUNN
Date Became Current:
Date Ended Current:
Phone: 176-087-7523
Source Type: Implementer
Street No:
Street 1: 949 VIA LINDA
Street 2:
City: ESCONDIDO
State: CA
Country:
Zip Code: 92029

Historical Handler Details

Receive Dt: 20240313
Generator Code Description: Not a Generator, Verified
Handler Name: NATALIE BOND GUNN

---

3 | **1 of1** | **SE** | **0.07 / 381.45** | **646.45 / -11** | **GARRET MACKIE**
908 VIA LINDA
ESCONDIDO CA 92029

RCRA NON GEN

EPA Handler ID: CAC003179184
Gen Status Universe: No Report
Contact Name: GARRET MACKIE
Contact Address: 908 VIA LINDA , , ESCONDIDO , CA, 92029 ,
Contact Phone No and Ext: 602-486-6422
Contact Email: CARMEN@ENV-REM.COM
Contact Country:
County Name: SAN DIEGO
EPA Region: 09
Land Type:
Receive Date: 20220603
Location Latitude:
Location Longitude:
Recycler Activity?: NO
Recycler Activity Note: This facility has no indication of Recycling Activity.

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No
Recycler Activity: No
Recycler Activity Without Storage: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20220603
Handler Name: GARRET MACKIE
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: GARRET MACKIE
Date Became Current:
Date Ended Current:
Phone: 602-486-6422
Source Type: Implementer
Street No:
Street 1: 908 VIA LINDA
Street 2:
City: ESCONDIDO
State: CA
Country:
Zip Code: 92029

Owner/Operator Ind: Current Operator
Type: Other
Name: GARRET MACKIE
Date Became Current:
Date Ended Current:
Phone: 602-486-6422
Source Type: Implementer
Street No:
Street 1: 908 VIA LINDA
Street 2:
City: ESCONDIDO
State: CA
Country:
Zip Code: 92029

4	1 of1	WNW	0.08 / 405.85	646.04 / -11	DAVID & LISA MANSFIELD 1130 HAMILTON LANE ESCONDIDO CA 92029	RCRA NON GEN

EPA Handler ID: CAC003160381
Gen Status Universe: No Report
Contact Name: DAVID & LISA MANSFIELD
Contact Address: 1130 HAMILTON LANE , , ESCONDIDO , CA, 92029 ,
Contact Phone No and Ext: 760-443-4264
Contact Email: LRIVERO@APEX411.COM
Contact Country:
County Name: SAN DIEGO
EPA Region: 09
Land Type:
Receive Date: 20220204
Location Latitude:
Location Longitude:
Recycler Activity?: NO
Recycler Activity Note: This facility has no indication of Recycling Activity.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No
Recycler Activity:	No
Recycler Activity Without Storage:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20220204
Handler Name:	DAVID & LISA MANSFIELD
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1130 HAMILTON LANE
Name:	DAVID & LISA MANSFIELD	***Street 2:***	
Date Became Current:		***City:***	ESCONDIDO
Date Ended Current:		***State:***	CA
Phone:	760-443-4264	***Country:***	
Source Type:	Implementer	***Zip Code:***	92029

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1130 HAMILTON LANE
Name:	DAVID & LISA MANSFIELD	***Street 2:***	
Date Became Current:		***City:***	ESCONDIDO
Date Ended Current:		***State:***	CA
Phone:	760-443-4264	***Country:***	
Source Type:	Implementer	***Zip Code:***	92029

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site
5	1 of2	NE	0.09 / 485.78	638.24 / -19	Del Dios Station 77 2323 FELICITA RD ESCONDIDO CA 92029

HAZ SANDIEGO

Record ID:	DEH2014-HUPFP-001394
Facility Name:	Del Dios Station 77
Facility Address:	2323 FELICITA RD ESCONDIDO, CA 92029
Facility City:	ESCONDIDO
Facility Zip Code:	92029

Facility Latitude:	33.090117219751114
Facility Longitude:	-117.08566364860282
GIS Record ID:	DEH2014-HUPFP-001394
GIS Facility Name:	Del Dios Station 77
GIS Facility Address:	2323 FELICITA RD
GIS Facility City:	ESCONDIDO
GIS Facility Zip Code:	92029
GIS Fac Latitude:	-117.08499896892864
GIS Fac Longitude:	33.090366894901614
Tank Owner Name:	

Hazardous Materials Facility Data

CERS ID:	10489141	**Haz Mat on Site:**	true
Facility ID No:	37-000-001394	**Haz Waste Generatr:**	false
EPA ID No:		**Own/Oper Under:**	false
Active Permit:	true	**Own/Oper Above:**	false
Permit Status:	Permit Renewed	**Recycle:**	false
Bus Phone:	760-735-9478	**RCRA Large Qty Gen:**	false
Bus Fax:	0	**HHW Collection:**	false
Last Updated:	06/21/2023 02:35:09 AM		
Mailing Address:	2249 Jamacha Road, El Cajon, CA 92019		
Onsite H Waste Treatment:	false		
New Georeferenced Column:	(33.090366894901614, -117.08499896892864)		

Hazardous Waste and Materials

ID:	66731	**Permit Status:**	Permit Renewed
Child Record ID:	DEH2016-HCHEM-0124236	**Active Permit:**	true
CAS No:	68476-34-6	**Haz Material Type:**	Pure
Last Updated:	01/17/2018 05:44:42 PM	**Trade Secret:**	false
Chemical Name:	Diesel Fuel No. 2		
Common Name Inventory:	Diesel Fuel No. 2		

ID:	144156	**Permit Status:**	Permit Renewed
Child Record ID:	DEH2018-HCHEM-0167469	**Active Permit:**	true
CAS No:	68476-34-6	**Haz Material Type:**	Pure
Last Updated:	07/18/2020 01:19:27 AM	**Trade Secret:**	false
Chemical Name:	Diesel Fuel No. 2		
Common Name Inventory:	Diesel Fuel No. 2		

ID:	361748	**Permit Status:**	Permit Renewed
Child Record ID:	DEH2020-HCHEM-0279699	**Active Permit:**	true
CAS No:	68476-34-6	**Haz Material Type:**	Pure
Last Updated:	05/27/2023 01:05:44 AM	**Trade Secret:**	false
Chemical Name:	Diesel Fuel No. 2		
Common Name Inventory:	Diesel Fuel No. 2		

ID:	590167	**Permit Status:**	Permit Renewed
Child Record ID:	DEH2023-HCHEM-0373362	**Active Permit:**	true
CAS No:	68476-34-6	**Haz Material Type:**	Pure
Last Updated:	06/21/2023 02:35:09 AM	**Trade Secret:**	false
Chemical Name:	Diesel Fuel No. 2		
Common Name Inventory:	Diesel Fuel No. 2		

ID:	66730	**Permit Status:**	Permit Renewed
Child Record ID:	DEH2016-HCHEM-0124235	**Active Permit:**	true
CAS No:	8006-61-9	**Haz Material Type:**	Pure
Last Updated:	01/17/2018 05:44:42 PM	**Trade Secret:**	false
Chemical Name:	Gasoline		
Common Name Inventory:	Gasoline		

ID:	144155	**Permit Status:**	Permit Renewed
Child Record ID:	DEH2018-HCHEM-0167468	**Active Permit:**	true
CAS No:	8006-61-9	**Haz Material Type:**	Pure
Last Updated:	07/18/2020 01:19:27 AM	**Trade Secret:**	false
Chemical Name:	Gasoline		

Common Name Inventory: Gasoline

ID: 361747
Child Record ID: DEH2020-HCHEM-0279698
CAS No: 8006-61-9
Last Updated: 05/27/2023 01:05:44 AM
Chemical Name: Gasoline
Common Name Inventory: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 590166
Child Record ID: DEH2023-HCHEM-0373361
CAS No: 8006-61-9
Last Updated: 06/21/2023 02:35:09 AM
Chemical Name: Gasoline
Common Name Inventory: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

Hazardous Materials Inspection Violations

Container Tank ID: 37-000-001394
Facility ID No: 38739
ID: 12/29/2017 11:45:00 AM
UST ID:
Permit Status: Permit Renewed
Active Permit: true
Program Element: Hazardous Materials Release Response Plans
Violation Code: 1010008 HMBP not certified annually as complete and accurate in CERS. HSC 25508(a)(1)(A), 25508.2, 19 CCR 2654(b)
Violation Classification: Minor
Inspection No: 5838469
Inspection Type: Routine
Inspection Date:
Compliance Date: 01/10/2018 12:00:00 AM
Last Updated: 06/21/2023 02:35:09 AM
NOV: false

Container Tank ID: 37-000-001394
Facility ID No: 79641
ID: 06/20/2023 12:00:00 AM
UST ID:
Permit Status: Permit Renewed
Active Permit: true
Program Element: Hazardous Materials Release Response Plans
Violation Code: 1010008 HMBP not certified as complete and accurate in CERS by the required due date. HSC 25508.2, 19 CCR 2654(b)
Violation Classification: Class I
Inspection No: 7260505
Inspection Type: Routine
Inspection Date:
Compliance Date: 06/20/2023 12:00:00 AM
Last Updated: 06/21/2023 02:35:09 AM
NOV: true

Container Tank ID: 37-000-001394
Facility ID No: 79640
ID: 06/20/2023 12:00:00 AM
UST ID:
Permit Status: Permit Renewed
Active Permit: true
Program Element: Hazardous Materials Release Response Plans
Violation Code: HMD0000 HAZARDOUS MATERIALS REQUIREMENTS
Violation Classification:
Inspection No: 7260505
Inspection Type: Routine
Inspection Date:
Compliance Date:
Last Updated: 06/21/2023 02:35:09 AM
NOV:

HMD Permits Map Data

Epa ID:
Cers ID: 10489141
Sitemap: MAP_001394.pdf
Record Status: Permit Renewed
Er Contact1: Adam Knight
Er Title1: Fire Captain
Er Phone1: 760-735-9478
Er Altphone: 760-735-9478
Er Contact2: MVU
Er Title2: ECC
Er Phone2: 619-401-7787
Er Altphone2: 619-450-1778 ext7
Biz Apn:
Biz Phone: 619-590-3100
Biz Email: MVU.DelDios@fire.ca.gov
Opened Dt: 2014-11-14T00:00:00
Expiration Dt: 2025-03-31T00:00:00
Rpt Name: HMBP001394.pdf
Hirt Flag: N
Billing Code1: Base + CUPA
St No: 2323
St No End:
St Name: FELICITA
St Dir:
St Type: RD
St Unit:
Insp Dist Geoinfo: HN001

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	

Biz Owner: State of California
Biz Type: AST Fuel Dispensing Facilities-Fleet Use
Facility Subject To Calarp:
Plating Shop Metal Finishing:
Chemical Supplier Wholesale:
Pesticide Applicator Fumigatio:
Chem Gas Paint Manufacture:
Resin Site With 6 Items:
Petroleum Propane Fuel Supp:
Site With Gt20 Inventory Items:
Apsa Stor Tank Gt10000 Gal:
Apsa Stor Tank Chem Gt999ga:
Ust Stor Tank Fuel Gt30k Ga:
Cryogas Gt20kcft200gal1200lb:
Gases Gt20kCft 208 Gal 1666 L:
Prop Gt185kCft5k Gal 2100:
Extreme Haz Gt20 Cft 54 Gal 5:

5	***2 of2***	***NE***	***0.09 / 485.78***	***638.24 / -19***	***Del Dios Station 77 2323 FELICITA RD ESCONDIDO CA 92029***	***CERS HAZ***

Site ID: 24408
Latitude: 33.090816
Longitude: -117.084870

Regulated Programs

EI ID: 10489141 ***EI Description:*** Chemical Storage Facilities

Violations

Violation Date: 12/29/2017 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Diego County Department of Env Health
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 01/10/2018.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 04/10/2023 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Diego County Department of Env Health
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 06/20/2023 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Diego County Department of Env Health
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 06/20/2023. Inspection Sequence ID:7260505

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Evaluations

Eval Date: 06/20/2023
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector: Rand Emma Inspection ID:7260505; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/18/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector: Barkil Dana Inspection ID:6345572; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/29/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector: Fitzmaurice Mark Inspection ID:5838469; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/29/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector: Fitzmaurice Mark Inspection ID:5427454; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/10/2023
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 01/29/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection

Eval Type:	Routine done by local agency
Eval Division:	San Diego County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Inspector: Mark Fitzmaurice, Inspection ID:5427454; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	2249 Jamacha Road
City:	El Cajon
State:	CA
Country:	
Zip Code:	92019
Phone:	

Affil Type Desc:	Document Preparer
Entity Name:	Nicholas Bishop
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Identification Signer
Entity Name:	Adam Knight
Entity Title:	Fire Captain
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	CUPA District
Entity Name:	San Diego County Env Health Qlty
Entity Title:	
Address:	PO Box 129261
City:	San Diego
State:	CA
Country:	
Zip Code:	92112-9261
Phone:	(858) 505-6880

Affil Type Desc:	Parent Corporation
Entity Name:	Del Dios Station 77
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	STATE OF CALIFORNIA
Entity Title:	
Address:	2249 Jamacha Road
City:	El Cajon
State:	CA
Country:	United States

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Zip Code: 92019
Phone: (619) 590-3100

Affil Type Desc: Environmental Contact
Entity Name: Cody Eaves
Entity Title:
Address: 2249 Jacacha Road
City: El Cajon
State: CA
Country:
Zip Code: 92019
Phone:

Affil Type Desc: Operator
Entity Name: California Department of Forestry
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (760) 735-9478

Coordinates

Env Int Type Code: HMBP
Program ID: 10489141
Latitude: 33.090820
Longitude: -117.084870
Coord Name:
Ref Point Type Desc: Center of a facility or station.

6	1 of1	ENE	0.14 / 745.55	628.09 / -29	CITY OF ESCONDIDO - FIRE STATION #5 2319 FELICITA RD ESCONDIDO CA 92029	HAZ SANDIEGO

Record ID: DEH2004-HUPFP-204482
Facility Name: CITY OF ESCONDIDO - FIRE STATION #5
Facility Address: 2319 FELICITA RD ESCONDIDO, CA 92029
Facility City: ESCONDIDO
Facility Zip Code: 92029
Facility Latitude: 33.09082481094951
Facility Longitude: -117.08545720429804
GIS Record ID: DEH2004-HUPFP-204482
GIS Facility Name: CITY OF ESCONDIDO - FIRE STATION #5
GIS Facility Address: 2319 FELICITA RD
GIS Facility City: ESCONDIDO
GIS Facility Zip Code: 92029
GIS Fac Latitude: -117.08497863802978
GIS Fac Longitude: 33.090448466726016
Tank Owner Name:

Hazardous Materials Facility Data

CERS ID: 10370365
Facility ID No: 37-000-204482
EPA ID No:
Active Permit: true
Permit Status: Permit Renewed
Bus Phone: 760-839-5400
Bus Fax: 0
Last Updated: 04/11/2023 02:31:45 AM
Haz Mat on Site: true
Haz Waste Generatr: false
Own/Oper Under: false
Own/Oper Above: false
Recycle: false
RCRA Large Qty Gen: false
HHW Collection: false
Mailing Address: 201 N BROADWAY, ESCONDIDO, CA 92025
Onsite H Waste Treatment: false
New Georeferenced Column: (33.090448466726016, -117.08497863802978)

Hazardous Waste and Materials

ID: 37651
Child Record ID: DEH2016-HCHEM-0095664
CAS No: 68334-30-5
Last Updated: 04/05/2016 02:32:26 AM
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Mixture
Trade Secret: false

ID: 93832
Child Record ID: DEH2017-HCHEM-0151284
CAS No: 68334-30-5
Last Updated: 03/26/2019 02:35:59 AM
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Mixture
Trade Secret: false

ID: 240427
Child Record ID: DEH2019-HCHEM-0234006
CAS No: 68334-30-5
Last Updated: 06/03/2021 02:21:01 AM
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Mixture
Trade Secret: false

ID: 424731
Child Record ID: DEH2021-HCHEM-0301123
CAS No: 68334-30-5
Last Updated: 09/24/2022 01:26:00 AM
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Mixture
Trade Secret: false

ID: 519735
Child Record ID: DEH2022-HCHEM-0343254
CAS No: 68334-30-5
Last Updated: 04/11/2023 02:31:45 AM
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Mixture
Trade Secret: false

Hazardous Materials Inspection Violations

Container Tank ID: 37-000-204482
Facility ID No: 19216
ID: 08/22/2017 12:41:05 PM
UST ID:
Permit Status: Permit Renewed
Active Permit: true
Program Element: Hazardous Materials Release Response Plans
Violation Code: 1010008 HMBP not certified annually as complete and accurate in CERS. HSC 25508(a)(1)(A), 25508.2, 19 CCR 2654(b)
Violation Classification: Class II
Inspection No: 5759308
Inspection Type: Routine
Inspection Date:
Compliance Date: 08/22/2017 12:00:00 AM
Last Updated: 04/11/2023 12:00:00 AM
NOV: false

Container Tank ID: 37-000-204482
Facility ID No: 68912
ID: 09/23/2022 12:00:00 AM
UST ID:
Permit Status: Permit Renewed
Active Permit: true
Program Element: Hazardous Materials Release Response Plans
Violation Code: 1010008 HMBP not certified as complete and accurate in CERS by the required due date. HSC 25508.2, 19 CCR 2654(b)
Violation Classification: Class II
Inspection No: 7030335
Inspection Type: Routine
Inspection Date:
Compliance Date: 10/21/2022 12:00:00 AM
Last Updated: 04/11/2023 12:00:00 AM
NOV: false

Container Tank ID: 37-000-204482
Facility ID No: 68911
ID: 09/23/2022 12:00:00 AM
UST ID:
Permit Status: Permit Renewed
Active Permit: true
Program Element: Hazardous Materials Release Response Plans
Violation Code: HMD0000 HAZARDOUS MATERIALS REQUIREMENTS
Inspection No: 7030335
Inspection Type: Routine
Inspection Date:
Compliance Date:
Last Updated: 04/11/2023 12:00:00 AM
NOV:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Violation Classification:

HMD Permits Map Data

Epa ID:		***Opened Dt:***	2004-12-01T00:00:00
Cers ID:	10370365	***Expiration Dt:***	2025-04-30T00:00:00
Sitemap:		***Rpt Name:***	HMBP204482.pdf
Record Status:	Permit Renewed	***Hirt Flag:***	N
Er Contact1:	John Tenger	***Billing Code1:***	Base + CUPA
Er Title1:	FIRE CHIEF	***St No:***	2319
Er Phone1:	760-802-0676	***St No End:***	
Er Altphone:	760-839-5401	***St Name:***	FELICITA
Er Contact2:	Jeff Sargis	***St Dir:***	
Er Title2:	Deputy Fire Chief	***St Type:***	RD
Er Phone2:	760-705-7122	***St Unit:***	
Er Altphone2:	760-839-5402	***Insp Dist Geoinfo:***	HN001
Biz Apn:	238-101-34-00		
Biz Phone:	760-839-5400		
Biz Email:	marcus.leso@escondido.gov		
Biz Owner:	CITY OF ESCONDIDO		
Biz Type:	Emergency Generator Only		
Facility Subject To Calarp:			
Plating Shop Metal Finishing:			
Chemical Supplier Wholesale:			
Pesticide Applicator Fumigatio:			
Chem Gas Paint Manufacture:			
Resin Site With 6 Items:			
Petroleum Propane Fuel Supp:			
Site With Gt20 Inventory Items:			
Apsa Stor Tank Gt10000 Gal:			
Apsa Stor Tank Chem Gt999ga:			
Ust Stor Tank Fuel Gt30k Ga:			
Cryogas Gt20kcft200gal1200lb:			
Gases Gt20kCft 208 Gal 1666 L:			
Prop Gt185kCft5k Gal 2100:			
Extreme Haz Gt20 Cft 54 Gal 5:			

7	***1 of1***	***ENE***	***0.14 / 745.65***	***625.31 / -32***	***IVY PARK AT ESCONDIDO 930 MONTICELLO DR ESCONDIDO CA 92029***	***RCRA NON GEN***

EPA Handler ID:	CAL000489101
Gen Status Universe:	No Report
Contact Name:	KEVIN WRIGLEY
Contact Address:	3 PARK PLAZA STE 1920 , , IRVINE , CA, 92614 ,
Contact Phone No and Ext:	530-227-5738
Contact Email:	KEVIN.WRIGLEY@OAKMONTMG.COM
Contact Country:	
County Name:	SAN DIEGO
EPA Region:	09
Land Type:	
Receive Date:	20241008
Location Latitude:	
Location Longitude:	
Recycler Activity?:	NO
Recycler Activity Note:	This facility has no indication of Recycling Activity.

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No
Recycler Activity:	No
Recycler Activity Without Storage:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20241008
Handler Name:	IVY PARK AT ESCONDIDO
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	4500 DORR ST
Name:	930 MONTICELLO DR OPCO LLC	**Street 2:**	
Date Became Current:		**City:**	TOLEDO
Date Ended Current:		**State:**	OH
Phone:	949-744-5200	**Country:**	
Source Type:	Implementer	**Zip Code:**	43615
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	3 PARK PLAZA STE 1920
Name:	KEVIN WRIGLEY	**Street 2:**	
Date Became Current:		**City:**	IRVINE
Date Ended Current:		**State:**	CA
Phone:	530-227-5738	**Country:**	
Source Type:	Implementer	**Zip Code:**	92614

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
8	1 of1	NNW	0.16 / 851.85	652.84 / -5	CHATHAM SITE PRP GROUP 2257 BERNARDO AVENUE SAN DIEGO CA 92025	RCRA SQG

EPA Handler ID:	CA0000031641
Gen Status Universe:	Small Quantity Generator
Contact Name:	CHUCK R MCLAUGHLIN
Contact Address:	US
Contact Phone No and Ext:	909-222-0387
Contact Email:	CMCLAUGH@DEMAXIMIS.COM
Contact Country:	US
County Name:	SAN BENITO
EPA Region:	09
Land Type:	Private
Receive Date:	20040621
Location Latitude:	33.092342
Location Longitude:	-117.089292
Recycler Activity(YES/NO)?:	NO
Recycler Activity Note:	This facility has no indication of Recycling Activity.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Oct, 2024.

Violation Details

Found Violation: Yes
Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 20060427
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20060526
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 20060427
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20060427
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Violation Short Description: Generators - General
Return to Compliance Date: 20060526
Evaluation Agency: Local

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No
Recycler Activity: No
Recycler Activity W.O. Stor: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20040621
Handler Name: CHATHAM SITE PRP GROUP
Federal Waste Generator Code: 1

Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D028
Waste Code Description: 1,2-DICHLOROETHANE

Hazardous Waste Code: D029
Waste Code Description: 1,1-DICHLOROETHYLENE

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Hazardous Waste Code: D040
Waste Code Description: TRICHLOROETHYLENE

Hazardous Waste Code: D043
Waste Code Description: VINYL CHLORIDE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20040621
Handler Name: CHATHAM SITE PRP GROUP
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: CHATHAM SITE PRP GROUP TRUST
Date Became Current: 20001021
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1: 4435 EASTGATE MALL SUITE 200
Street 2:
City: SAN DIEGO
State: CA
Country: US
Zip Code: 92121

Owner/Operator Ind: Current Owner
Type: Private
Name: CHATHAM SITE PRP GROUP TRUST
Date Became Current: 20001021
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1: 4435 EASTGATE MALL SUITE 200
Street 2:
City: SAN DIEGO
State: CA
Country: US
Zip Code: 92121

Owner/Operator Ind: Current Operator
Type: Other
Name: CHATHAM SITE PRP GROUP
Date Became Current: 19910923
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Owner/Operator Ind: Current Operator
Type: Other
Name: CHATHAM SITE PRP GROUP
Date Became Current: 19910923
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Historical Handler Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
9	1 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROS 2257 BERNARDO AVE ESCONDIDO CA 92025	CERCLIS

Receive Dt: 20040621
Generator Code Description: Large Quantity Generator
Handler Name: CHATHAM SITE PRP GROUP

Site ID: 0902609
Site EPA ID: CAD990663361
Site Street Address 2:
Site County Name: SAN DIEGO
Site FIPS Code: 06073
Region Code: 09
Site SMSA No.: 7320
Site Prim. Latitude: 33D00M38S
Site Prim. Longitude: 117D00M16S
Lat Long Source:
RNON NPL Status Desc: Other Cleanup Activity: State-Lead Cleanup

RNPL Status Code: N
NPL Status: Not on the NPL
RFED Facility Code: N
RFED Facility Desc: Not a Federal Facility
USGS Hydro Unit No.: 18070303
Site Cong. Dist. Code: 43
ROT Desc: Unknown
FR NPL Update No.:
RFRA Code:

CERCLIS Site Contact Name(s)

Person ID: 13003854.00
First Name: Leslie
Last Name: Ramirez
Phone No.: 4159723978
Email:

CERCLIS Site Contact Name(s)

Person ID: 13003858.00
First Name: Sharon
Last Name: Murray
Phone No.: 4159724250
Email:

CERCLIS Site Contact Name(s)

Person ID: 13004003.00
First Name: Carl
Last Name: Brickner
Phone No.:
Email:

CERCLIS Assess History

OU ID: 00
Act Code ID: 002
RAT Code: OO
RAT Short Name: SITE REASS
RAT Name: SITE REASSESSMENT
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code:
SPA Code: 13
RAT Def: Superfund is expending extramural resources to determine/update the status of site assessment activities at a site or site conditions have changed and the Region needs to update and possibly reassess a previously made decision.
Site Desc:
Site Alias:

RALT Short Name: State (Fund)
Act Start Date:
Act Complete Date: 4/12/2006 00:00:00
AGT Order No.: 162
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	State (Fund)
Act Code ID:	002	***Act Start Date:***	8/15/2000 00:00:00
RAT Code:	VA	***Act Complete Date:***	6/27/2001 00:00:00
RAT Short Name:	OTHERCLEAN	***AGT Order No.:***	185
RAT Name:	OTHER CLEANUP ACTIVITY	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:	13		

RAT Def: Documents that another party is managing cleanup work at a non-NPL site.

Site Desc:

Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA Fund
Act Code ID:	002	***Act Start Date:***	
RAT Code:	PA	***Act Complete Date:***	2/18/1993 00:00:00
RAT Short Name:	PA	***AGT Order No.:***	130
RAT Name:	PRELIMINARY ASSESSMENT	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:	P	***SH Lead:***	
SPA Code:	13		

RAT Def: Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.

Site Desc:

Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA Fund
Act Code ID:	001	***Act Start Date:***	9/15/1994 00:00:00
RAT Code:	ES	***Act Complete Date:***	6/28/1995 00:00:00
RAT Short Name:	ESI	***AGT Order No.:***	170
RAT Name:	EXPANDED SITE INSPECTION	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:	P	***SH Lead:***	
SPA Code:	13		

RAT Def: Functions performed to collect additional data, beyond that required for Hazard Ranking System scoring, in order to expedite the Remedial Investigation/Feasibility Study (RI/FS) project planning phase for National Priority List (NPL) sites. The present site inspection focus on pathways and receptors has been expanded to include site and source characterization. The information facilitates the development of RI/FS workplan and sampling and analysis plan.

Site Desc:

Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	State Only
Act Code ID:	001	***Act Start Date:***	10/1/2000 00:00:00
RAT Code:	VA	***Act Complete Date:***	
RAT Short Name:	OTHERCLEAN	***AGT Order No.:***	185
RAT Name:	OTHER CLEANUP ACTIVITY	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:	13		
RAT Def:	Documents that another party is managing cleanup work at a non-NPL site.		
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	
Act Code ID:		**Act Start Date:**	
RAT Code:		**Act Complete Date:**	
RAT Short Name:		**AGT Order No.:**	0
RAT Name:		**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:		**SH Seq:**	
RAT Level:		**SH Start Date:**	
RAT DEF OU:		**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:			
RAT Def:			
Site Desc:	No description available .		
Site Alias:	CHATHAM BARREL YARD,,,CA,;CHATHAM CO,,,CA,;		

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	EPA Fund
Act Code ID:	001	**Act Start Date:**	
RAT Code:	PA	**Act Complete Date:**	12/1/1987 00:00:00
RAT Short Name:	PA	**AGT Order No.:**	130
RAT Name:	PRELIMINARY ASSESSMENT	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:	P	**SH Lead:**	
SPA Code:	13		
RAT Def:	Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.		
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	EPA Fund
Act Code ID:	001	**Act Start Date:**	10/14/1993 00:00:00
RAT Code:	SI	**Act Complete Date:**	12/7/1993 00:00:00
RAT Short Name:	SI	**AGT Order No.:**	160
RAT Name:	SITE INSPECTION	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:	P	**SH Lead:**	
SPA Code:	13		
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
Site Desc:			
Site Alias:			

CERCLIS Assess History

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

OU ID:	00	**RALT Short Name:**	State (Fund)
Act Code ID:	001	**Act Start Date:**	
RAT Code:	OO	**Act Complete Date:**	6/27/2001 00:00:00
RAT Short Name:	SITE REASS	**AGT Order No.:**	162
RAT Name:	SITE REASSESSMENT	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:	13		

RAT Def: Superfund is expending extramural resources to determine/update the status of site assessment activities at a site or site conditions have changed and the Region needs to update and possibly reassess a previously made decision.

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	EPA Fund
Act Code ID:	001	**Act Start Date:**	
RAT Code:	DS	**Act Complete Date:**	12/1/1980 00:00:00
RAT Short Name:	DISCVRY	**AGT Order No.:**	10
RAT Name:	DISCOVERY	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:	13		

RAT Def: The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.

Site Desc:
Site Alias:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site
9	2 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM SITE 2257 BERNARDO AVE, ESCONDIDO CA 92029 CA

SAM SANDIEGO

Record ID:	DEH1984-LSAM-H22767-001	**Agency Name:**	COSD
Record ID (Map):	DEH1984-LSAM-H22767-001	**Lead Agency:**	DTSC
Record Type (Map):	LUEG-DEH/LWQD/SAM Investigation/NA	**Lead Agcy Date:**	12/31/1983, 7:00 PM
ID:	23	**Opened Date:**	12/31/1983, 7:00 PM
Object ID:	3	**ThomasBros Map Gd:**	1129 H 7
SWRCB Global ID:		**Jurisdiction:**	ESCONDIDO
Feature ID:	2380734900	**Census Tract:**	204.05
Parcel No:	238-073-49-00	**Watershed Basin:**	905.23
Case No:		**GT Global ID:**	
H No:	H22767	**GT RB Case No:**	
KIVA per Tp per No:	6SAM H22767	**GT Status Date:**	
Status:	Completed	**GT Case Type:**	
Record Status:	Completed	**GT CUF Case:**	
Record Type:	SAM Investigation	**GT County:**	
Record Alias:	SAM Investigation	**GT Latitude:**	
Date:	01/01/1984	**GT Longitude:**	
Per Type:	LWQD	**Latitude GS84:**	33.092537
Primary Parcel:	Yes	**Longitude GS84:**	-117.0898614
Primary Address:	Yes	**Point X:**	6304384.39012314
Address Type:	ALIAS	**Point Y:**	1978496.45998581
Community:	Escondido	**X:**	6304391.332
Zip Code:	92029	**Y:**	1978402.876
Zip Community:	92029	**X1:**	-117.09005674577085
BOS District:	3	**Y1:**	33.092986475280064
Project Name:	CHATHAM SITE		
Address:	2257 BERNARDO AVE, ESCONDIDO CA 92029		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	

Street String:	2257 BERNARDO AVE
City:	ESCONDIDO
Record Name (Map):	CHATHAM SITE
Address (Map):	2257 BERNARDO AVE, ESCONDIDO, CA 92029
GT Lead Agency:	
GT Status:	
DEH Permit Owner:	
Water Purveyor:	ESCONDIDO
Case Type:	
Geo SRC:	Mapped to XY from previous SAM layer
Historical Name:	CHATHAM BROTHERS BARREL YARD
Fire Agency:	ESCONDIDO
Funding:	N - Non-Billable
Short Notes:	
Source File:	Citizen Access DEH Site Assessment and Mitigation Investigation Sites; San Diego Site Assessment and Mitigation Investigation Sites (Map)

9	3 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM SITE 2257 BERNARDO AVE ESCONDIDO CA	HAZ SANDIEGO

Record ID:	DEH2002-HUPFP-122767
Facility Name:	CHATHAM SITE
Facility Address:	2257 BERNARDO AVE, ESCONDIDO, CA 92029
Facility City:	ESCONDIDO
Facility Zip Code:	92029
Facility Latitude:	33.092729432783756
Facility Longitude:	-117.09003161882342
GIS Record ID:	
GIS Facility Name:	
GIS Facility Address:	
GIS Facility City:	
GIS Facility Zip Code:	
GIS Fac Latitude:	
GIS Fac Longitude:	
Tank Owner Name:	

HMD Inactive Permits Map Data

Facilityid:		**Latitude WGS84:**	33.092537
Cers ID:		**Longitude WGS84:**	-117.0898614
Featureid:	2380734900	**Ust Facilitytype:**	
Site Address:		**Agencyname:**	COSD
Street String:	2257 BERNARDO AVE	**Opened Date Dt:**	2002-05-04 00:00:00 UTC
Point X:	6304391.33204	**Creator:**	
Point Y:	1978402.87586	**Created Dt:**	1970-01-01 00:00:00 UTC
X Mapcoord:	6304391.332	**Editor:**	
Y Mapcoord:	1978402.876	**Edited Dt:**	1970-01-01 00:00:00 UTC
Record Type:	LUEG-DEH/HMD/UPFP/Facility	**Parcel No:**	238-073-49-00

Record Alias:	Unified Program Facility Permit
Record Status:	Completed
Business Type:	Contractors-Street, Painting, Roofers, Building
Geo Src:	Mapped to record APN/parcel center XY
Tot Above Ground Petroleum Cap:	0
Rmp Calarp Level:	
Lrg Qty Mwgenerator:	
Own Operate Usts:	
Tot Num Usts:	
Own Operate Apsa Tank:	N
Num Tanks 10kgal or Greater:	
Hazwaste Generator:	Yes
On Site Haz Waste Treatment:	
Rcra Lrg Qty Generator:	
Kivapertype Pernum:	HK07 122767

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site
9	4 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROS 2257 BERNARDO AVE ESCONDIDO CA 92025

SEMS

EPA ID:	CAD990663361	**Latitude:**	33.010556
Pgm Sys ID (Map):	CAD990663361	**Longitude:**	-117.004583
Latitude83 (Map):		**Latitude83 (OD):**	
Longitude83 (Map):		**Longitude83 (OD):**	
Primary Nm (Map):	CHATHAM BROTHERS BARREL YARD		
Loc Addr (Map):	2257 BERNARDO AVE		
Site Name:	CHATHAM BROS		
Street Address:	2257 BERNARDO AVE		
Street Address 2:			
City:	ESCONDIDO		
County:	SAN DIEGO		
PGM SYS ID (OD):	CAD990663361		
Name (OD):	CHATHAM BROTHERS BARREL YARD		
Loc Addr (OD):	2257 BERNARDO AVE		
City (OD):	ESCONDIDO		
County (OD):	SAN DIEGO		
Postal (OD):	92025		
County Name (Map):	SAN DIEGO		
City Name (Map):	ESCONDIDO		
Postal Code (Map):	92025		
State:	CA		
Zip:	92025		
Data Source:	EPA Superfund Data and Reports Active Site Inventory (List 8R Active); EPA FRS Interests Map - SEMS (Map); CalOES EPA RCRA TSDF Map - SEMS (OD)		

Site Level Information

Site ID:	0902609	**Superfund Alt Agmt:**	No
NPL:	Not on the NPL	**FIPS Code:**	06073
Federal Facility:	No	**Cong District:**	43
FF Docket:	No	**Region:**	09
Non NPL Status:	Other Cleanup Activity: State-Lead Cleanup		

Action Information

Site ID:	0902609	**Start Actual:**	
Operable Units:	00	**Finish Actual:**	4/12/2006 4:00:00 AM
Action Code:	OO	**Qual:**	L
Action Name:	SITE REASS	**Curr Action Lead:**	St Perf
SEQ:	2		
Region:	09		
FF Docket:	No		
NPL:	No		
Federal Facility:	No		

Site ID:	0902609	**Start Actual:**	8/15/2000 4:00:00 AM
Operable Units:	00	**Finish Actual:**	6/27/2001 4:00:00 AM
Action Code:	VA	**Qual:**	H
Action Name:	OTHR CLEANUP	**Curr Action Lead:**	St Perf
SEQ:	2		
Region:	09		
FF Docket:	No		
NPL:	No		
Federal Facility:	No		

Site ID:	0902609	**Start Actual:**	9/15/1994 4:00:00 AM
Operable Units:	00	**Finish Actual:**	6/28/1995 4:00:00 AM
Action Code:	ES	**Qual:**	G
Action Name:	ESI	**Curr Action Lead:**	EPA Perf
SEQ:	1		
Region:	09		
FF Docket:	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

NPL: No
Federal Facility: No

Site ID: 0902609 ***Start Actual:*** 12/1/1980 5:00:00 AM
Operable Units: 00 ***Finish Actual:*** 12/1/1980 5:00:00 AM
Action Code: DS ***Qual:***
Action Name: DISCVRY ***Curr Action Lead:*** EPA Perf
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No

Site ID: 0902609 ***Start Actual:***
Operable Units: 00 ***Finish Actual:*** 2/18/1993 5:00:00 AM
Action Code: PA ***Qual:*** H
Action Name: PA ***Curr Action Lead:*** EPA Perf
SEQ: 2
Region: 09
FF Docket: No
NPL: No
Federal Facility: No

Site ID: 0902609 ***Start Actual:*** 10/14/1993 4:00:00 AM
Operable Units: 00 ***Finish Actual:*** 12/7/1993 5:00:00 AM
Action Code: SI ***Qual:*** L
Action Name: SI ***Curr Action Lead:*** EPA Perf
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No

Site ID: 0902609 ***Start Actual:***
Operable Units: 00 ***Finish Actual:*** 12/1/1987 5:00:00 AM
Action Code: PA ***Qual:*** N
Action Name: PA ***Curr Action Lead:*** EPA Perf
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No

Site ID: 0902609 ***Start Actual:***
Operable Units: 00 ***Finish Actual:*** 6/27/2001 4:00:00 AM
Action Code: OO ***Qual:*** H
Action Name: SITE REASS ***Curr Action Lead:*** St Perf
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No

Site ID: 0902609 ***Start Actual:*** 10/1/2000 4:00:00 AM
Operable Units: 00 ***Finish Actual:***
Action Code: VA ***Qual:*** H
Action Name: OTHR CLEANUP ***Curr Action Lead:*** St Perf
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No

GIS Information

Registry ID: 110002611219 ***Pgm Sys Acrnm:*** SEMS
Active Status: NOT ON THE NPL ***Accuracy Value:*** 50
Key Field: SEMSCAD990663361 ***HUC8 Code:*** 18070304

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Interest Type:	SUPERFUND (NON-NPL)	**HUC 12:**	180703040301
Fed Agency Name:		**Public Ind:**	Yes
Fed Facility Code:		**Pgm Report:**	no data yet
Federal Land Ind:		**Point X:**	-117.08919278199994
EPA Region Code:	09	**Point Y:**	33.09230015900005
Fips Code:	06073		
Collect Mth Desc:	ADDRESS MATCHING-HOUSE NUMBER		
Ref Point Desc:	ENTRANCE POINT OF A FACILITY OR STATION		
Latitude83:	33.0923		
Longitude83:	-117.089193		
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110002611219		
Program Url:			
Pgm Report Url:	no data yet		

CalOES EPA RCRA TSDF Map - SEMS Details

Registry ID:	110002611219	**HUC 12:**	180703040301
Interest Type:	SUPERFUND (NON-NPL)	**Collect Mth Desc:**	ADDRESS MATCHING-HOUSE NUMBER
Active Status:	NOT ON THE NPL	**Accuracy Value:**	50
Pgm Sys Acrnm:	SEMS	**Ref Point Desc:**	ENTRANCE POINT OF A FACILITY OR STATION
Federal Agency Nm:		**EPA Region Code:**	09
Federal Land Ind:		**Key Field:**	SEMSCAD990663361
Fed Facility Cd:		**Create Dt:**	10/26/2021
Public Ind:	Yes	**Update Dt:**	11/24/2021
FIPS Code:	06073	**Last Reported Dt:**	
HUC8 Code:	18070304		
Longitude83:	-117.089193		
Latitude83:	33.0923		
Pgm Report Url:	no data yet		
Program URL:			
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110002611219		

Registry ID:	110002611219	**HUC 12:**	180703040301
Interest Type:	SUPERFUND (NON-NPL)	**Collect Mth Desc:**	ADDRESS MATCHING-HOUSE NUMBER
Active Status:	NOT ON THE NPL	**Accuracy Value:**	50
Pgm Sys Acrnm:	SEMS	**Ref Point Desc:**	ENTRANCE POINT OF A FACILITY OR STATION
Federal Agency Nm:		**EPA Region Code:**	09
Federal Land Ind:		**Key Field:**	SEMSCAD990663361
Fed Facility Cd:		**Create Dt:**	10/26/2021
Public Ind:	Yes	**Update Dt:**	11/24/2021
FIPS Code:	06073	**Last Reported Dt:**	
HUC8 Code:	18070304		
Longitude83:	-117.089193		
Latitude83:	33.0923		
Pgm Report Url:	no data yet		
Program URL:			
Fac Url:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110002611219		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
9	5 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROTHERS BARREL YARD 2257 BERNARDO AVE ESCONDIDO CA 92029	HWSS CLEANUP

Estor/EPA ID:	37490029	**Census Tract:**	6073020405
Site Code:	400029	**Funding:**	RESPONSIBLE PARTY
Status Date:	8/3/2020	**Office:**	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Nat Priority List:	NO	**Permit Renew Lead:**	
Program Type:	STATE RESPONSE	**Public Particip Spec:**	
Cal Enviro Score:	10-15%	**Project Manager:**	AHMAD ABOUGHAIDA
Acres:	35 ACRES	**Supervisor:**	EMAD YEMUT
Assembly District:	76	**County:**	SAN DIEGO
Senate District:	40	**Latitude:**	33.0930271646469
School District:		**Longitude:**	-117.089082121628
APN:	NONE SPECIFIED		

Status: CERTIFIED / OPERATION & MAINTENANCE
Cleanup Status: CERTIFIED / OPERATION & MAINTENANCE AS OF 8/3/2020
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: STATE RESPONSE OR NPL
Special Program:
Cause of Contamination: RECYCLING - OTHER, RECYCLING - USED OIL
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SURFACE WATER AFFECTED
Summary URL: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=37490029
Press Contact:
Potential Contaminants Of Conc:

HALOGENATED SOLVENTS
LEAD
POLYCHLORINATED BIPHENYLS (PCBS)
UNSPECIFIED SOLVENT MIXTURES
WASTE OIL & MIXED OIL

Site History:

In the early 1940s, Chatham Brothers Barrel Yard was operated as a waste oil and solvent recycling and bulk petroleum facility. In later years, the facility handled chlorinated solvents and waste oil that were sent to the Yard mostly by local businesses in the area. These operations continued until 1981 when the Chathams sold the property, which eventually reverted back to the Chathams when the buyer filed for bankruptcy. In 1982, the California Department of Health Services (DHS), the predecessor agency of the California Department of Toxic Substances Control (DTSC), and other governmental agencies became aware of the existence of hazardous chemicals at the Yard and began various phases of site investigation and remedial activities. The Yard was fenced in 1984. In June 1985, Chatham Brothers Barrel Yard Site (Site) was listed in the Bond Expenditure Plan making it a "State Superfund Site." On January 23, 1986, DHS issued an administrative Remedial Action Order to the Chathams requiring them to complete the Remedial Investigation and Feasibility Study and identify the final cleanup options in a remedial action plan. The Chathams did not comply with the Order, claiming lack of funds. DTSC made a Determination of Non-Compliance and commenced a State funded remediation program. In 1986, a Site Remedial Investigation was performed to determine the nature and extent of soil contamination, and whether the groundwater contamination beneath the Yard existed. The soils inside the Yard were found to be contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds and metals. Ground- water contamination was found beneath the Yard. Forty cubic yards of contaminated soil was removed from different areas along Bernardo Avenue on April 21 and 22, 1987. Further soils and hydrogeologic investigations were conducted in 1988 and 1989 to define concentrations and quantities of soil contamination, and to determine whether groundwater contamination has migrated outside of the Yard. These investigation concluded that groundwater contamination was found to have migrated outside the Site and soil contamination was determined to be a source of groundwater contamination. Commencing in March 1990, DHS conducted a Removal Action (RA) at the Site to reduce the potential for further degradation of groundwater. The work included excavation, removal, and offsite disposal of 11,430 tons of highly contaminated soils; removal of 208 surface drums and 10 buried drums; and rehabilitation of a 5-foot diameter, 68-foot deep hand dug well located inside the Site into a 12-inch diameter well. The RA, performed under an imminent or Substantial Endangerment Order issued in November 1989, was completed in June of 1990, and cost approximately $3 million. The soils at the Site are now considered stabilized. Surface water contamination migration was decreased by the RA activities. Furthermore, seven groundwater monitoring wells and three 100-foot monitoring wells were installed in September of 1990 and May 1991 to determine the extent of vertical and horizontal contamination. Thus, groundwater contamination has been identified both inside and outside the Site. In 1991, DTSC determined that significant VOCs contamination existed up to depths of 50 feet and 100 feet in the groundwater beneath the Site. In December 1990, DTSC began sending Information Request Letters to approximately 180 Generator Potentially Responsible Parties (PRPs) who may have sent waste materials to the Yard. DTSC evaluated the responses of the 180 PRPs, and identified 96 to whom Special Notice Letters were sent. In January 1992, DTSC notified the 96 PRPs that they should form a steering committee to begin "good faith" negotiations to remediate the Site and to reimburse DTSC for past costs. As a result of these negotiations, an administrative Imminent and Substantial Endangerment Order & Consent Order was signed.

Summary:

Since 1999, the PRP Group's activities have been extensive and effective in the cleanup of environmental contamination from the Site. The PRP Group also extensively monitors groundwater, surface water and the subsurface at and around the Site. The PRP Group's recent remedy review report concludes that its activities implementing the RAP continue to ensure protection of human health and the environmental at the Site and the areas around it.

In 2013, DTSC accepted the results relating to the completion of a Five Year Review that examined past groundwater and soil contamination cleanup activities undertaken at and around the Site, and specified further action. Site-related chemical contaminants were detected above Maximum Contaminant Levels (MCLs) in several wells. Additional remedial corrective measures will be necessary in order to remove related chemical contaminants impacting the water supply wells.

Since 1999 - 2019: Total volume of groundwater treated is 151 million Gallons; with 5.4 million gallons treated in 2017. The total VOCs removed so far is 2,359 pounds.

Recent Status:

October 2018; 2nd 5 Years Review was completed

December 2018; Public meeting was held for 2nd 5 Years review.

Completed Activities

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Soil Vapor Probe Sampling, Felicita Road
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60514559
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 1/10/2022
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: January 2021 Soil Vapor Probe & Indoor Air Sampling-1261 Gamble Lane
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60479104
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 4/1/2021
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: July 2020 Indoor Air and Soil Vapor Sampling Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60479100
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 9/21/2020
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Groundwater Monitoring Report October 2019
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60469744
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 8/19/2020
Comments: Conditionally approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Chatham Well Logs
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60477350
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 4/7/2020
Comments: Completed

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 18/19 Anual Oversight Cost Estimate - REVISED
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60455895
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 1/9/2019
Comments: FY 1819 Revised Cost Estimate: $73,062

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: New Well Location
Title URL:
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 2/6/2018
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Monitoring and Conceptual SIte Model, April 2016
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60411255
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 8/12/2016
Comments: DTSC geologist reviewed and had no comments.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 1516 Annual Cost Estimate and Schedule - Updated
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60404396
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 1/6/2016
Comments: Updated FY 1516 Cost Estimate.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 1516 Annual Oversight Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60401907
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 10/19/2015
Comments: On 10/19, email from Christine Brown,recommended 10-15 hours for the mitigation design from 6-12 hours.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Fact Sheet and Presentation for Community Meeting
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60367926
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 9/18/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Groundwater Sampling Methods
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60319955
Document Type: Technical Report
Activity Type: Completed Activities
Date Completed: 6/12/2013
Comments:

Area Name:
Area URL:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area URL:
Title: September 2011 Semi-Annual Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60284288
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 5/10/2012
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Groundwater Monitoring Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6023702
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 2/24/2010
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Technical Memorandum for Decommissioning/Replacement of Monitor Well MW-57
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6017659
Document Type: Technical Workplan
Activity Type: Completed Activities
Date Completed: 8/21/2008
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Soil Vapor Probe Sampling, Felicita Road
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60525640
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 8/29/2022
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Groundwater Monitoring Report April 2022
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494879
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 7/25/2022
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Remedy Review Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60447607
Document Type: Five-Year Review Reports
Activity Type: Completed Activities
Date Completed: 6/20/2019
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Summary of Public Responses to 5 Yr. Review
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60450939

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 9/4/2018
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Groundwater Monitoring Report April 2021
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494878
Document Type: Operation and Maintenance Report
Activity Type: Completed Activities
Date Completed: 10/11/2021
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Soil Vapor Probe Sampling, Felicita Road
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60501284
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 9/17/2021
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: New Well Permit
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60500354
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 7/1/2021
Comments: Sent

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Groundwater Monitoring Report October 2020
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60479106
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 4/16/2021
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Monitoring and Contingency Plan (MCP)
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60458837
Document Type: Monitoring Plan
Activity Type: Completed Activities
Date Completed: 10/2/2020
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Workplan to respond to 3.5-yr review comments
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6007647
Document Type: Operation and Maintenance Plan
Activity Type: Completed Activities
Date Completed: 3/27/2006

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Comments: The consultant submitted the O&M plan for the groundwater remediation system facility and soil vapor extraction system, dated February 6, 2006. DTSC approved this plan by a letter dated March 27, 2006.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: Shell
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60270071
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 2/4/2003
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Final Monitoring and Contingency Plan
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60271447
Document Type: Operation and Maintenance Plan
Activity Type: Completed Activities
Date Completed: 12/22/1999
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Long-Term Site Stabilization Certification
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 6/30/1990
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Removal Action Completion Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005091
Document Type: Removal Action Completion Report
Activity Type: Completed Activities
Date Completed: 6/30/1990
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Removal Action Completion Report
Title URL:
Document Type: Removal Action Completion Report
Activity Type: Completed Activities
Date Completed: 4/21/1987
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Order
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005097
Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Activity Type: Completed Activities
Date Completed: 1/23/1986
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Removal Action Completion Report
Title URL:
Document Type: Removal Action Completion Report
Activity Type: Completed Activities
Date Completed: 12/30/1981
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Groundwater Monitoring Report
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 8/7/2018
Comments: Routine GWMR - No comment (reviewed by Scott Warren).

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: New Well Permit
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60442098
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 5/8/2018
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 17/18 Annual Oversight Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60433659
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 8/30/2017
Comments: FY 1718 Annual Estimate and Letter completed.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Update Fact Sheet
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60416235
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 12/19/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Respond to Public Comments
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60383486
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 12/1/2014
Comments:

Area Name:
Area URL:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area URL:
Title: HH issue at the Felicita Creek
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60376296
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 10/22/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Discharge Effluent Water to Land
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60334014
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 9/17/2013
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: 2010 Annual Monitoring Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60194075
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 1/26/2011
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60180118
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 11/25/2009
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 19/20 Annual Oversight Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60470915
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 10/10/2019
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Montoritng for October 2018
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60455284
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 4/16/2019
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Community Profile and Feedback for 2nd 5 Yr. Review
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60455475

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Document Type: Community Profile
Activity Type: Completed Activities
Date Completed: 4/11/2019
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Sierra Club Comment Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60450458
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 10/15/2018
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Indoor Air and Soil Vapor - September-Ocotber 2017
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60441749
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 9/4/2018
Comments: DTSC awaiting new Indoor Air and Soil Vapor plan.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Site Visit for 2nd 5 Yr RR
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60446307
Document Type: Fieldwork
Activity Type: Completed Activities
Date Completed: 7/31/2018
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Status Report Fourth Quarter 2008
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6022251
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 2/18/2009
Comments: DTSC had no comments to make on this document.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: March 2008 Annual Groundwater Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6019473
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 12/10/2008
Comments: DTSC had no comments on this report.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: March 2006 Annual Groundwater Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015198
Document Type: Operation and Maintenance Report
Activity Type: Completed Activities
Date Completed: 5/16/2008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Comments: Report accepted, no further action needed.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Request for Release of Escrow Funds
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=6012133
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 1/18/2008
Comments: The former branch chief for this site, who had signatory authority for the account, sent a letter requesting that escrow funds be released.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Work Plan For Enhanced In-Situ Bioremediation
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6011759
Document Type: Operation and Maintenance Plan
Activity Type: Completed Activities
Date Completed: 4/25/2007
Comments: On March 1, 2007, DTSC sent a letter to the consultant for the PRP group, officially stating that the EISB workplan had been approved.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Site Screening Assessment
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6011038
Document Type: Site Screening
Activity Type: Completed Activities
Date Completed: 4/26/2006
Comments: U.S. EPA approved the site screening assessment report on April 12, 2006.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Remedial Action Completion or Implementation
Title URL:
Document Type: Remedy Constructed: Operating Properly & Successfully
Activity Type: Completed Activities
Date Completed: 11/13/2000
Comments: Off Yard removal completed. Vapor Extraction and Ground Water Treatment Systems are operating.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: Generator Group
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005073
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 2/5/1999
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: CEQA
Title URL:
Document Type: CEQA - Initial Study/ Neg. Declaration
Activity Type: Completed Activities
Date Completed: 1/20/1998
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 16/17 Annual Oversight Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60414486
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 9/9/2016
Comments: FY1617 Annual Oversight Cost Estimate completed and mailed.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Update Factsheet
Title URL:
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 3/15/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: ENU Letter -2-2015
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60389238
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 4/22/2015
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Response to 5 yr Review - Requirement number 4
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60330769
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 3/20/2015
Comments: Requirement 4 is now under Flicita Creek Evaluation or alternative which is under evaluation of the RP.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 14/15 Annual Oversight Cost Estimate - Revised
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60387834
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 1/6/2015
Comments: Revised estimate mailed to RP.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Monitoring Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60345718
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 1/28/2014
Comments:

Area Name:
Area URL:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area:
Sub Area URL:
Title: Workplan for Soil Vapor Sampling
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60286115
Document Type: Technical Workplan
Activity Type: Completed Activities
Date Completed: 10/25/2012
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Letter Stating that Waste Related to Groundwater Treatment at the Yard is Non-Hazardous
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60295447
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 4/5/2012
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: 2nd Quarter 2009 Status Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6027032
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 2/24/2010
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Removal Action Completion Report
Title URL:
Document Type: Removal Action Completion Report
Activity Type: Completed Activities
Date Completed: 11/6/1995
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Public Participation Plan / Community Relations Plan
Title URL:
Document Type: Public Participation Plan / Community Relations Plan
Activity Type: Completed Activities
Date Completed: 12/31/1987
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: January 2022 Soil Vapor Probe & Indoor Air Sampling
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494887
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 6/21/2022
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 21/22 Annual Oversight Cost Estimate

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60511074
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 10/18/2021
Comments: Sent

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: July 2021 Indoor Air and Soil Vapor Sampling Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494884
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 9/17/2021
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Soil Vapor Probe Installation and Sampling, Falicita Road
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60491537
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 3/30/2021
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: New Well Permit
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60489776
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 10/23/2020
Comments: No Objections

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 20/21 Annual Oversight Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60485018
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 9/17/2020
Comments: Annual Oversight Cost Estimate completed.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: ENU Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60450402
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 11/28/2018
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Workplan Study for Remedial Options to Eliminate or Reduce COCs Discharging to Felicita Ceek
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60402009
Document Type: Other Report
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Date Completed: 7/1/2017
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Site Visit
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60409385
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 5/11/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Community Relation Plan - 4-1989
Title URL:
Document Type: Public Participation Plan / Community Relations Plan
Activity Type: Completed Activities
Date Completed: 7/22/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Remedial Action Plan
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005077
Document Type: Remedial Action Plan
Activity Type: Completed Activities
Date Completed: 1/20/1998
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Order
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005093
Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Activity Type: Completed Activities
Date Completed: 11/28/1989
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Discovery
Title URL:
Document Type: * Discovery
Activity Type: Completed Activities
Date Completed: 12/30/1981
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: 5-Year Review Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6020486
Document Type: Five-Year Review Reports
Activity Type: Completed Activities
Date Completed: 4/15/2013
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: March, 2012 Annual Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60300129
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 7/30/2012
Comments: This was a monitoring document, GS had no comments

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: September 2008 Semiannual Monitoring Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021439
Document Type: Operation and Maintenance Report
Activity Type: Completed Activities
Date Completed: 12/18/2008
Comments: DTSC did not comment on this.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Recomendation for Decommissioning Monitor Well MW-57
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021256
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 11/13/2008
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: U.S. Navy
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60270065
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 12/8/2000
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Community Relations Plan
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60265423
Document Type: Public Participation Plan / Community Relations Plan
Activity Type: Completed Activities
Date Completed: 4/21/1999
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Open House on RRR
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60453978
Document Type: Public Participation Plan / Community Relations Plan
Activity Type: Completed Activities
Date Completed: 11/14/2018
Comments:

Area Name:
Area URL:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area URL:
Title: June 2017 Indoor Air Sampling
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60431674
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 1/23/2018
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: SVP Installation and Sampling - Soil Vapor Probes
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60414588
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 6/20/2017
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Monitoring - October 2016
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 5/16/2017
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Escondido Neighbors United Comments on FS of Felicita Creek
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60408806
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 6/28/2016
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semi-Annual Monitoring October 2015
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60404006
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 3/30/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Monitoring Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60387072
Document Type: Fieldwork
Activity Type: Completed Activities
Date Completed: 6/20/2015
Comments: Routine monitoring report... Waiting for Semiannual Monitoring report for 2015.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Response to Mr. Dave Roberts, SD County Supervisor
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60384646

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 10/28/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Chatham Irrigation Workplan
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60317651
Document Type: Technical Report
Activity Type: Completed Activities
Date Completed: 1/28/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Update Factsheet
Title URL:
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 10/24/2013
Comments: This is a draft working copy of the FS.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Status Report Fourth Quarter 2011
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60292826
Document Type: Technical Report
Activity Type: Completed Activities
Date Completed: 5/10/2012
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Letter to Richard Putnam Regarding Irrigation Wells in the Vicinity of the Site
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60293987
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 3/21/2012
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Community Profile
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60255651
Document Type: Community Profile
Activity Type: Completed Activities
Date Completed: 9/1/2010
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Second Quarter Status Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6020534
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 8/25/2008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Comments: This is only a status report. DTSC will not make comments on this report, and will not ask for modifications.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Fact Sheet
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6018250
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 11/14/2005
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: Crest Motors
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005068
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 2/4/2003
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Removal Action Completion Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005092
Document Type: Removal Action Completion Report
Activity Type: Completed Activities
Date Completed: 8/29/1990
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: January 2020 Soil Vapor Probe & Indoor Air Sampling-1261 Gamble Lane
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60476971
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 4/13/2020
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Groundwater Monitoring Report April 2019
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60475261
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 9/25/2019
Comments: Completed

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Technical Memo - Sampling of Indoor Air at 1260 Gamble Lane
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 11/13/2018
Comments:

Area Name:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Monitoring Submital
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 1/10/2018
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Letters to Well Owners by Chatham PRP Group
Title URL:
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 1/10/2018
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Monitoring Report April 2017
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 8/28/2017
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Response to ENU Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60427387
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 7/14/2017
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Irrigation well and Chernish and 34-N1
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60402534
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 3/25/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Ecological Risk Assessment
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60367999
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 9/4/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:

Title: Response to DTSC 5 yr RRR
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60320434
Document Type: Technical Report
Activity Type: Completed Activities
Date Completed: 6/12/2013
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Monitoring and Contingency Plan
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60282468
Document Type: Technical Workplan
Activity Type: Completed Activities
Date Completed: 3/26/2013
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: 4-11-2012 Generator Group Settlement Agreement
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60298376
Document Type: Consent Order
Activity Type: Completed Activities
Date Completed: 5/8/2012
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Cost Estimate Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60282862
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 11/1/2011
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: DTSC's Letter in Response to Group's 8-18-2011 Letter Regarding Groundwater and Surface Water Monitoring Program
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60278918
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 9/12/2011
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Cost Estimate Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60257318
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 10/26/2010
Comments: Letter mailed out this day.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Monitor Wells MW-66 and MW-67 Construction Activities
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021254

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 11/19/2008
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: March 2007 Annual Groundwater Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015630
Document Type: Operation and Maintenance Report
Activity Type: Completed Activities
Date Completed: 5/16/2008
Comments: DTSC is not requiring any further action for this report.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Recommendation for Decommisioning and Replacement of Shallow Monitor Well MW-47
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015197
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 4/27/2007
Comments: On April 27, 2007, DTSC sent a letter to the PRP group consultant, stating that DTSC approved of the proposed decommissioning and replacing of shallow monitor well MW-47.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Fact Sheet
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6018251
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 11/14/2005
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Complaint for Relief Under CERCLA, Equitable Indemnity and Declaratory Relief
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60270064
Document Type: Injunctive Relief Order
Activity Type: Completed Activities
Date Completed: 5/14/1999
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Removal Action Completion Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005082
Document Type: Removal Action Completion Report
Activity Type: Completed Activities
Date Completed: 6/30/1994
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Imminent and Substantial Endangerment Order & Consent Order
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005089
Document Type: Imminent and/or Substantial Endangerment Order
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Date Completed: 11/16/1992
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Irrigation Well Contingency Plan, Revision 1.0,
Title URL:
Document Type: Technical Report
Activity Type: Completed Activities
Date Completed: 2/11/2023
Comments: Historical Report

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: July 2022 Soil Vapor Probe & Indoor Air Sampling-1261 Gamble Lane
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505367
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 1/20/2023
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Groundwater Monitoring Report April 2020
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60469746
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 8/25/2020
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Site Visit and Meeting in San Diego
Title URL:
Document Type: Site Inspections/Visit (Non LUR)
Activity Type: Completed Activities
Date Completed: 11/7/2019
Comments: Completed

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Technical Memo - Soil Vapor Extraction Wellfield Expansion
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60447609
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 10/3/2018
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Fact Sheet - 2nd 5 yrs Review
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60444935
Document Type: Fact Sheets
Activity Type: Completed Activities
Date Completed: 8/21/2018
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: FY 18/19 Annual Oversight Cost Estimate
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60446141
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 8/1/2018
Comments: FY 1819 Estimate: $70,054

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Correspondence to ENU Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60391722
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 7/14/2015
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Public Meeting Transcript
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60388701
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 1/28/2015
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Oak Creek Development Correspondence Relates to Chatham
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60365826
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 9/8/2014
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Supplemental Sampling of Felicita Creek
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60319936
Document Type: Operations and Maintenance Plan Amendment
Activity Type: Completed Activities
Date Completed: 6/12/2013
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Monitoring Report
Title URL:
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 12/11/2012
Comments:

Area Name:
Area URL:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area URL:
Title: Letter to Anne Platt Regarding Irrigation Well Requst
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60293671
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 3/14/2012
Comments: Sent letter to Anne Platt on this date regarding her request to install an irrigation well on her property.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: July-September, 2010 Sem-Annual Groundwater Monitoring Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60258617
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 1/26/2011
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Technical Memorandum: Additional Characterization of Groundwater South of Hamilton Lane
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6011760
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 4/27/2007
Comments: On April 27, 2007, DTSC sent a letter to the PRP Group consultant stating that DTSC approved the technical memorandum as discussed in the February 19, 2007 response to DTSC's comments.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: Hollandia Decree
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60269991
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 2/4/2003
Comments: A Consent Decree was filed resolving DTSC's claims against Hollandia Farms, Inc. and Hollandia Dairy, Inc. (Case No. 99 CV 0996 BTM (JAH) consolidated with 00 CV 0204 BTM (JAH) and 00 CV 0958 BTM (JAH)

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Order Approving Three Defendant Consent Decree
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005067
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 2/4/2003
Comments: Settlement with Hollandia ($11,500) Future June 2004, June 2005, June 2006 - $7,700 per year. Settlement with Shell Oil ($1,500). Settlement with Crest Motors ($50,000).

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: Chatham Family
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=6012134
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 3/9/1998
Comments: This was a consent decree with the Chatham family, signed on March 9, 1998.

Area Name:
Area URL:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area URL:
Title: Site Screening Assessment
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6016893
Document Type: Site Screening
Activity Type: Completed Activities
Date Completed: 5/15/1997
Comments: DTSC site screening was dated May 15, 1997. Recommended referral to DTSC's site mitigation program.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Consent Decree: Barrel Svc, Beckman, Goodwill, etc.
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005086
Document Type: Consent Decree
Activity Type: Completed Activities
Date Completed: 10/12/1993
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: CEQA
Title URL:
Document Type: CEQA - Initial Study/ Neg. Declaration
Activity Type: Completed Activities
Date Completed: 7/30/1993
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: July 2019 Indoor Air and Soil Vapor Sampling Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60464896
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 10/14/2019
Comments: Approved

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Gamble Lane Property Indoor Sampling Report
Title URL:
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 9/27/2017
Comments: For response to DTSC's comment follow "Indoor Air Sampling."

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Monitoring Report 2015
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60394820
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 4/4/2016
Comments: No more comments on this report.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Financial Assurance
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60393262

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Document Type: Financial Assurance Documentation
Activity Type: Completed Activities
Date Completed: 3/28/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: SVP Sampling Data
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60366590
Document Type: Fieldwork
Activity Type: Completed Activities
Date Completed: 1/20/2016
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Monitoring and Contingency Plan
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60381546
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 10/12/2015
Comments: .

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: EHC Letter
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60392639
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 5/12/2015
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Conceptual Site Model and Annual Monitoring Document
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60328739
Document Type: Technical Report
Activity Type: Completed Activities
Date Completed: 1/22/2015
Comments: The final letter will be sent tomorrow. I need to link some of these documents for the EnviroStor public site.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Annual Oversight Cost Estimate FY 2014 - 2015
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60365851
Document Type: Annual Oversight Cost Estimate
Activity Type: Completed Activities
Date Completed: 7/14/2014
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Correspondence from Environmental Health Coalition dated 2/25/2015
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60392157
Document Type: Correspondence
Activity Type: Completed Activities
Date Completed: 5/12/2014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: March 2011 Annual Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60268742
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 5/10/2012
Comments: DTSC had no comments on this document.

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Fourth Quarter 2009 Status Report
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6029902
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 1/26/2011
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Recommendation for Decommisioning Shallow Monitor Wells MW-55 and MW-56
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021255
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 11/13/2008
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: September, 2007 Semi-Annual Monitoring Submittal
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6017658
Document Type: Operation and Maintenance Report
Activity Type: Completed Activities
Date Completed: 5/16/2008
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: License Agreement for Monitoring Well MW-57
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015047
Document Type: Other Report
Activity Type: Completed Activities
Date Completed: 3/16/2007
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: 5 Year Review Reports
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005063
Document Type: Five-Year Review Reports
Activity Type: Completed Activities
Date Completed: 8/11/2005
Comments: 3.5-year review was completed August 11, 2005.

Area Name:

Area URL:
Sub Area:
Sub Area URL:
Title: Remedial or Removal Design
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005076
Document Type: Remedial Design - Preliminary/Intermediate
Activity Type: Completed Activities
Date Completed: 8/18/1999
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Engineering Evaluation / Cost Analysis
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005084
Document Type: Removal Action Workplan
Activity Type: Completed Activities
Date Completed: 7/30/1993
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Final Determination of non-compliance
Title URL:
Document Type: Final Determination of Non-Compliance
Activity Type: Completed Activities
Date Completed: 4/30/1986
Comments:

Area Name:
Area URL:
Sub Area:
Sub Area URL:
Title: Semiannual Groundwater Monitoring Report October 2021
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494881
Document Type: Monitoring Report
Activity Type: Completed Activities
Date Completed: 2/3/2022
Comments: Approved

Community Involvement Documents

OU Name:
Area:
Title/Description: Status Report Fourth Quarter 2010 Revision 1.0
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+7201474845
Document Type: Project Status Update
Document Date: 5/27/2011
Document Group: UPDATES AND INFORMATION

OU Name:
Area:
Title/Description: Indoor Air
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+3909794449
Document Type: Other
Document Date: 1/9/2017
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Chatham Presentation for Community Meeting dated 9/30/2014
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+8962445914

Document Type: Other
Document Date: 10/7/2014
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Annual Monitoring - April 2015
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+1208707511
Document Type: Other
Document Date: 7/13/2015
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Community Relations Plan
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60265423
Document Type: Public Participation Plan
Document Date: 4/21/1999
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Update Fact Sheet
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60416235
Document Type: Fact Sheet
Document Date: 12/19/2016
Document Group: FACT SHEETS

OU Name:
Area:
Title/Description: Response to Community Survey Feedback
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+7606419205
Document Type: Public Survey
Document Date: 8/30/2011
Document Group: UPDATES AND INFORMATION

OU Name:
Area:
Title/Description: Second Quarter 2010 Status Report
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+3731168448
Document Type: Project Status Update
Document Date: 8/13/2010
Document Group: UPDATES AND INFORMATION

OU Name:
Area:
Title/Description: DTSC Comments on 2nd 5 Yr. Review
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+9013944327
Document Type: Other
Document Date: 1/8/2019
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Flyer for Felecita Park Visitors
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+4400510489
Document Type: Other
Document Date: 10/16/2014
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Community Meeting Agenda and Ground Rules
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?

global_id=37490029&document_folder=+8649472892
Document Type: Other
Document Date: 10/7/2014
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Community Profile and Feedback for 2nd 5 Yr. Review
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60455475
Document Type: Community Profile
Document Date: 4/11/2019
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Open House on RRR
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60453978
Document Type: Public Participation Plan
Document Date: 11/14/2018
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: RAP
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+1908222794
Document Type: Other
Document Date: 10/13/2018
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Workplan Study for Remedial Options to Emiminate or Reduce COCs Discharging to Felicita Creek
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+2759977042
Document Type: Proposed Plan
Document Date: 11/28/2018
Document Group: DRAFT DOCUMENTS FOR REVIEW

OU Name:
Area:
Title/Description: Fact Sheet and Presentation for Community Meeting
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60367926
Document Type: Fact Sheet
Document Date: 9/18/2014
Document Group: FACT SHEETS

OU Name:
Area:
Title/Description: Chatham Semi-Annual Monitoring
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+6737400650
Document Type: Other
Document Date: 3/8/2016
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Fact Sheet - 2nd 5 yrs Review
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60444935
Document Type: Fact Sheet
Document Date: 8/21/2018
Document Group: FACT SHEETS

OU Name:
Area:
Title/Description: Fact Sheet
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6018250
Document Type: Fact Sheet

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Document Date: 11/14/2005
Document Group: FACT SHEETS

OU Name:
Area:
Title/Description: Status of Regional Well Permitting
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+1684003531
Document Type: Project Status Update
Document Date: 11/9/2010
Document Group: UPDATES AND INFORMATION

OU Name:
Area:
Title/Description: 2nd 5 Yrs Review - RRR Document
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+2290998160
Document Type: Other
Document Date: 10/8/2018
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Feasibility Evaluation Felicita Creek
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+2058460831
Document Type: Other
Document Date: 3/8/2016
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: DRAFT "Annual Monitoring Submittal and Conceptual Site Model Update July 11, 2014
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+3901456534
Document Type: Other
Document Date: 9/22/2014
Document Group: PROJECT RELATED DOCUMENTS

OU Name:
Area:
Title/Description: Second Quarter 2011 Status Report
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+8588498771
Document Type: Project Status Update
Document Date: 8/30/2011
Document Group: UPDATES AND INFORMATION

OU Name:
Area:
Title/Description: Fourth Quarter 2010 Project Status Update
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=37490029&document_folder=+2029935538
Document Type: Project Status Update
Document Date: 2/11/2011
Document Group: UPDATES AND INFORMATION

OU Name:
Area:
Title/Description: Community Profile
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60255651
Document Type: Community Profile
Document Date: 9/1/2010
Document Group: PROJECT RELATED DOCUMENTS

9	6 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROTHERS BARREL YARD 2257 BERNARDO AVE	HIST CORTESE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
					ESCONDIDO CA 92029	

Envirostor ID: 37490029
Status (Historical): ACTIVE
Site Type: STATE RESPONSE
Site Code:

9	7 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM SITE 2257 BERNARDO AVE, ESCONDIDO, CA 92029 ESCONDIDO CA	DELISTED LST

Delisted San Diego County - Local Oversight Program List

SWRCB Global ID:
Record ID: DEH1984-LSAM-H22767-001
Record Status: Completed
Opened Date: 1/1/1984
Case Type:
Historical Name: CHATHAM BROTHERS BARREL YARD
Lead Agency: DTSC
Lead Agency Date: 1/1/1984
Funding: N - Non-Billable
Fire Agency: ESCONDIDO
Thomasbros Mappage Grid:
Water Purveyor: ESCONDIDO
File Case Type: CASES WITH NO CASE TYPE
Original Source: LOSD
Record Date: 17-JAN-2019

Parcel No: 238-073-49-00
Census Tract: 204.05
ZIP Code 2: 92029
Community: Escondido
Jurisdiction: ESCONDIDO
Watershed Basin No: 905.23
Latitude GS 84: 33.0925370
Longitude GS 84: -117.0898614
X Map Coord: 6304391.332
Y Map Coord: 1978402.876

9	8 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROTHERS BARREL YARD 2257 BERNARDO AVE ESCONDIDO CA 92029	CALSITES

ID No: 37490029
Status Date: 04/18/1996
NPL: N
Tier:
Fund:
Access :
Access Code: NOT REPORTED
Cortese:
Hrscore:
Hrsdate:
Groundwater Contam: C
GW Code: CONTROLLED
No Sources: 2
RWQCB Name: SAN DIEGO
Branch Name: SO CAL - CYPRESS
Staff: JCULLY
Senior:
Status Name: ANNUAL WORKPLAN - ACTIVE SITE
Type Name: RESPONSIBLE PARTY
Lead Name: DEPT OF TOXIC SUBSTANCES CONTROL
SIC Name: ELECTRIC, GAS & SANITARY SERVICES
Filename:
Comments:

Assembly: 75
Senate: 38
Region: 4
Region Name: CYPRESS
County Co: 37
Facility County: SAN DIEGO
Lat Deg: 0
Lat Min: 0
Lat Sec: 0
Lat Dir:
Long Deg: 0
Long Min: 0
Long Sec: 0
Long Dir:
Llmethod:
Lldesc:

Off Yard PCB Report submitted to DTSC. Letter was sent approving the delay of the Remedy,Review Report from July 13, 04 to Sept. 3, 04. Settlement with Hollandia ($11,500) Future June 2004, June 2005, June 2006 - $7,700 per year. Settlement with Shell Oil ($1,500). Settlement with Crest Motors ($50,000). Off Yard PCB Report approved. December 2001 Monitoring Report Received. 2001 Annual Report Received. Received 2003 Annual Report. Settlement Decree $220,000 TLDYN. Construction Completion Report submitted to DTSC. March 2002 Quarterly Monitoring Report received. Annual meeting to discuss the 2003 Annual Report. Received the March 2001 Quarterly Monitoring Report. DTSC received payment from the Chatham Site

Escrow Account for its oversight response costs. DTSC received payment from the Chatham Site PRP Work Group for its oversight response costs. June 2001 Quarterly Monitoring Report received. Construction Completion Report approved. DTSC approved the Remedial Design. September 2001 Quarterly Monitoring Report received. Off Yard removal completed. Vapor Extraction and Ground Water Treatment Systems are operating.

Background:

Commencing in the early 1940s, Chatham Brothers Barrel Yard (Yard) was operated as a waste oil and solvent recycling and bulk petroleum facility. In later years, the facility handled chlorinated solvents and waste oil that were sent to the Yard mostly by local businesses in the area. These operations continued until 1981 when the Chathams sold the property, which eventually reverted back to the Chathams when the buyer filed for bankruptcy. In 1982, the California Department of Health Services (DHS), the predecessor agency of the California Department of Toxic Substances Control (DTSC), and other governmental agencies became aware of the existence of hazardous chemicals at the Yard and began various phases of site investigation and remedial activities. The Yard was fenced in 1984. In June 1985, Chatham Brothers Barrel Yard Site (Site) was listed in the Bond Expenditure Plan making it a "State Superfund Site." On January 23, 1986, DHS issued an administrative Remedial Action Order to the Chathams requiring them to complete the Remedial Investigation and Feasibility Study and identify the final cleanup options in a remedial action plan. The Chathams did not comply with the Order, claiming lack of funds. DTSC made a Determination of Non-Compliance and commenced a State funded remediation program. In 1986, a Site Remedial Investigation was performed to determine the nature and extent of soil contamination, and whether the groundwater contamination beneath the Yard existed. The soils inside the Yard were found to be contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds and metals. Ground- water contamination was found beneath the Yard. Forty cubic yards of contaminated soil was removed from different areas along Bernardo Avenue on April 21 and 22, 1987. Further soils and hydrogeologic investigations were conducted in 1988 and 1989 to define concentrations and quantities of soil contamination, and to determine whether groundwater contamination has migrated outside of the Yard. Groundwater contamination was found to have migrated outside of the Yard and soil contamination was determined to be a source of groundwater contamination. Commencing in March 1990, DHS conducted a Removal Action (RA) at the Yard to reduce the potential for further degradation of groundwater. The work included excavation, removal, and offsite disposal of 11,430 tons of highly contaminated soils; removal of 208 surface drums and 10 buried drums; and rehabilitation of a 5-foot diameter, 68-foot deep hand dug well located inside the Yard into a 12-inch diameter well. The RA, performed under an imminent or Substantial Endangerment Order issued in November 1989, was completed in June of 1990, and cost approximately $3 million. The soils at the Yard are now considered stabilized. Surface water contamination migration was decreased by the RA activities. Seven groundwater monitoring wells and three 100-foot monitoring wells were installed in September of 1990 and May 1991 to determine the extent of vertical and horizontal contamination. Groundwater contamination has been identified both inside and outside the Yard. In 1991, DTSC determined that significant VOCs contamination existed up to depths of 50 feet and 100 feet in the groundwater beneath the Yard. In December 1990, DTSC began sending Information Request Letters to approximately 180 Generator Potentially Responsible Parties (PRPs) who may have sent waste materials to the Yard. DTSC evaluated the responses of the 180 PRPs, and identified 96 to whom Special Notice Letters were sent. In January 1992, DTSC notified the 96 PRPs that they should form a steering committee to begin "good faith" negotiations to remediate the Site and to reimburse DTSC for past costs. As a result of these negotiations, an administrative Imminent and Substantial Endangerment Order & Consent Order was signed on November 16, 1992 between DTSC and approximately 55 PRPs. Two "Cash Buy-Out" Consent Decrees were signed between DTSC and 16 additional PRPs and lodged in a federal court on October 12, 1993. The Consent Order called for, among other things, immediate construction and operation of a pump and treat system to remove the highly contaminated groundwater beneath the Yard; completion of the Remedial Investigation and Feasibility Study; preparation of a Remedial Action Plan; and payment of $4 million to DTSC for past costs. Settling PRPs and DTSC negotiated another agreement for the implementation of the RAP. Signatories to the two "Cash Buy-Out" Consent Decrees, who are de minimis PRPs, paid DTSC approximately $328,000 and $128,000 respectively, for DTSC's past costs in accordance with their volumetric share of waste sent to the Yard. Also, these PRPs established an approximately $1.7 million escrow account for their share of future Site remediation costs. Since the signing of and pursuant to the November 16, 1992 Consent Order, the following major activities were completed: 1) $4,000,000 paid for DTSC's past costs; 2) The interim Groundwater Removal Facility was tested in December 1993 and became fully operational in February 1994; 3) Field activities for the RI were completed on February 7, 1995, site investigation of Robert Chatham's property located at 1261 Gamble Lane, Escondido, occurred during the period of April 3-13, 1995; 4) The RI Report was approved in March 1996. Results of groundwater sampling indicate that substances of concern have migrated to downgradient areas outside of the Yard and the contaminated groundwater plume extends approximately 5,000 feet southeast of the Yard, in the area of Felicita Park. 5) The Human Health Risk Assessment and Screening Ecological Evaluation Report was approved on August 7, 1996. 6) The Feasibility Study (FS) was approved on Dec. 20, 1996. 7) The Remedial Action Plan (RAP) was approved on January 20, 1998. A very low concentration of trichloroethylene (below MCLs) was detected in the farthest water table monitoring well located at Felicita Park. Lake Hodges, a drinking water source, is more than a mile away from the known leading edge of the groundwater plume. Moreover, no reported private and public production well & are being used for drinking. Based on the sampling results, the Human Health Risk Assessment and Screening Ecological Evaluation (HHRASEE) was conducted. The goal of the HHRASEE was to determine the potential impacts that contaminants from the Yard could have on human health and the environment. Health effects were evaluated for cancer-causing and non-cancer causing effects. Results of the human health risk assessment indicated that the potential increase of risk for residents living outside the Yard is negligible, even when assuming that ingestion of soil and groundwater would occur. The screening ecological evaluation indicated that a wide variety of plants and animals live within a one-mile radius of the Yard. While some special and sensitive species may occasionally live on the Yard, this evaluation concluded that no wildlife was found to be affected by contamination from the Yard. The FS evaluated remedial alternatives for the Site. Cleanup alternatives were evaluated using the nine criteria of the US Environmental Protection Agency. The soil alternatives selected for evaluation included no action, excavation, treatment, covering the soil with a cap, disposal of excavated soil outside the Yard, fencing, and monitoring and maintaining the cap. The groundwater alternatives selected for evaluation included no action, pumping and treating areas with high concentrations of contaminants, air sparging, monitoring groundwater to demonstrate whether areas of low concentrations of contaminants would be cleaned up by natural attenuation, remedy evaluation, proper disposal of treated water and deed restrictions. The approved RAP included the following remedies, for the soil: 1) soil cap, 2) soil vapor excavation; 3) excavation and offsite disposal of contaminated sediments outside of the Yard and 4) deed restrictions. The selected groundwater remedy includes: 1) extraction of groundwater inside and outside of the Yard, 2) groundwater treatment using air stripping or UV/Chemical oxidation, 3) natural attenuation of low concentrations down a gradient plume 4) institution controls such as a deed restriction, wellhead treatment, and public notifications, 5) development of a Monitoring and Contingency Plan to address any "unstable" contaminated groundwater/surface water, 6) a remedy evaluation after three years, and 7) operation and maintenance of the implemented remedies.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
10	1 of1	SSW	0.17 / 895.16	642.74 / -15	BERNARDO ELEMENTARY SCHOOL Bernardo Avenue/Mountain Heights Road Escondido CA 92029	SCH

Envirostor_ID: 37010001
Site History:

The site is an undeveloped, roughly square parcel of approximately 10 acres. No structures are present at the site. With the exception of agricultural land use, there was no storage, disposal, treatment, or release of hazardous substance and/or petroleum products have occurred at the site. The historic agricultural land use likely involved the use of agricultural chemicals such as pesticides and herbicides. In September 1999, a Phase I Environmental Assessment was conducted at the site by the Project Proponent. The Chatham Brothers Barrel Yard is located approximately 2,100 feet north of the site. Soil and groundwater at the Chatham site is contaminated with PCE and TCE. The contaminated plume of Chatham Site, encroaching to within approximately 900 feet northeast corner of the project site.

Facilities Details

Status:	NO FURTHER ACTION	***Acres:***	10 ACRES
Estor/EPA ID:	37010001	***Site Code:***	404015
Program Type:	SCHOOL EVALUATION	***Apn:***	NONE SPECIFIED
Program Type1:		***Assembly District:***	76
Status:	NO FURTHER ACTION	***Census Tract:***	6073020405
Site Facility Name:	BERNARDO ELEMENTARY SCHOOL	***Funding:***	SCHOOL DISTRICT
Site Type:	SCHOOL	***Office:***	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Address Description:	BERNARDO AVENUE/MOUNTAIN HEIGHTS ROAD	***Project Manager:***	
City:	ESCONDIDO	***Special Program:***	
County:	SAN DIEGO	***Supervisor:***	SHAHIR HADDAD
Zip:	92029	***Senate District:***	40

Public Participation Specialis:
CalEnviroScreen Score: 10-15%
National Priorities List: NO
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Permit Renewal Lead:
Cleanup Oversight Agencies: DTSC - HAZARDOUS WASTE MANAGEMENT PROGRAM - LEAD AGENCY
Cleanup Status: NO FURTHER ACTION AS OF 1/10/2000
Potential Cont of Conc: DDD
DDE
DDT
POLYCHLORINATED BIPHENYLS (PCBS)
POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)
Potential Media Affected: SOIL
School District: ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=37010001

Completed Activities

Title: Background Report - Phase I ESA Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37010001&doc_id=60258373
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/29/1999
Comments: Background report; needs no review/approval.
Activity Type: Completed Activities

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 2/2/2000
Comments:
Activity Type: Completed Activities

Title: Preliminary Endangerment Assessment Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37010001&doc_id=6005141
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/14/2001
Comments:
Activity Type: Completed Activities

Title: * Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37010001&doc_id=6005143
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Workplan
Date Completed: 3/21/2000
Comments: DTSC reviewed the subject PEA Workplan and based on the data presented, DTSC has identified some minor deficincies in the PEA Work Plan that require clarification and/or modification.
Activity Type: Completed Activities

Title: Environmental Oversight Agreement
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37010001&enforcement_id=6005139
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 1/10/2000
Comments:
Activity Type: Completed Activities

Search Results Details

Address Description: BERNARDO AVENUE/MOUNTAIN HEIGHTS ROAD
Site Facility Name: BERNARDO ELEMENTARY SCHOOL
City: ESCONDIDO
County: SAN DIEGO
Zip: 92029
Latitude: 33.086013
Longitude: -117.089904
Program Type: SCHOOL INVESTIGATION
Site Code: 404015
Status: NO FURTHER ACTION
Status Date: 1/10/2000
Calenviroscreen Score: 10-15%

Sites Details

Status: No Further Action
Status Date: 2000-01-10 00:00:00
Site Code: 404015
Site Type: School Investigation
Site Type Detailed: School
Special Program:
City: Escondido
County: SAN DIEGO
Congres Dis: 50
State: CA
Assembly: 76
Division Branch: Southern California Schools & Brownfields Outreach
Funding: School District
Lead Agency: HWMP
Project Manager:
Supervisor: Shahir Haddad
Restricted Use: NO
Senate: 40
Site Mgmt Req: NONE SPECIFIED
Acres: 10

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	

Latitude: 33.086013 **Zip:** 92029
Longitude: -117.089904
Address: Bernardo Avenue/Mountain Heights Road
National Priorities List: NO
APN: NONE SPECIFIED
Confirmed Coc: 30018-NO,30019,30006-NO,30007-NO,30008-NO
Past Uses: AGRICULTURAL - ROW CROPS
Potential Coc: 30006, 30007, 30008, 30018, 30019
Potential Media Affected: SOIL
Project Name: BERNARDO ELEMENTARY SCHOOL
Regulatory Agencies Involved: HWMP

11	1 of1	N	0.21 / 1,124.66	660.86 / 3	CHATHAM BROTHERS BARREL YARD 2257 BERNARDO AVE ESCONDIDO CA 92029	RESPONSE

Envirostor ID: 37490029
Site History:

In the early 1940s, Chatham Brothers Barrel Yard was operated as a waste oil and solvent recycling and bulk petroleum facility. In later years, the facility handled chlorinated solvents and waste oil that were sent to the Yard mostly by local businesses in the area. These operations continued until 1981 when the Chathams sold the property, which eventually reverted back to the Chathams when the buyer filed for bankruptcy. In 1982, the California Department of Health Services (DHS), the predecessor agency of the California Department of Toxic Substances Control (DTSC), and other governmental agencies became aware of the existence of hazardous chemicals at the Yard and began various phases of site investigation and remedial activities. The Yard was fenced in 1984. In June 1985, Chatham Brothers Barrel Yard Site (Site) was listed in the Bond Expenditure Plan making it a "State Superfund Site." On January 23, 1986, DHS issued an administrative Remedial Action Order to the Chathams requiring them to complete the Remedial Investigation and Feasibility Study and identify the final cleanup options in a remedial action plan. The Chathams did not comply with the Order, claiming lack of funds. DTSC made a Determination of Non-Compliance and commenced a State funded remediation program. In 1986, a Site Remedial Investigation was performed to determine the nature and extent of soil contamination, and whether the groundwater contamination beneath the Yard existed. The soils inside the Yard were found to be contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds and metals. Ground- water contamination was found beneath the Yard. Forty cubic yards of contaminated soil was removed from different areas along Bernardo Avenue on April 21 and 22, 1987. Further soils and hydrogeologic investigations were conducted in 1988 and 1989 to define concentrations and quantities of soil contamination, and to determine whether groundwater contamination has migrated outside of the Yard. These investigation concluded that groundwater contamination was found to have migrated outside the Site and soil contamination was determined to be a source of groundwater contamination. Commencing in March 1990, DHS conducted a Removal Action (RA) at the Site to reduce the potential for further degradation of groundwater. The work included excavation, removal, and offsite disposal of 11,430 tons of highly contaminated soils; removal of 208 surface drums and 10 buried drums; and rehabilitation of a 5-foot diameter, 68-foot deep hand dug well located inside the Site into a 12-inch diameter well. The RA, performed under an imminent or Substantial Endangerment Order issued in November 1989, was completed in June of 1990, and cost approximately $3 million. The soils at the Site are now considered stabilized. Surface water contamination migration was decreased by the RA activities. Furthermore, seven groundwater monitoring wells and three 100-foot monitoring wells were installed in September of 1990 and May 1991 to determine the extent of vertical and horizontal contamination. Thus, groundwater contamination has been identified both inside and outside the Site. In 1991, DTSC determined that significant VOCs contamination existed up to depths of 50 feet and 100 feet in the groundwater beneath the Site. In December 1990, DTSC began sending Information Request Letters to approximately 180 Generator Potentially Responsible Parties (PRPs) who may have sent waste materials to the Yard. DTSC evaluated the responses of the 180 PRPs, and identified 96 to whom Special Notice Letters were sent. In January 1992, DTSC notified the 96 PRPs that they should form a steering committee to begin "good faith" negotiations to remediate the Site and to reimburse DTSC for past costs. As a result of these negotiations, an administrative Imminent and Substantial Endangerment Order & Consent Order was signed.

Summary:

Since 1999, the PRP Group's activities have been extensive and effective in the cleanup of environmental contamination from the Site. The PRP Group also extensively monitors groundwater, surface water and the subsurface at and around the Site. The PRP Group's recent remedy review report concludes that its activities implementing the RAP continue to ensure protection of human health and the environmental at the Site and the areas around it.

In 2013, DTSC accepted the results relating to the completion of a Five Year Review that examined past groundwater and soil contamination cleanup activities undertaken at and around the Site, and specified further action. Site-related chemical contaminants were detected above Maximum Contaminant Levels (MCLs) in several wells. Additional remedial corrective measures will be necessary in order to remove related chemical contaminants impacting the water supply wells.

Since 1999 - 2019: Total volume of groundwater treated is 151 million Gallons; with 5.4 million gallons treated in 2017. The total VOCs removed so far is 2,359 pounds.

Recent Status:

October 2018; 2nd 5 Years Review was completed

December 2018; Public meeting was held for 2nd 5 Years review.

Facilities Details

Estor/EPA ID:	37490029	***Site Code:***	400029
Program Type:	STATE RESPONSE	***APN:***	NONE SPECIFIED
Program Type1:		***Assembly District:***	76
Status:	CERTIFIED / OPERATION & MAINTENANCE	***Census Tract:***	6073020405
Site Facility Name:	CHATHAM BROTHERS BARREL YARD	***Funding:***	RESPONSIBLE PARTY
Site Type:	STATE RESPONSE OR NPL	***Office:***	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Address Description:	2257 BERNARDO AVE	***Project Manager:***	AHMAD ABOUGHAIDA
City:	ESCONDIDO	***Special Program:***	
County:	SAN DIEGO	***Supervisor:***	EMAD YEMUT
Zip:	92029	***Senate District:***	40
Acres:	35 ACRES		

Status: CERTIFIED / OPERATION & MAINTENANCE
Public Participation Specialis:
CalEnviroScreen Score: 10-15%
National Priorities List: NO
Past Use that Caused Contam: RECYCLING - OTHER, RECYCLING - USED OIL
Permit Renewal Lead:
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Cleanup Status: CERTIFIED / OPERATION & MAINTENANCE AS OF 8/3/2020
Potential Cont of Conc: HALOGENATED SOLVENTS
LEAD
POLYCHLORINATED BIPHENYLS (PCBS)
UNSPECIFIED SOLVENT MIXTURES
WASTE OIL & MIXED OIL
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SURFACE WATER AFFECTED
School District:
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=37490029

Completed Activities

Title: January 2022 Soil Vapor Probe & Indoor Air Sampling
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494887
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 6/21/2022
Comments: Approved
Activity Type: Completed Activities

Title: Indoor Air and Soil Vapor - September-Ocotber 2017
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60441749
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 9/4/2018
Comments: DTSC awaiting new Indoor Air and Soil Vapor plan.
Activity Type: Completed Activities

Title: Fact Sheet - 2nd 5 yrs Review
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60444935
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 8/21/2018
Comments:
Activity Type: Completed Activities

Title: Community Relation Plan - 4-1989
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Participation Plan / Community Relations Plan
Date Completed: 7/22/2014
Comments:
Activity Type: Completed Activities

Title: Remedial Action Completion or Implementation
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedy Constructed: Operating Properly & Successfully
Date Completed: 11/13/2000
Comments: Off Yard removal completed. Vapor Extraction and Ground Water Treatment Systems are operating.
Activity Type: Completed Activities

Title: Consent Decree: Generator Group
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005073
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 2/5/1999
Comments:
Activity Type: Completed Activities

Title: Imminent and Substantial Endangerment Order & Consent Order
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005089
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Imminent and/or Substantial Endangerment Order
Date Completed: 11/16/1992
Comments:
Activity Type: Completed Activities

Title: 5 Year Review Reports
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005063
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Five-Year Review Reports
Date Completed: 8/11/2005
Comments: 3.5-year review was completed August 11, 2005.
Activity Type: Completed Activities

Title: Order Approving Three Defendant Consent Decree
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005067
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 2/4/2003
Comments: Settlement with Hollandia ($11,500) Future June 2004, June 2005, June 2006 - $7,700 per year. Settlement with Shell Oil ($1,500). Settlement with Crest Motors ($50,000).
Activity Type: Completed Activities

Title: January 2020 Soil Vapor Probe & Indoor Air Sampling-1261 Gamble Lane

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60476971
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/13/2020
Comments: Approved
Activity Type: Completed Activities

Title: New Well Permit
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60500354
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 7/1/2021
Comments: Sent
Activity Type: Completed Activities

Title: FY 1516 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60401907
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/19/2015
Comments: On 10/19, email from Christine Brown,recommended 10-15 hours for the mitigation design from 6-12 hours.
Activity Type: Completed Activities

Title: Consent Decree: Barrel Svc, Beckman, Goodwill, etc.
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005086
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 10/12/1993
Comments:
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005091
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 6/30/1990
Comments:
Activity Type: Completed Activities

Title: Soil Vapor Probe Installation and Sampling, Falicita Road
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60491537
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 3/30/2021
Comments: Approved
Activity Type: Completed Activities

Title: Public Meeting Transcript
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60388701
Area Name:
Area Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 1/28/2015
Comments:
Activity Type: Completed Activities

Title: Respond to Public Comments
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60383486
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 12/1/2014
Comments:
Activity Type: Completed Activities

Title: Remedial Action Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005077
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedial Action Plan
Date Completed: 1/20/1998
Comments:
Activity Type: Completed Activities

Title: SVP Installation and Sampling - Soil Vapor Probes
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60414588
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 6/20/2017
Comments: .
Activity Type: Completed Activities

Title: Annual Oversight Cost Estimate FY 2014 - 2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60365851
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 7/14/2014
Comments:
Activity Type: Completed Activities

Title: March 2011 Annual Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60268742
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 5/10/2012
Comments: DTSC had no comments on this document.
Activity Type: Completed Activities

Title: Complaint for Relief Under CERCLA, Equitable Indemnity and Declaratory Relief
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60270064
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Injunctive Relief Order

Date Completed: 5/14/1999
Comments:
Activity Type: Completed Activities

Title: New Well Permit
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60542534
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 7/6/2023
Comments: Complete
Activity Type: Completed Activities

Title: July 2022 Soil Vapor Probe & Indoor Air Sampling-1261 Gamble Lane
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505367
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 1/20/2023
Comments:
Activity Type: Completed Activities

Title: New Well Permit
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60489776
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/23/2020
Comments: No Objections
Activity Type: Completed Activities

Title: FY 17/18 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60433659
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/30/2017
Comments: FY 1718 Annual Estimate and Letter completed.
Activity Type: Completed Activities

Title: Recomendation for Decommissioning Monitor Well MW-57
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021256
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 11/13/2008
Comments:
Activity Type: Completed Activities

Title: New Well Permit
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60442098
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 5/8/2018
Comments:
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title: Gamble Lane Property Indoor Sampling Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 9/27/2017
Comments: For response to DTSC's comment follow "Indoor Air Sampling."
Activity Type: Completed Activities

Title: Conceptual Site Model and Annual Monitoring Document
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60328739
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 1/22/2015
Comments: The final letter will be sent tomorrow. I need to link some of these documents for the EnviroStor public site.
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005092
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 8/29/1990
Comments:
Activity Type: Completed Activities

Title: Soil Vapor Probe Sampling, Felicita Road
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60514559
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 1/10/2022
Comments: Approved
Activity Type: Completed Activities

Title: Soil Vapor Probe Sampling, Felicita Road
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60525640
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 8/29/2022
Comments:
Activity Type: Completed Activities

Title: Semiannual Monitoring - October 2016
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 5/16/2017
Comments:
Activity Type: Completed Activities

Title: Site Visit
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60409385

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 5/11/2016
Comments:
Activity Type: Completed Activities

Title: Correspondence to ENU Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60391722
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 7/14/2015
Comments: .
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505391
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedy Constructed with O&M
Date Completed: 10/9/2024
Comments:
Activity Type: Completed Activities

Title: New Well Location
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 2/6/2018
Comments: .
Activity Type: Completed Activities

Title: Status Report Fourth Quarter 2011
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60292826
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 5/10/2012
Comments:
Activity Type: Completed Activities

Title: Recommendation for Decommisioning Shallow Monitor Wells MW-55 and MW-56
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021255
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 11/13/2008
Comments:
Activity Type: Completed Activities

Title: Public Participation Plan / Community Relations Plan
Title Link:
Area Name:
Area Link:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area Link:
Document Type: Public Participation Plan / Community Relations Plan
Date Completed: 12/31/1987
Comments:
Activity Type: Completed Activities

Title: Chatham Irrigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60317651
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 1/28/2014
Comments:
Activity Type: Completed Activities

Title: Status Report Fourth Quarter 2008
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6022251
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 2/18/2009
Comments: DTSC had no comments to make on this document.
Activity Type: Completed Activities

Title: Community Relations Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60265423
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Participation Plan / Community Relations Plan
Date Completed: 4/21/1999
Comments:
Activity Type: Completed Activities

Title: Chatham Well Logs
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60477350
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 4/7/2020
Comments: Completed
Activity Type: Completed Activities

Title: Ecological Risk Assessment
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60367999
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 9/4/2014
Comments:
Activity Type: Completed Activities

Title: Technical Memorandum: Additional Characterization of Groundwater South of Hamilton Lane
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6011760
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/27/2007

Comments: On April 27, 2007, DTSC sent a letter to the PRP Group consultant stating that DTSC approved the technical memorandum as discussed in the February 19, 2007 response to DTSC's comments.
Activity Type: Completed Activities

Title: April Soil Vapor Probe & Indoor Air Sampling
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505377
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/2/2024
Comments:
Activity Type: Completed Activities

Title: HH issue at the Felicita Creek
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60376296
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/22/2014
Comments:
Activity Type: Completed Activities

Title: Consent Decree: Shell
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60270071
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 2/4/2003
Comments:
Activity Type: Completed Activities

Title: FY 19/20 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60470915
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/10/2019
Comments:
Activity Type: Completed Activities

Title: ENU Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60450402
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 11/28/2018
Comments: .
Activity Type: Completed Activities

Title: March 2008 Annual Groundwater Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6019473
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 12/10/2008
Comments: DTSC had no comments on this report.
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005082
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 6/30/1994
Comments:
Activity Type: Completed Activities

Title: CEQA
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Initial Study/ Neg. Declaration
Date Completed: 1/20/1998
Comments:
Activity Type: Completed Activities

Title: Semiannual Groundwater Monitoring Report October 2019
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60469744
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 8/19/2020
Comments: Conditionally approved
Activity Type: Completed Activities

Title: Update Factsheet
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 3/15/2016
Comments:
Activity Type: Completed Activities

Title: Semiannual Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60345718
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 1/28/2014
Comments:
Activity Type: Completed Activities

Title: Annual Cost Estimate Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60257318
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/26/2010
Comments: Letter mailed out this day.
Activity Type: Completed Activities

Title: FY 14/15 Annual Oversight Cost Estimate - Revised
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60387834

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 1/6/2015
Comments: Revised estimate mailed to RP.
Activity Type: Completed Activities

Title: Semiannual Monitoring Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 12/11/2012
Comments:
Activity Type: Completed Activities

Title: September 2011 Semi-Annual Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60284288
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 5/10/2012
Comments:
Activity Type: Completed Activities

Title: Fourth Quarter 2009 Status Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6029902
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 1/26/2011
Comments:
Activity Type: Completed Activities

Title: SVP Sampling Data
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60366590
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 1/20/2016
Comments:
Activity Type: Completed Activities

Title: Notification of Removal of SVE System and Vapor Monitoring
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Well Decommissioning Workplan
Date Completed: 9/20/2024
Comments: Completed
Activity Type: Completed Activities

Title: 2nd Quarter 2009 Status Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6027032
Area Name:
Area Link:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area Link:
Document Type: Monitoring Report
Date Completed: 2/24/2010
Comments:
Activity Type: Completed Activities

Title: Monitor Wells MW-66 and MW-67 Construction Activities
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021254
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 11/19/2008
Comments:
Activity Type: Completed Activities

Title: July 2019 Indoor Air and Soil Vapor Sampling Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60464896
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 10/14/2019
Comments: Approved
Activity Type: Completed Activities

Title: FY 18/19 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60446141
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/1/2018
Comments: FY 1819 Estimate: $70,054
Activity Type: Completed Activities

Title: Letter to Anne Platt Regarding Irrigation Well Requst
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60293671
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 3/14/2012
Comments: Sent letter to Anne Platt on this date regarding her request to install an irrigation well on her property.
Activity Type: Completed Activities

Title: FY 21/22 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60511074
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/18/2021
Comments: Sent
Activity Type: Completed Activities

Title: Semiannual Groundwater Monitoring Report October 2020
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60479106
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/16/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Comments: Approved
Activity Type: Completed Activities

Title: Letter Stating that Waste Related to Groundwater Treatment at the Yard is Non-Hazardous
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60295447
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 4/5/2012
Comments:
Activity Type: Completed Activities

Title: 2010 Annual Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60194075
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 1/26/2011
Comments:
Activity Type: Completed Activities

Title: Final Monitoring and Contingency Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60271447
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Plan
Date Completed: 12/22/1999
Comments:
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 12/30/1981
Comments:
Activity Type: Completed Activities

Title: Project Management Activities FY 23/24
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2024
Comments:
Activity Type: Completed Activities

Title: Annual Monitoring Report 2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60394820
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 4/4/2016
Comments: No more comments on this report.
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title: Workplan to respond to 3.5-yr review comments
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6007647
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Plan
Date Completed: 3/27/2006
Comments: The consultant submitted the O&M plan for the groundwater remediation system facility and soil vapor extraction system, dated February 6, 2006. DTSC approved this plan by a letter dated March 27, 2006.
Activity Type: Completed Activities

Title: Update Fact Sheet
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60416235
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 12/19/2016
Comments:
Activity Type: Completed Activities

Title: License Agreement for Monitoring Well MW-57
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015047
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 3/16/2007
Comments:
Activity Type: Completed Activities

Title: Consent Decree: U.S. Navy
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60270065
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 12/8/2000
Comments:
Activity Type: Completed Activities

Title: Annual Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60180118
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/25/2009
Comments:
Activity Type: Completed Activities

Title: Work Plan For Enhanced In-Situ Bioremediation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6011759
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Plan
Date Completed: 4/25/2007
Comments: On March 1, 2007, DTSC sent a letter to the consultant for the PRP group, officially stating that the EISB workplan had been approved.
Activity Type: Completed Activities

Title: Monitoring and Contingency Plan (MCP)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60458837
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Plan
Date Completed: 10/2/2020
Comments: Approved
Activity Type: Completed Activities

Title: FY 16/17 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60414486
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/9/2016
Comments: FY1617 Annual Oversight Cost Estimate completed and mailed.
Activity Type: Completed Activities

Title: Correspondence from Environmental Health Coalition dated 2/25/2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60392157
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 5/12/2014
Comments:
Activity Type: Completed Activities

Title: Engineering Evaluation / Cost Analysis
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005084
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 7/30/1993
Comments:
Activity Type: Completed Activities

Title: Discovery
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Discovery
Date Completed: 12/30/1981
Comments:
Activity Type: Completed Activities

Title: Sierra Club Comment Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60450458
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/15/2018
Comments: .
Activity Type: Completed Activities

Title: Fact Sheet and Presentation for Community Meeting
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60367926
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 9/18/2014
Comments:
Activity Type: Completed Activities

Title: Technical Memo - Soil Vapor Extraction Wellfield Expansion
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60447609
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/3/2018
Comments:
Activity Type: Completed Activities

Title: September 2008 Semiannual Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6021439
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Report
Date Completed: 12/18/2008
Comments: DTSC did not comment on this.
Activity Type: Completed Activities

Title: Fact Sheet
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6018250
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 11/14/2005
Comments:
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 11/6/1995
Comments:
Activity Type: Completed Activities

Title: October 2022 Downgradient Soil Vapor Sampling
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60536099
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 5/26/2023
Comments:
Activity Type: Completed Activities

Title: July 2020 Indoor Air and Soil Vapor Sampling Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60479100
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report

Date Completed: 9/21/2020
Comments: Approved
Activity Type: Completed Activities

Title: Response to DTSC 5 yr RRR
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60320434
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 6/12/2013
Comments:
Activity Type: Completed Activities

Title: Workplan for Soil Vapor Sampling
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60286115
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 10/25/2012
Comments:
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report April 2021
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494878
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Report
Date Completed: 10/11/2021
Comments: Approved
Activity Type: Completed Activities

Title: Letter to Richard Putnam Regarding Irrigation Wells in the Vicinity of the Site
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60293987
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 3/21/2012
Comments:
Activity Type: Completed Activities

Title: Community Profile
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60255651
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Community Profile
Date Completed: 9/1/2010
Comments:
Activity Type: Completed Activities

Title: Second Quarter Status Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6020534
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 8/25/2008
Comments: This is only a status report. DTSC will not make comments on this report, and will not ask for modifications.
Activity Type: Completed Activities

Title: Soil Vapor Probe Sampling, Felicita Road
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60501284
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 9/17/2021
Comments: Approved
Activity Type: Completed Activities

Title: Site Visit and Meeting in San Diego
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 11/7/2019
Comments: Completed
Activity Type: Completed Activities

Title: Community Profile and Feedback for 2nd 5 Yr. Review
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60455475
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Community Profile
Date Completed: 4/11/2019
Comments:
Activity Type: Completed Activities

Title: Monitoring and Contingency Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60381546
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 10/12/2015
Comments: .
Activity Type: Completed Activities

Title: July-September, 2010 Sem-Annual Groundwater Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60258617
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 1/26/2011
Comments:
Activity Type: Completed Activities

Title: Site Screening Assessment
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6011038
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 4/26/2006
Comments: U.S. EPA approved the site screening assessment report on April 12, 2006.
Activity Type: Completed Activities

Title: New Well Permit Application
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60579798

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 11/26/2024
Comments: Completed
Activity Type: Completed Activities

Title: Technical Memorandum for Decommissioning/Replacement of Monitor Well MW-57
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6017659
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 8/21/2008
Comments:
Activity Type: Completed Activities

Title: Annual Oversight Cost Estimate FY 24/25
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60576646
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/16/2024
Comments: Completed
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505390
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 2/8/2024
Comments:
Activity Type: Completed Activities

Title: June 2017 Indoor Air Sampling
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60431674
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 1/23/2018
Comments:
Activity Type: Completed Activities

Title: Workplan Study for Remedial Options to Eliminate or Reduce COCs Discharging to Felicita Ceek
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60402009
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 7/1/2017
Comments:
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report April 2022
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494879
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Monitoring Report
Date Completed: 7/25/2022
Comments: Approved
Activity Type: Completed Activities

Title: Long-Term Site Stabilization Certification
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 6/30/1990
Comments:
Activity Type: Completed Activities

Title: EHC Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60392639
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 5/12/2015
Comments:
Activity Type: Completed Activities

Title: Consent Decree: Hollandia Decree
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60269991
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 2/4/2003
Comments: A Consent Decree was filed resolving DTSC's claims against Hollandia Farms, Inc. and Hollandia Dairy, Inc. (Case No. 99 CV 0996 BTM (JAH) consolidated with 00 CV 0204 BTM (JAH) and 00 CV 0958 BTM (JAH)
Activity Type: Completed Activities

Title: Final Determination of non-compliance
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Final Determination of Non-Compliance
Date Completed: 4/30/1986
Comments:
Activity Type: Completed Activities

Title: Semiannual Groundwater Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505386
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 6/26/2024
Comments:
Activity Type: Completed Activities

Title: Irrigation Well Contingency Plan, Revision 1.0,
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Date Completed: 2/11/2023
Comments: Historical Report
Activity Type: Completed Activities

Title: Groundwater Sampling Methods
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60319955
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 6/12/2013
Comments:
Activity Type: Completed Activities

Title: ENU Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60551859
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 8/6/2024
Comments: Completed
Activity Type: Completed Activities

Title: Remedial or Removal Design
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=5005076
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedial Design - Preliminary/Intermediate
Date Completed: 8/18/1999
Comments:
Activity Type: Completed Activities

Title: 5-Year Review Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6020486
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Five-Year Review Reports
Date Completed: 4/15/2013
Comments:
Activity Type: Completed Activities

Title: Semiannual Monitoring Submital
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 1/10/2018
Comments:
Activity Type: Completed Activities

Title: Response to ENU Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60427387
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 7/14/2017
Comments: .
Activity Type: Completed Activities

Title: Order
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005093
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Date Completed: 11/28/1989
Comments:
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 4/21/1987
Comments:
Activity Type: Completed Activities

Title: October Soil Vapor Sampling Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505381
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/2/2024
Comments:
Activity Type: Completed Activities

Title: Escondido Neighbors United Comments on FS of Felicita Creek
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60408806
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 6/28/2016
Comments: .
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report April 2019
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60475261
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 9/25/2019
Comments: Completed
Activity Type: Completed Activities

Title: Letters to Well Owners by Chatham PRP Group
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 1/10/2018
Comments: .
Activity Type: Completed Activities

Title: Semiannual Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60387072

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 6/20/2015
Comments: Routine monitoring report... Waiting for Semiannual Monitoring report for 2015.
Activity Type: Completed Activities

Title: March 2006 Annual Groundwater Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015198
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Report
Date Completed: 5/16/2008
Comments: Report accepted, no further action needed.
Activity Type: Completed Activities

Title: Recommendation for Decommisioning and Replacement of Shallow Monitor Well MW-47
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015197
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 4/27/2007
Comments: On April 27, 2007, DTSC sent a letter to the PRP group consultant, stating that DTSC approved of the proposed decommissioning and replacing of shallow monitor well MW-47.
Activity Type: Completed Activities

Title: Order
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005097
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Date Completed: 1/23/1986
Comments:
Activity Type: Completed Activities

Title: Response to Mr. Dave Roberts, SD County Supervisor
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60384646
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/28/2014
Comments:
Activity Type: Completed Activities

Title: Consent Decree: Crest Motors
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=5005068
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 2/4/2003
Comments:
Activity Type: Completed Activities

Title: Site Screening Assessment
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6016893
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 5/15/1997
Comments: DTSC site screening was dated May 15, 1997. Recommended referral to DTSC's site mitigation program.
Activity Type: Completed Activities

Title: Technical Memo - Sampling of Indoor Air at 1260 Gamble Lane
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 11/13/2018
Comments:
Activity Type: Completed Activities

Title: ENU Letter -2-2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60389238
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 4/22/2015
Comments: .
Activity Type: Completed Activities

Title: Response to 5 yr Review - Requirement number 4
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60330769
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 3/20/2015
Comments: Requirement 4 is now under Flicita Creek Evaluation or alternative which is under evaluation of the RP.
Activity Type: Completed Activities

Title: Discharge Effluent Water to Land
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60334014
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 9/17/2013
Comments:
Activity Type: Completed Activities

Title: PM Change Notification Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60539895
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Letter - Notice
Date Completed: 3/16/2023
Comments: Completed
Activity Type: Completed Activities

Title: FY 1516 Annual Cost Estimate and Schedule - Updated
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60404396
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Date Completed: 1/6/2016
Comments: Updated FY 1516 Cost Estimate.
Activity Type: Completed Activities

Title: Supplemental Sampling of Felicita Creek
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60319936
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operations and Maintenance Plan Amendment
Date Completed: 6/12/2013
Comments:
Activity Type: Completed Activities

Title: September, 2007 Semi-Annual Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6017658
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Report
Date Completed: 5/16/2008
Comments:
Activity Type: Completed Activities

Title: March, 2012 Annual Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60300129
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 7/30/2012
Comments: This was a monitoring document, GS had no comments
Activity Type: Completed Activities

Title: Site Visit for 2nd 5 Yr RR
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60446307
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 7/31/2018
Comments:
Activity Type: Completed Activities

Title: Irrigation well and Chernish and 34-N1
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60402534
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 3/25/2016
Comments:
Activity Type: Completed Activities

Title: 4-11-2012 Generator Group Settlement Agreement
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60298376
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Order
Date Completed: 5/8/2012
Comments:
Activity Type: Completed Activities

Title: DTSC's Letter in Response to Group's 8-18-2011 Letter Regarding Groundwater and Surface Water Monitoring Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60278918
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 9/12/2011
Comments:
Activity Type: Completed Activities

Title: March 2007 Annual Groundwater Monitoring Submittal
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6015630
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Operation and Maintenance Report
Date Completed: 5/16/2008
Comments: DTSC is not requiring any further action for this report.
Activity Type: Completed Activities

Title: Semiannual Groundwater Monitoring Report October 2021
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494881
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 2/3/2022
Comments: Approved
Activity Type: Completed Activities

Title: Remedy Review Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60447607
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Five-Year Review Reports
Date Completed: 6/20/2019
Comments:
Activity Type: Completed Activities

Title: Open House on RRR
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60453978
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Participation Plan / Community Relations Plan
Date Completed: 11/14/2018
Comments:
Activity Type: Completed Activities

Title: Summary of Public Responses to 5 Yr. Review
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60450939
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 9/4/2018
Comments:
Activity Type: Completed Activities

Title: Semiannual Montoritng for October 2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60455284
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/16/2019
Comments:
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 8/7/2018
Comments: Routine GWMR - No comment (reviewed by Scott Warren).
Activity Type: Completed Activities

Title: Financial Assurance
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60393262
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Financial Assurance Documentation
Date Completed: 3/28/2016
Comments:
Activity Type: Completed Activities

Title: Update Factsheet
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 10/24/2013
Comments: This is a draft working copy of the FS.
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6023702
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 2/24/2010
Comments:
Activity Type: Completed Activities

Title: FY 18/19 Anual Oversight Cost Estimate - REVISED
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60455895
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 1/9/2019
Comments: FY 1819 Revised Cost Estimate: $73,062
Activity Type: Completed Activities

Title: Oak Creek Development Correspondence Relates to Chatham
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60365826
Area Name:
Area Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 9/8/2014
Comments: .
Activity Type: Completed Activities

Title: July 2021 Indoor Air and Soil Vapor Sampling Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494884
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 9/17/2021
Comments: Approved
Activity Type: Completed Activities

Title: Request for Release of Escrow Funds
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=6012133
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 1/18/2008
Comments: The former branch chief for this site, who had signatory authority for the account, sent a letter requesting that escrow funds be released.
Activity Type: Completed Activities

Title: Annual Monitoring Report April 2017
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 8/28/2017
Comments:
Activity Type: Completed Activities

Title: April Soil Vapor Sampling Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60505382
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedy Constructed with O&M
Date Completed: 10/16/2024
Comments:
Activity Type: Completed Activities

Title: 5-Year Review Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60545584
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Five-Year Review Reports
Date Completed: 6/7/2024
Comments:
Activity Type: Completed Activities

Title: Annual Groundwater Monitoring Report April 2020
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60469746
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type: Monitoring Report
Date Completed: 8/25/2020
Comments: Approved
Activity Type: Completed Activities

Title: Semi-Annual Monitoring October 2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60404006
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 3/30/2016
Comments:
Activity Type: Completed Activities

Title: Consent Decree: Chatham Family
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=6012134
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Consent Decree
Date Completed: 3/9/1998
Comments: This was a consent decree with the Chatham family, signed on March 9, 1998.
Activity Type: Completed Activities

Title: Annual Monitoring and Conceptual SIte Model, April 2016
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60411255
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 8/12/2016
Comments: DTSC geologist reviewed and had no comments.
Activity Type: Completed Activities

Title: Semiannual Groundwater Monitoring Report October 2022
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60494882
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 5/23/2023
Comments: Completed
Activity Type: Completed Activities

Title: CEQA
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Initial Study/ Neg. Declaration
Date Completed: 7/30/1993
Comments:
Activity Type: Completed Activities

Title: January 2021 Soil Vapor Probe & Indoor Air Sampling-1261 Gamble Lane
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60479104
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Monitoring Report
Date Completed: 4/1/2021
Comments: Approved

Activity Type: Completed Activities

Title: Monitoring and Contingency Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=60282468
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 3/26/2013
Comments:
Activity Type: Completed Activities

Title: Annual Cost Estimate Letter
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60282862
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 11/1/2011
Comments:
Activity Type: Completed Activities

Title: Fact Sheet
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&doc_id=6018251
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 11/14/2005
Comments:
Activity Type: Completed Activities

Title: FY 20/21 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=37490029&enforcement_id=60485018
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/17/2020
Comments: Annual Oversight Cost Estimate completed.
Activity Type: Completed Activities

Search Results Details

Address Description: 2257 BERNARDO AVE
Site Facility Name: CHATHAM BROTHERS BARREL YARD
City: ESCONDIDO
County: SAN DIEGO
Zip: 92029
Latitude: 33.0930271646469
Longitude: -117.089082121628
Program Type: STATE RESPONSE
Site Code: 400029
Status: CERTIFIED / OPERATION & MAINTENANCE
Status Date: 8/3/2020
CalEnviroScreen Score: 10-15%

Sites Details

Status:	Certified / Operation & Maintenance	***Assembly:***	76
Status Date:	2020-08-03 00:00:00	***Division Branch:***	Southern California Schools & Brownfields Outreach
Site Code:	400029	***Funding:***	Responsible Party

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Site Type:	State Response	**Lead Agency:**	SMBRP
Site Type Detailed:	State Response or NPL	**Project Manager:**	Ahmad Aboughaida
Special Program:		**Supervisor:**	Emad Yemut
City:	ESCONDIDO	**Restricted Use:**	NO
County:	SAN DIEGO	**Senate:**	40
Congre Dist:	50	**Site Mgmt Req:**	NONE SPECIFIED
State:	CA	**Acres:**	35
Latitude:	33.0930271646469	**Zip:**	92029
Longitude:	-117.089082121628		
Address:	2257 BERNARDO AVE		
National Priorities List:	NO		
APN:	NONE SPECIFIED		
Confirmed Coc:	NONE SPECIFIED		
Past Uses:	RECYCLING - OTHER, RECYCLING - USED OIL		
Potential Coc:	10003, 10198, 10199, 30013, 30018		
Potential Media Affected:	OTH, SOIL, SURFW		
Project Name:	CHATHAM BROTHERS BARREL YARD		
Regulatory Agencies Involved:	SMBRP		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site
12	1 of1	SE	0.22 / 1,140.33	599.50 / -58	DAVID WEST 2545 FELICITA RD ESCONDIDO CA 92029

RCRA
NON GEN

EPA Handler ID:	CAC003202345
Gen Status Universe:	No Report
Contact Name:	DAVID WEST
Contact Address:	2545 FELICITA RD , , ESCONDIDO , CA, 92029 ,
Contact Phone No and Ext:	619-715-7055
Contact Email:	ANGELINAV@CVECORP.COM
Contact Country:	
County Name:	SAN DIEGO
EPA Region:	09
Land Type:	
Receive Date:	20221101
Location Latitude:	
Location Longitude:	
Recycler Activity?:	NO
Recycler Activity Note:	This facility has no indication of Recycling Activity.

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No
Recycler Activity:	No
Recycler Activity Without Storage:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20221101
Handler Name: DAVID WEST
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: DAVID WEST
Date Became Current:
Date Ended Current:
Phone: 619-715-7055
Source Type: Implementer
Street No:
Street 1: 2545 FELICITA RD
Street 2:
City: ESCONDIDO
State: CA
Country:
Zip Code: 92029

Owner/Operator Ind: Current Owner
Type: Other
Name: DAVID WEST
Date Became Current:
Date Ended Current:
Phone: 619-715-7055
Source Type: Implementer
Street No:
Street 1: 2545 FELICITA RD
Street 2:
City: ESCONDIDO
State: CA
Country:
Zip Code: 92029

13	1 of1	NNW	0.22 / 1,142.08	660.04 / 3	***CHATHAM BROTHERS BARREL YARD (FORMER)*** ***2257 BERNARDO AVE*** ***ESCONDIDO CA 92127***	***CLEANUP SITES***

Global ID: SL209094184
Site Fac Type (SRCH): CLEANUP PROGRAM SITE
Status (SRCH): OPEN - REMEDIATION
Status (DL): Open - Remediation
Status Date (DL): 8/1/2000
Cleanup Status: OPEN - REMEDIATION
Site Facility Type: CLEANUP PROGRAM SITE
Case Type (DL): Cleanup Program Site
RWQCB Region (DL): SAN DIEGO RWQCB (REGION 9)
Census Tract (SRCH): 6073020405
Latitude (DL): 33.0929826133862
Longitude (DL): -117.090379661076
Site Facility Name (SRCH): CHATHAM BROTHERS BARREL YARD (FORMER)
Address (SRCH): 2257 BERNARDO AVE
City (SRCH): ESCONDIDO
Zip (SRCH): 92127
County (SRCH): SAN DIEGO
Street No (DL): 2257
Street Name (DL): BERNARDO AVE
City (DL): ESCONDIDO
Zip (DL): 92127
County (DL): San Diego
State (DL): CA
Site Facility Name : CHATHAM BROTHERS BARREL YARD (FORMER)
Address : 2257 BERNARDO AVE
City : ESCONDIDO
Zip : 92127
County : SAN DIEGO
Report Source: GeoTracker Search Results (SRCH); Cleanup Sites from GeoTracker Cleanup Sites Data Download; GeoTracker Search Results Report

GeoTracker Sites Data Download - Site Details

RB Case No: 2090900
Local Case No: 37490029
Begin Date: 1/1/1985
Lead Agency: SAN DIEGO RWQCB (REGION 9)
Local Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
CUF Case:

CalEnvScreen Score:	
EPA Region:	9
Qty Rlsd Gallons:	
Potential COC:	1,4-Dioxane, Dichloroethene (DCE), Trichloroethylene (TCE), Polychlorinated biphenyls (PCBs), Other Metal, Polynuclear aromatic hydrocarbons (PAHs)
How Discovered:	* GOV
Stop Method:	
Stop Description:	
Case Worker:	SS
Military DoD Site:	No
Leak Reported Dt:	1965-01-02 00:00:00
No Further Action Dt:	
Potential Media of Concern:	Surface water, Well used for drinking water supply
How Discovered Description:	
Calwater Watershed Name:	San Dieguito - Hodges - Felicita (905.23)
DWR GW Subbasin Name:	
Disadvantaged Community:	
Coordinate Source:	Google Map Move
Discharge Cause:	
Discharge Source:	
Facility Project Sub Type:	
Calenviroscreen 3 Score:	16-20%
Calenviroscreen 4 Score:	10-15%
File Location:	Regional Board
Claim No:	
Claim Status:	
Site History:	

Commencing in the early 1940s, Chatham Brothers Barrel Yard (Yard) was operated as a waste oil and solvent recycling and bulk petroleum facility. In later years, the facility handled chlorinated solvents and waste oil that were sent to the Yard mostly by local businesses in the area. These operations continued until 1981 when the Chathams sold the property, which eventually reverted back to the Chathams when the buyer filed for bankruptcy. In 1982, the California Department of Health Services (DHS), the predecessor agency of the California Department of Toxic Substances Control (DTSC), and other governmental agencies became aware of the existence of hazardous chemicals at the Yard and began various phases of site investigation and remedial activities. The Yard was fenced in 1984. In June 1985, Chatham Brothers Barrel Yard Site (Site) was listed in the Bond Expenditure Plan making it a "State Superfund Site." On January 23, 1986, DHS issued an administrative Remedial Action Order to the Chathams requiring them to complete the Remedial Investigation and Feasibility Study and identify the final cleanup options in a remedial action plan. The Chathams did not comply with the Order, claiming lack of funds. DTSC made a Determination of Non-Compliance and commenced a State funded remediation program. In 1986, a Site Remedial Investigation was performed to determine the nature and extent of soil contamination, and whether the groundwater contamination beneath the Yard existed. The soils inside the Yard were found to be contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds and metals. Ground- water contamination was found beneath the Yard. Forty cubic yards of contaminated soil was removed from different areas along Bernardo Avenue on April 21 and 22, 1987. Further soils and hydrogeologic investigations were conducted in 1988 and 1989 to define concentrations and quantities of soil contamination, and to determine whether groundwater contamination has migrated outside of the Yard. Groundwater contamination was found to have migrated outside of the Yard and soil contamination was determined to be a source of groundwater contamination. Commencing in March 1990, DHS conducted a Removal Action (RA) at the Yard to reduce the potential for further degradation of groundwater. The work included excavation, removal, and offsite disposal of 11,430 tons of highly contaminated soils; removal of 208 surface drums and 10 buried drums; and rehabilitation of a 5-foot diameter, 68-foot deep hand dug well located inside the Yard into a 12-inch diameter well. The RA, performed under an imminent or Substantial Endangerment Order issued in November 1989, was completed in June of 1990, and cost approximately $3 million. The soils at the Yard are now considered stabilized. Surface water contamination migration was decreased by the RA activities. Seven groundwater monitoring wells and three 100-foot monitoring wells were installed in September of 1990 and May 1991 to determine the extent of vertical and horizontal contamination. Groundwater contamination has been identified both inside and outside the Yard. In 1991, DTSC determined that significant VOCs contamination existed up to depths of 50 feet and 100 feet in the groundwater beneath the Yard. In December 1990, DTSC began sending Information Request Letters to approximately 180 Generator Potentially Responsible Parties (PRPs) who may have sent waste materials to the Yard. DTSC evaluated the responses of the 180 PRPs, and identified 96 to whom Special Notice Letters were sent. In January 1992, DTSC notified the 96 PRPs that they should form a steering committee to begin "good faith" negotiations to remediate the Site and to reimburse DTSC for past costs. As a result of these negotiations, an administrative Imminent and Substantial Endangerment Order & Consent Order was signed.

GeoTracker Sites Data Download - Regulatory Activity

Date:	2024-09-27 00:00:00
Action:	Technical Correspondence / Assistance / Other
Action Type:	ENFORCEMENT

GeoTracker Sites Data Download - Status History

Status:	Open - Remediation
Status Date:	2000-08-01 00:00:00

Status: Open - Case Begin Date
Status Date: 1985-01-01 00:00:00

GeoTracker Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: SASHA SMIRENSKY
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 Northside Dr,
City: SAN DIEGO
Email: no longer works for the regional board
Phone No: 6195213358

GeoTracker Search - Facilities (as of September 25, 2024)

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
Facility Type:
WDR Place Type:
WDR File No:
WDR Order No:
File Location: REGIONAL BOARD
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SL209094184
Cleanup Status Detail: OPEN - REMEDIATION AS OF 8/1/2000
Potential COC: 1,4-DIOXANE, DICHLOROETHENE (DCE), OTHER METAL, POLYCHLORINATED BIPHENYLS (PCBS), POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS), TRICHLOROETHYLENE (TCE)
Potential Media of Concern: SURFACE WATER, WELL USED FOR DRINKING WATER SUPPLY
Groundwater Monitoring Freq:
DWR GW Sub Basin:
CalWater Watershed Name: San Dieguito - Hodges - Felicita (905.23)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: DEPARTMENT OF TOXIC SUBSTANCES CONTROL (LEAD) - CASE #: 37490029
SAN DIEGO RWQCB (REGION 9) (LEAD) - CASE #: 2090900
CASE MANAGER: SASHA SMIRENSKY
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL209094184&tabname=regulatoryhistory
Site History:

Commencing in the early 1940s, Chatham Brothers Barrel Yard (Yard) was operated as a waste oil and solvent recycling and bulk petroleum facility. In later years, the facility handled chlorinated solvents and waste oil that were sent to the Yard mostly by local businesses in the area. These operations continued until 1981 when the Chathams sold the property, which eventually reverted back to the Chathams when the buyer filed for bankruptcy. In 1982, the California Department of Health Services (DHS), the predecessor agency of the California Department of Toxic Substances Control (DTSC), and other governmental agencies became aware of the existence of hazardous chemicals at the Yard and began various phases of site investigation and remedial activities. The Yard was fenced in 1984. In June 1985, Chatham Brothers Barrel Yard Site (Site) was listed in the Bond Expenditure Plan making it a "State Superfund Site." On January 23, 1986, DHS issued an administrative Remedial Action Order to the Chathams requiring them to complete the Remedial Investigation and Feasibility Study and identify the final cleanup options in a remedial action plan. The Chathams did not comply with the Order, claiming lack of funds. DTSC made a Determination of Non-Compliance and commenced a State funded remediation program. In 1986, a Site Remedial Investigation was performed to determine the nature and extent of soil contamination, and whether the groundwater contamination beneath the Yard existed. The soils inside the Yard were found to be contaminated with polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds and metals. Ground- water contamination was found beneath the Yard. Forty cubic yards of contaminated soil was removed from different areas along Bernardo Avenue on April 21 and 22, 1987. Further soils and hydrogeologic investigations were conducted in 1988 and 1989 to define concentrations and quantities of soil contamination, and to determine whether groundwater contamination has migrated outside of the Yard. Groundwater contamination was found to have migrated outside of the Yard and soil contamination was determined to be a source of groundwater contamination. Commencing in March 1990, DHS conducted a Removal Action (RA) at the Yard to reduce the potential for further degradation of groundwater. The work included excavation, removal, and offsite disposal of 11,430 tons of highly contaminated soils; removal of 208 surface drums and 10 buried drums; and rehabilitation of a 5-foot diameter, 68-foot deep hand dug well located inside the Yard into a 12-inch diameter well. The RA, performed under an imminent or Substantial Endangerment Order issued in November 1989, was completed in June of 1990, and cost approximately $3 million. The soils at the Yard are now considered stabilized. Surface water contamination migration was decreased by the RA activities. Seven groundwater monitoring wells and three 100-foot monitoring wells were installed in September of 1990 and May 1991 to determine the extent of vertical and horizontal contamination. Groundwater contamination has been identified both inside and outside the Yard. In 1991, DTSC

determined that significant VOCs contamination existed up to depths of 50 feet and 100 feet in the groundwater beneath the Yard. In December 1990, DTSC began sending Information Request Letters to approximately 180 Generator Potentially Responsible Parties (PRPs) who may have sent waste materials to the Yard. DTSC evaluated the responses of the 180 PRPs, and identified 96 to whom Special Notice Letters were sent. In January 1992, DTSC notified the 96 PRPs that they should form a steering committee to begin "good faith" negotiations to remediate the Site and to reimburse DTSC for past costs. As a result of these negotiations, an administrative Imminent and Substantial Endangerment Order & Consent Order was signed.

GeoTracker Search - Cleanup Action Report (as of September 25, 2024)

Action Type: PUMP & TREAT (P&T) GROUNDWATER
Begin Date: 1/1/1998
End Date: 12/31/2012
Phase: Water
Contaminant Mass Removed: 500 Gallons
Description: Over 6,000 lbs of total VOCs removed from the property. Used 12lbs per gallon (TCE) as an average to estimate of total gallons removed since starting remediation.

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 2/1/2004
End Date: 2/29/2004
Phase: Other (See Description)
Contaminant Mass Removed:
Description: Total VOCs

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 1/1/2003
End Date: 1/31/2004
Phase: Other (See Description)
Contaminant Mass Removed:
Description:

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 1/2/2000
End Date: 5/30/2003
Phase: Other (See Description)
Contaminant Mass Removed:
Description:

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 9/20/2000
End Date: 12/31/2002
Phase: Other (See Description)
Contaminant Mass Removed:
Description:

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 9/20/2002
End Date: 12/31/2002
Phase: Other (See Description)
Contaminant Mass Removed:
Description:

Action Type: OTHER (USE DESCRIPTION FIELD)
Begin Date: 9/20/2002
End Date: 12/31/2002
Phase: Other (See Description)
Contaminant Mass Removed:
Description: Vapor

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 1/1/2000
End Date: 12/31/2002
Phase: Other (See Description)
Contaminant Mass Removed:
Description:

Action Type: PUMP & TREAT (P&T) GROUNDWATER
Begin Date: 1/1/1994

End Date: 9/19/2002
Phase: Water
Contaminant Mass Removed:
Description: Groundwater is pumped and treated using carbon.

Action Type: SOIL VAPOR EXTRACTION (SVE)
Begin Date: 1/1/2000
End Date: 9/19/2002
Phase: Soil
Contaminant Mass Removed:
Description: Vapors are extracted and treated using carbon.

GeoTracker Search - Regulatory Activities (as of September 25, 2024)

Action Type: Enforcement - Other
Action: UNK
Action Date:
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 9/3/2024
Received Issue Date: 9/3/2024
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6601474&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 24-25

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/23/2023
Received Issue Date: 6/23/2023
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6545571&temptable=ENFORCEMENT
Title Description Comments:

2023-2024 Annual Estimation Letter

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/16/2022
Received Issue Date: 6/16/2022
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6497058&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 2022-23

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/30/2021
Received Issue Date: 6/30/2021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6496946&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 12/18/2019

Received Issue Date: 12/18/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=6011079
Title Description Comments:

Semiannual Monitoring Submittal, October 2019, Chatham Site

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 7/9/2019
Received Issue Date: 7/9/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5998396
Title Description Comments:

2019-06 Final Remedy Review Clean

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 7/9/2019
Received Issue Date: 7/9/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5998397
Title Description Comments:

2019-06 Final Remedy Review RLSO

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 7/9/2019
Received Issue Date: 7/9/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5998395
Title Description Comments:

2019-04 Annual Monitoring Submittal

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/28/2019
Received Issue Date: 6/28/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6408078&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 6/27/2019
Received Issue Date: 6/27/2019
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=6014049
Title Description Comments:

Annual Monitoring Submittal April 2019

Action Type: Notices
Action: Letter - Notice
Action Date: 11/28/2018
Received Issue Date: 11/28/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6377584&temptable=ENFORCEMENT
Title Description Comments:

Response letter to Escondido Neighbors United letter related to 5-year Remedy Review

Action Type: Notices
Action: Letter - Notice

Action Date: 10/31/2018
Received Issue Date: 10/31/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6374541&temptable=ENFORCEMENT
Title Description Comments:

State Board Invoicing Delay Fiscal Year 2018-19 Letter

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 10/15/2018
Received Issue Date: 10/15/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5976946
Title Description Comments:

Response to Sierra Club, North County Group Letter Related to 5-Year Remedy Review

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 9/28/2018
Received Issue Date: 9/28/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5976039
Title Description Comments:

Response to Agency Comments to Soil Vapor Extraction Wellfield Expansion,

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 9/28/2018
Received Issue Date: 9/28/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5976040
Title Description Comments:

Response to Agency Comments to February 2018 and April 2018 Soil Vapor Probe and April 2018 Indoor Air Sampling, Escondido, California

Action Type: Response Requested - Other
Action: Fact Sheets - Public Participation
Action Date: 8/28/2018
Received Issue Date: 8/28/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5975482
Title Description Comments:

Sierra Club North County Group comments on Five-Year Remedy Review Report for Chatham Brothers Barrel Yard, Escondido

Action Type: Response Requested - Other
Action: Fact Sheets - Public Participation
Action Date: 8/27/2018
Received Issue Date: 8/27/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5975481
Title Description Comments:

ENU Comments on Chatham Barrel Yard Site 5-Year Remedy Review

Action Type: Response Requested - Reports
Action: Remedy in Place
Action Date: 7/31/2018
Received Issue Date: 7/31/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5971264
Title Description Comments:

Remedy Review Report

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter

Action Date: 7/17/2018
Received Issue Date: 7/17/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6363976&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 6/28/2018
Received Issue Date: 6/28/2018
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5969500
Title Description Comments:

Annual Monitoring Submittal, April 2018

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 7/14/2017
Received Issue Date: 7/14/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6326870&temptable=ENFORCEMENT
Title Description Comments:

DTSC and Water Board Response to Escondido Neighbors United (ENU) Comments on Semi-Annual Report

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 6/30/2017
Received Issue Date: 6/30/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5968383
Title Description Comments:

Annual Monitoring Submittal, April 2017

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 2/7/2017
Received Issue Date: 2/7/2017
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5912318
Title Description Comments:

DTSC Review of Semi-Annual Monitoring Report

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 12/15/2016
Received Issue Date: 12/15/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5968381
Title Description Comments:

Semiannual Monitoring Submittal

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 9/7/2016
Received Issue Date: 9/7/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5899383
Title Description Comments:

Department of Toxic Substances Control (DTSC) comments on the report titled, Documentation of Installation and Initial Sampling of Soil Vapor Probes

Action Type: Response Requested - Reports

Action: Monitoring Report - Semi-Annually
Action Date: 6/29/2016
Received Issue Date: 6/29/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5905875
Title Description Comments:

Annual Monitoring Submittal and Conceptual Site Model Update for Chatham Brothers Barrel Yard, April 2016

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/22/2016
Received Issue Date: 6/22/2016
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6288758&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter for Chatham, 06/22/2016

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 12/16/2015
Received Issue Date: 12/16/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5889987
Title Description Comments:

Semiannual Monitoring Submittal October 2015

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 10/15/2015
Received Issue Date: 10/15/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5968003
Title Description Comments:

Semiannual Monitoring Submittal

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 8/19/2015
Received Issue Date: 8/19/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6257630&temptable=ENFORCEMENT
Title Description Comments:

Felicita Creek Alternatives Analysis Agencies Meeting Meeting with PRP Group's consultants, Kevin Heaton County DEH, RJ Vansandt Army Corp of Engineers 404 Staff, Alan Monji Water Board 401 staff, and DTSC. Discuss possible remedial solutions to minimize Site VOCs discharging to Felicita Creek (Groundwater extraction, reinjection or discharge to creek, bubblers, cobbles/creek hardening, and restoration). Also discuss 404, 401, CEQA, and WDR requirements for this work. PRP Groups consultants will discuss proposed projects with County Parks and Fish and Game. Next steps is for the PRP Group to submit Analysis Report and proposed pilot study in the Creek.

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 7/1/2015
Received Issue Date: 7/1/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5889985
Title Description Comments:

Annual Monitoring Submittal and Conceptual Site Model April 2015

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 5/12/2015
Received Issue Date: 5/12/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6245088&temptable=ENFORCEMENT

Title Description Comments:

DTSC and SDRWQCB Response to Environmental Health Coalition Comments on Technical Memorandum and Monitoring Report from February 25, 2015

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 4/15/2015
Received Issue Date: 4/15/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5967999
Title Description Comments:

Annual Monitoring Submittal and Conceptual Site Model Update

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 4/2/2015
Received Issue Date: 4/2/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6241041&temptable=ENFORCEMENT
Title Description Comments:

Revised Annual Estimation for Site Cleanup Cost Recovery Program

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 3/27/2015
Received Issue Date: 3/27/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5837909
Title Description Comments:

Escondido Neighbors United comments on Draft Mitigated Negative Declaration for Southwest Sewer Realignment (ENV 14-0009)

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 3/27/2015
Received Issue Date: 3/27/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5835701
Title Description Comments:

RTC Response to DTSC Comments from 3/17/2015 Letter

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 3/17/2015
Received Issue Date: 3/17/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5834403
Title Description Comments:

Comments on the Felecita Creek Evaluation Update

Action Type: Response Requested - Reports
Action: Technical Memos
Action Date: 2/25/2015
Received Issue Date: 2/25/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5831514
Title Description Comments:

Felicita Creek Evaluation Update Dated January 16, 2015

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 2/19/2015
Received Issue Date: 2/19/2015

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6245107&temptable=ENFORCEMENT
Title Description Comments:

Review of the Monitoring and Contingency Plan and Soil Vapor Survey Summary Report

Action Type: Response Requested - Reports
Action: Technical Memos
Action Date: 2/18/2015
Received Issue Date: 2/18/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5831079
Title Description Comments:

DTSC Review of the Monitoring and Contingency Plan Chatham Site Escondido, California Revision 2.2

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 2/16/2015
Received Issue Date: 2/16/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5841102
Title Description Comments:

ENU Comments and Request for Actions Related to the two Recent Sampling Reports in Response to January 16, 2015

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 1/12/2015
Received Issue Date: 1/12/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5826181
Title Description Comments:

Chatham Site PRP Group Response to Agency Comments-Annual Monitoring Submittal and Conceptual Model Update, Chatham Site, Escondido, CA

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 1/6/2015
Received Issue Date: 1/6/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6245095&temptable=ENFORCEMENT
Title Description Comments:

Final Monitoring and Contingency Plan Chatham Site

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 12/12/2014
Received Issue Date: 12/12/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5825173
Title Description Comments:

Semiannual Monitoring Submittal October 2014, Chatham Site, Escondido, California

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 12/1/2014
Received Issue Date: 12/1/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5826937
Title Description Comments:

Response to November 14, 2014 Escondido Neighbors United Letter to DTSC Regarding Notice to Park Users, the Chatham Brothers Barrel Yard

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 11/12/2014

Received Issue Date: 11/12/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5826917
Title Description Comments:

Response to October 2, 2014 Escondido Neighbors United Letter to DTSC Regarding the Chatham Brothers Barrel Yard

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 10/28/2014
Received Issue Date: 10/28/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5826916
Title Description Comments:

Response to September 29, 2014 Letter Regarding Chatham Borhters Barrel Yard, Escondido, California

Action Type: Other Regulatory Actions
Action: Technical Correspondence / Assistance / Other
Action Date: 9/29/2014
Received Issue Date: 9/29/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6222517&temptable=ENFORCEMENT
Title Description Comments:

Response to Draft Environmental Impact Report, Oak Creek Development

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 9/29/2014
Received Issue Date: 9/29/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5817849
Title Description Comments:

Letter From Mr. Dave Roberts County of San Diego to DTSC

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 9/24/2014
Received Issue Date: 9/24/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5826944
Title Description Comments:

Response to Annual Monitoring Submittal and Conceptual Site Model Update, Chatham Brothers Barrel Yard, Escondido, CA

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 9/12/2014
Received Issue Date: 9/12/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5830405
Title Description Comments:

Transmittal of Monitoring and Contingency Plan, Chatham Site, Escondido, CA, Revision 2.2

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 8/18/2014
Received Issue Date: 8/18/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5818098
Title Description Comments:

Soil Vapor Survey Summary Report Chatham Site Escondido, California

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 8/15/2014

Received Issue Date: 8/15/2014
Doc Link:
Title Description Comments:

Soil Vapor Survey Summary Report

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually - Regulator Responded
Action Date: 7/11/2014
Received Issue Date: 7/11/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5815063
Title Description Comments:

Annual Monitoring Submittal and Conceptual Site Model Update, April 2014

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 7/11/2014
Received Issue Date: 7/11/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5812369
Title Description Comments:

2014 Groundwater Monitoring Report and Update to CSM

Action Type: Other Regulatory Actions
Action: Meeting
Action Date: 7/8/2014
Received Issue Date: 7/8/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6211532&temptable=ENFORCEMENT
Title Description Comments:

Chatham Public Meeting Request

Action Type: Other Regulatory Actions
Action: Annual Estimation Letter
Action Date: 6/20/2014
Received Issue Date: 6/20/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6222544&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation for Site Cleanup Cost Recovery Program

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 5/7/2014
Received Issue Date: 5/7/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5804878
Title Description Comments:

Irrigation Well Contingency Plan, Revision 1.0, Chatham Site

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 5/7/2014
Received Issue Date: 5/7/2014
Doc Link:
Title Description Comments:

Irrigation Well Contingency Plan, Revision 1.0, Chatham Site

Action Type: Response Requested - Other
Action: Correspondence

Action Date: 5/7/2014
Received Issue Date: 5/7/2014
Doc Link:
Title Description Comments:

Email regarding Irrigation Well Contingency Plan and Schnoebelen Irrigation Wellhead Treatment Workplan

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 4/7/2014
Received Issue Date: 4/7/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5802370
Title Description Comments:

Response to comments, Irrigations WEll Contingency Plan and Schnoebelen Irrigation Wellhead Treatment Workplan

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 2/19/2014
Received Issue Date: 2/19/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5841127
Title Description Comments:

Statement Regarding Access to de Jong 2 and 34-E4 Regional Wells located on the Oak Creek Development Property

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 2/13/2014
Received Issue Date: 2/13/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5799042
Title Description Comments:

Response to Comments, Irrigation Well Contingency Plan and Schnoebelen Irrigation Wellhead Treatment Work Plan

Action Type: Other Regulatory Actions
Action: Staff Letter
Action Date: 1/27/2014
Received Issue Date: 1/27/2014
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6189960&temptable=ENFORCEMENT
Title Description Comments:

Response Ltr to SCP Charges

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually
Action Date: 12/13/2013
Received Issue Date: 12/13/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5799050
Title Description Comments:

Semiannual Monitoring Submittal, October 2013

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 11/13/2013
Received Issue Date: 11/13/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5789577
Title Description Comments:

Irrigation Well Contingency Plan and Shnoebelen Irrigation Wellhead Treatment Workplan

Action Type: Response Requested - Other
Action: Correspondence

Action Date: 9/17/2013
Received Issue Date: 9/17/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5782453
Title Description Comments:

Response to the Irrigation Well Contingency Plan, Chatham Brothers Barrel Yard

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 9/16/2013
Received Issue Date: 9/16/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5782442
Title Description Comments:

Chatham Remediation System Upset Report, Escondido, California

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 8/30/2013
Received Issue Date: 8/30/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5782432
Title Description Comments:

DTSC Letter-Review of 5-Year Remedy Review Report July 2004-March 2010 Response to Requirement 4

Action Type: Response Requested - Workplans
Action: Other Workplan
Action Date: 7/30/2013
Received Issue Date: 7/30/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5782439
Title Description Comments:

Irrigation Well Contingency Plan and Schnoebelen Irrigation Wellhead Treatment Work Plan

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 6/28/2013
Received Issue Date: 6/28/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6169009&temptable=ENFORCEMENT
Title Description Comments:

AEL 2013/2014

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 6/28/2013
Received Issue Date: 6/28/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5799047
Title Description Comments:

Annual Monitoring Submittal and Conceptual Site Model Update, April 2013

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 6/28/2013
Received Issue Date: 6/28/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5782449
Title Description Comments:

Annual Monitoring Submittal and Conceptual Site Model Update, April 2013, Chatham Site

Action Type: Response Requested - Other
Action: Other Report / Document

Action Date: 6/20/2013
Received Issue Date: 6/20/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5782454
Title Description Comments:

DTSC/RWQCB Chatham Brothers Barrel Yard Technical Meeting No. 3 Meeting Notes

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 6/12/2013
Received Issue Date: 6/12/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5773936
Title Description Comments:

Review of Supplemental Sampling Workplan dated March 14, 2013, and Response to DTSC 5-Year Remedy Review Report dated April 11, 2013

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 5/14/2013
Received Issue Date: 5/14/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5770946
Title Description Comments:

DTSC Letter Response to PRP Group

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 5/14/2013
Received Issue Date: 5/14/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5773927
Title Description Comments:

Responce to Correspondence Dated April 15, 2013

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 5/4/2013
Received Issue Date: 5/4/2013
Doc Link:
Title Description Comments:

Responce to Correspondence Dated April 15, 2013

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 4/15/2013
Received Issue Date: 4/15/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5770944
Title Description Comments:

PRP Group Letter to Cota on RRR

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 4/9/2013
Received Issue Date: 4/9/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5774236
Title Description Comments:

Review of Groundwater Sampling methods and Sampling of Felicita Creek, Chatham Site, Escondido, California (Site Code: 400029)

Action Type: Response Requested - Other
Action: Other Report / Document

Action Date: 3/27/2013
Received Issue Date: 3/27/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5770938
Title Description Comments:

Meeting Notes

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 3/26/2013
Received Issue Date: 3/26/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5773934
Title Description Comments:

Irrigation Study Workplan and Accompanying Letter, Chatham Brothers Barrel Yard, Escondido, California

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 3/26/2013
Received Issue Date: 3/26/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5770950
Title Description Comments:

DTSC RRR Conditional Approval Letter

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 3/26/2013
Received Issue Date: 3/26/2013
Doc Link:
Title Description Comments:

Irrigation Study Workplan and Accompanying Letter, Chatham Brothers Barrel Yard Escondido, California

Action Type: Response Requested - Other
Action: Correspondence
Action Date: 3/26/2013
Received Issue Date: 3/26/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5773931
Title Description Comments:

Review of 5-Year Remedy Review Report July 2004 - March 2010 Chatham Site, Escondido, California

Action Type: Response Requested - Workplans
Action: Other Workplan
Action Date: 3/14/2013
Received Issue Date: 3/14/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5772692
Title Description Comments:

Felicita Creek Supplemental Sampling Workplan, Chatham Site, Escondido

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 2/27/2013
Received Issue Date: 2/27/2013
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5770936
Title Description Comments:

Meeting Notes 2/27/2013

Action Type: Response Requested - Reports
Action: Monitoring Report - Semi-Annually

Action Date: 11/29/2012
Received Issue Date: 11/29/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5758645
Title Description Comments:

Semiannual Monitoring Submittal October 2012

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 11/12/2012
Received Issue Date: 11/12/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5784003
Title Description Comments:

Final Monitoring and Contingency Plan Chatham Site Escondido, California, Revision 2.1

Action Type: Enforcement/Orders
Action: Warning Letter
Action Date: 11/12/2012
Received Issue Date: 11/12/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6159109&temptable=ENFORCEMENT
Title Description Comments:

Response to PRP Group Response to RWQCB Comments on 5 Year RRR

Action Type: Response Requested - Reports
Action: Monitoring Report - Other
Action Date: 11/12/2012
Received Issue Date: 11/12/2012
Doc Link:
Title Description Comments:

Appendix D: Final Monitoring and Contingency Plan

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 11/12/2012
Received Issue Date: 11/12/2012
Doc Link:
Title Description Comments:

Appendix D: Final Monitoring and Contingency Plan

Action Type: Response Requested - Workplans
Action: Other Workplan
Action Date: 10/12/2012
Received Issue Date: 10/12/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5758651
Title Description Comments:

Final Monitoring and Contingency Plan

Action Type: Response Requested - Reports
Action: Five Year Review Complete
Action Date: 8/24/2012
Received Issue Date: 8/24/2012
Doc Link:
Title Description Comments:

Final 5 Year Remedy Review Report July 2004-March 2010

Action Type: Response Requested - Other
Action: Other Report / Document

Action Date: 8/24/2012
Received Issue Date: 8/24/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5758676
Title Description Comments:

Final 5 Year Remedy Review Report July 2004-March 2012

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 7/30/2012
Received Issue Date: 7/30/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6185834&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter 2012/2013

Action Type: Response Requested - Workplans
Action: Remedial Investigation Workplan
Action Date: 6/15/2012
Received Issue Date: 6/21/2012
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5742209
Title Description Comments:

Revised Soil Vapor Sampling Workplan, Chatham Site

Action Type: Response Requested - Workplans
Action: Remedial Investigation Workplan
Action Date: 12/5/2011
Received Issue Date: 12/14/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5742200
Title Description Comments:

Soil Vapor Sampling Workplan, Chatham Site

Action Type: Response Requested - Reports
Action: Monitoring Report - Other
Action Date: 10/26/2011
Received Issue Date: 11/7/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5742203
Title Description Comments:

Action Type: Response Requested - Reports
Action: Monitoring Report - Annually
Action Date: 10/12/2011
Received Issue Date: 10/12/2011
Doc Link:
Title Description Comments:

Final 5 Year Remedy Review Report, July 2004 - March 2010, Chatham Site

Action Type: Response Requested - Reports
Action: Final Remedial Action Report / Corrective Action Report
Action Date: 9/12/2011
Received Issue Date: 9/14/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5742202
Title Description Comments:

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 8/2/2011
Received Issue Date: 8/2/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?

global_id=SL209094184&enforcement_id=6094209&temptable=ENFORCEMENT

Title Description Comments:

Annual Estimation Letter FY-2011/2012

Action Type: Response Requested - Reports
Action: Monitoring Report - Quarterly
Action Date: 5/27/2011
Received Issue Date: 5/27/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5784005
Title Description Comments:

Revised Fourth Quarter 2010 Status Report for the Chatham Site, October 1, 2010 - December 31, 2010

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 5/27/2011
Received Issue Date: 5/27/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5784007
Title Description Comments:

Annual Monitoring Submittal, March 2011, Chatham Site

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 5/27/2011
Received Issue Date: 5/27/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5784008
Title Description Comments:

Annual Monitoring Submittal March 2011 Appendix A and C

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 2/11/2011
Received Issue Date: 2/14/2011
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5742205
Title Description Comments:

Status Report, Fourth Quarter 2010, Chatham Site

Action Type: Agreements
Action: Cost Recovery Agreement Settlements / Decrees
Action Date: 8/6/2010
Received Issue Date: 8/6/2010
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?
global_id=SL209094184&enforcement_id=6062518&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter for Cost Recovery

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 6/19/2009
Received Issue Date: 6/19/2009
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?
global_id=SL209094184&enforcement_id=6017087&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 5/22/2009
Received Issue Date: 5/22/2009
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?

global_id=SL209094184&enforcement_id=6017085&temptable=ENFORCEMENT

Title Description Comments:

Acknowledgment of Cost Recovery Obligations and Agreement to Reimburse the State of California for Staff Oversight Costs Under the Porter-Cologne Water Quality Control Act Section 13304

Action Type: Agreements
Action: Cost Recovery Agreement / N. of Reimbursement
Action Date: 1/7/2009
Received Issue Date: 1/7/2009
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=5998579&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation for Site Cleanup Cost Recovery Program - Chatham Brothers Barrel Yard Site (Site), 2257 Bernardo Avenue, Escondido, San Diego County, California

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 2/9/2006
Received Issue Date: 2/9/2006
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5742207
Title Description Comments:

Results for Reconnaissance Groundwater Sampling and Soil Vapor Sampling, Chatham

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 2/1/2004
Received Issue Date:
Doc Link:
Title Description Comments:

Total VOCs

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 1/1/2003
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 9/20/2002
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action: Other (Use Description Field)
Action Date: 9/20/2002
Received Issue Date:
Doc Link:
Title Description Comments:

Vapor

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 9/20/2000
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 1/2/2000
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 1/1/2000
Received Issue Date:
Doc Link:
Title Description Comments:

Vapors are extracted and treated using carbon.

Action Type: Cleanup Action
Action: Soil Vapor Extraction (SVE)
Action Date: 1/1/2000
Received Issue Date:
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action: Fact Sheets - Public Participation
Action Date: 2/5/1999
Received Issue Date: 2/5/1999
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5817014
Title Description Comments:

Court Approves Two Consent Decrees for Chatham Site Cleanup

Action Type: Cleanup Action
Action: Pump & Treat (P&T) Groundwater
Action Date: 1/1/1998
Received Issue Date:
Doc Link:
Title Description Comments:

Over 6,000 lbs of total VOCs removed from the property. Used 12lbs per gallon (TCE) as an average to estimate of total gallons removed since starting remediation.

Action Type: Response Requested - Other
Action: Other Report / Document
Action Date: 5/8/1996
Received Issue Date: 6/7/1996
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5743363
Title Description Comments:

Human Health Risk Assessment and Screening Ecological Evaluation Report: Chatham Site, Escondido, California

Action Type: Cleanup Action
Action: Pump & Treat (P&T) Groundwater
Action Date: 1/1/1994
Received Issue Date:
Doc Link:
Title Description Comments:

Groundwater is pumped and treated using carbon.

Action Type: Response Requested - Other
Action: Other Report / Document

Action Date: 11/23/1992
Received Issue Date: 11/23/1992
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL209094184&doc_id=5763681
Title Description Comments:

Chatham Site PRP Group

Action Type: Leak Action
Action: Leak Reported
Action Date: 1/2/1965
Received Issue Date:
Doc Link:
Title Description Comments:

GeoTracker Search - Documents (as of September 25, 2024)

Document Type: Site Documents **Document Date:** 9/3/2024
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: SARAH MEARON (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 24-25
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6601474

Document Type: Site Documents **Document Date:** 6/23/2023
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: SASHA SMIRENSKY (REGULATOR)
Title: 2023-2024 ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6545571

Document Type: Site Documents **Document Date:** 6/16/2022
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: SASHA SMIRENSKY (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 2022-23
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6497058

Document Type: Site Documents **Document Date:** 6/30/2021
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: SASHA SMIRENSKY (REGULATOR)
Title: ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6496946

Document Type: Monitoring Reports **Document Date:** 12/18/2019
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL, OCTOBER 2019, CHATHAM SITE - SEMIANNUAL MONITORING SUBMITTAL, OCTOBER 2019
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/3358443319/724%5FChatPRP%5FHA%5F2019%5F12%5F12%5FH01%5F2019%5F06%5FSemiAnnualDataSbmtl%2Epdf

Document Type: Site Documents **Document Date:** 7/9/2019
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: 2019-06 FINAL REMEDY REVIEW RLSO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5998397

Document Type: Monitoring Reports **Document Date:** 7/9/2019
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: 2019-04 ANNUAL MONITORING SUBMITTAL - 2019-04 ANNUAL MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/4968918323/2019%2D04%5FAnnual%5FMonitoring%5FSubmittal%2Epdf

Document Type: Site Documents **Document Date:** 7/9/2019
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: 2019-06 FINAL REMEDY REVIEW CLEAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5998396

Document Type: Site Documents **Document Date:** 6/28/2019
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6408078

Document Type: Monitoring Reports **Document Date:** 6/27/2019
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL APRIL 2019 - APPENDIX C: LABORATORY ANALYTICAL DATA
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5307247340/APPENDIX%20C%20%2D%20LAB%20REPORTS%2Epdf

Document Type: Monitoring Reports **Document Date:** 6/27/2019
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL APRIL 2019 - APPENDIX A: FIELD SAMPLING DATA SHEETS
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5307247340/APPENDIX%20A%20%2D%20FIELD%20DATA%2Epdf

Document Type: Site Documents **Document Date:** 11/28/2018
Type: LETTER - NOTICE **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: RESPONSE LETTER TO ESCONDIDO NEIGHBORS UNITED LETTER RELATED TO 5-YEAR REMEDY REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6377584

Document Type: Site Documents **Document Date:** 10/31/2018
Type: LETTER - NOTICE **Submitted:**
Submitted By: STEVE TEEL (REGULATOR)
Title: STATE BOARD INVOICING DELAY FISCAL YEAR 2018-19 LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6374541

Document Type: Site Documents **Document Date:** 10/15/2018
Type: CORRESPONDENCE **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: RESPONSE TO SIERRA CLUB, NORTH COUNTY GROUP LETTER RELATED TO 5-YEAR REMEDY REVIEW - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5976946

Document Type: Site Documents **Document Date:** 9/28/2018
Type: CORRESPONDENCE **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: RESPONSE TO AGENCY COMMENTS TO SOIL VAPOR EXTRACTION WELLFIELD EXPANSION,
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5976039

Document Type: Site Documents **Document Date:** 9/28/2018
Type: CORRESPONDENCE **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: RESPONSE TO AGENCY COMMENTS TO FEBRUARY 2018 AND APRIL 2018 SOIL VAPOR PROBE AND APRIL 2018 INDOOR AIR SAMPLING, ESCONDIDO, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5976040

Document Type: Site Documents **Document Date:** 8/28/2018
Type: FACT SHEETS - PUBLIC PARTICIPATION **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: SIERRA CLUB NORTH COUNTY GROUP COMMENTS ON FIVE-YEAR REMEDY REVIEW REPORT FOR CHATHAM BROTHERS BARREL YARD, ESCONDIDO - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5975482

Document Type: Site Documents **Document Date:** 8/27/2018
Type: FACT SHEETS - PUBLIC PARTICIPATION **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: ENU COMMENTS ON CHATHAM BARREL YARD SITE 5-YEAR REMEDY REVIEW - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5975481

Document Type: Site Documents **Document Date:** 7/31/2018
Type: REMEDY IN PLACE **Submitted:**

Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: REMEDY REVIEW REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5971264

Document Type: Site Documents **Document Date:** 7/17/2018
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6363976

Document Type: Monitoring Reports **Document Date:** 6/28/2018
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL, APRIL 2018 - ANNUAL MONITORING SUBMITTAL, APRIL 2018
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/9917281210/724%5FChatPRP%5F2018%5F06%5F28%5FH01%5F02%5FAnnualRpt%2Epdf

Document Type: Site Documents **Document Date:** 7/14/2017
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: (REGULATOR)
Title: DTSC AND WATER BOARD RESPONSE TO ESCONDIDO NEIGHBORS UNITED (ENU) COMMENTS ON SEMI-ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6326870

Document Type: Monitoring Reports **Document Date:** 6/30/2017
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL, APRIL 2017 - ANNUAL MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/7912550985/724%5FChatPRP%5FHA%5F2017%5F06%5F30%5FH01%5F02%5FAnnualRpt%2Epdf

Document Type: Site Documents **Document Date:** 2/7/2017
Type: CORRESPONDENCE **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: DTSC REVIEW OF SEMI-ANNUAL MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5912318

Document Type: Monitoring Reports **Document Date:** 12/15/2016
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL - SEMIANNUAL MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/2331026375/724%5FChatPRP%5FHA%5F2016%5F12%5F15%5FH01%5F2016%2D4%5FSemiannualRpt%2Epdf

Document Type: Site Documents **Document Date:** 9/7/2016
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: KELLY FLINT (REGULATOR)
Title: DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) COMMENTS ON THE REPORT TITLED, DOCUMENTATION OF INSTALLATION AND INITIAL SAMPLING OF SOIL VAPOR PROBES - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5899383

Document Type: Monitoring Reports **Document Date:** 6/29/2016
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: KELLY FLINT (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE FOR CHATHAM BROTHERS BARREL YARD, APRIL 2016 - CHATHAM BROTHER BARREL YARD, ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, APRIL 2016
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/6202626109/724%5FChatPRP%5FHA%5F2016%5F06%5F29%5FH01%5F2016%2D2%5FAnnualRpt%26CSM%5FUpdate%2Epdf

Document Type: Site Documents **Document Date:** 6/22/2016
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: KELLY FLINT (REGULATOR)
Title: ANNUAL ESTIMATION LETTER FOR CHATHAM, 06/22/2016
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6288758

Document Type: Monitoring Reports **Document Date:** 12/16/2015

Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: KELLY FLINT (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL OCTOBER 2015 - SEMIANNUAL GROUNDWATER MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5738591074/724%5FChatPRP%5FHA%5F2015%5F12%5F15%5FH01%5F2015%2D3%5FSemiAnnualGWSbmtl%2Epdf

Document Type: Monitoring Reports **Document Date:** 10/15/2015
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL - SEMIANNUAL MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/4720761954/724%5FChatPRP%5FHA%5F2015%5F12%5F15%5FH01%5F2015%2D3%5FSemiAnnualGWSbmtl%2Epdf

Document Type: Site Documents **Document Date:** 8/19/2015
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: FELICITA CREEK ALTERNATIVES ANALYSIS AGENCIES MEETING
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6257630

Document Type: Monitoring Reports **Document Date:** 7/1/2015
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: KELLY FLINT (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL APRIL 2015 - ANNUAL GROUNDWATER MONITORING REPORT AND CONCEPTUAL SITE MODEL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/9219663858/724%5FChatPRP%5FHA%5F2015%5F06%5F29%5FH01%5F2015%2D1%5FAnnual%5FGW%5FMonRpt%26CncptulSiteMdlUpdate%2Epdf

Document Type: Site Documents **Document Date:** 5/12/2015
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: (REGULATOR)
Title: DTSC AND SDRWQCB RESPONSE TO ENVIRONMENTAL HEALTH COALITION COMMENTS ON TECHNICAL MEMORANDUM AND MONITORING REPORT FROM FEBRUARY 25, 2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6245088

Document Type: Monitoring Reports **Document Date:** 4/15/2015
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: MARTIN VALEROCASAS (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPUTAL SITE MODEL UPDATE - ANNUAL MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/6862274646/724%5FChatPRP%5FHA%5F2015%5F06%5F29%5FH01%5F2015%2D1%5FAnnual%5FGW%5FMonRpt%26CncptulSiteMdlUpdate%2Epdf

Document Type: Site Documents **Document Date:** 4/2/2015
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: (REGULATOR)
Title: REVISED ANNUAL ESTIMATION FOR SITE CLEANUP COST RECOVERY PROGRAM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6241041

Document Type: Site Documents **Document Date:** 3/27/2015
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: ESCONDIDO NEIGHBORS UNITED COMMENTS ON DRAFT MITIGATED NEGATIVE DECLARATION FOR SOUTHWEST SEWER REALIGNMENT (ENV 14-0009) - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5837909

Document Type: Site Documents **Document Date:** 3/27/2015
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: RTC RESPONSE TO DTSC COMMENTS FROM 3/17/2015 LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5835701

Document Type: Site Documents **Document Date:** 3/17/2015
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: COMMENTS ON THE FELECITA CREEK EVALUATION UPDATE - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5834403

Document Type: Site Documents **Document Date:** 2/25/2015
Type: TECHNICAL MEMOS **Submitted:**
Submitted By: (REGULATOR)
Title: FELICITA CREEK EVALUATION UPDATE DATED JANUARY 16, 2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5831514

Document Type: Site Documents **Document Date:** 2/19/2015
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: (REGULATOR)
Title: REVIEW OF THE MONITORING AND CONTINGENCY PLAN AND SOIL VAPOR SURVEY SUMMARY REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6245107

Document Type: Site Documents **Document Date:** 2/18/2015
Type: TECHNICAL MEMOS **Submitted:**
Submitted By: (REGULATOR)
Title: DTSC REVIEW OF THE MONITORING AND CONTINGENCY PLAN CHATHAM SITE ESCONDIDO, CALIFORNIA REVISION 2.2 - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5831079

Document Type: Site Documents **Document Date:** 2/16/2015
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: ENU COMMENTS AND REQUEST FOR ACTIONS RELATED TO THE TWO RECENT SAMPLING REPORTS IN RESPONSE TO JANUARY 16, 2015 - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5841102

Document Type: Site Documents **Document Date:** 1/12/2015
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: CHATHAM SITE PRP GROUP RESPONSE TO AGENCY COMMENTS-ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL MODEL UPDATE, CHATHAM SITE, ESCONDIDO, CA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5826181

Document Type: Site Documents **Document Date:** 1/6/2015
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: (REGULATOR)
Title: FINAL MONITORING AND CONTINGENCY PLAN CHATHAM SITE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6245095

Document Type: Monitoring Reports **Document Date:** 12/12/2014
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL OCTOBER 2014, CHATHAM SITE, ESCONDIDO, CALIFORNIA - SEMIANNUAL MONITORING SUBMITTAL OCTOBER 2014
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5280611932/724%5FChatPRP%5FHA%5F2014%5F12%5F12%5FH01%5F2014%2D5%5FSemiAnnlRpt%2Epdf

Document Type: Site Documents **Document Date:** 12/1/2014
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO NOVEMBER 14, 2014 ESCONDIDO NEIGHBORS UNITED LETTER TO DTSC REGARDING NOTICE TO PARK USERS, THE CHATHAM BROTHERS BARREL YARD - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5826937

Document Type: Site Documents **Document Date:** 11/12/2014
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO OCTOBER 2, 2014 ESCONDIDO NEIGHBORS UNITED LETTER TO DTSC REGARDING THE CHATHAM BROTHERS BARREL YARD - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5826917

Document Type: Site Documents **Document Date:** 10/28/2014
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO SEPTEMBER 29, 2014 LETTER REGARDING CHATHAM BORHTERS BARREL YARD, ESCONDIDO, CALIFORNIA - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5826916

Document Type: Site Documents **Document Date:** 9/29/2014
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO DRAFT ENVIRONMENTAL IMPACT REPORT, OAK CREEK DEVELOPMENT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6222517

Document Type: Site Documents **Document Date:** 9/29/2014
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: LETTER FROM MR. DAVE ROBERTS COUNTY OF SAN DIEGO TO DTSC - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5817849

Document Type: Site Documents **Document Date:** 9/24/2014
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, CHATHAM BROTHERS BARREL YARD, ESCONDIDO, CA - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5826944

Document Type: Site Documents **Document Date:** 9/12/2014
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: TRANSMITTAL OF MONITORING AND CONTINGENCY PLAN, CHATHAM SITE, ESCONDIDO, CA, REVISION 2.2
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5830405

Document Type: Site Documents **Document Date:** 8/18/2014
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: SOIL VAPOR SURVEY SUMMARY REPORT CHATHAM SITE ESCONDIDO, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5818098

Document Type: Monitoring Reports **Document Date:** 7/11/2014
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, APRIL 2014 - - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/1158248722/Response%20to%20Annual%20Monitoring%2DCSM%20Report%209%2D10%2D14%2Epdf

Document Type: Monitoring Reports **Document Date:** 7/11/2014
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, APRIL 2014 -
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/4421893060/724%5FChatPRP%5FHA%5F2014%5F07%5F11%5FH01%5F2014%2D2%5FAnnualRpt%26CSM%5FUpdate%2Epdf

Document Type: Monitoring Reports **Document Date:** 7/11/2014
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: 2014 GROUNDWATER MONITORING REPORT AND UPDATE TO CSM -
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/9839663445/2014%5F07%5F11%5FAnnualRpt%26CSM%5FUpdate%2Epdf

Document Type: Monitoring Reports **Document Date:** 7/11/2014
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, APRIL 2014 - - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/1158248722/E%2Dmail%20Response%20ltr%20to%20DTSC%209%2D10%2D14%2Epdf

Document Type: Site Documents **Document Date:** 7/8/2014
Type: MEETING **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: CHATHAM PUBLIC MEETING REQUEST
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6211532

Document Type: Site Documents **Document Date:** 6/20/2014
Type: ANNUAL ESTIMATION LETTER **Submitted:**
Submitted By: (REGULATOR)
Title: ANNUAL ESTIMATION FOR SITE CLEANUP COST RECOVERY PROGRAM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6222544

Document Type: Site Documents **Document Date:** 5/7/2014
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: IRRIGATION WELL CONTINGENCY PLAN, REVISION 1.0, CHATHAM SITE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5804878

Document Type: Site Documents **Document Date:** 4/7/2014
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO COMMENTS, IRRIGATIONS WELL CONTINGENCY PLAN AND SCHNOEBELEN IRRIGATION WELLHEAD TREATMENT WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5802370

Document Type: Site Documents **Document Date:** 2/19/2014
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: STATEMENT REGARDING ACCESS TO DE JONG 2 AND 34-E4 REGIONAL WELLS LOCATED ON THE OAK CREEK DEVELOPMENT PROPERTY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5841127

Document Type: Site Documents **Document Date:** 2/13/2014
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO COMMENTS, IRRIGATION WELL CONTINGENCY PLAN AND SCHNOEBELEN IRRIGATION WELLHEAD TREATMENT WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5799042

Document Type: Site Documents **Document Date:** 1/27/2014
Type: STAFF LETTER **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: RESPONSE LTR TO SCP CHARGES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6189960

Document Type: Monitoring Reports **Document Date:** 12/13/2013
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL, OCTOBER 2013 -
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5531416177/Semiannual%20Monitoring%20Submittal%2C%20October%202013%2Epdf

Document Type: Site Documents **Document Date:** 11/13/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: IRRIGATION WELL CONTINGENCY PLAN AND SHNOEBELEN IRRIGATION WELLHEAD TREATMENT WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5789577

Document Type: Site Documents **Document Date:** 9/17/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONSE TO THE IRRIGATION WELL CONTINGENCY PLAN, CHATHAM BROTHERS BARREL YARD
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5782453

Document Type: Site Documents **Document Date:** 9/16/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: CHATHAM REMEDIATION SYSTEM UPSET REPORT, ESCONDIDO, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5782442

Document Type: Site Documents **Document Date:** 8/30/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: DTSC LETTER-REVIEW OF 5-YEAR REMEDY REVIEW REPORT JULY 2004-MARCH 2010 RESPONSE TO

REQUIREMENT 4
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5782432

Document Type: Site Documents **Document Date:** 7/30/2013
Type: OTHER WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: IRRIGATION WELL CONTINGENCY PLAN AND SCHNOEBELEN IRRIGATION WELLHEAD TREATMENT WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5782439

Document Type: Site Documents **Document Date:** 6/28/2013
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**
Submitted By: (REGULATOR)
Title: AEL 2013/2014
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6169009

Document Type: Monitoring Reports **Document Date:** 6/28/2013
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Submitted By: (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, APRIL 2013, CHATHAM SITE -
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/4228671014/724%5FChatPRP%5FHA%5F2013%5F06%5F28%5FH01%5F2013%2D1%5FAnnualRpt%5FCMS%5FUpdate%2Epdf

Document Type: Site Documents **Document Date:** 6/28/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL AND CONCEPTUAL SITE MODEL UPDATE, APRIL 2013
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5799047

Document Type: Site Documents **Document Date:** 6/20/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: DTSC/RWQCB CHATHAM BROTHERS BARREL YARD TECHNICAL MEETING NO. 3 MEETING NOTES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5782454

Document Type: Site Documents **Document Date:** 6/12/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: REVIEW OF SUPPLEMENTAL SAMPLING WORKPLAN DATED MARCH 14, 2013, AND RESPONSE TO DTSC 5-YEAR REMEDY REVIEW REPORT DATED APRIL 11, 2013
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5773936

Document Type: Site Documents **Document Date:** 5/14/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: RESPONCE TO CORRESPONDENCE DATED APRIL 15, 2013
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5773927

Document Type: Site Documents **Document Date:** 5/14/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: DTSC LETTER RESPONSE TO PRP GROUP - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5770946

Document Type: Site Documents **Document Date:** 4/15/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: PRP GROUP LETTER TO COTA ON RRR - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5770944

Document Type: Site Documents **Document Date:** 4/9/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: REVIEW OF GROUNDWATER SAMPLING METHODS AND SAMPLING OF FELICITA CREEK, CHATHAM SITE, ESCONDIDO, CALIFORNIA (SITE CODE: 400029)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5774236

Document Type: Site Documents **Document Date:** 3/27/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: MEETING NOTES - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5770938

Document Type: Site Documents **Document Date:** 3/26/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: DTSC RRR CONDITIONAL APPROVAL LETTER - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5770950

Document Type: Site Documents **Document Date:** 3/26/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: REVIEW OF 5-YEAR REMEDY REVIEW REPORT JULY 2004 - MARCH 2010 CHATHAM SITE, ESCONDIDO, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5773931

Document Type: Site Documents **Document Date:** 3/26/2013
Type: CORRESPONDENCE **Submitted:**
Submitted By: (REGULATOR)
Title: IRRIGATION STUDY WORKPLAN AND ACCOMPANYING LETTER, CHATHAM BROTHERS BARREL YARD, ESCONDIDO, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5773934

Document Type: Site Documents **Document Date:** 3/14/2013
Type: OTHER WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: FELICITA CREEK SUPPLEMENTAL SAMPLING WORKPLAN, CHATHAM SITE, ESCONDIDO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5772692

Document Type: Site Documents **Document Date:** 2/27/2013
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: MEETING NOTES 2/27/2013 - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5770936

Document Type: Monitoring Reports **Document Date:** 11/29/2012
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Submitted By: (REGULATOR)
Title: SEMIANNUAL MONITORING SUBMITTAL OCTOBER 2012 -
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/8153302848/Semiannual%20Monitoring%20Submittal%20Oct%2E%202012%2Epdf

Document Type: Site Documents **Document Date:** 11/12/2012
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: FINAL MONITORING AND CONTINGENCY PLAN CHATHAM SITE ESCONDIDO, CALIFORNIA, REVISION 2.1
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5784003

Document Type: Site Documents **Document Date:** 11/12/2012
Type: WARNING LETTER **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: RESPONSE TO PRP GROUP RESPONSE TO RWQCB COMMENTS ON 5 YEAR RRR
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6159109

Document Type: Site Documents **Document Date:** 10/12/2012
Type: OTHER WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: FINAL MONITORING AND CONTINGENCY PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5758651

Document Type: Site Documents **Document Date:** 8/24/2012
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: FINAL 5 YEAR REMEDY REVIEW REPORT JULY 2004-MARCH 2012
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5758676

Document Type: Site Documents **Document Date:** 7/30/2012
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: ANNUAL ESTIMATION LETTER 2012/2013
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6185834

Document Type: Site Documents **Document Date:** 6/21/2012
Type: REMEDIAL INVESTIGATION WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: REVISED SOIL VAPOR SAMPLING WORKPLAN, CHATHAM SITE - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5742209

Document Type: Site Documents **Document Date:** 12/14/2011
Type: REMEDIAL INVESTIGATION WORKPLAN **Submitted:**
Submitted By: (REGULATOR)
Title: SOIL VAPOR SAMPLING WORKPLAN, CHATHAM SITE - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5742200

Document Type: Monitoring Reports **Document Date:** 11/7/2011
Type: MONITORING REPORT - OTHER **Submitted:**
Submitted By: (REGULATOR)
Title: MONITORING REPORT - OTHER - - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/2649230778/724%20H01%5F2011%2D3%5FMCP%5FRev2%5F2011%5F10%5F26%2Epdf

Document Type: Site Documents **Document Date:** 9/14/2011
Type: FINAL REMEDIAL ACTION REPORT / CORRECTIVE ACTION REPORT **Submitted:**
Submitted By: (REGULATOR)
Title: FINAL REMEDIAL ACTION REPORT / CORRECTIVE ACTION REPORT - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5742202

Document Type: Site Documents **Document Date:** 8/2/2011
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**
Submitted By: SEAN MCCLAIN (REGULATOR)
Title: ANNUAL ESTIMATION LETTER FY-2011/2012
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6094209

Document Type: Site Documents **Document Date:** 5/27/2011
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL, MARCH 2011, CHATHAM SITE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5784007

Document Type: Monitoring Reports **Document Date:** 5/27/2011
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Submitted By: (REGULATOR)
Title: REVISED FOURTH QUARTER 2010 STATUS REPORT FOR THE CHATHAM SITE, OCTOBER 1, 2010 - DECEMBER 31, 2010 -
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/3680768668/724%204Q%202010%20StatusRpt%20Rev1%2E0%2005%2D27%2D11%2Epdf

Document Type: Site Documents **Document Date:** 5/27/2011
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: ANNUAL MONITORING SUBMITTAL MARCH 2011 APPENDIX A AND C
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5784008

Document Type: Site Documents **Document Date:** 2/14/2011
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: STATUS REPORT, FOURTH QUARTER 2010, CHATHAM SITE - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5742205

Document Type: Site Documents **Document Date:** 8/6/2010
Type: COST RECOVERY AGREEMENT SETTLEMENTS / DECREES **Submitted:**

Submitted By: (REGULATOR)
Title: ANNUAL ESTIMATION LETTER FOR COST RECOVERY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6062518

Document Type: Site Documents **Document Date:** 6/19/2009
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**
Submitted By: BEATRICE GRIFFEY (REGULATOR)
Title: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6017087

Document Type: Site Documents **Document Date:** 5/22/2009
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**
Submitted By: BEATRICE GRIFFEY (REGULATOR)
Title: ACKNOWLEDGMENT OF COST RECOVERY OBLIGATIONS AND AGREEMENT TO REIMBURSE THE STATE OF CALIFORNIA FOR STAFF OVERSIGHT COSTS UNDER THE PORTER-COLOGNE WATER QUALITY CONTROL ACT SECTION 13304
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=6017085

Document Type: Site Documents **Document Date:** 1/7/2009
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT **Submitted:**
Submitted By: BEATRICE GRIFFEY (REGULATOR)
Title: ANNUAL ESTIMATION FOR SITE CLEANUP COST RECOVERY PROGRAM - CHATHAM BROTHERS BARREL YARD SITE (SITE), 2257 BERNARDO AVENUE, ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&enforcement_id=5998579

Document Type: Site Documents **Document Date:** 6/13/2007
Type: REPORT **Submitted:**
Submitted By: BRIAN MCDANIEL (REGULATOR)
Title: 2007 ANNUAL MONITORING SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/site_documents/2900150895/chatham%5Fmar%5F07%2Epdf

Document Type: Site Documents **Document Date:** 4/27/2006
Type: REPORT **Submitted:**
Submitted By: (REGULATOR)
Title: NEW REGULATIONS - ELECTRONIC SUBMITTAL OF INFORMATION
Title Link: https://geotracker.waterboards.ca.gov/site_documents/4290196061/De%20Maximis%2C%20Inc%2E%2Epdf

Document Type: Site Documents **Document Date:** 2/23/2006
Type: **Submitted:**
Submitted By: JOHN P. ANDERSON (REGULATOR)
Title: DEH REQUEST FOR PROPOSED SUPPLY WELLS IN VICINITY OF CHATHAM BROTHER BARREL YARD
Title Link: https://geotracker.waterboards.ca.gov/site_documents/2854145646/DEH%20Chatham%20Well%20Request%2Epdf

Document Type: Site Documents **Document Date:** 2/9/2006
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: RESULTS FOR RECONNAISSANCE GROUNDWATER SAMPLING AND SOIL VAPOR SAMPLING, CHATHAM - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5742207

Document Type: Site Documents **Document Date:** 2/5/1999
Type: FACT SHEETS - PUBLIC PARTICIPATION **Submitted:**
Submitted By: JOHN P. ANDERSON (REGULATOR)
Title: COURT APPROVES TWO CONSENT DECREES FOR CHATHAM SITE CLEANUP - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5817014

Document Type: Site Documents **Document Date:** 6/7/1996
Type: OTHER REPORT / DOCUMENT **Submitted:**
Submitted By: (REGULATOR)
Title: HUMAN HEALTH RISK ASSESSMENT AND SCREENING ECOLOGICAL EVALUATION REPORT: CHATHAM SITE, ESCONDIDO, CALIFORNIA - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5743363

Document Type: Site Documents **Document Date:** 11/23/1992
Type: OTHER REPORT / DOCUMENT **Submitted:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Submitted By: JOHN P. ANDERSON (REGULATOR)
Title: CHATHAM SITE PRP GROUP
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL209094184&document_id=5763681

GeoTracker Search - Cleanup Status History (as of September 25, 2024)

Status: Open - Remediation
Date: 8/1/2000

Status: Open - Case Begin Date
Date: 1/1/1985

14	1 of2	E	0.24 / 1,258.04	603.88 / -54	New Urban West/Escondido Site 815 Hamilton Lane Escondido CA 92069	VCP

Envirostor ID: 60001961
Site History:

This site is defined as the real property located at 815 Hamilton Lane and 2515 Miller Avenue in Escondido, San Diego County, California 92069, identified by San Diego County Assessor's Parcel Numbers: 238-370-01-00, 238-370-04-00 through 238-370-08-00, and 238-380-01-00.

The Site is approximately 38 acres in size. Historically, the Site consisted of a small nursery on the northwestern corner, temporary greenhouse structures and wood chopping operations on the northern central portion, and residential housing in the central portion of the Site. The remainder of the Site property was used for agricultural purposes or was undeveloped. According to the information provided in the Phase-1 Environmental Site Assessment Report dated September 2012, the Site is located approximately 1/3- mile southeast of a property known as Chatham Barrel Yard. The Chatham Barrel Yard was historically used for waste oil and solvent recycling and handled chlorinated solvents and waste oil that were sent to that facility. As a result of these operations, groundwater beneath the Chatham Barrel Yard and vicinity is known to be impacted with Volatile Organic Compounds (VOCs).

On November 2, 2015, DTSC approved the final Response Plan which presented the proposed remedial alternative for the Site. On October 16, 2018, DTSC approved a Work Notice for the implementation of the approved Response Plan. Soil excavation activities began on November 1, 2018. Daily Site Visit Reports have been prepared which include air quality and dust monitoring records. Soil excavation activities were completed in March 2019. Approximately 900 cubic yards (1,214 tons of soil impacted with arsenic and total petroleum hydrocarbons (TPH) was excavated from the Site and transported to a recycling facility located in Adelanto, California. Post-excavation confirmation soil sampling confirmed the remedial action cleanup objectives were achieved.

On September 11, 2019, DTSC approved the Removal Action Completion Report for the Site. On November 27, 2019, DTSC issued a Certificate of Completion for the Site. Construction of a planned gated neighborhood residential development of 65 ranch and 2-story homes with 3-car garages is underway.

[Updated August 2021].

Facilities Details

Estor/EPA ID: 60001961
Program Type: VOLUNTARY CLEANUP
Program Type1:
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS
Site Facility Name: NEW URBAN WEST/ESCONDIDO SITE
Site Type: VOLUNTARY AGREEMENT
Address Description: 815 HAMILTON LANE
City: ESCONDIDO
County: SAN DIEGO
Zip: 92069
Acres: 42 ACRES
Site Code: 401654
APN: 238-110-25-00, 2383700100, 2383700400, 2383700500, 2383700600, 2383700700, 2383700800, 2383800100
Assembly District: 76
Census Tract: 6073020405
Funding: SITE PROPONENT
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Project Manager: GREG SWEEL
Special Program:
Supervisor: SCARLETT ZHAI
Senate District: 40
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS
Public Participation Specialis:
CalEnviroScreen Score: 10-15%
National Priorities List: NO
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS, NURSERY

Permit Renewal Lead:
Cleanup Oversight Agencies: SAN DIEGO COUNTY - LEAD AGENCY
Cleanup Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/31/2023
Potential Contaminants of Conc: ARSENIC
TPH-MOTOR OIL
Potential Media Affected: SOIL
School District:
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001961

Land Use Restrictions

Site Management Requirmnts: NO GROUNDWATER EXTRACTION AT ANY DEPTH WITHOUT APPROVAL
Title: Land Use Restriction for Groundwater
Title Link: https://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/4304245471/New%20Urban%20West%20%2D%20Escondido%20Site%20%2D%20Deed%20Restriction%20for%20Groundwater%20%2D%20recorded%20%287%2D24%2D19%29%2Epdf
Date Recorded: 7/24/2019
Area:
Sub Area:

Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60456031
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 1/11/2019
Comments: Daily Site Visit Report for 1/11/2019.
Activity Type: Completed Activities

Title: Project Management
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments: DTSC completed PM for the FY.
Activity Type: Completed Activities

Title: Notice Of Determination
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60375514
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 11/4/2015
Comments: NOD was filed.
Activity Type: Completed Activities

Title: Statement of Finding.
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60375513
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 11/2/2015
Comments: SOF was Final and Signed on 11/2/2015
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title: FY 18/19 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60446014
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/14/2018
Comments: FY 1819 Cost Estimate: $26,756
Activity Type: Completed Activities

Title: Response Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60375511
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: AB 389 Response Plan
Date Completed: 11/2/2015
Comments:
Activity Type: Completed Activities

Title: Implementation of Site Assessment Workplan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 9/4/2014
Comments: comment was sent to RP in email with a recommendation to re mobilize for ground water sampling.
Activity Type: Completed Activities

Title: Land Use Restriction for Groundwater
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60467750
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction
Date Completed: 7/24/2019
Comments: Completed (recorded by the County of San Diego) on 7/24/2019.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60455383
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 12/19/2018
Comments: Daily Site Visit Report for 12/18/2018.
Activity Type: Completed Activities

Title: Notification of Intent to enter in to Agremement under CLRRA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60394649
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: California Land Reuse and Revitalization Agreement
Date Completed: 12/3/2013
Comments: Notification of Intent letter was sent to Water Quality Control Board and County of San Diego.
Activity Type: Completed Activities

Title: FY 19/20 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60464725
Area Name:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/10/2019
Comments: Completed on 9/10/2019.
Activity Type: Completed Activities

Title: Review of CEQA prepared by City of Escondido
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60375508
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 9/25/2014
Comments: DTSC comments on Draft EIR that was sent out to the link here for download: https://www.escondido.org/oak-creek.aspx
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60455378
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 12/17/2018
Comments: Daily Site Visit Report for 12/17/2018.
Activity Type: Completed Activities

Title: Responsible Agency Checklist
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60391538
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 11/2/2015
Comments: SOF was Final and Signed on 11/2/2015
Activity Type: Completed Activities

Title: Certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60487099
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 10/13/2020
Comments: Remedial Action Completion form signed (10-13-20)
Activity Type: Completed Activities

Title: CLRRA Agreement with Escondido Oak Pond, LLC Docket #HSA-CLRRA 13/14-049
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60347992
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: California Land Reuse and Revitalization Agreement
Date Completed: 12/11/2013
Comments: Fully Executed CLRRA Agreement with Escondido Oak Pond, LLC.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60453773
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/2/2018
Comments: Fieldwork completed for the day (11/2/18)..
Activity Type: Completed Activities

Title: Correspondence - Certificate of Completion
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60434764
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 11/27/2019
Comments: Completed.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454249
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/13/2018
Comments: Fieldwork completed for the day (11/9/18).
Activity Type: Completed Activities

Title: Notification of Change in Project Manager
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60452827
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/3/2018
Comments: PM change to G Sweel.
Activity Type: Completed Activities

Title: Reports of Finding
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60365888
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 7/1/2015
Comments:
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454247
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/8/2018
Comments: Fieldwork completed for the day (11/8/18).
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454648
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/19/2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Comments: Fieldwork completed for the day.
Activity Type: Completed Activities

Title: Assignment and Assumption Agreement
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60460134
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Amendment - Order/Agreement
Date Completed: 6/27/2019
Comments: Completed and fully executed.
Activity Type: Completed Activities

Title: Public Notice (Public Notice for RAW/CEQA)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60365890
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 6/30/2015
Comments:
Activity Type: Completed Activities

Title: Annual Oversight Cost Estimate FY 2014 - 2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60366308
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 7/17/2014
Comments:
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60453771
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/1/2018
Comments: Fieldwork completed for the day (11/1/18).
Activity Type: Completed Activities

Title: FY 18/19 Annual Oversight Cost Estimate - REVISED
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60457145
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 2/7/2019
Comments: Revised estimate: $64,892
Activity Type: Completed Activities

Title: Work Notice for implementation of RAW
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60448353
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 10/16/2018
Comments: Approved Work Notice
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title: Annual Oversight Cost Estimate for FY 1516
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60402288
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/29/2015
Comments: FY 1516 Cost Estimate Letter.
Activity Type: Completed Activities

Title: Community Profile, Community Survey, Community Relation Plan, Mailing list
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60375509
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Community Profile
Date Completed: 5/5/2015
Comments: Community Profile was finalized.
Activity Type: Completed Activities

Title: Phase-2 Environmental Site Assessment Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60348744
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 2/19/2014
Comments: Comments on Phase 2 report were sent out and RPs were asked to submit Site Assessment Work Plan incorporating these comments for further site investigation.
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60378003
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 9/11/2019
Comments: Completed on 9/11/2019.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454681
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/20/2018
Comments: Fieldwork completed for the day.
Activity Type: Completed Activities

Title: Site Assessment Work Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60353452
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedial Investigation / Feasibility Study
Date Completed: 8/13/2014
Comments:
Activity Type: Completed Activities

Search Results Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Address Description: 815 HAMILTON LANE
Site Facility Name: NEW URBAN WEST/ESCONDIDO SITE
City: ESCONDIDO
County: SAN DIEGO
Zip: 92069
Latitude: 33.088902
Longitude: -117.083368
Program Type: VOLUNTARY CLEANUP
Site Code: 401654
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS
Status Date: 8/31/2023
CalEnviroscreen Score: 10-15%

Sites Details

Status: Certified O&M - Land Use Restrictions Only
Status Date: 2023-08-31 00:00:00
Site Code: 401654
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Agreement
Special Program:
City: Escondido
County: SAN DIEGO
Congres Dis: 50
State: CA
Latitude: 33.088902
Longitude: -117.083368
Assembly: 76
Division Branch: Southern California Schools & Brownfields Outreach
Funding: Responsible Party
Lead Agency: SAN DIEGO COUNTY
Project Manager: Greg Sweel
Supervisor: Scarlett Zhai
Restricted Use: YES
Senate: 40
Site Mgmt Req: NONE SPECIFIED
Acres: 42
Zip: 92069
Address: 815 Hamilton Lane
National Priorities List: NO
APN: 238-110-25-00, 2383700100, 2383700400, 2383700500, 2383700600, 2383700700, 2383700800, 2383800100
Confirmed Coc: 30001,3002502
Past Uses: AGRICULTURAL - ROW CROPS, NURSERY
Potential Coc: 30001, 3002502
Potential Media Affected: SOIL
Project Name: New Urban West/Escondido Site
Regulatory Agencies Involved: SAN DIEGO COUNTY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
14	2 of2	E	0.24 / 1,258.04	603.88 / -54	New Urban West/Escondido Site 815 Hamilton Lane Escondido CA 92069	LUR

Envirostor ID: 60001961
Site History:

This site is defined as the real property located at 815 Hamilton Lane and 2515 Miller Avenue in Escondido, San Diego County, California 92069, identified by San Diego County Assessor's Parcel Numbers: 238-370-01-00, 238-370-04-00 through 238-370-08-00, and 238-380-01-00.

The Site is approximately 38 acres in size. Historically, the Site consisted of a small nursery on the northwestern corner, temporary greenhouse structures and wood chopping operations on the northern central portion, and residential housing in the central portion of the Site. The remainder of the Site property was used for agricultural purposes or was undeveloped. According to the information provided in the Phase-1 Environmental Site Assessment Report dated September 2012, the Site is located approximately 1/3- mile southeast of a property known as Chatham Barrel Yard. The Chatham Barrel Yard was historically used for waste oil and solvent recycling and handled chlorinated solvents and waste oil that were sent to that facility. As a result of these operations, groundwater beneath the Chatham Barrel Yard and vicinity is known to be impacted with Volatile Organic Compounds (VOCs).

On November 2, 2015, DTSC approved the final Response Plan which presented the proposed remedial alternative for the Site. On October 16, 2018, DTSC approved a Work Notice for the implementation of the approved Response Plan. Soil excavation activities began on November 1, 2018. Daily Site Visit Reports have been prepared which include air quality and dust monitoring records. Soil excavation activities were completed in March 2019. Approximately 900 cubic yards (1,214 tons of soil impacted with arsenic and total petroleum hydrocarbons (TPH) was excavated from the Site and transported to a recycling facility located in Adelanto, California. Post-excavation confirmation soil sampling confirmed the remedial action cleanup objectives were achieved.

On September 11, 2019, DTSC approved the Removal Action Completion Report for the Site. On November 27, 2019, DTSC issued a Certificate of Completion for the Site. Construction of a planned gated neighborhood residential development of 65 ranch and 2-story homes with 3-car garages is underway.

[Updated August 2021].

Facilities Details

Status:	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS	***Acres:***	42 ACRES
Estor/EPA ID:	60001961	***Site Code:***	401654
Program Type:	VOLUNTARY CLEANUP	***Apn:***	238-110-25-00, 2383700100, 2383700400, 2383700500, 2383700600, 2383700700, 2383700800, 2383800100
Program Type1:		***Assembly District:***	76
Status:	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS	***Census Tract:***	6073020405
Site Facility Name:	NEW URBAN WEST/ESCONDIDO SITE	***Funding:***	SITE PROPONENT
Site Type:	VOLUNTARY AGREEMENT	***Office:***	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Address Description:	815 HAMILTON LANE	***Project Manager:***	GREG SWEEL
City:	ESCONDIDO	***Special Program:***	
County:	SAN DIEGO	***Supervisor:***	SCARLETT ZHAI
Zip:	92069	***Senate District:***	40

Public Participation Specialis:
CalEnviroScreen Score: 10-15%
National Priorities List: NO
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS, NURSERY
Permit Renewal Lead:
Cleanup Oversight Agencies: SAN DIEGO COUNTY - LEAD AGENCY
Cleanup Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/31/2023
Potential Cont of Conc: ARSENIC
TPH-MOTOR OIL
Potential Media Affected: SOIL
School District:
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001961

Land Use Restrictions

Site Management Requirmnts: NO GROUNDWATER EXTRACTION AT ANY DEPTH WITHOUT APPROVAL
Title: Land Use Restriction for Groundwater
Title Link: https://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/4304245471/New%20Urban%20West%20%2D%20Escondido%20Site%20%2D%20Deed%20Restriction%20for%20Groundwater%20%2D%20recorded%20%287%2D24%2D19%29%2Epdf
Date Recorded: 7/24/2019
Area:
Sub Area:

Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454681
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/20/2018
Comments: Fieldwork completed for the day.
Activity Type: Completed Activities

Title: Work Notice for implementation of RAW
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60448353
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Work Notice
Date Completed: 10/16/2018
Comments: Approved Work Notice
Activity Type: Completed Activities

Title: Annual Oversight Cost Estimate FY 2014 - 2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60366308
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 7/17/2014
Comments:
Activity Type: Completed Activities

Title: Phase-2 Environmental Site Assessment Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60348744
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 2/19/2014
Comments: Comments on Phase 2 report were sent out and RPs were asked to submit Site Assessment Work Plan incorporating these comments for further site investigation.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60453773
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/2/2018
Comments: Fieldwork completed for the day (11/2/18)..
Activity Type: Completed Activities

Title: Public Notice (Public Notice for RAW/CEQA)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60365890
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 6/30/2015
Comments:
Activity Type: Completed Activities

Title: Notification of Intent to enter in to Agremement under CLRRA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60394649
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: California Land Reuse and Revitalization Agreement
Date Completed: 12/3/2013
Comments: Notification of Intent letter was sent to Water Quality Control Board and County of San Diego.
Activity Type: Completed Activities

Title: Land Use Restriction for Groundwater
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60467750
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Land Use Restriction

Date Completed: 7/24/2019
Comments: Completed (recorded by the County of San Diego) on 7/24/2019.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454648
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/19/2018
Comments: Fieldwork completed for the day.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60456031
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 1/11/2019
Comments: Daily Site Visit Report for 1/11/2019.
Activity Type: Completed Activities

Title: Notice Of Determination
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60375514
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 11/4/2015
Comments: NOD was filed.
Activity Type: Completed Activities

Title: Implementation of Site Assessment Workplan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 9/4/2014
Comments: comment was sent to RP in email with a recommendation to re mobilize for ground water sampling.
Activity Type: Completed Activities

Title: FY 18/19 Annual Oversight Cost Estimate - REVISED
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60457145
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 2/7/2019
Comments: Revised estimate: $64,892
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454249
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/13/2018
Comments: Fieldwork completed for the day (11/9/18).
Activity Type: Completed Activities

Title: Review of CEQA prepared by City of Escondido
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60375508
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 9/25/2014
Comments: DTSC comments on Draft EIR that was sent out to the link here for download: https://www.escondido.org/oak-creek.aspx
Activity Type: Completed Activities

Title: Correspondence - Certificate of Completion
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60434764
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 11/27/2019
Comments: Completed.
Activity Type: Completed Activities

Title: Assignment and Assumption Agreement
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60460134
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Amendment - Order/Agreement
Date Completed: 6/27/2019
Comments: Completed and fully executed.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60453771
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 11/1/2018
Comments: Fieldwork completed for the day (11/1/18).
Activity Type: Completed Activities

Title: Responsible Agency Checklist
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60391538
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 11/2/2015
Comments: SOF was Final and Signed on 11/2/2015
Activity Type: Completed Activities

Title: Response Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60375511
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: AB 389 Response Plan
Date Completed: 11/2/2015
Comments:
Activity Type: Completed Activities

Title: Project Management

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments: DTSC completed PM for the FY.
Activity Type: Completed Activities

Title: Removal Action Completion Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60378003
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 9/11/2019
Comments: Completed on 9/11/2019.
Activity Type: Completed Activities

Title: Reports of Finding
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60365888
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 7/1/2015
Comments:
Activity Type: Completed Activities

Title: Community Profile, Community Survey, Community Relation Plan, Mailing list
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60375509
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Community Profile
Date Completed: 5/5/2015
Comments: Community Profile was finalized.
Activity Type: Completed Activities

Title: FY 19/20 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60464725
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/10/2019
Comments: Completed on 9/10/2019.
Activity Type: Completed Activities

Title: Statement of Finding.
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60375513
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 11/2/2015
Comments: SOF was Final and Signed on 11/2/2015
Activity Type: Completed Activities

Title: Annual Oversight Cost Estimate for FY 1516
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60402288
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/29/2015
Comments: FY 1516 Cost Estimate Letter.
Activity Type: Completed Activities

Title: Notification of Change in Project Manager
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60452827
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/3/2018
Comments: PM change to G Sweel.
Activity Type: Completed Activities

Title: FY 18/19 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60446014
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/14/2018
Comments: FY 1819 Cost Estimate: $26,756
Activity Type: Completed Activities

Title: Certification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60487099
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 10/13/2020
Comments: Remedial Action Completion form signed (10-13-20)
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60455383
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 12/19/2018
Comments: Daily Site Visit Report for 12/18/2018.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60455378
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 12/17/2018
Comments: Daily Site Visit Report for 12/17/2018.
Activity Type: Completed Activities

Title: Fieldwork - Oversight of Response Plan Implementation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60454247
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork

Date Completed: 11/8/2018
Comments: Fieldwork completed for the day (11/8/18).
Activity Type: Completed Activities

Title: Site Assessment Work Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&doc_id=60353452
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Remedial Investigation / Feasibility Study
Date Completed: 8/13/2014
Comments:
Activity Type: Completed Activities

Title: CLRRA Agreement with Escondido Oak Pond, LLC Docket #HSA-CLRRA 13/14-049
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001961&enforcement_id=60347992
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: California Land Reuse and Revitalization Agreement
Date Completed: 12/11/2013
Comments: Fully Executed CLRRA Agreement with Escondido Oak Pond, LLC.
Activity Type: Completed Activities

Search Results Details

Address Description: 815 HAMILTON LANE
Site Facility Name: NEW URBAN WEST/ESCONDIDO SITE
City: ESCONDIDO
County: SAN DIEGO
Zip: 92069
Latitude: 33.088902
Longitude: -117.083368
Program Type: VOLUNTARY CLEANUP
Site Code: 401654
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS
Status Date: 8/31/2023
CalEnviroScreen Score: 10-15%

Sites Details

Status: Certified O&M - Land Use Restrictions Only
Status Date: 2023-08-31 00:00:00
Site Code: 401654
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Agreement
Special Program:
City: Escondido
County: SAN DIEGO
Congres Dist: 50
State: CA
Latitude: 33.088902
Longitude: -117.083368
Assembly: 76
Division Branch: Southern California Schools & Brownfields Outreach
Funding: Responsible Party
Lead Agency: SAN DIEGO COUNTY
Project Manager: Greg Sweel
Supervisor: Scarlett Zhai
Restricted Use: YES
Senate: 40
Site Mgmt Req: NONE SPECIFIED
Acres: 42
Zip: 92069
Address: 815 Hamilton Lane
National Priorities List: NO
Apn: 238-110-25-00, 2383700100, 2383700400, 2383700500, 2383700600, 2383700700, 2383700800, 2383800100
Confirmed Coc: 30001,3002502
Past Uses: AGRICULTURAL - ROW CROPS, NURSERY
Potential Coc: 30001, 3002502
Potential Media Affected: SOIL
Project Name: New Urban West/Escondido Site
Regulatory Agencies Involved: SAN DIEGO COUNTY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
15	1 of1	NE	0.29 / 1,531.66	624.85 / -33	CITY OF ESCONDIDO - SEWAGE LIFT STN #6 2297 FELICITA RD ESCONDIDO CA 92025	DELISTED HAZ

Siteid: 390063
Latitude: 33.092950
Longitude: -117.084340
Original Source: CHAZ
Record Date: 20-OCT-2017

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
16	1 of1	WNW	0.35 / 1,870.93	669.41 / 12	CITY OF ESCONDIDO - SEWAGE LIFT STN #9 1399 HAMILTON LN ESCONDIDO CA 92029	DELISTED HAZ

Siteid: 106009
Latitude: 33.091033
Longitude: -117.095429
Original Source: CHAZ
Record Date: 20-OCT-2017

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
17	1 of1	NNE	0.77 / 4,057.26	686.93 / 29	CAMP ESCONDIDO ESCONDIDO CA	FUDS

FUDS Property No: J09CA0277
EMS Map Link: https://fudsportal.usace.army.mil/ems/inventory/map?id=61044
FUDS INST ID: CA99799F539800
Status: Properties with all projects at site closeout
SDS ID:
NPL Status Code:
Eligibility: Eligible
Site Eligib:
Current Owner: OTHER: OTHER
Has Project: Yes
DOD FUDS Pro: J09CA0277
Project Required: Yes
No Further Action:
Congressional District: 50
Congressional Dist 117: 50
Media ID:
Metadata ID:
Feature Desc:
EPA Region: 09
County: SAN DIEGO
Latitude: 33.10027778
Longitude: -117.08361111
Fiscal year: 2021
USACE Division: SPD
USACE District: Los Angeles District (SPL)
Centroid Lat:
Centroid Long:
Se Anno Cad Data:
Shape Length:
Shape Area:
Shape Len:
X: -117.083618164
Y: 33.100402832
Data Source: U.S. Army Corps of Engineers Geospatial Open Data
Property History:

Feature Description:

A military camp was established during World War II in Escondido, California. However, no files were identified which specifically refer to the Escondido encampment as Camp Escondido.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	

In December 1941, the Headquarters Battery, 222nd Field Artillery, Battery A was stationed in Escondido. These troops lived in temporary quarters provided by private citizens. These temporary quarters included men bivouacked at Grape Day Park and Lincoln School, and use of recreational and shower facilities at the Lemon House, Trinity Guild Hall and the Eagles Hall (private facilities). This field artillery group left Escondido by 25 May 1942. Their exact mission or destination is unknown.

On June 19, 1942 a battalion of 615 men and 14 officers came to Escondido from San Luis Obispo. They erected barracks and graded a parade ground. Records reviewed did not indicate the presence or use of ordnance at Camp Escondido. Additionally, no records were found indicating that fuel tanks were installed or used at Camp Escondido.

Remains of one apparent military structure exists in the vicinity of 5th and 11th Avenues and Tulip and Pine Streets. This structure is a quonset hut that is used by Rick's Concrete. The owner of the building was not available for comment and on-site staff did not allow Ebasco staff to photograph the building. Six blocks of the seven block site area is residential housing. one block, between 5th and 6th Avenues and Redwood and Quince Streets, is a commercial district.

Available files at the Escondido Fire Department indicate that one propane and four fuel tanks have been installed in the one block commercial area. These records indicate that the tanks were installed after DOD use. No records were available indicating the presence of fuel tanks being installed and used during DOD possession of the site.

18	1 of1	NNE	0.77 / 4,058.13	686.93 / 29	CAMP ESCONDIDO Escondido CA	ENVIROSTOR

Envirostor ID: 80000213
Site History:

Facilities Details

Estor/EPA ID: 80000213
Program Type: MILITARY EVALUATION
Program Type1:
Status: INACTIVE - NEEDS EVALUATION
Site Facility Name: CAMP ESCONDIDO
Site Type: FUDS
Address Desc:
City: ESCONDIDO
County: SAN DIEGO
Zip:
Acres: 0 ACRES
Site Code:
APN: NONE SPECIFIED
Assembly District: 76
Census Tract: 6073020403
Funding: DERA
Office: CLEANUP CYPRESS
Project Manager:
Special Program:
Supervisor: EILEEN MANANIAN
Senate District: 40
Public Participation Specialis:
Cal Enviro Screen Score: 50-55%
National Priority List: NO
Past Use that Caused Contam: NONE SPECIFIED
Permit Renewal Lead:
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 7/1/2005
Potential Conta of Conc: EXPLOSIVES (UXO, MEC)
Potential Media Affected: NONE SPECIFIED
School District:
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=80000213

Completed Activities

Title: USACE INPR Summary
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=80000213&doc_id=60459400
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Inventory Project Report (INPR)
Date Completed: 5/19/1999
Comments: INPR concluded that site is eligible the Formerly Used Defense Sites program.
Activity Type: Completed Activities

Search Results Details

Address Description:	
Site Facility Name:	CAMP ESCONDIDO
City:	ESCONDIDO
County:	SAN DIEGO
Zip:	
Latitude:	33.1002777777778
Longitude:	-117.083611111111
Program Type:	MILITARY EVALUATION
Site Code:	
Status:	INACTIVE - NEEDS EVALUATION
Status Date:	7/1/2005
Cal Enviroscreen Score:	50-55%

Sites Details

Status:	Inactive - Needs Evaluation	***Assembly:***	76
Status Date:	2005-07-01 00:00:00	***Division Branch:***	Cleanup Cypress
Site Code:		***Funding:***	DERA
Site Type:	Military Evaluation	***Lead Agency:***	SMBRP
Site Type Detailed:	FUDS	***Project Manager:***	
Special Program:		***Supervisor:***	Eileen Mananian
City:	Escondido	***Restricted Use:***	NO
County:	SAN DIEGO	***Senate:***	40
Congres Dis:	50	***Site Mgmt Req:***	NONE SPECIFIED
State :	CA	***Acres:***	0
Latitude:	33.1002777777778	***Zip:***	
Longitude:	-117.083611111111		
Address:			
National Priorities List:	NO		
APN:	NONE SPECIFIED		
Confirmed Coc:	NONE SPECIFIED		
Past Uses:	NONE SPECIFIED		
Potential Coc:	30011		
Potential Media Affected:	NONE SPECIFIED		
Project Name:	CAMP ESCONDIDO		
Regulatory Agencies Involved:	SMBRP		

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CALSITES	BERNARDO ELEMENTARY SCHOOL (PROPOSED)	W. OF BERNARDO AVE., N. OF RISING HILL	ESCONDIDO CA	92029	891192570
RCRA NON GEN	DAN TRIEGER	FELICITA ROAD	ESCONDIDO CA	92029	879456010
		EPA Handler ID **|** ***Recycler Activity?:*** CAC003040318 | NO			

Unplottable Report

Site: ***BERNARDO ELEMENTARY SCHOOL (PROPOSED)***
W. OF BERNARDO AVE., N. OF RISING HILL ESCONDIDO CA 92029

CALSITES

ID No:	37010001	***Assembly:***	
Status Date:	01/10/2000	***Senate:***	
NPL:	N	***Region:***	4
Tier:		***Region Name:***	LONG BEACH
Fund:		***County Co:***	37
Access :		***Facility County:***	SAN DIEGO
Access Code:	NOT REPORTED	***Lat Deg:***	0
Cortese:		***Lat Min:***	0
Hrscore:		***Lat Sec:***	0
Hrsdate:		***Lat Dir:***	
Groundwater Contam:		***Long Deg:***	0
GW Code:	NOT REPORTED	***Long Min:***	0
No Sources:	0	***Long Sec:***	0
RWQCB Name:		***Long Dir:***	
Branch Name:	SOUTHERN CA. - A	***LImethod:***	
Staff:	JABRAHAM	***LIdesc:***	
Senior:	HSALLOUM		
Status Name:	VOLUNTARY CLEANUP PROGRAM		
Type Name:	PROPOSED SCHOOL SITE PROPERTY		
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL		
SIC Name:	AGRICULTURAL PRODUCTION - CROPS		
Filename:	BERNARDO ELEMENTARY SCHOOL (PROPOSED)		
Comments:			

DTSC entered into a Voluntary Cleanup Agreement with Escondido Union School District to provide oversight for a Preliminary Endangerment Assessment for the proposed Bernardo Elementary School site.

Background:

Site: ***DAN TRIEGER***
FELICITA ROAD ESCONDIDO CA 92029

RCRA NON GEN

EPA Handler ID:	CAC003040318
Gen Status Universe:	No Report
Contact Name:	DAN TRIEGER
Contact Address:	FELICITA ROAD , , ESCONDIDO , CA, 92029 ,
Contact Phone No and Ext:	619-850-9190
Contact Email:	OFFICE@SOCALABATEMENT.COM
Contact Country:	
County Name:	SAN DIEGO
EPA Region:	09
Land Type:	
Receive Date:	20191024
Location Latitude:	
Location Longitude:	
Recycler Activity?:	NO
Recycler Activity Note:	This facility has no indication of Recycling Activity.

Violation/Evaluation Summary

Note:	NO RECORDS: As of Oct 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No
Recycler Activity:	No
Recycler Activity Without Storage:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191024
Handler Name:	DAN TRIEGER
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	FELICITA ROAD
Name:	DAN TRIEGER	***Street 2:***	
Date Became Current:		***City:***	ESCONDIDO
Date Ended Current:		***State:***	CA
Phone:	619-850-9190	***Country:***	
Source Type:	Implementer	***Zip Code:***	92029

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	FELICITA ROAD
Name:	DAN TRIEGER	***Street 2:***	
Date Became Current:		***City:***	ESCONDIDO
Date Ended Current:		***State:***	CA
Phone:	619-850-9190	***Country:***	
Source Type:	Implementer	***Zip Code:***	92029

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

SEMS List 8R Active Site Inventory:

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Oct 24, 2024

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Oct 24, 2024

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 21, 2024

RCRA non-CORRACTS TSD Facilities: RCR

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Oct 21, 2024

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Oct 21, 2024

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Oct 21, 2024

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Oct 21, 2024

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 21, 2024

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Oct 21, 2024

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jan 29, 2025

Federal Institutional Controls- ICs: FEI

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jan 29, 2025

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Sep 25, 2024

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Dec 31, 2024

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 7, 2024

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Oct 31, 2024

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Oct 24, 2024

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Oct 24, 2024

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database serves a purpose similar to that of the federal NPL, functioning as a state-level counterpart for prioritizing cleanup efforts at hazardous substance release sites.

Government Publication Date: Dec 10, 2025

EnviroStor Database: ENVIR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database serves a purpose similar to that of the federal Superfund Enterprise Management System (SEMS), functioning as a state-level counterpart for tracking potential hazardous substance release sites.

Government Publication Date: Dec 10, 2025

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jan 31, 2025

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Oct 26, 2024

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Waste Management Unit Database: WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Dec 10, 2025

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers: C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers: RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jan 2, 2025

Listing of Certified Processors: PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jan 2, 2025

Listing of Certified Dropoff, Collection, and Community Service Programs: CONTAINER

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jan 2, 2025

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Sep 25, 2024

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Sep 25, 2024

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jan 21, 2025

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Nov 17, 2024

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

Government Publication Date: Jan 21, 2025

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System: UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks: AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks: TANK OI

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jan 22, 2025

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jan 22, 2025

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Oct 28, 2024

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Oct 28, 2024

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Dec 10, 2025

CALSITES Database: CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jan 15, 2025

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Dec 10, 2025

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Sep 25, 2024

Delisted Cleanup Program Sites: DELISTED CLEANUP

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Government Publication Date: Jan 15, 2025

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Oct 28, 2024

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 15, 2024

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 15, 2024

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 15, 2024

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 15, 2024

County

San Diego County - Solid Waste Facility List: SWF SANDIEGO

This list of open and closed Solid Waste Facilities is made available by the County of San Diego Department of Environmental Health and Quality's (DEHQ) agency files and map service. The County of San Diego DEHQ Solid Waste Local Enforcement Agency (LEA) is certified by the California Department of Resources Recycling and Recovery to enforce state solid waste laws and regulations in San Diego County, excluding the City of San Diego.

Government Publication Date: Sep 24, 2024

San Diego County - Local Oversight Program List: LOP SANDIEGO

A list of Underground Storage Tank (UST) release sites in the County of San Diego. This list is made available by San Diego County Department of Environmental Health.

Government Publication Date: Jun 15, 2020

San Diego County - Hazardous Materials Management Division Database: HAZ SAN

A list of facilities with Unified Program Facility Permit in San Diego County. This list has been made available by County of San Diego Environmental Health.

Government Publication Date: Jul 19, 2024

San Diego County - UST List: UST SANDIEGO

A list of registered Underground Storage Tanks in the County of San Diego. The list is made available by the San Diego County Hazardous Materials Division.

Government Publication Date: Sep 13, 2024

San Diego County - Site Assessment and Mitigation Investigation Sites: SAM SANDIEGO

List of sites which have undergone a Site Assessment and Mitigation investigation. This list is made available by the County of San Diego Department of Environmental Health.

Government Publication Date: Apr 26, 2024

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.

Government Publication Date: Aug 5, 2024

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Apr 4, 2024

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Aug 1, 2024

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFA

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Dec 17, 2024

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Oct 24, 2024

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills: PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Dec 9, 2024

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jul 22, 2024

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest : PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Dec 15, 2024

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Dec 16, 2024

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 29, 2024

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Nov 20, 2024

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Apr 13, 2024

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2024

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2024

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: May 6, 2024

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, wh originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Feb 5, 2024

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 29, 2024

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 29, 2024

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Apr 15, 2024

State

PFAS Sampling Locations: PFAS SAMPLING

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

Government Publication Date: Dec 6, 2024

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Dec 20, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jan 31, 2022

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Jan 31, 2022

PFAS GeoTracker Cleanup Sites: PFAS GT CLEANUPS

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA).

Government Publication Date: Jan 15, 2025

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Dec 1, 2024

PFAS Investigations: PFAS INVEST

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. Military facilities have been identified by the Department of Defense (DOD) as part of their efforts to investigate PFAS per the Defense Environmental Restoration Program (DERP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The data includes locations for Airports, Chrome Plating Facilities, Landfills, Publicly Owned Treatment Works, Refineries and Bulk Terminals, DOD Facilities, and Monitored Drinking Water Wells being investigated for potential PFAS.

Government Publication Date: Jan 23, 2024

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 15, 2023

Toxic Pit Cleanup Act Sites: TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is not longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

Government Publication Date: Nov 23, 2023

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Dec 10, 2025

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This listing has been made available by the California Governor's Office of Emergency Services (Cal OES).

Government Publication Date: Oct 21, 2024

Historical California Hazardous Material Incident Report System (CHMIRS): HIST C

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Handlers from Hazardous Waste Manifest Data: HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data: HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data: HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters: HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Jan 2, 2025

Registered Waste Tire Haulers: WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Feb 13, 2025

California Medical Waste Management Program Facility List: MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Sep 5, 2024

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Dec 6, 2021

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Oct 28, 2024

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Sep 25, 2024

Mines Listing: MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Oct 3, 2024

Recorded Environmental Cleanup Liens: LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Dec 18, 2023

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Sep 25, 2024

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program.

Government Publication Date: Dec 31, 2021

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX C
REGULATORY AGENCY RECORDS

Request

Hello. We are seeking hazardous waste, hazardous materials, underground storage tank records and site assessment/mitigation files pertaining to the properties located at 1100 Hamilton Lane in Escondido, California.

Thanks.

Dan

TimelineDocuments

Anyone with access to this request

Request published

March 16, 2025, 9:35pm

Anyone with access to this request

Request closed

Hello,

This is in response to your California Public Records Act request, which the County of San Diego received on 03/11/2025 and which states:

We are seeking hazardous waste, hazardous materials, underground storage tank records and site assessment/mitigation files pertaining to the properties located at 1100 Hamilton Lane in Escondido, California.

The County does not have any records responsive to your request. Please note that 72 hours after you receive this message your request will become publicly available.

Thank you,

DEHQ- Hazardous Materials Division

County of San Diego

March 13, 2025, 12:02pm by Staff

Anyone with access to this request

Department assignment

Environmental Health and Quality - Hazardous Material Division (HMD)

March 11, 2025, 2:31pm by the requester

Anyone with access to this request

Request opened

Request received via web

March 11, 2025, 2:31pm by the requester

APPENDIX D
HISTORICAL RESOURCES

HISTORICAL AERIALS

Project Property: 1100 Hamilton Lane
1100 Hamilton Lane
Escondido CA 92029

Project No:

Requested By: Weis Environmental, LLC

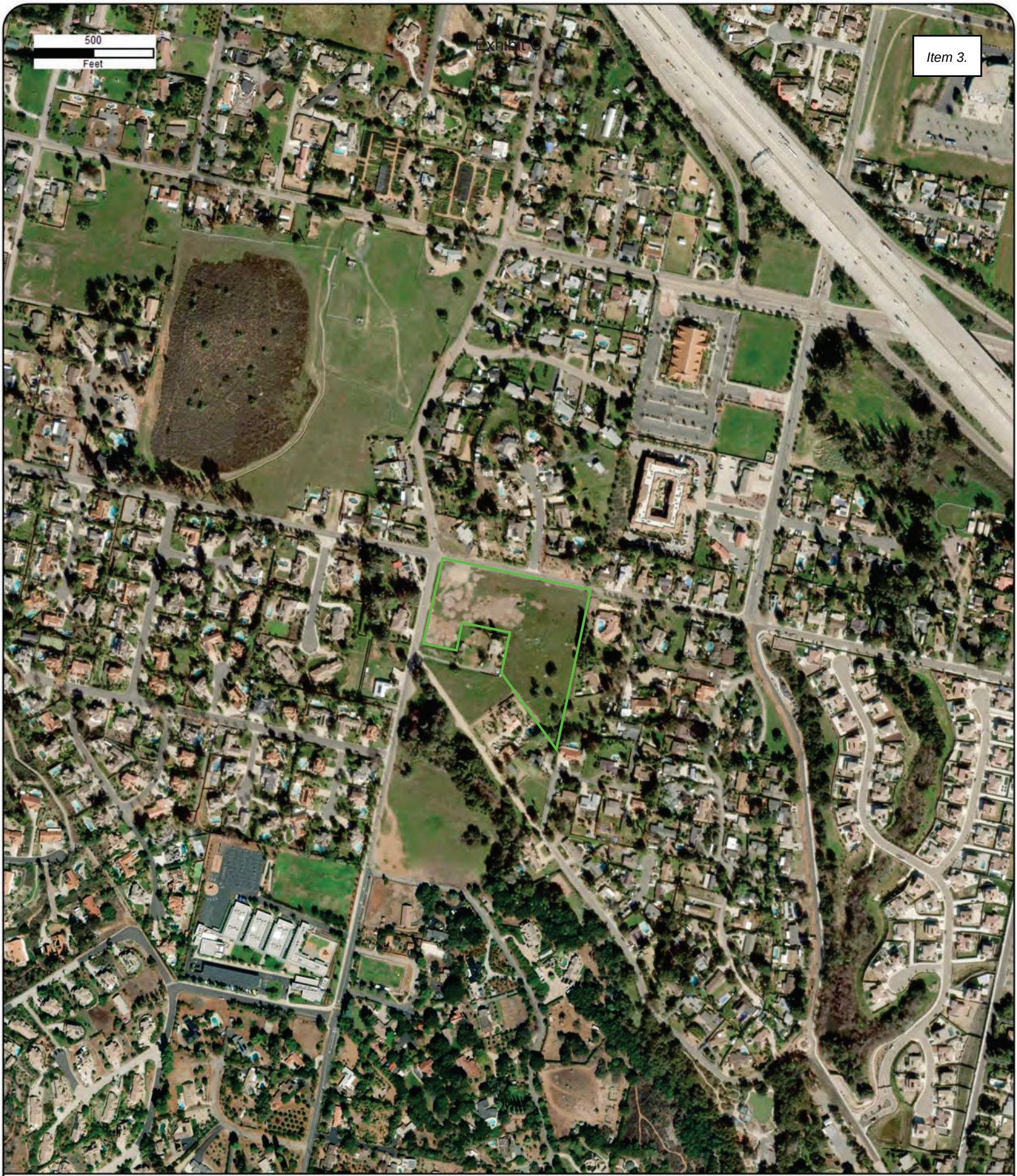
Order No: 25030401545

Date Completed: March 07,2025

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2024	Maxar Technologies	1" = 500'	
2022	United States Department of Agriculture	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2004	United States Department of Agriculture	1" = 500'	
2002	United States Geological Survey	1" = 500'	
1996	United States Geological Survey	1" = 500'	
1995	United States Geological Survey	1" = 500'	
1985	United States Geological Survey	1" = 500'	
1980	United States Geological Survey	1" = 500'	
1974	Private	1" = 500'	
1967	United States Geological Survey	1" = 500'	
1963	Cartwright Aerial Surveys	1" = 500'	
1953	Agricultural Stabilization & Conserv. Service	1" = 500'	
1947	United States Geological Survey	1" = 500'	
1939	Agricultural Stabilization & Conserv. Service	1" = 500'	



Year: 2024
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C

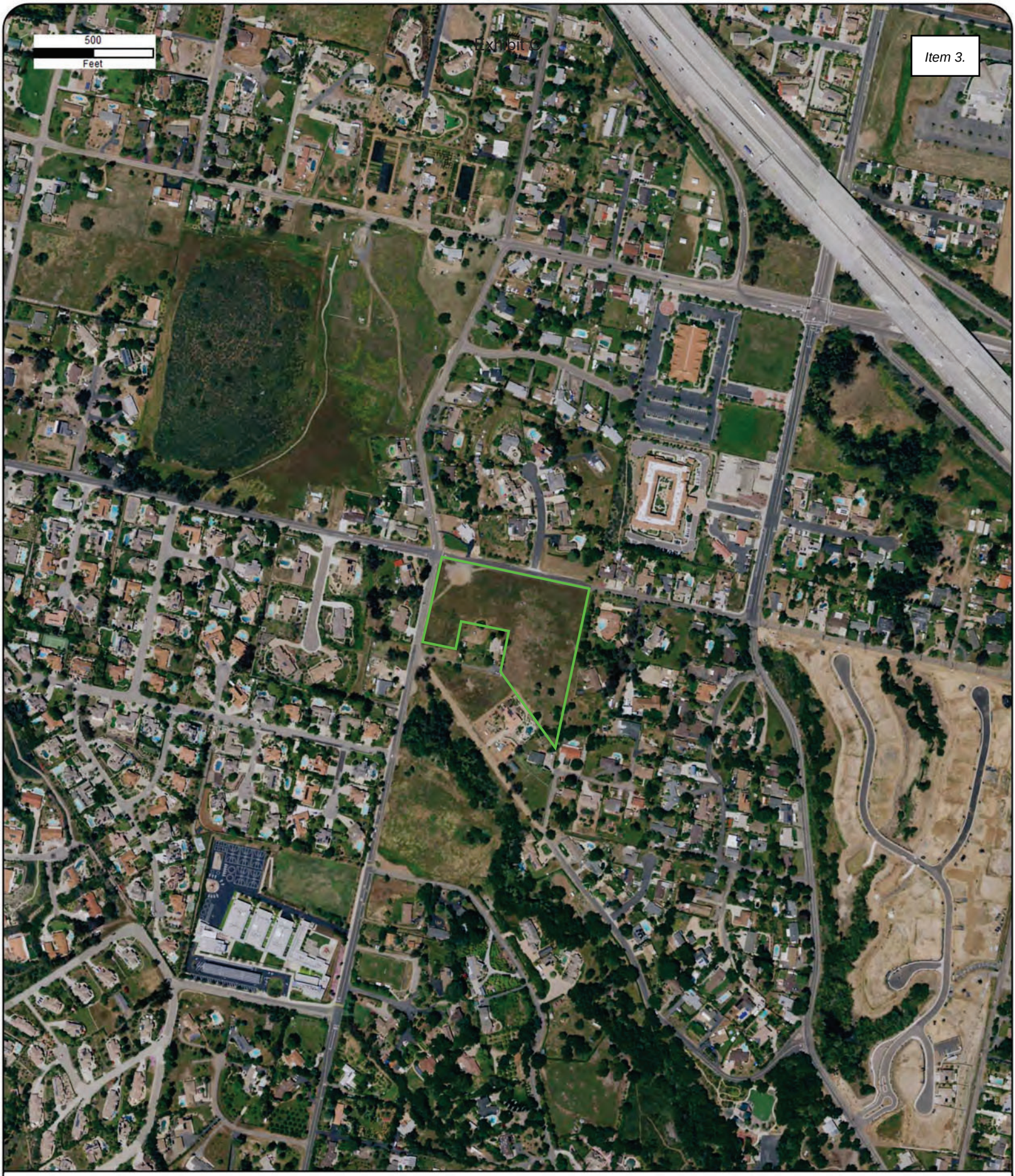


Year: 2022
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



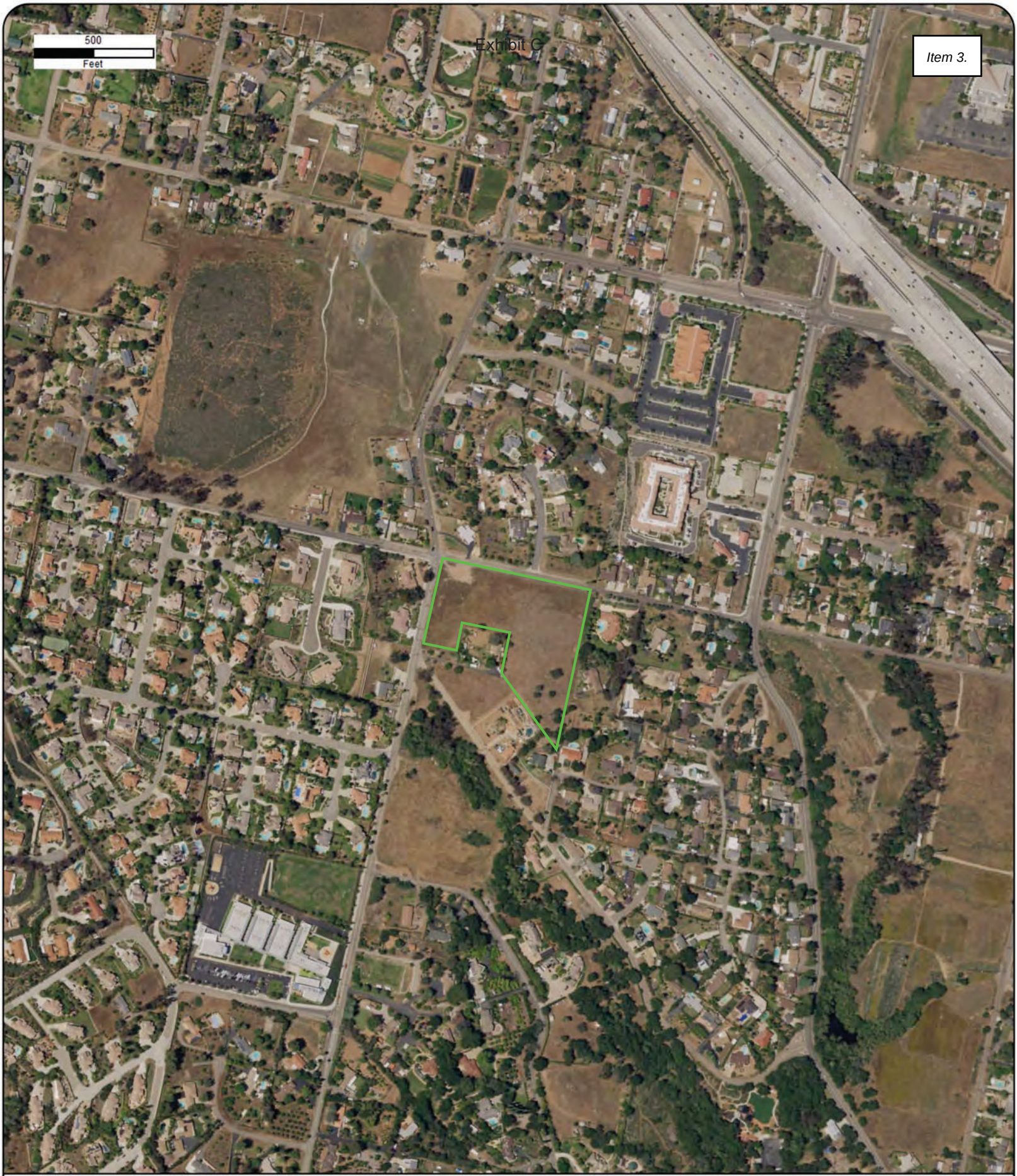
Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545



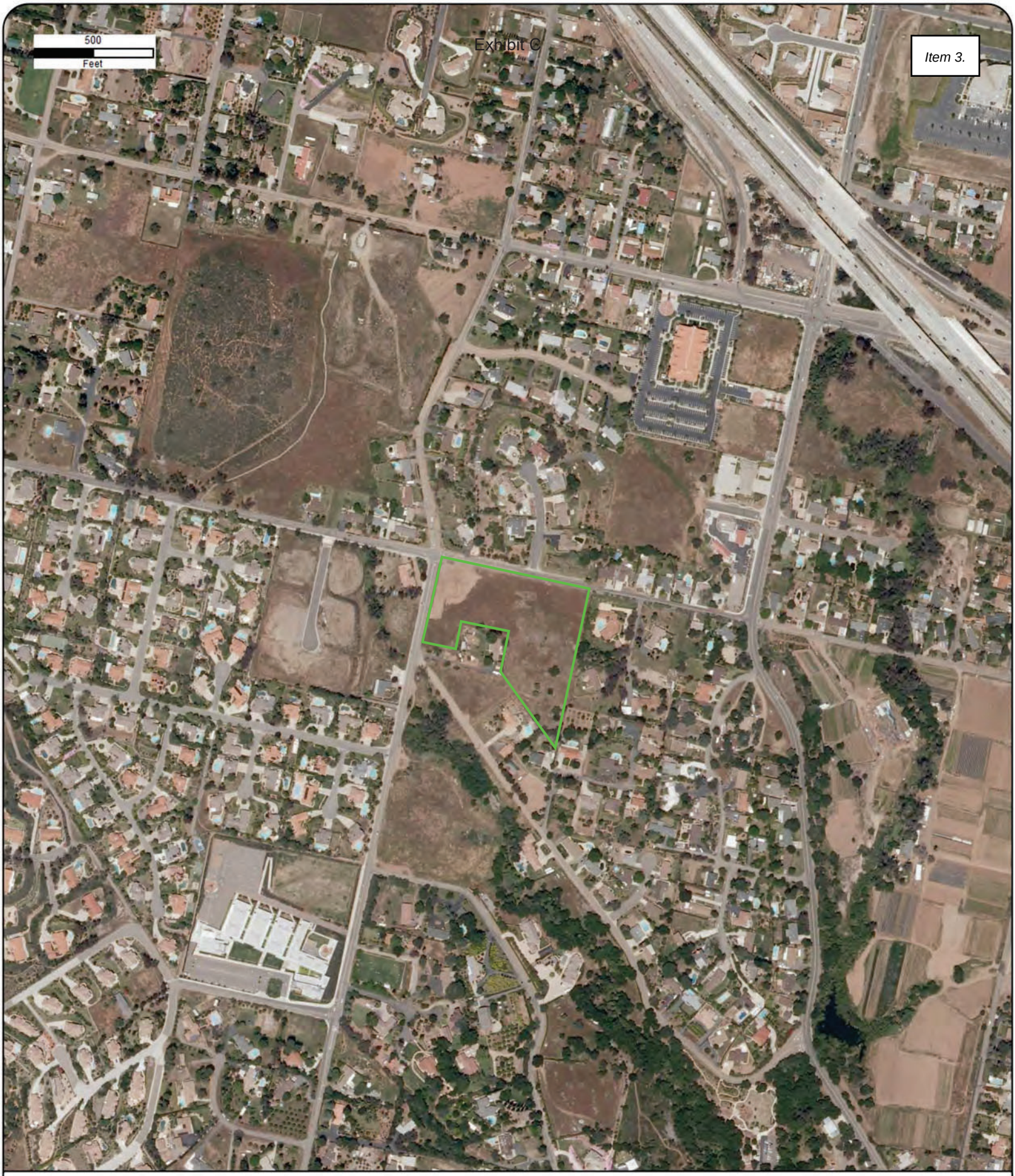
Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



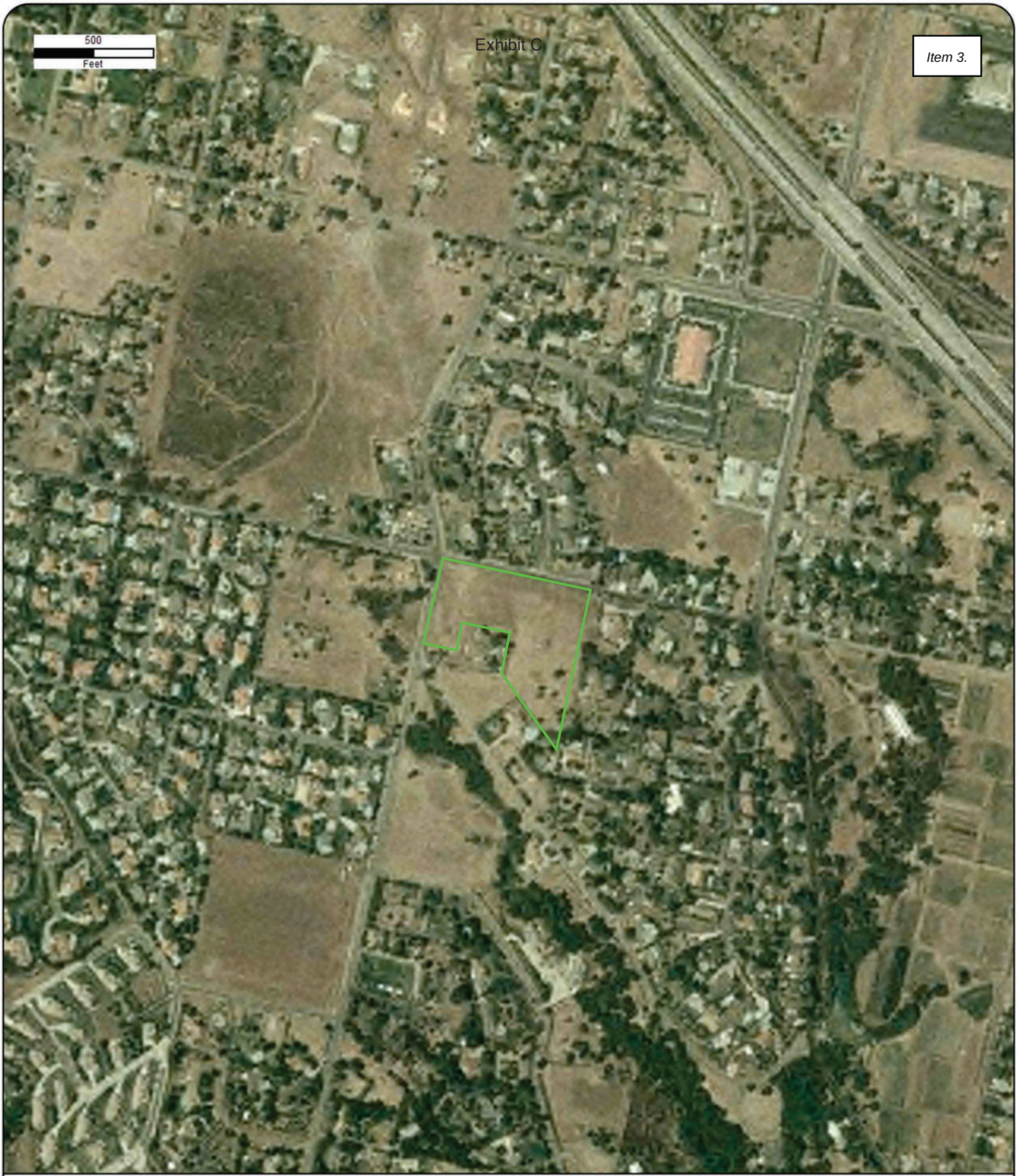
Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 2004
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 2002
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 1996
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 1995
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1985
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 1980
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

500
Feet



Year: 1974
Source: Private
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 1967
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

Exhibit C



Year: 1963
Source: CAS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

Exhibit C



Year: 1953
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



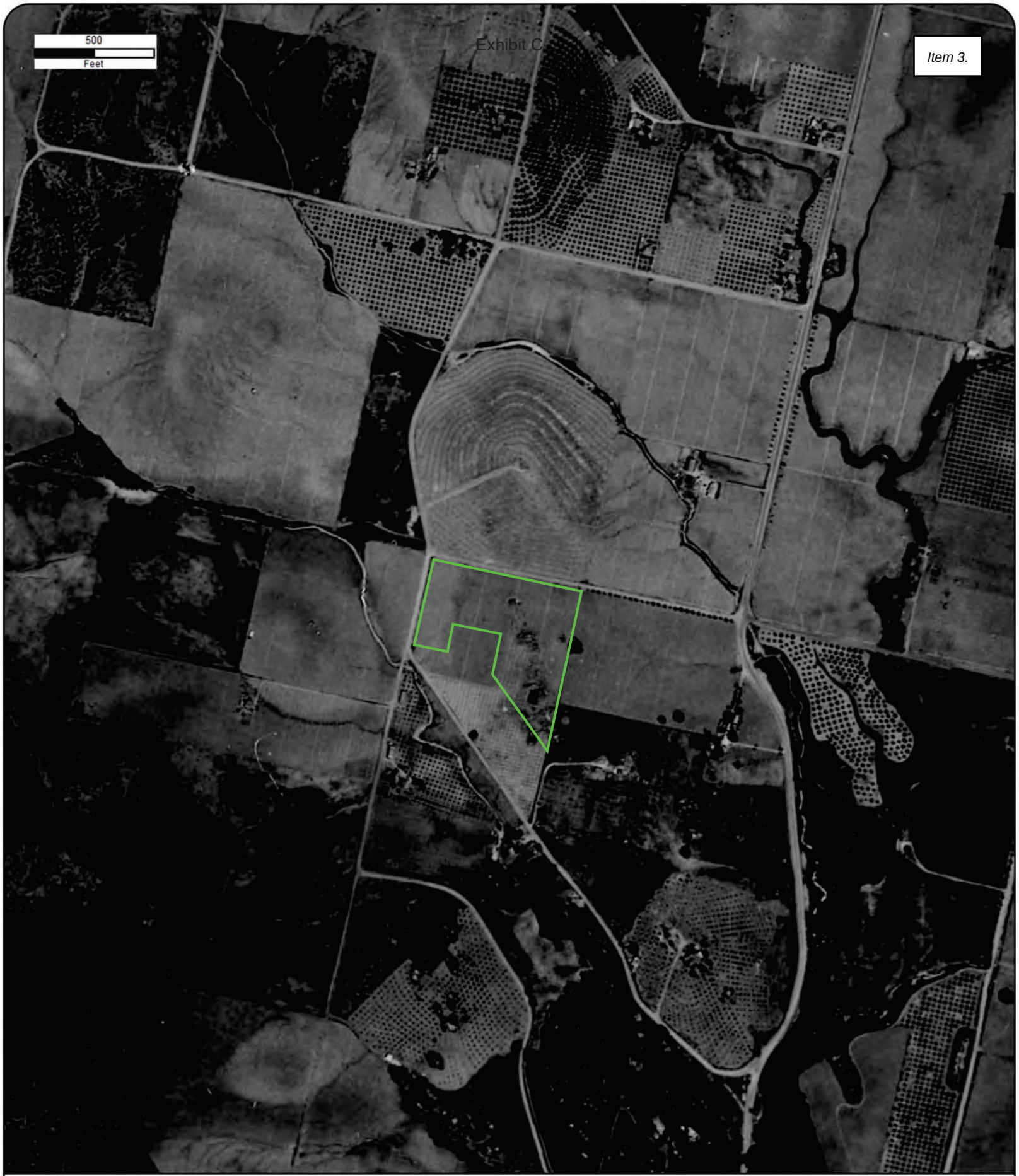
Year: 1947
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 1939
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

TOPOGRAPHIC MAPS

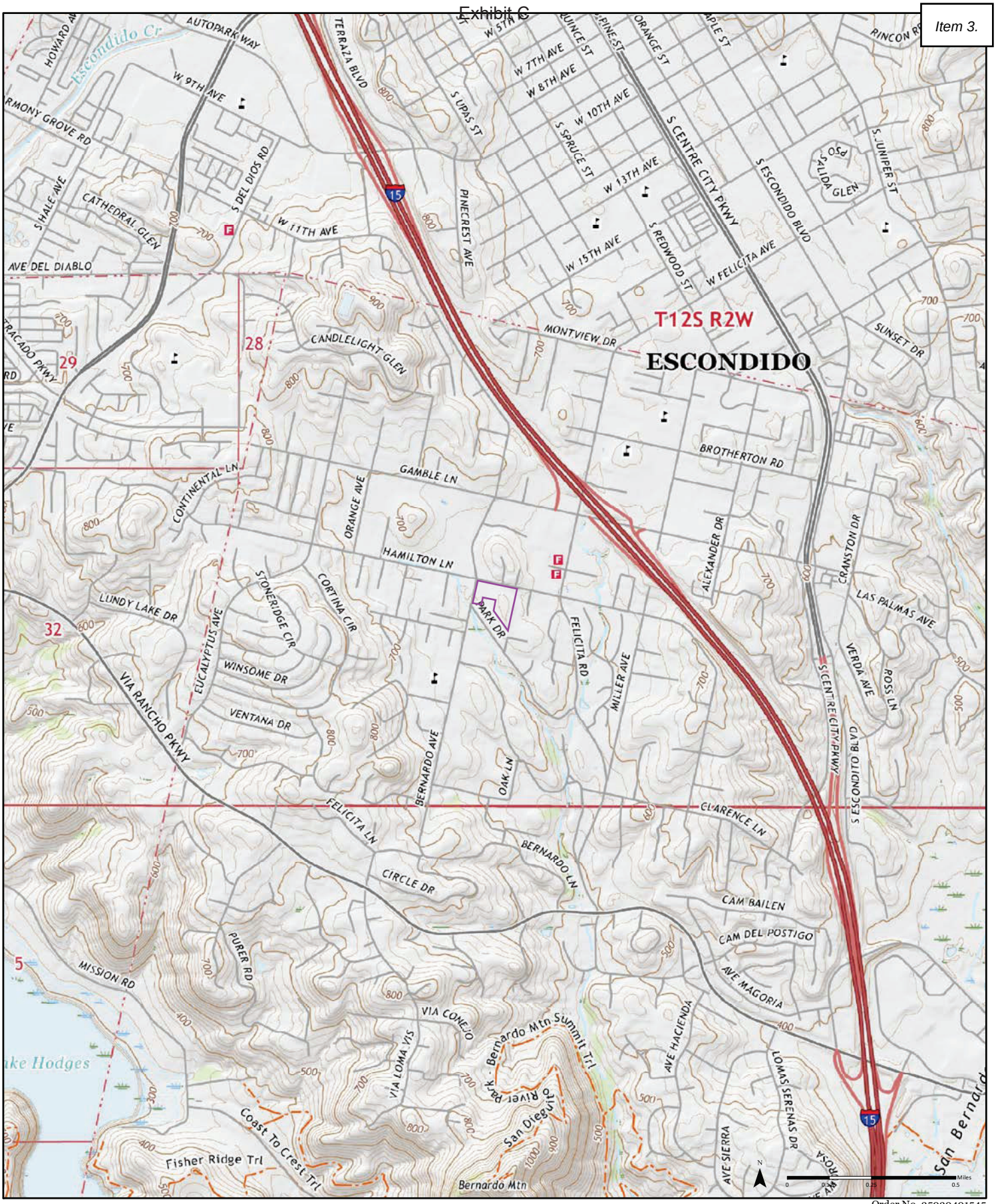
Project Property:	1100 Hamilton Lane 1100 Hamilton Lane Escondido CA 92029
Project No:	None
Requested By:	Weis Environmental, LLC
Order No:	25030401545
Date Completed:	March 05, 2025

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2022	7.5
2018	7.5
2015	7.5
1996	7.5
1975	7.5
1968	7.5
1949	7.5
1948	7.5
1942	15
1901	15
1893	15

Topographic Map Symbology for the maps may be available in the following documents:
Pre-1947
Page 223 of 1918 Topographic Instructions
Page 130 of 1928 Topographic Instructions
1947-2009
Topographic Map Symbols
2009-present
US Topo Map Symbols

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.



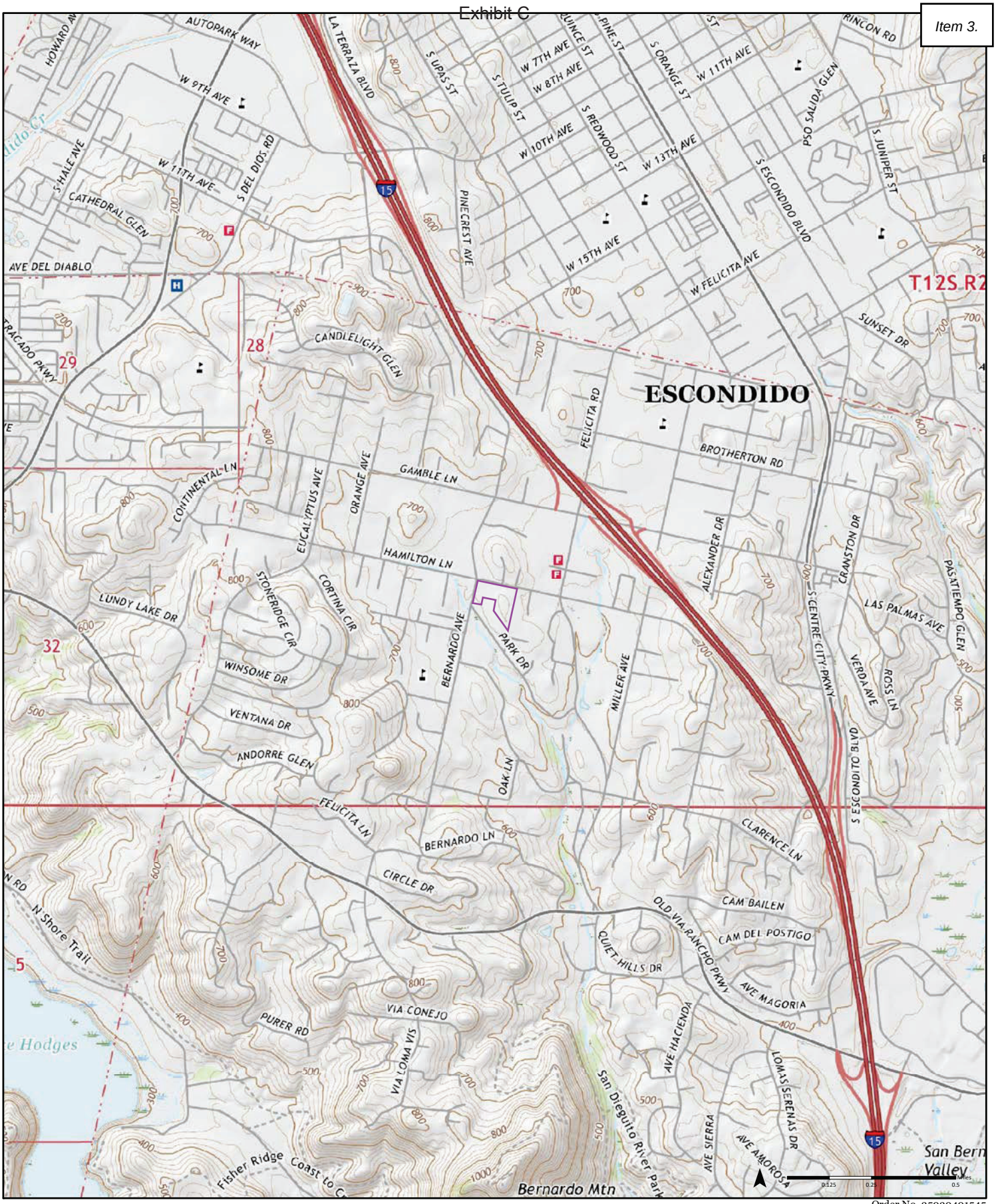
Order No. 25030401545

2022



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



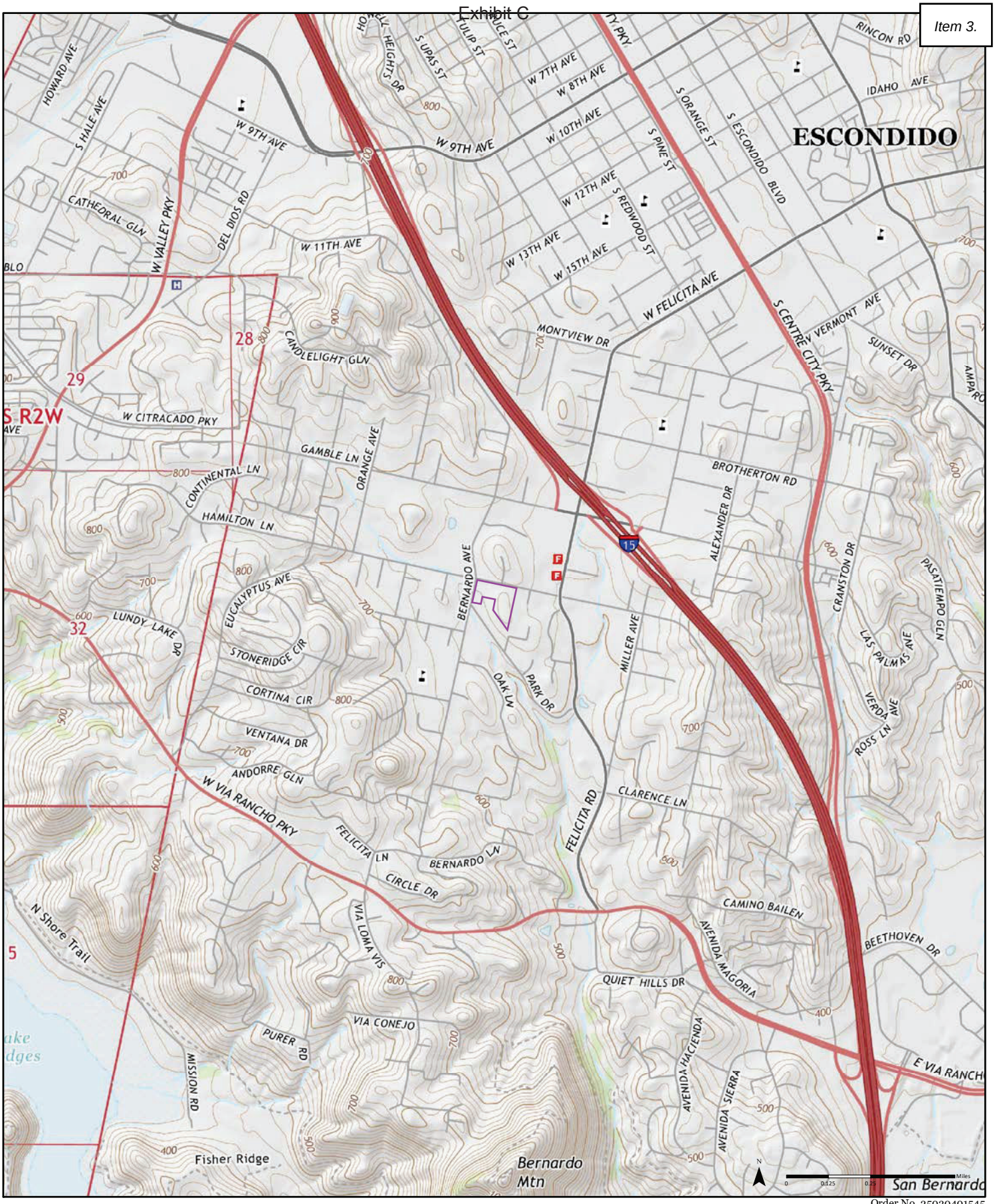
Order No. 25030401545

2018



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



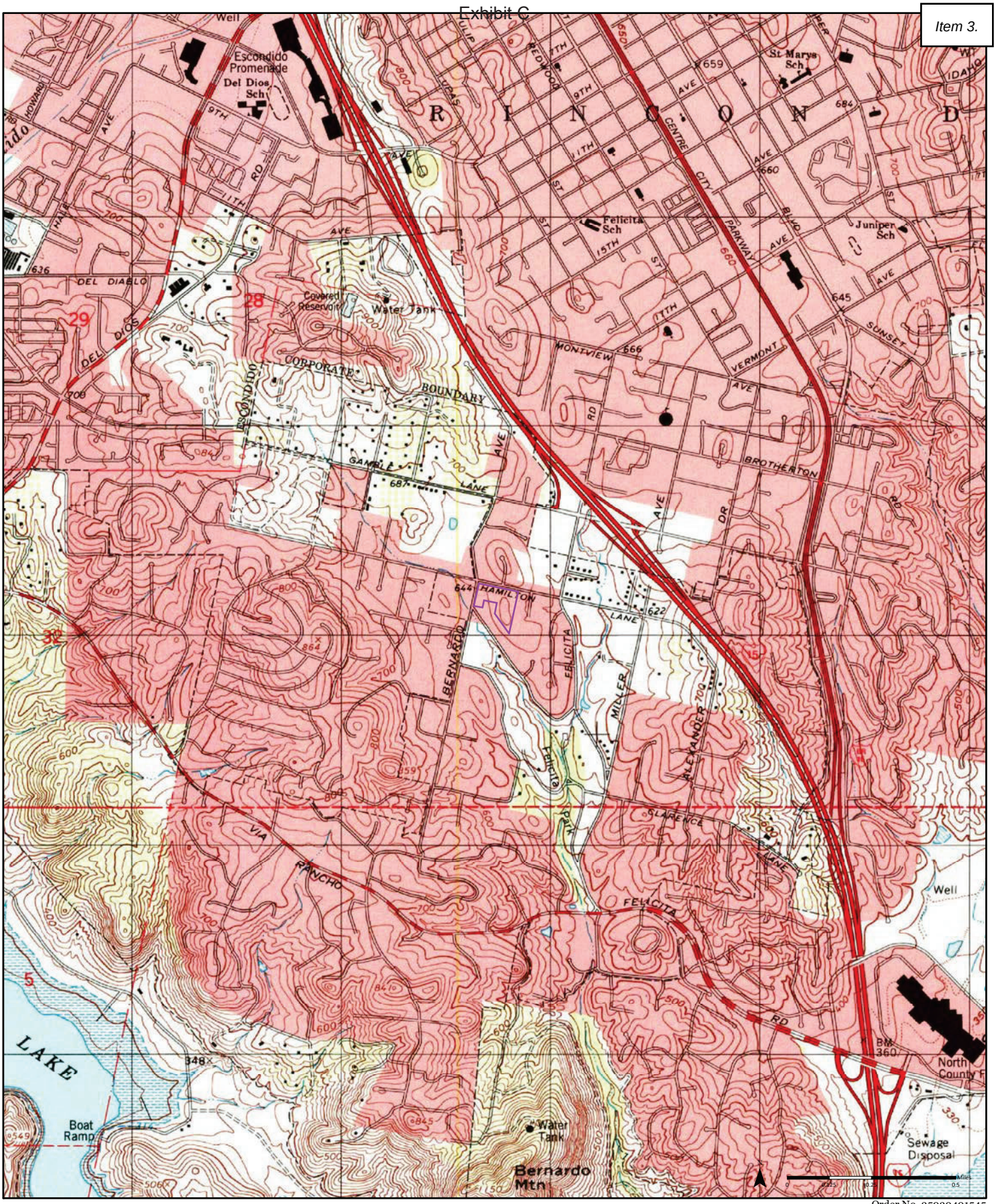
Order No. 25030401545

2015



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



1996 (1-1996)

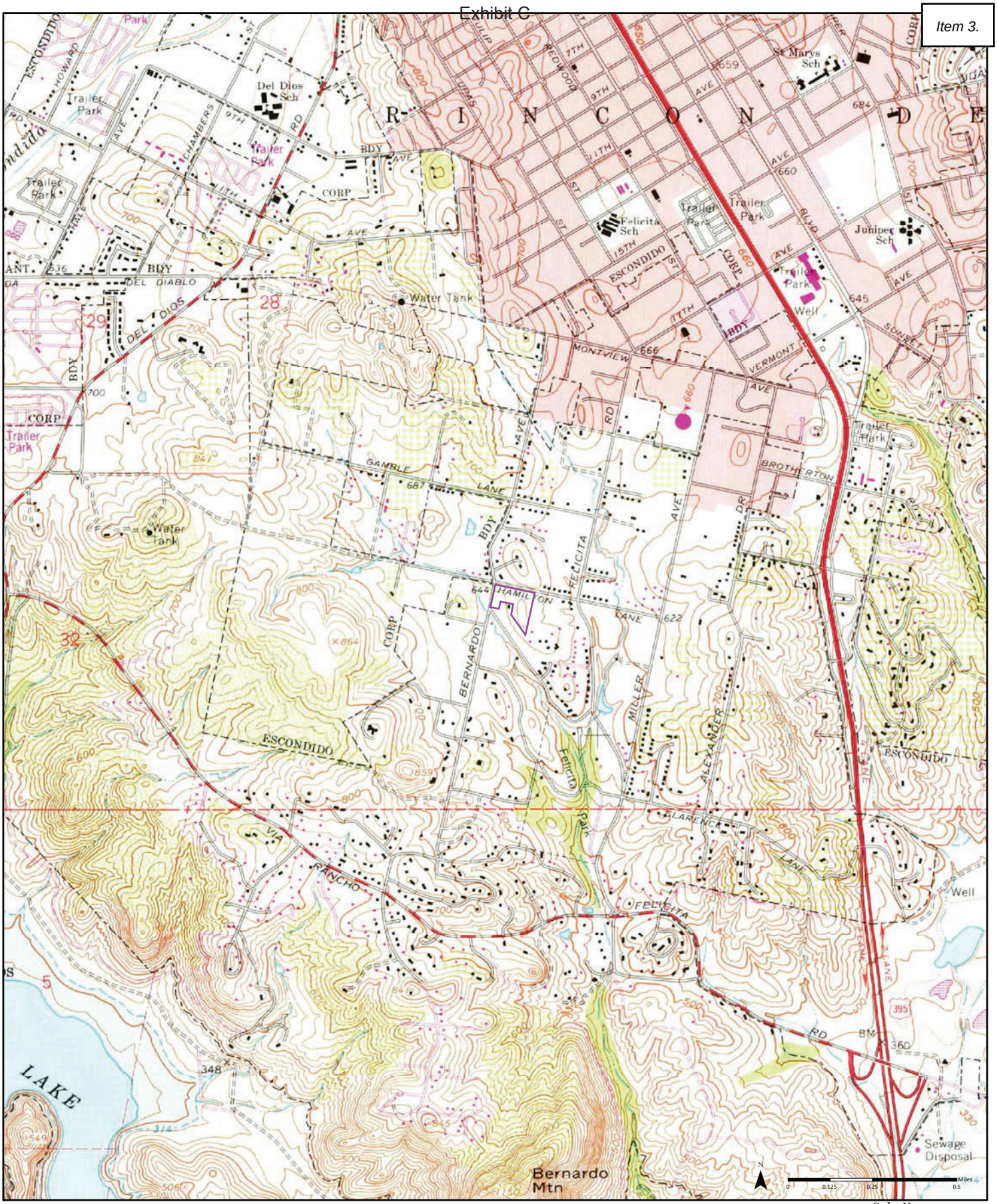
Aerial Photo Year: 1996

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1996)



Source: USGS 7.5 Minute Topographic Map



Order No. 25030401545

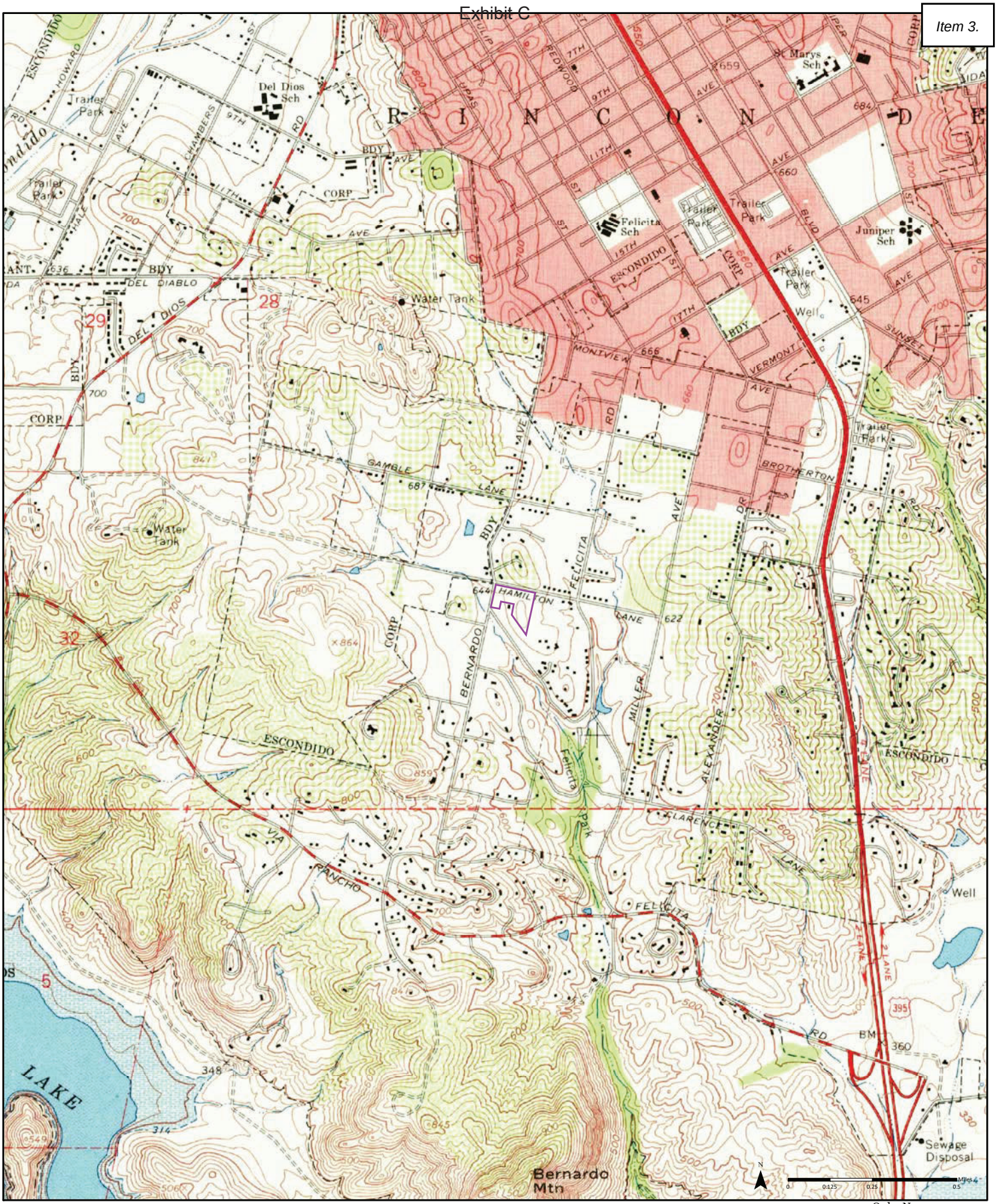
1975 *(1-1975)*

Aerial Photo Year: 1967
Photo Revision Year: 1975

Available Quadrangle(s): Escondido, CA(1-1975)



Source: USGS 7.5 Minute Topographic Map



1968 (1-1968)

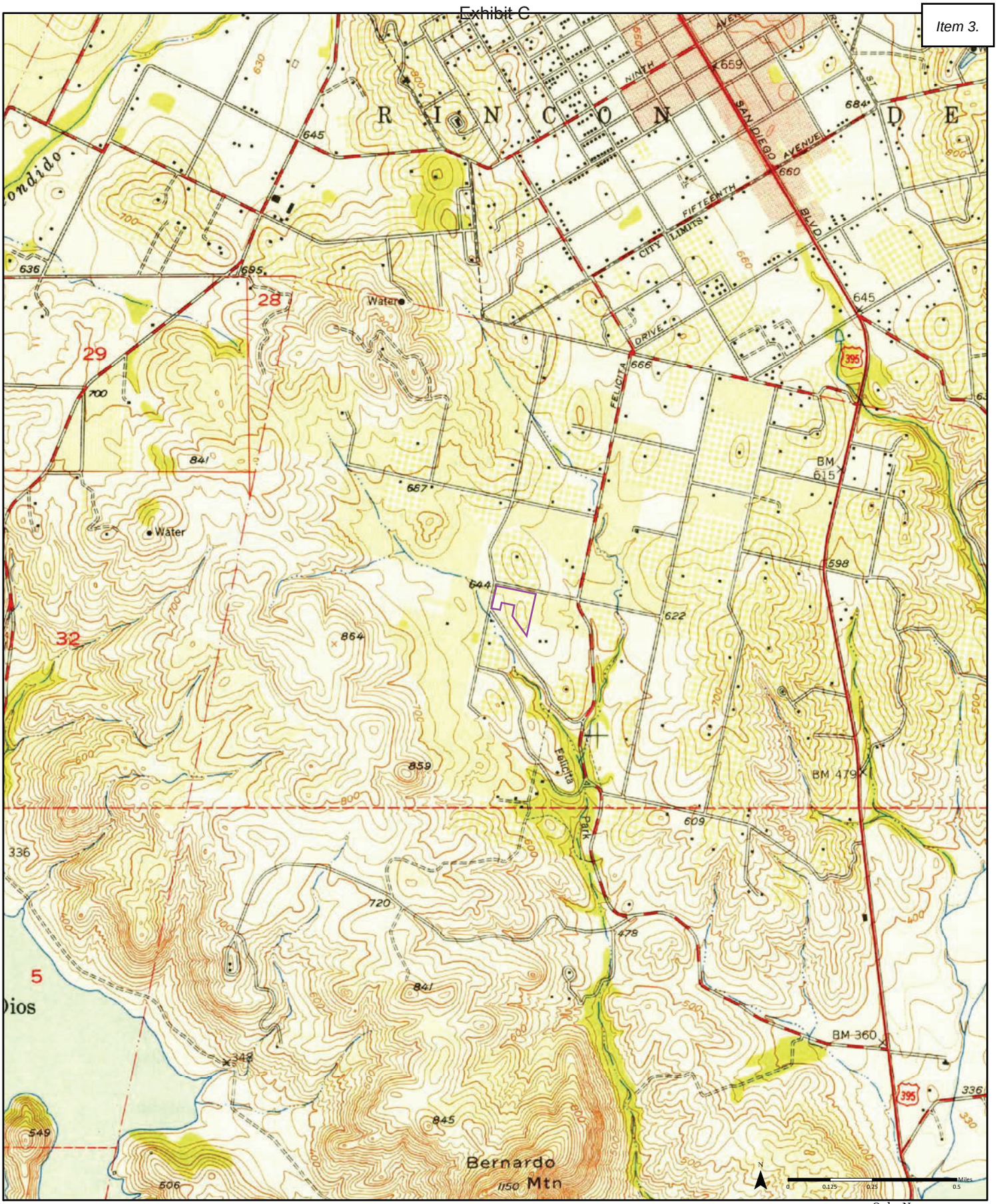
Aerial Photo Year: 1967

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1968)



Source: USGS 7.5 Minute Topographic Map



Order No. 25030401545

1949 (1-1949)

Aerial Photo Year: 1947



Available Quadrangle(s): Escondido, CA(1-1949)

Source: USGS 7.5 Minute Topographic Map



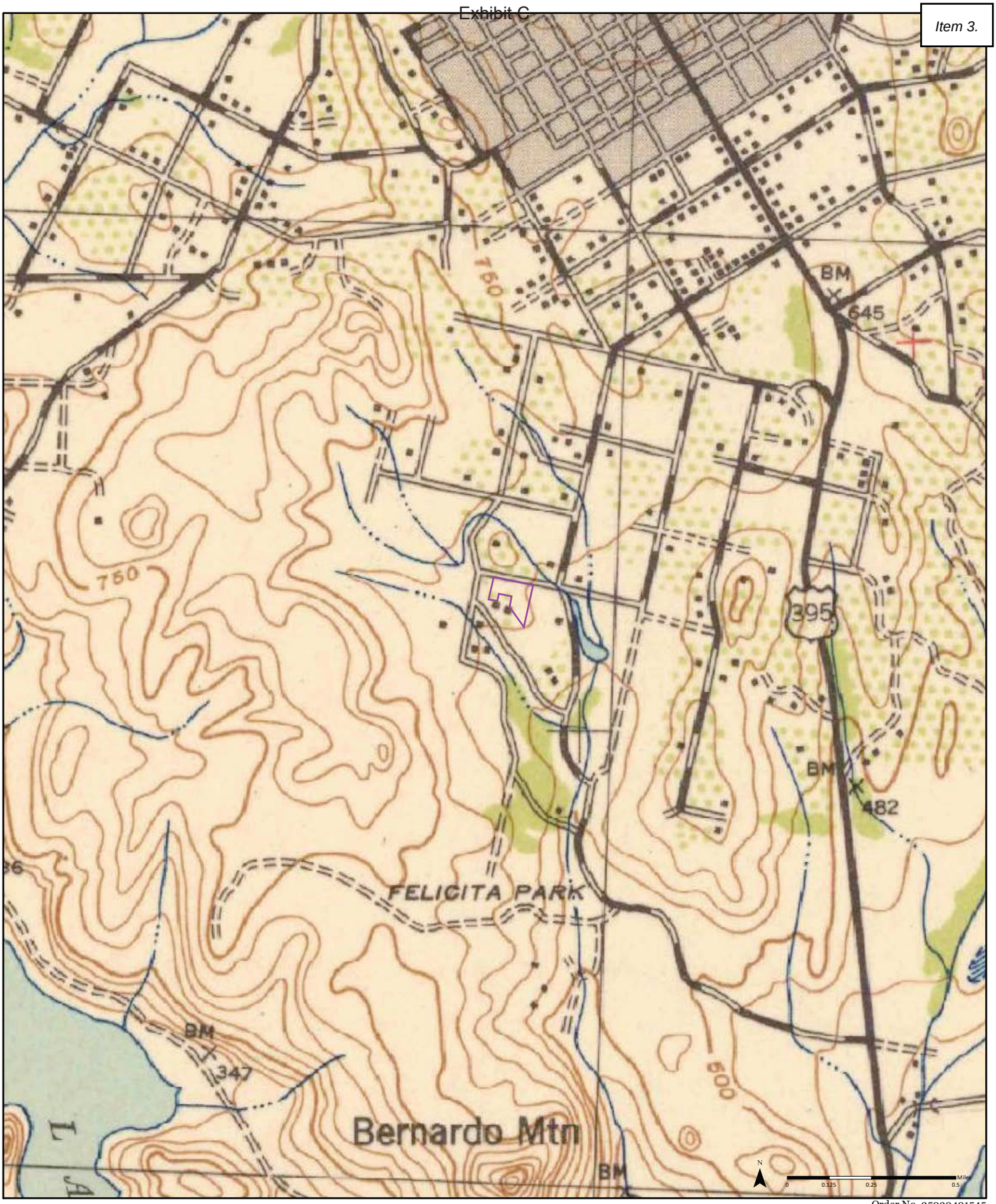
1948 *(1-1948)*
Aerial Photo Year: 1947

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1948)



Source: USGS 7.5 Minute Topographic Map



1942 *(1-1942)*

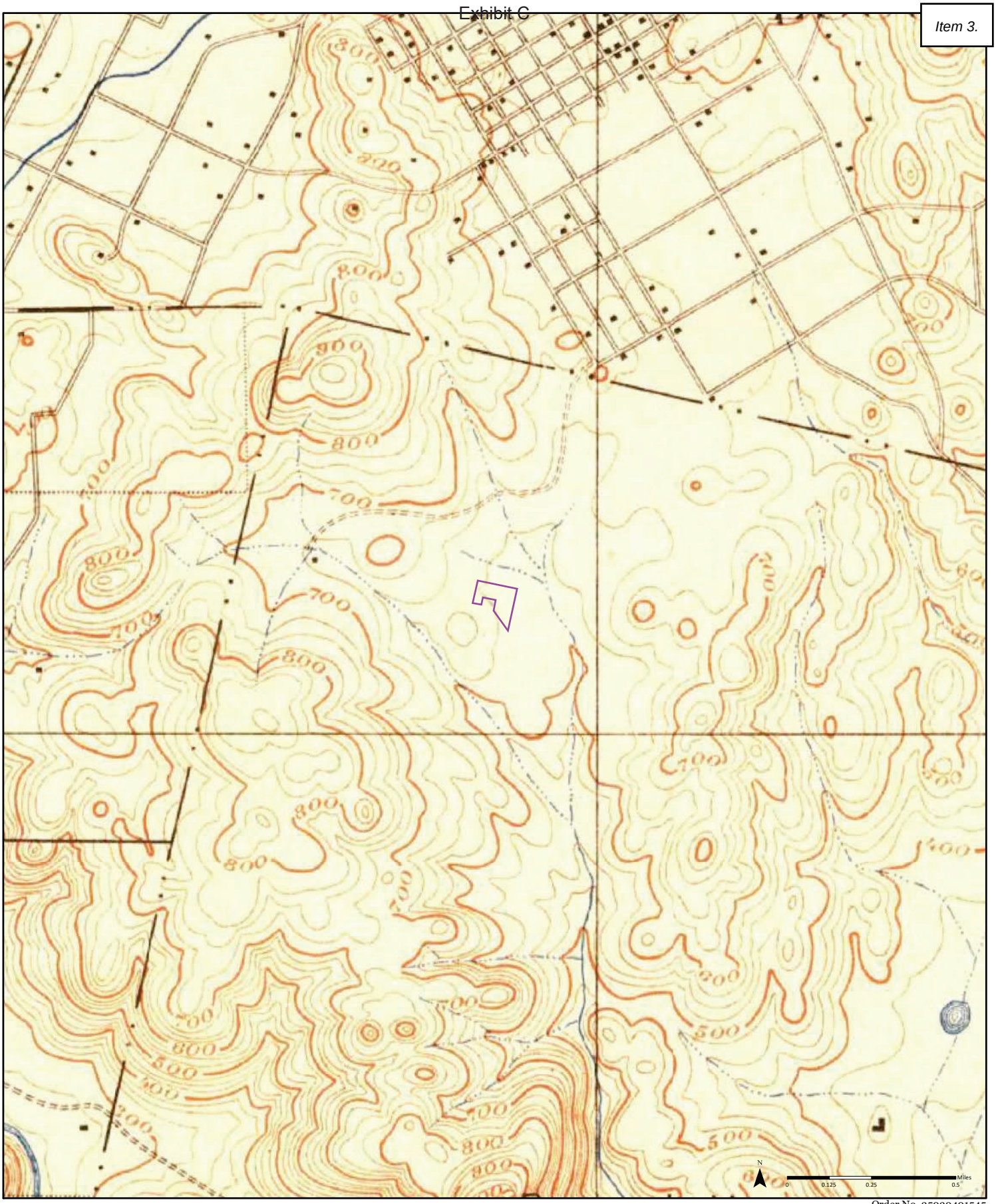
Aerial Photo Year: 1939

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1942)



Source: USGS 15 Minute Topographic Map



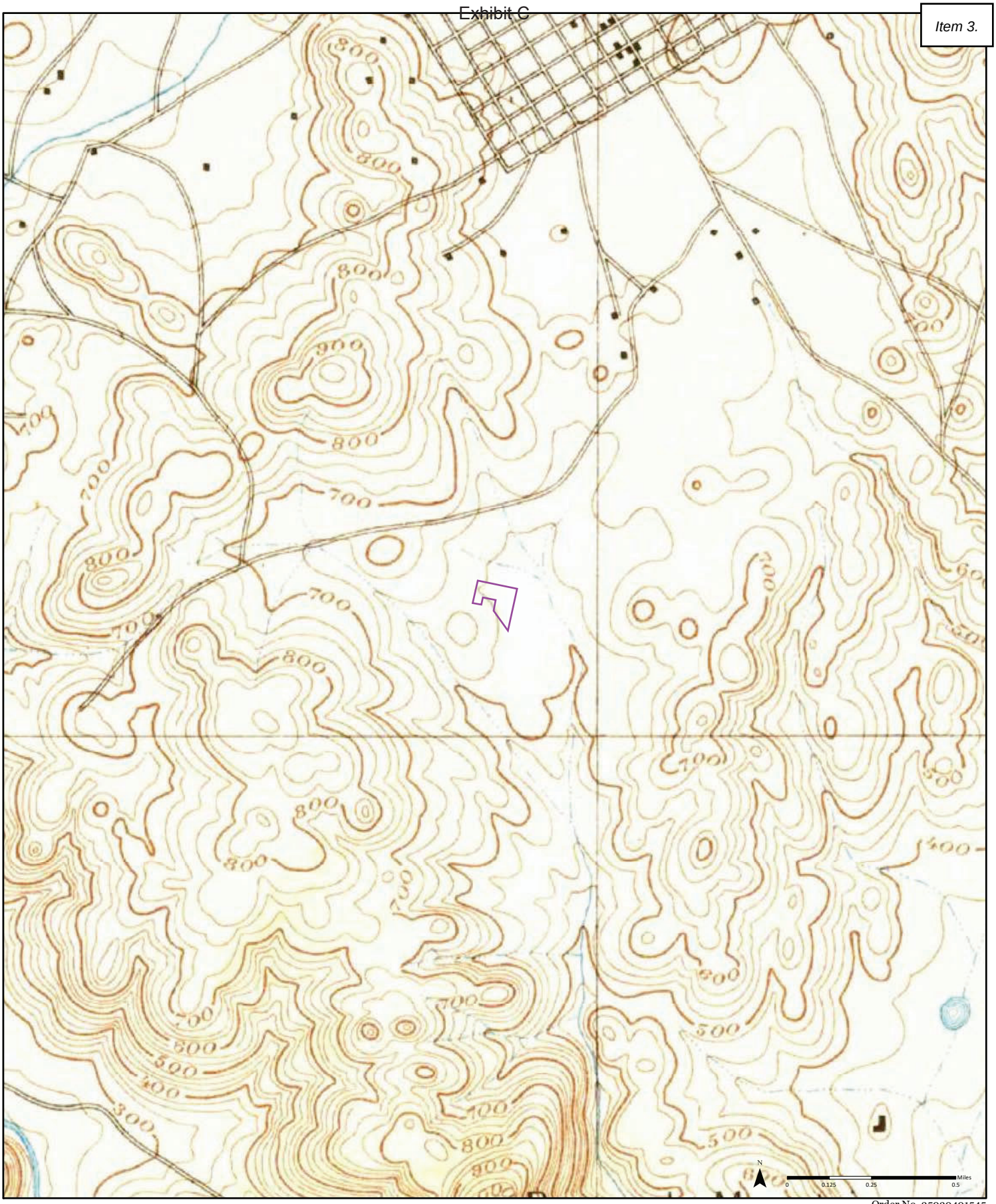
Order No. 25030401545

1901

Available Quadrangle(s): Escondido, CA



Source: USGS 15 Minute Topographic Map



Order No. 25030401545

1893



Available Quadrangle(s): Escondido, CA

Source: USGS 15 Minute Topographic Map

APPENDIX E
PHOTOGRAPHS



1. View from the northwest corner of the Site facing south.



2. View from the northwest corner of the Site facing east.



3. View from the southwest corner of the Site facing northeast.



4. View from the southeast corner of the Site facing northwest.



5. View from the southwest corner of the Site facing north.



6. View from the northeast corner of the Site facing southwest.



7. View from the center of the Site facing north.



8. View from the center of the Site facing east.



9. View from the center of the Site facing south.



10. View from the center of the Site facing west.



11. View of rock outcrops and vegetation piles in the center of the Site.



12. View of scrap metal debris in the center of the Site.



13. View of pole-mounted transformer along the east side of the Site.



14. View of the east adjoining residential property.



15. View of the south adjoining residential property.



16. View of Bernardo Avenue, then the west adjoining residential property.



17. View of Hamilton Lane, then the north adjoining residential property.

APPENDIX F
INTERVIEW QUESTIONNAIRE

Weis ENVIRONMENTAL

Due Diligence Environmental Questionnaire

Site Name – 1100 Hamilton Lane, Escondido, California

Return to dw@weisenviro.com

Completed by: LEE DURAN

Company or Organization: HAMILTON BERNARDO LLC

Title MANAGING MEMBER

Date: MAR 11, 2025

1.) Who is the current owner of the subject property and when was it purchased?

HAMILTON BERNARDO LLC
FEB 2020

2.) Who are the past owners of the property and years of ownership (if available)?

UNKNOWN

3.) What was the past use of the subject property?

GRAZING PASTURE FOR COWS/HORSES.

4.) Are you aware of any environmental cleanup liens that are filed or recorded against the subject property?

NONE

5.) Are you aware of any activity and land use limitations that are in place on the property that have been filed or recorded in a registry?

NONE - OTHER THAN STANDARD ZONING

6.) Are you aware of any specialized knowledge or experience related to the property or nearby properties that is pertinent to potential adverse environmental conditions?

NONE

7.) Did the purchase price paid for the property reasonably reflect the fair market rate for this type of property at the time?

YES

8.) If there was a significant difference between the proposed purchase price and fair market value at the time, did you consider whether the purchase price was due to known or suspect contamination at the property?

PURCHASE PRICE = FMV

9.) Are you aware of commonly known or reasonably obtainable information that would help us to identify conditions indicative of releases or threatened releases of hazardous wastes/materials at the property? Such information includes knowledge of specific chemicals that are present or were once present on the property, spills or other chemicals releases that may have occurred, underground or aboveground storage tanks and environmental cleanups that have been conducted on the property.

NONE

ENVIRONMENTAL EASEMENT AT CHATHAM BROTHERS BARREL YARD AT 2254 BERNARDO AVE. - NO KNOWN IMPACT TO 1100 HAMILTON LANE

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

NONE

APPENDIX G
QUALIFICATIONS

Dan Weis, R.E.H.S.
ENVIRONMENTAL MANAGER
1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008
(760) 585-7070 // (760) 672-6338 // dw@weisenviro.com // www.weisenviro.com

Professional Summary

Environmental Manager and California Registered Environmental Health Specialist with extensive expertise in environmental science and assessment, environmental and public health, risk assessment, health and safety, remedial design and implementation, strategic planning and project/program design and implementation. Over 20 years of professional experience and achievement. Successful completion of projects for a wide range of clientele including, but not limited to, local government entities, developers (affordable housing and market rate), educational institutions, Federal government entities, law firms, architectural and engineering firms, lending institutions, life insurance companies, conservancies, commercial/industrial real estate owners/managers, insurance companies, wireless telecommunication carriers and real estate developers. Extensive experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects and public works projects, many of which have been located in downtown areas of San Diego, Los Angeles, Oakland, San Francisco, and other urban communities throughout the State of California. Proven ability to train and mentor professional, technical and support staff. Manages a comprehensive health and safety program. Holds a Master of Science in Public Health with an emphasis in environmental health science, risk assessment, health and safety, toxicology and environmental policy. Registered Environmental Health Specialist #8172 in the State of California.

Education and Professional Certification

- University of Delaware, Bachelor of Arts, 1995
- San Diego State University, Master of Science, Public/Environmental Health, 2001
- State of California Registered Environmental Health Specialist #8172
- Centers for Disease Control and Prevention National Center for Environmental Health Division of Emergency and Environmental Health Services - Environmental Health Training in Emergency Response
- Occupational Safety and Health Administration (OSHA) 40 Hour Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) Training and Annual 8 Hour HAZWOPER Refresher Training
- OSHA 8 Hour HAZWOPER Supervisor Training

Relevant Skills and Qualifications

- Proven ability to manage staff and programs/projects in challenging and diverse environments and regulatory settings. Consistently meets project schedules, goals, deadlines and budgetary restrictions.
- Completed or managed over 3,000 due diligence related environmental assessments and completed or managed over 500 subsurface environmental investigations of soil gas, soil, groundwater and other media. Investigations have included human health and ecological risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underground storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology.
- Managed over 100 remediation or construction management related projects primarily related to source removal of subsurface contaminants, including but not limited to, petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls. Has also assisted in cost recovery efforts from private parties and State/Federal funding programs for environmental assessment and remediation work and has served as an expert witness during legal proceedings pertaining to environmental related claims.
- Strong collaboration and negotiation skills with environmental regulatory agencies regarding project planning, initiation, status, approvals and implementation. Direct experience in interfacing with members of regulatory agencies including but not limited to the United States Environmental Protection Agency (EPA), California EPA Department of Toxic Substances

Control and Office of Environmental Health Hazard Assessment, County of San Diego Departments of Environmental Health (DEH), Public Works and Planning and Land Use, San Diego Air Pollution Control District, South Coast Air Quality Management District, Riverside County DEH, San Francisco City and County Department of Public Health (DPH), Arizona Department of Environmental Quality, County of Los Angeles County DPH and other local Certified Unified Program Agencies. Develop, manage and implement compliance and best practices efforts with Federal and State laws and regulations.

- Conducted and/or managed hundreds of public/environmental health related assessments including electromagnetic field surveys, radionuclide surveys, indoor air quality investigations, radon surveys, drinking water assessments, asbestos containing materials and lead-based paint surveys and mold/microbial evaluations.
- Recovered over $10,000,000 of assessment and cleanup costs for clientele from various sources including State of California Cleanup Funds, United States Environmental Protection Agency Brownfield grants and private parties including major oil companies.
- Responsible for facilitating a safe and healthy work environment in concert with the mission of the company while ensuring compliance with applicable Federal, State, and local regulations.
- Published technical papers pertaining to geogenic concentrations of metals in San Diego County, radioactive dating and pollutant chronologies in estuarine sediments and various urban runoff related implications.
- Delivered presentations pertaining to various environmental topics including human health risk assessment to membership at local and national trade conferences

Project Experience

- 14th and Island, San Diego, California – Development of Site Mitigation Plan, contaminated soil management and disposal concurrent with site construction activities at the superblock construction site in downtown San Diego and achievement of regulatory closure with the County of San Diego Department of Environmental Health.
- 2198 Market Street, San Francisco, California – Phase I and II Environmental Site Assessments, supplemental subsurface investigation, Site Mitigation Plan development, contaminated soil management and disposal concurrent with site construction activities and negotiation/achievement of regulatory closure with the City of San Francisco Department of Public Health.
- Former EZ Serve, 9305 Mission Gorge Road, Santee, California – Closure report preparation and San Diego Regional Water Quality Control Board interface and negotiation/achievement of regulatory closure under State of California low-threat policy.
- French Field – Former Vista Burn Dump, Oceanside, California – Oversight of the capping of a former burn dump/landfill facility and restoration for public use as a sports facility. Negotiation and achievement of regulatory closure with the California Department of Toxic Substances Control with concurrence from the San Diego Regional Water Quality Control Board and the County of San Diego Local Enforcement Agency.
- Indoor Skydiving Facility, 1401 Imperial Avenue, San Diego, California – Development of Soil Management Plan and contaminated soil management and disposal concurrent with site construction activities in downtown San Diego.
- Lemon Grove Avenue Realignment Project, Lemon Grove, California – Development of Impacted Soil Management Plan, Community Health and Safety Plan and Worker Health and Safety Plan and oversight of the implementation of such plans during construction activities.
- North Side Interior Road and Utilities Project at San Diego International Airport, San Diego, California - Subsurface assessment, development of Soil Management Plan and Work Health and Safety Plan and implementation and monitoring of soil management strategies.
- Olympic and Hill, Los Angeles, California – Removal of multiple underground storage tanks and underlying contaminated soil and achievement of regulatory closure with the City of Los Angeles Fire Department.
- San Ysidro - U.S. Land Port of Entry, San Diego, California – Subsurface assessment and development and implementation of soil management strategies.
- VA Medical Center Long Beach, 5901 East 7th Street, Long Beach, California - VA Long Beach: Seismic Corrections – Mental Health, Community Living Center and Chiller Replacements Project – Asbestos containing materials and lead-based paint surveys and preparation of abatement contractor bid specifications.

Appendix G – Scoping Agreement for Transportation Studies

Scoping Agreement for Transportation Studies

PART 1

General Project Information and Description

Project Information

Project Name: Hamilton Ln 5-Lot TSM

Project Location: SE Corner of Bernardo Ave & Hamilton Ln

Project Description

Land Uses and Intensities: 5 SFR with 5 ADU on 5-lots

Gross and Developable Acreage: 6.2 ac / 5 ac

Building Square Footage or Number of Dwelling Units:

Vehicle Parking Spaces: 15

Bicycle Parking Spaces: 0

Motorcycle Spaces: 0

Electric Vehicle Spaces:0

Project Applicant:

Name: Hamilton Bernardo, LLC

Address: PO Box 1795, La Jolla, CA 92038

Telephone and Email: 858-699-9311 / lee_duran@hotmail.com

Consultant

Firm: Mizuta Traffic Consulting

Project Manager: Marc Mizuta, PE, TE, PTOE

Address: 5694 Mission Center Rd #602-121, San Diego, CA 92108

Telephone and Email: 858-752-8212 / marc@mizutatraffic.com

Project Trip Generation

Source: SANDAG	**Pass-by Trips: n/a**
Total Daily Trips*: 80	**Diverted Trips: n/a**
Internal Capture Rate: 0	**Trip Credit: 0**
Alternative Modes: n/a	**Net New Daily Trips: 80**

*If truck traffic accounts for 25% or more of project trips, then a Passenger Car Equivalent (PCE) factor of 2.5 should be applied to all truck trips.

General Plan Consistency

Is this project consistent with the General Plan? ☑ **Yes** ☐ **No**

Site Plan

Attach 11x17 copies of the project location/vicinity map and site plan containing the following:
• Driveway locations and access type
• Pedestrian access, bicycle access, and on-site pedestrian circulation
• Location and distance to nearest existing transit stop (measure as walking distance to project entrance or middle of parcel)
• Location of planned or proposed pedestrian or bicycle improvements within ¼ mile of the project identified in the General Plan Mobility and Infrastructure Element or the Bicycle Master Plan

CEQA Transportation Analysis Screening

Project Type Screening Criteria for CEQA Vehicle Miles Travelled (VMT) Analysis

	1) Select the Land Uses that apply to your project 2) Answer the questions for each Land Use that applies to your project *(if "Yes" in any land use category below then that land use (or a portion of the land use) is screened from CEQA VMT Analysis; If a project is screened out, a technical memorandum is still required to document the screening process)*	Screened Out Yes	Not Screened Out No
☑	**1. Small Residential and Employment Projects:** a. Does the project result in 200 daily trips or less?	☑	☐
☐	**2. Project is Located in a Transit-Accessible Area:**		
	a. Is the project located within a half-mile walking distance of an existing major transit stop or an existing stop along a high-quality transit corridor?	☐	☐
	b. Additional project features:		
	i. Does the project have a Floor Area Ratio ≥ 0.75?	☐	☐
	ii. Does project include the least amount of parking required for residents, customers, or employees (i.e. not more than required)?	☐	☐
	iii. Is the project consistent with SANDAG's most recent Sustainable Communities Strategy or the City of Escondido General Plan?	☐	☐
	iv. Does the project replace affordable residential units with a greater number of moderate- or high-income residential units?	☐	☐
	v. Does the project have basic walking and biking access to transit (e.g., sidewalks connecting to transit stops)?	☐	☐
☐	**3. Project is in a VMT-Efficient Area:** a. Is the project in a VMT/Capita or VMT/Employee Efficient Area per SANDAG screening maps?	☐	☐
☐	**4. Locally-Serving Retail Project:** a. Is the project less than 50,000 square feet and expected to draw at least 75% of customers from the local area?	☐	☐
☐	**5. Locally Serving Public Facility:** a. Is the project a locally serving public facility?	☐	☐
☐	**6. Redevelopment Project:** a. Does the project result in a net decrease in total Project VMT than the existing use?	☐	☐

Non-CEQA Local Mobility Analysis

Local Mobility Analysis (LMA) Requirement

1) Select the Street Classifications for each street in the study area 2) Answer the questions for each Street Classification that applies to your project	Yes	No
☐ **1. Prime Arterial:**		
a. Does the project add 900 ADT or more to any segment classified as 8-lane Prime Arterial?	☐	☐
b. Does the project add 800 ADT or more to any segment classified as 6-lane Prime Arterial?	☐	☐
☐ **2. Major Road:**		
a. Does the project add 700 ADT or more to any segment classified as 6-lane Major Road?	☐	☐
b. Does the project add 500 ADT or more to any segment classified as 4-lane Major Road?	☐	☐
☐ **3. Collector:**		
a. Does the project add 500 ADT or more to any segment classified as 4-lane Collector without parking?	☐	☐
b. Does the project add 250 ADT or more to any segment classified as 4-lane Collector with parking?	☐	☐
☑ **4. Local Collector and other:**		
a. Does the project add 200 ADT or more to any segment classified as 2-lane Local Collector or any other classifications?	☐	☑

Certain types of projects which generate less than 500 ADT may be considered by the City staff for an LMA waiver only where the affected segments and intersections operate at LOS C or better.
Please briefly explain why your project might be eligible for an LMA waiver.

PART 2 (n/a)

Trip Distribution and Trip Assignment

☐ **Select Zone (Model Series_____)**	Projects that generate greater than 2,400 daily trips
☐ **Manual Estimation**	Projects that generate less than 2,400 daily trips

Provide an exhibit detailing the project's trip distribution and trip assignment.
Provide a table with the project's daily trip assignment for each street segment in the study area.

Study Intersections and Roadway Segments (NOTE: Subject to change based of staff review)

1.	**6.**
2.	**7.**
3.	**8.**
4.	**9.**
5.	**10.**

Attach a separate page if the number of study locations exceeds 10.

Other Jurisdictions

Is this project located within one mile of another Local Jurisdiction? ☐ **Yes** ☑ **No**

If yes, name of Jurisdiction:

Specific Issues to be addressed within the Study

(in addition to requirements described in the Guidelines – to be filled out by City Staff)

1.
2.
3.
4.
5.

Recommended by:



Consultant's Representative — 02/11/25 Date

Scoping Agreement Submitted on _____ Date

Scoping Agreement Re-submitted on _____ Date

Approved Scoping Agreement:

City of Escondido
Transportation Specialist — Date

TENTATIVE MAP
SE CORNER LOT BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CALIFORNIA, 92029

FIRE NOTES:

1. FIRE SPRINKLER SYSTEM WILL BE DESIGNATED ON THE BUILDINGS TO BE NFPA 13R.
2. STANDPIPE SYSTEMS WILL BE REQUIRED AT THE FOLLOWING LOCATIONS: STAIRWELL LANDINGS (LOCATION TO THE SATISFACTION OF THE FIRE DEPARTMENT)
3. AN APPROVED FIRE ALARM SYSTEM WILL BE REQUIRED.
4. FIRE HYDRANTS CAPABLE OF DELIVERING 1500 GPM WHEN USING FIRE SPRINKLER SYSTEM.
5. EXTINGUISHERS MUST BE PROVIDED AT ALL LOCATIONS INDICATED WITH A MINIMUM RATING OF 2A-10B:C IN A VISIBLE AND ACCESSIBLE LOCATION, AT AN EXIT OR IN THE EXIT PATHWAY. WALKING DISTANCE IS NOT TO EXCEED 75 FEET (MUST COMPLY WITH 2010 CFC SECTION 906). EXTINGUISHERS MUST BE MOUNTED NOT MORE THEN 5 FEET NOR LESS THEN 3 1/2 FEET ABOVE THE FLOOR. EXTINGUISHERS SIGNAGE MAY BE REQUIRED.
6. DRIVEWAYS SERVING THREE OR MORE HOMES ARE CONSIDERED ACCESS ROADS AND MUST BE A MINIMUM OF 24 FEET WIDE WITH NO PARKING AS SHOWN ON PLAN.
7. SPEED HUMPS/BUMPS ARE NOT ALLOWED ON FIRE ACCESS ROADS.
8. ALL-WEATHER, PAVED ACCESS MUST BE ABLE TO SUPPORT THE WEIGHT OF FIRE APPARATUS (75K LBS) AND APPROVED FIRE HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO PLACING ANY COMBUSTIBLE MATERIALS ON THE JOB SITE.
9. ALL GATED ENTRANCES MUST BE EQUIPPED WITH ELECTRIC SWITCHES ACCESSIBLE FROM BOTH SIDES AND OPERABLE BY DUAL-KEYED SWITCHES FOR BOTH FIRE AND POLICE. THE GATES WILL BE EQUIPPED WITH OPTICOM TRAFFIC CONTROL SYSTEM ONCE ACTIVATED BY THE FIRE VEHICLES KEEPS THE GATES OPEN UNTIL THEY ARE CLOSED BY THE MANAGEMENT OFFICE. ELECTRIC GATES MUST BE OPERABLE BY THE FIRE DEPARTMENT STROBE DETECTORS AND ALLOW FREE EXITING. A FUNDING METHOD TO PROVIDE ONGOING MAINTENANCE OF FIRE LANES, ELECTRIC GATES, AND OTHER FIRE AND LIFE SAFETY REQUIREMENTS MUST BE PROVIDED FOR IN THE CC&Rs, AND/OR THE ASSOCIATION, TO THE SATISFACTION OF THE FIRE DEPARTMENT. A RESPONSIBLE PROPERTY MANAGER MUST BE EASILY ACCESSIBLE TO THE FIRE DEPARTMENT.
10. INSIDE TURNING RADIUS'S ARE SHOWN ON THE PLAN.
11. PERMANENT ROOF ACCESS LADDERS OFF THE STAIRS WITHIN A DESIGNATED CLOSET WILL BE PROVIDED THROUGH A ROOF HATCH IN EACH BUILDING.
12. BARRICADES MUST NOT OBSTRUCT FIRE HYDRANTS OR IMPEDE EMERGENCY VEHICLE ACCESS.
13. 13 FEET 6 INCHES OF VERTICAL CLEARANCES MUST BE PROVIDED IN ALL ACCESS AND DRIVEWAY AREAS. TREES THAT OBSTRUCT THE VERTICAL CLEARANCE OR ACCESS WIDTH MUST BE TRIMMED OR REMOVED AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&Rs. A COPY OF THE CC&Rs LISTING THE REQUIREMENTS MUST BE SUBMITTED.
14. RED CURBS WITH 4 INCH, WHITE LETTERING, "NO PARKING ON FIRE LANE" SIGNS ARE REQUIRED IN 24 FEET WIDE ACCESS AREAS AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&Rs. A COPY OF THE CC&Rs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT. "FIRE LANE" SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.

PUBLIC UTILITIES:

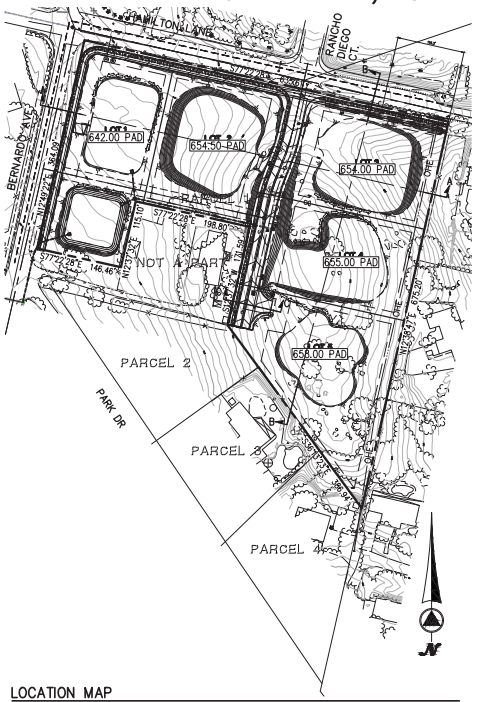
GAS & ELECTRIC.....SAN DIEGO GAS AND ELECTRIC
TELEPHONE.....PACIFIC BELL TELEPHONE
WATER.....RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER.....CITY OF ESCONDIDO
STORM WATER.....CITY OF ESCONDIDO
FIRE.....CITY OF ESCONDIDO
POLICE.....CITY OF ESCONDIDO
SCHOOLS.....ESCONDIDO UNION SCHOOL DIST.

PRELIMINARY GRADING NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTENCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.



LOCATION MAP
1" = 100'

LEGEND:

PROJECT BOUNDARY
EXISTING CONTOURS 605
EXISTING EASEMENT LINE
SETBACK LINES
PROPOSED EASEMENT LINE
PROPOSED LOT NUMBER ..... LOT 1
PROPOSED PAD ELEVATION ..... 642.00 PAD
CITY / COUNTY LINE ..... CITY OF ESCONDIDO / COUNTY OF SAN DIEGO
GRADED SLOPE 2:1 TYPICAL 2:1
PROPOSED CONTOURS 605
PERCENT OF GRADE 1%
FINISH SURFACE ELEVATION ..... 601.0 FS
FINISH GROUND ELEVATION ..... 601.0 FG
TOP OF CURB ELEVATION ..... 601.0 TC
PROPOSED 6" CURB
PROPOSED 6" CURB, GUTTER & SIDEWALK
PROPOSED AC PAVEMENT
PROPOSED RETAINING WALL
PROPOSED BIO-FILTRATION BASIN
PROPOSED PUBLIC SEWER LINE ..... S S
PROPOSED PUBLIC WATER LINE ..... W
PROPOSED FIRE HYDRANT

OWNER/APPLICANT:

I HEREBY CERTIFY THAT I (WE) ARE IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE GRADING PLAN, AND THAT SAID MAP SHOWS ALL OF THE CONTIGUOUS OWNERSHIP IN WHICH HAS ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS AND/OR UTILITY EASEMENTS.

APPLICANT:
LEE DURAN

OWNERS:
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92038
(858) 699-9311
LEE_DURAN@HOTMAIL.COM

BY:_____
LEE DURAN DATE

ENGINEER:

MASSON & ASSOCIATES INC.
200 E. WASHINGTON AVE. SUITE 200
ESCONDIDO, CA. 92025
(760) 741-3570

REGISTERED PROFESSIONAL ENGINEER ROBERT D'AMARO No. C081699 CIVIL STATE OF CALIFORNIA

_____
ROBERT D'AMARO

GENERAL NOTES:

1. TOTAL PARCEL SIZE: GROSS=6.02 AC
   NET: 5.95 (EXCLUDES STREET DEDICATIONS TO BERNARDO AVE & HAMILTON LANE)
   STREET DEDICATIONS: 0.07 AC (INCLUDES BERNARDO AVE & HAMILTON LANE)
2. TOTAL NO. LOTS: 5
3. MINIMUM LOT SIZE: 40,000 SF
4. AVERAGE LOT WIDTH: 150'
5. ASSESSOR'S PARCEL NUMBER: 238-360-68
6. EXISTING /PROPOSED GENERAL PLAN: E1 (ESTATE 1)
7. EXISTING ZONING: RE-40
8. DENSITY: ALLOWABLE & PROPOSED DU/1 AC.
9. PROJECT ADDRESS: S E CORNER LOT BERNARDO AVE & HAMILTON LANE
10. LEGAL ACCESS: BERNARDO AVE & HAMILTON LANE
11. ALL EXISTING TREES WITHIN THE AREA OF SUBDIVISION IMPROVEMENTS TO BE TRANSPLANTED UNLESS OTHERWISE NOTED.

GENERAL DESIGN NOTES:

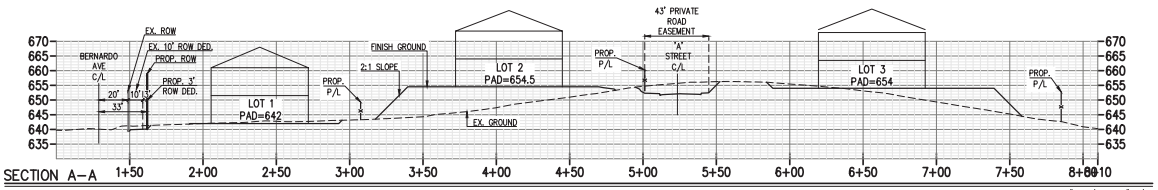
1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR INTERVALS: 1 FEET
6. TOPOGRAPHY PREPARED BY: PHOTO GEODETIC CORPORATION DATED 10-22-2004
7. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
8. SLOPE ANALYSIS: ENTIRE SITE IS LESS THAN 10% SLOPE.
9. ALL SLOPES 2:1 UNLESS OTHERWISE NOTED.

INDEX:

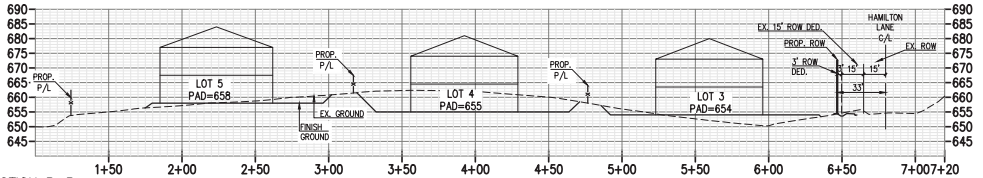
C-1 – TITLE SHEET, CROSS SECTIONS
C-2 –PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE MAP AND STREET SECTIONS.
C-3 –ENCUMBRANCE MAP
C-4 –STORM WATER QUALITY PLAN

APPROXIMATE GRADING QUANTITIES:

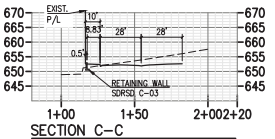
CUT=8,700 CY.
FILL=8,700 C.Y.
BALANCED SITE
NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING IF NECESSARY.



SECTION A–A
SCALE: HORIZ: 1" = 40', VERT. 1"=20'



SECTION B–B
SCALE: HORIZ: 1" = 40', VERT. 1"=20'

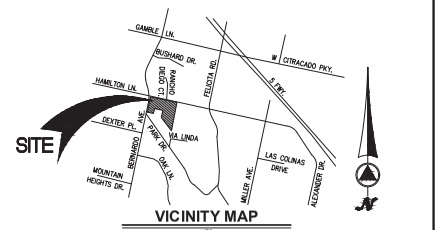


SECTION C–C
SCALE: HORIZ: 1" = 40', VERT. 1"=20'

TITLE SHEET

TENTATIVE MAP

SE CORNER LOT
BERNARDO AVE AND HAMILTON LANE
ESCONDIDO, CA 92029



VICINITY MAP
NTS

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
200 East Washington Ave., Suite 200
Escondido, CA 92025
P. 760.741.3570
F. 760.741.1786

MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 13268, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 10, 1984.

OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: JANUARY 2024

Sheet C-1 of 4 Sheets

Plotted: 4/26/2024 11:01 AM By: LEE DURAN
F:\Projects\Hamilton Bernardo\Exhibits\TM\TM-1.dwg

TRIP GENERATION RATES[1]						
		AM PEAK		PM PEAK		
Land Use	Weekday Daily	% ADT	In:Out Ratio	% ADT	In:Out Ratio	
Single Family Detached	10 trips / du	8%	0.30 : 0.70	10%	0.70 : 0.30	
Apartment	6 trips / du	8%	0.20 : 0.80	9%	0.70 : 0.30	

TRIP GENERATION CALCULATIONS								
			AM PEAK			PM PEAK		
Land Use	Amount	ADT	In	Out	Total	In	Out	Total
Proposed Use								
Single Family Detached	5 du	50	2	2	4	4	1	5
ADU	5 du	30	1	2	3	3	0	3
TOTAL		**80**	**3**	**4**	**7**	**7**	**1**	**8**

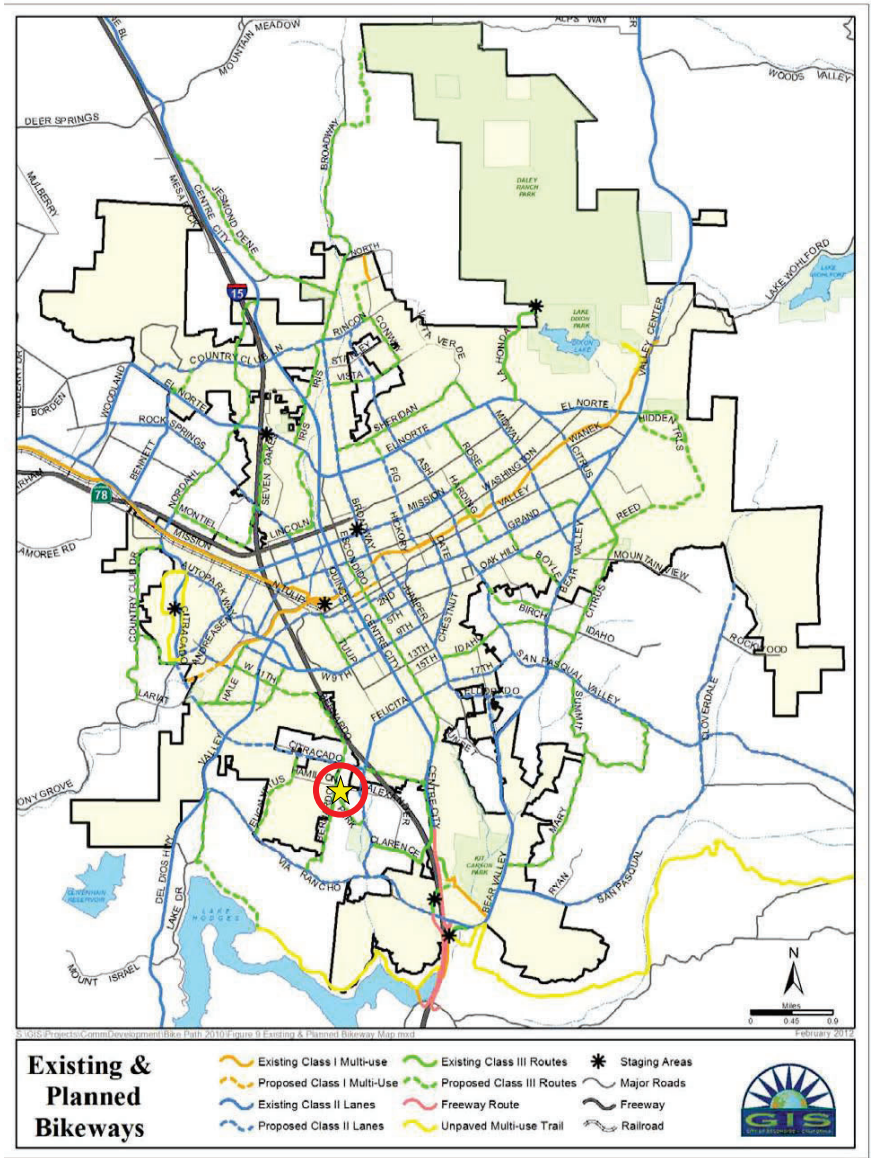
Notes:

du: dwelling unit

1. The trip rates are based on *SANDAG's Brief Guide of Vehicular Trip Generation Rates for the San Diego Region, April 2002.*

Bicycle Network

Exhibit C



LEGEND

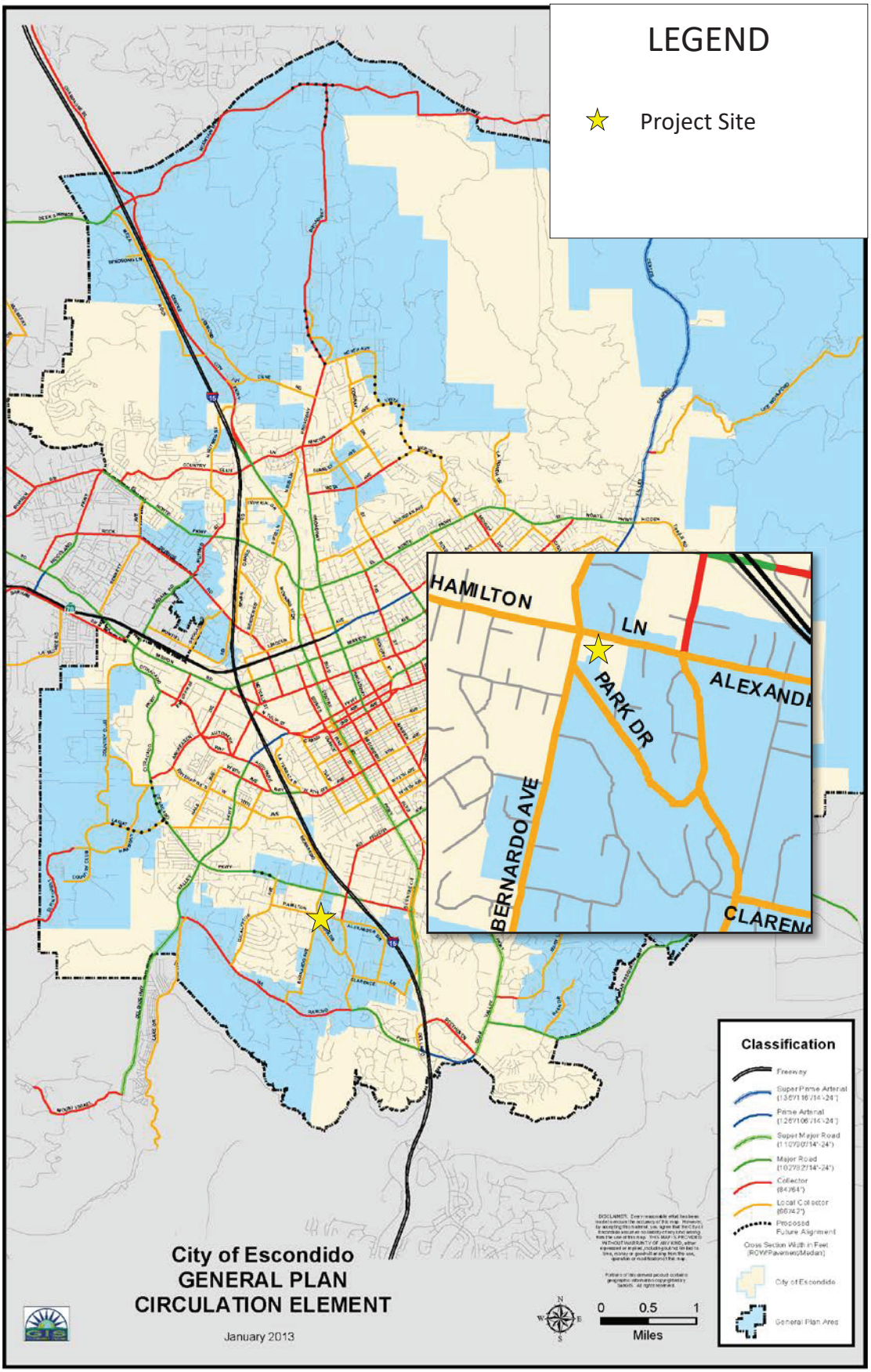
Project Site

0.25-mile radius

Source: City of Escondido Bicycle Master Plan, Figure ES 1

Circulation Element

Exhibit 2



Hamilton Bernardo, LLC Mitigation Monitoring and Reporting Program						
Project Impact	**2007 Mitigation Measure**	**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
Air Quality						
The project will potentially impact air quality in the area surrounding the project during construction.	Prior to construction and issuance of grading and building permits, a site-specific analysis and report shall be prepared by a qualified professional to the satisfaction of the Director of Public Works and Building Official to determine equipment and methods necessary to protect adjacent properties from adverse air quality impacts which may result from construction. A project-specific air quality analysis was prepared for the project and provided as part of the discussion in Section 14.3, Air Quality. The proposed project would have no adverse effect on air quality. This mitigation measure has been satisfied.	N/A	N/A	N/A	N/A	N/A
Biological Resources						
No non-native grassland or coastal sage scrub vegetation was reported in the *Biological Resources Memorandum* prepared by Tierra Data, Inc., July 2024. These habitat types no longer occur on the site. Mitigation from the 2007 Initial Study pertaining to	**BIO-1** and **BIO-2.** To address direct impacts to non-native grasslands and coastal sage scrub, the proposed mitigation ratio is 0.25:1 for non-native grasslands and 1:1 for coastal sage scrub. This would be documented by a purchase of habitat credits from an approved mitigation bank(s). Mitigation measures BIO-1 and BIO-2 would be enforced at the City's discretion.	City of Escondido Planning Department	Verify a purchase of mitigation credits.	Prior to grading permit		

Hamilton Bernardo, LLC Mitigation Monitoring and Reporting Program						
Project Impact	**2007 Mitigation Measure**	**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
non-native grassland and coastal sage scrub remains applicable.						
Multiple trees would be removed; however, the Project would be in compliance with City's Municipal Code requirements for trees. Regardless, for each Live Oak tree removed, the tree would be replaced on-site and one additional tree would be planted on-site as so stated in the 2007 Initial Study.	**BIO-3.** Impacts to native Live Oaks trees will be mitigated by relocating the four Live Oaks on-site and planting four new Live Oak trees on-site.	City of Escondido Building Department	Verify that replacement oak trees are shown on the landscape plan and confirm prior to final approval of landscaping installation.	Prior to final approval of landscape installation.		
Multiple trees would be removed to accommodate the proposed project. A preconstruction nesting survey would be required consistent with the 2007 Initial Study.	**BIO-4.** A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all young have fledged.	City of Escondido Building Department	Verify receipt of preconstruction survey report.	Prior to final approval of the grading permit.		
The proposed project would replace Live Oak trees removed	**BIO-5.** The applicant shall provide funding to the satisfaction of the City for the five-year monitoring of the oak trees with sufficient	City of Escondido Planning Department	Verify that funds have been provided to cover	Prior to final approval of landscape		

Hamilton Bernardo, LLC Mitigation Monitoring and Reporting Program						
Project Impact	**2007 Mitigation Measure**	**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
during construction at a 1:1 ratio on-site and plant one additional Live Oak tree as mitigation for impacts to Live Oak tree impacts.	reserve for the replacement of any dead/dying stock.		5-year monitoring of oak trees.	installation.		
Hazards						
Project is near the Chatham Barrel Yard (a Superfund Cleanup Site). The project site has one County Monitoring well to that is to remain.	Monitoring well MW57 is to remain onsite and be accessible to the Chatham Brothers RP Group for monitoring purposes until officially released. Upon release, it is to be removed per Regional Board and City of Escondido standards. Alternately, if a new replacement well is installed nearby and approved by the Regional Board and Department of Toxic Substances Control (DTSC), existing well MW57 can also then be released and removed per Regional Board and City of Escondido standards. MW 57 was decommissioned as documented in a letter provided by Chatham Site PRP Group dated May 21, 2009. This mitigation measure is not applicable.	N/A	N/A	N/A	N/A	N/A
Hydrology/Water Quality						
Potable water would be provided by the City of Escondido Water Department.	**HYD-1.** No drinking water wells shall be drilled on-site and no excavations shall be allowed on-site without proper permits.	City of Escondido Building Department	Verify that no excavations occurred prior to receipt of the	Prior to issuance of the grading permit.		

Hamilton Bernardo, LLC Mitigation Monitoring and Reporting Program						
Project Impact	**2007 Mitigation Measure**	**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
No wells would be drilled on-site. applicable.			grading permit.			

EXHIBIT "E"

PLANNING CASE NO PL24-0067

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. In order to evaluate the previous 5-Lot Tentative Subdivision Project proposed on the subject site, under the California Environmental Quality Act ("CEQA"), an Initial Study/Mitigated Negative Declaration ("IS/MND") (City Log No. ER2005-33) was adopted by the Escondido City Council.
3. CEQA Guidelines Section 15164 allows for a lead agency to prepare an Addendum to a previously certified environmental document if some changes or additions to the project are necessary, but none of the conditions described in CEQA Section 15162 requiring preparation of a subsequent environmental document are present. The Planning Commission has reviewed and considered the adopted IS/MND, and the attached Project Addendum ("First Addendum"), and finds that these documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the modified Project, described herein. The Planning Commission further finds that the First Addendum and administrative record have been completed in compliance with CEQA, and that the adopted IS/MND, and this Project Addendum, reflect the City's independent judgement.
4. Based on substantial evidence set forth in the record, including, but not limited to the 2007 IS/MND and the attached First Addendum, the Planning Commission finds that, based on the whole record before them, none of the conditions under CEQA Guidelines Section 15162-15163, requiring subsequent environmental review, have occurred because the modified Project:

    a. Will **not** result in substantial changes that would require major revisions of the 2007 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

    b. Will **not** result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the 2007 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects;

c. Does **not** present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2007 IS/MND was certified and was approved showing any of the following:

   i. The Project will have one or more significant effects not discussed in the previous negative declaration;

   ii. Significant effects previously examined will be substantially more severe than shown in the previous IS/MND;

   iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or

   iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous IS/MND would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

5. Further, based on the substantial evidence set forth in the record, including but not limited to the 2007 adopted IS/MND and the First Addendum prepared for the Project, the Planning Commission finds that the applicable mitigation measures identified in the 2007 IS/MND would ensure that any potential impacts would be reduced to less than significant levels. No new mitigation measures are required to mitigate environmental impacts associated with the modified Project. Therefore, the Addendum supports the City's consideration of the Project, as outlined in CEQA Guidelines Section 15162 and 15164.

6. Pursuant to CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the original 2007 IS/MND.

7. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

TENTATIVE MAP DETERMINATIONS (PL24-0067)
(Subdivision Map Act and Chapter 32 of the Escondido Municipal Code)

With respect to Planning Case No. PL24-0067, the Planning Commission makes the finding that none of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a Tentative Subdivision Map apply to this Project for the reasons stated as follows:

1. *That the proposed map is consistent with the applicable general and specific plans as specified in Section 65451 of the Subdivision Map Act.*

As detailed in the Planning Commission staff report dated April 28, 2026, the Project site is located within the Estate I (E1) General Plan land use designation which permits density on a sliding scale depending on the existing slope categories of a site. Based on a review of the Project site's slopes, the Project's maximum density is six units; however, the addition of a private road and bioretention basin as required for stormwater reduces density yield to five (5) dwelling units (per Article 32). The Project is not located within a specific plan as shown on the City's 2012 General Plan Land Use Map. Therefore, the Project is consistent with this Finding.

2. *That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans.*

The Project consists of five (5) residential lots for future development with single-family residence, which single-family residential is permitted by the Escondido Zoning Code (EZC), and consistent with the General Plan Estate I land use designation. The subdivision for the residential lots consists of a private road and bioretention basin to be maintained by the future Homeowner's Association (HOA). The design of the private road as shown on the Tentative Map is designed to meet City engineering standards, and the standards for the Escondido Fire Department. The Project is conditioned to comply with City standards related to street design. Therefore, the Project is consistent with this Finding.

3. *The Project site is physically suitable for the proposed type of Project.*

The Project site is approximately 6.02 gross acres consisting of slope categories mainly within the 0-15% range. Four (4) of the five (5) lots would take access from the proposed private road easement, while the remaining lot would take access from Bernardo Avenue to the west. All lots meet the standards required for residential development, and no unusual circumstances exist that would prohibit or constrain residential development on site. Furthermore, the site is physically suitable in that the proposed lot designs comply with EZC requirements for the R-1 zone pertaining to required minimum lot size and width.

4. *That the site is physically suitable for the proposed density of development.*

The Project includes a Tentative Subdivision Map to subdivide one existing lot into five (5) lots, one which contains the bioretention basin for private drainage. As detailed in the Planning Commission staff report dated April 28, 2026, the Project site is located within the E1 land use designation which permits density on a sliding scale based on the slope category of the site. The permitted density is 6 dwelling units; however, required improvements to the site reduce the feasible density to 5 units. The minimum lot size for the parcels is 40,000 square-feet, and the minimum average lot width is 150 feet, consistent with Residential Estate (RE-40) standards. Therefore, the Project is consistent with this Finding.

5. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife, or their habitat.*

Pursuant to the California Environmental Quality Act (CEQA), an Addendum ("First Addendum") was prepared to the 2007 Initial Study/Mitigated Negative Declaration (IS/MND), which analyzed the minor change to the previously approved project, Tract 931 (2005-06-AN, 2005-46-PZ, ER2005-33). The minor change, the addition of a bioretention basin for stormwater drainage, is not anticipated to result in substantial environmental impacts to the site, in that it is a requirement of state law regulating water runoff and water quality—regulations that did not exist at the time of the original approval. All potential environmental impacts previously identified under the adopted IS/MND are required to be mitigated accordingly. Therefore, the Project is consistent with this Finding.

6. *That the design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The Project as designed is not anticipated to cause any public health problems. Further, the Project has been conditioned to prohibit the drilling of drinking wells on site as well as excavations. Therefore, the Project is consistent with this finding.

7. *That the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

There are several easements that run throughout the proposed subdivision and Project site; however, none have been acquired by the public at large, and are all intended for private use. The design of the subdivision and improvements as proposed would not conflict with easements acquired by the public at large. Therefore, the Project is consistent with this Finding.

8. *All permits and approvals applicable to the proposed Tentative Map pursuant to Chapter 33 of this code have been obtained.*

The Project consists of a request for a Tentative Subdivision Map. Approval of the Project would result in all permits applicable to the proposed Tentative Map being obtained, or conditioned to be obtained administratively as permitted by the Escondido Zoning Code. The Escondido Zoning Code does not require subdivisions of land to include architectural plotting of future residential uses. Therefore, the Project is conditioned to comply with requirements of Article 64 (Design Review) where architectural plotting would be approved administratively subject to Zoning Code requirements. Therefore, the Project is consistent with this Finding.

9. *All applicable requirements of the Map Act and any ordinance of the City of Escondido regulating or otherwise relating to the conversion of existing buildings into condominiums or stock cooperatives have been satisfied.*

The Project does not include the conversion of existing buildings into condominiums or stock cooperatives. This finding for approval of a Tentative Map is not applicable to the Project.

10. *The proposed Tentative Map shall be in conformity with the zone in which it is located. To the extent that the property, which is subject of the proposed Tentative Map, is an existing legal nonconforming multi-family residential use, this requirement shall not apply, in accordance with Chapter 33 of this code.*

As detailed in the Planning Commission staff report dated April 28, 2026, the Project complies with all requirements of the Residential Estate – 40,000 (RE-40) zone, including minimum lot size, lot width, and density. Further, the proposed Tentative Map is not an existing legal nonconforming multi-family residential use. Therefore, the Project is consistent with this Finding.

11. *All requirements of CEQA have been met.*

An Addendum to the previously adopted IS/MND was prepared in conformance with CEQA Guidelines Section 15164, and none of the triggers listed in CEQA Guidelines Section 15162 requiring the preparation of further environmental document apply. Therefore, the Project is consistent with this Finding.

No Net Loss Finding
(Government Code section 65683)

Pursuant to California Government Code Section 65863, the *Planning Commission* finds the following:

The Project site (Assessor Parcel No. 238-360-68-00) is identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the Project site is as follows:

Very-low	Low	Moderate	Above Moderate
0	*0*	*0*	*5*

The Project does not reduce the density of the site below what is projected in the Housing Element; the Housing Element shows a site capacity of 5 above-moderate income units, which matches the proposed Project.

	Very-low	Low	Moderate	Above Moderate
Sites Inventory capacity for Project site	*0*	*0*	*0*	5
Proposed Units	*0*	*0*	*0*	*5*
Change in units +/(-)	-	-	-	*0*

The proposed development's residential density is consistent with the Housing Element, and the remaining sites identified in the Housing Element are adequate to meet the requirements of

Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

EXHIBIT "F"

PLANNING CASE NO. PL24-0067

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **March 12, 2024**, and the Project drawings consisting of Civil Sheets/Grading, Stormwater, and Landscape Plans; all designated as approved on **April 28, 2026**, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:

   a. Acceptance of the Permit by the Applicant; and

   b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.

2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If <u>not</u> filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

   The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the

DRAFT

decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to Planning Services for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. **Conformance to Approved Plans.**

   a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.

   b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.

   c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. **Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. **Certificate of Occupancy.**

   a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

   b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. **Availability of Permit Conditions.**

   a. Prior to grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.

DRAFT

b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. **Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

   No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. **Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

    Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. **Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. **Clerk Recording.**

DRAFT

a. State Law (SB 1535), effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the Project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Services, within two working days of the effective date of the adoption of the environmental document, a check payable to the "San Diego County Clerk," in the amount that is published by the County Clerk's Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.

b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. **Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. **Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. **Enforcement.** If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

16. **Indemnification, Hold Harmless, Duty to Defend.**

DRAFT

a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

DRAFT

c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

17. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

B. Construction, Maintenance, and Operation Obligations:

1. Code Requirements. All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This

DRAFT

condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

   At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.

4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.

7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

9. **Anti-Litter**. The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.

DRAFT

11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by Planning and Engineering Services. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

14. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. **Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and

DRAFT

documentation provided to Planning Services confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. Upon construction of the dwelling units, a minimum of two off-street covered parking spaces shall be provided for each parcel at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.

2. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.

2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.

3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.

4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

6. Landscaping Plans. Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.

a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal lf the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of

DRAFT

submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by Planning Services and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of Planning Services. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.

c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to Planning Services and request a final inspection.

d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.

e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

f. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation, and the method of application shall be to the satisfaction of Planning Services and the City Engineer.

g. All slopes shall be landscaped with suitable material to control erosion. All manufactured slopes over three (3) feet in height shall be landscaped with a combination of trees, shrubs, and groundcover. Fill slopes shall have a minimum of six (6) trees, fifteen (15) gallon in size and ten (10) shrubs, five (5) gallon size per 1,000 square feet of slope area plus ground cover. Groundcover shall provide one hundred percent coverage within one year of installation. Cut slopes shall have a minimum of six (6) trees, five (5) gallon in size and ten (10) shrubs, one (1) gallon size per 1,000 square feet of slope area plus

DRAFT

ground cover. Groundcover shall provide one hundred percent coverage within one year of installation. The type of plant material shall be low maintenance, dought resistant, and fast growing, to the satisfaction of Planning Services. In particular, the ground cover shall be a fast-growing species which establishes quickly and is capable of choking out weeds. All slopes over three vertical feet shall be irrigated with an individual lot irrigation system approved by Planning and Building Services.

h. One 15-gallon street tree per 30 feet of linear frontage shall be provided along every frontage in, or adjacent to this subdivision in conformance with the Escondido Landscape Ordinance (EZC Article 62), and approved Street Tree List. Specimen size trees (min. 24-inch box per nursery standards) along with shrubs and groundcover, shall be incorporated into the landscape design along the proposed private road, Bernardo Avenue, and Hamilton Lane. The type and location of trees shall be identified on the landscape plans.

i. Any common open space areas shall be maintained through a landscape maintenance district, Homeowner's Association (HOA), or other means to the satisfaction of the City.

j. Any fencing proposed on individual lots shall be generally located at the top of slopes to the satisfaction of Planning Services.

E. Specific Planning Services Conditions:

a. All future habitable buildings within the subdivision shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA. A final interior noise assessment shall be submitted prior to building permit issuance, and with the building plans during the plan check process, demonstrating compliance with the interior noise requirements. Recommendations of the study shall be included in the building construction plans.

b. Prior to Final Map approval, a note shall be included on the Final Map, or other documents provided, stating that the grading shall be in conformance with the submitted conceptual design.

c. No street names are a part of this approval. The Applicant shall submit a separate request prior to Final Map recordation, through the Planning service area of Develoment Services. Street names shall be approved prior to Final Map approval.

d. Administrative Design Review shall be required prior to submittal of a grading permit. The Applicant shall submit a Design Review Permit pursuant to Article 64 (Design Review) of the Escondido Zoning Code prior to Grading Permit issuance for final plotting design.

e. Based on the sensitivity of the project site and the presence of P-37-012525, archaeological and Native American monitoring shall be required and conducted during all project-related ground disturbance, including but not limited to, grading and excavation for and installation of foundations and utilities. The Applicant shall provide evidence of

DRAFT

contract with a tribe culturally and traditionally affiliated with the Project site area to Planning Services staff prior to any ground disturbance.

Within 30 days of the conclusion of all monitoring activities, an archaeological monitoring report shall be prepared by a qualified archaeologist and submitted to the appropriate parties detailing the results of all monitoring activities and any cultural resources identified. Any discoveries of cultural resources or human remains shall be addressed in accordance with the unanticipated discovery measures outlined below.

f. Mitiation Measures

The Project shall comply with all the requirements of the final adopted revised Mitigation Monitoring and Reporting Program attached as Exhibit "D" to Resolution No. 2026-03 and as summarized below:

Biological Resources

BIO-1 and **BIO-2:** To address direct impacts to non-native grasslands and coastal sage scrub, the proposed mitigation ratio is 0.25:1 through the purchase of habitat credits from an approved mitigation bank for non-native grassland. For impacts to 0.02 acres of coastal sage scrub, U.S. Fish and Wildlife and California Department of Fish and Game approval would be required. Mitigation measures would be enforced at the City's discretion.

BIO-3: Impacts to native Live Oaks trees will be mitigated by relocating the four Live Oaks on-site and planting four new Live Oak trees on-site.

BIO-4: A qualified biologist must inspect trees for nests prior to any brushing, grading, tree relocation or construction within close proximity to, or within the existing Oaks discussed in the Biological Report's addendum of 2/14/07. If any active nests of sensitive species are found, no impacts will be allowed until all young have fledged.

BIO-5: The applicant shall provide funding to the satisfaction of the City for the five-year monitoring of the oak trees with sufficient reserve for the replacement of any dead/dying stock.

Hydrology/Water Quality

HYD-1: No drinking water wells are to be drilled on-site and no excavations shall be allowed on-site without proper permits.

F. Specific Fire Department Conditions:

a. Project is located in the Very High Fire severity zone and shall be constructed in compliance with the California Wildland Urban Interface Code (WUI).

DRAFT

b. An approved paved access and adequate water supply shall be provided prior to the start of construction.

c. A minimum hydrant fire flow of 1500 GPM at 20 PSI shall be provided for this Project.

G. Specific Engineering Services Conditions:

1. The Developer shall provide the City Engineer with a Subdivision Guarantee and Preliminary Title Report covering subject property.

2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits.

3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal and each shall contain all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.

4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Grading Surety Bond together with a Cash Clean-up Deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. The Cash Clean Up Deposit amount shall be 10% of the total cost of the project grading, private improvements, drainage, and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to the approval of any Grading Plan or Building permit.

6. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:

    a) All conditions of the Tentative Subdivision Map have been fulfilled, or

    b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.

DRAFT

7. If site conditions change adjacent to the proposed development prior to completion of the project, the Developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

8. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.

9. The Tentative Map certified by the Planning Department that it is an accurate reproduction of the approved Tentative Map together with a copy of the final adopted Conditions of Approval must be included with the first Final Engineering submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street and drainage improvements shall be constructed to City Standards in effect at the time of the Tentative Map approval and shall be submitted on public improvement plans prepared by a Civil Engineer to the satisfaction of the City Engineer prior to first occupancy. Specific details, including final concrete driveway apron design for the project entrances, concrete curb & gutter and sidewalk replacement, drainage, street lighting, etc. shall be resolved to the satisfaction of the City Engineer.

2. All structural improvements and overlays to public and private roadways shall adhere to the most recent Caltrans Standard specifications for asphalt concrete (AC), hot mix asphalt (HMA), asphalt binders (AB), and Portland cement concrete (PCC). Materials shall be sourced from a Caltrans-approved facility or supplier(s) based off the respective materials being replaced or improved upon. For AC or HMA replacement, materials shall be sourced from suppliers listed on the Caltrans “Asphalt Supplier Certification Program”, or on the Caltrans “Job Mix Formula Prequalification Program”, respectively. For AB replacement, materials shall be Caltrans-approved Class 2 Aggregate Base sourced from Caltrans-approved suppliers listed on the Caltrans “Aggregate Prequalification Program”. All PCC shall have undergone the Caltrans Material Plant Quality Program (MPQP) to obtain their respective Plant Certification, and shall be listed on the MPQP “List of Active Plants in the State”.

3. Prior to first occupancy the developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets adjoining the project boundary:

STREET	CLASSIFICATION
Bernardo Avenue	Local Collector
Hamilton Lane	Local Collector
Private Street	Rural Residential (28’ curb to curb)

See appropriate typical sections in the current Escondido Design Standards for additional details.

4. The Developer shall widen Bernardo Avenue to Local Collector Standards along the project frontage with approximately 13 feet of new structural section and grind and overlay to 12’ feet west of centerline.

DRAFT

5. The Developer shall widen Hamilton Lane to Local Collector Standards along the project frontage with approximately 33 feet of new structural section and grind and overlay beyond that as needed for transitions.

6. The project entrances shall be designed as a street intersection with curb returns, cross gutters, spandrels, and pedestrian ramps.

7. The onsite private street shall be designed and constructed per the City's Rural Residential Street Standard with a "hammerhead" emergency vehicle turn-around at its terminus to the satisfaction of the Fire Marshal. A 4.5-foot-wide concrete sidewalk shall be required along the west side only. Parking will only be allowed on the west side and parking restriction signing and striping will be required along the east side and within the emergency vehicle turn-around area. Typical sections and design details shall be to the satisfaction of the City Engineer. The required CC&Rs shall include provisions for the Home Owner's Association to maintain all aspects of this private street.

8. The developer shall be required to construct a LED street lights in accordance with Escondido Standard Drawing No. E-1-E on the project corner of the Bernardo Ave. and Hamilton Lane intersection and on Bernardo Lane at the project's southerly boundary.

9. The private street shall be adequately illuminated to the satisfaction of the City Engineer and Fire Marshal. This lighting shall be maintained by the Home Owner's Association as detailed in the CC&Rs.

10. The Developer shall construct a high visibility cross walk across the south leg of Bernardo Avenue at the Bernardo Avenue and Hamilton Lane intersection.

11. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.

12. The Developer shall construct additional transitional paving within the existing rights-of-way as needed to accommodate any required lane striping alignment and/or transitions per the above required Signing and Striping plan to the satisfaction of the City Engineer.

13. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.

14. Adequate horizontal sight distance shall be provided at the project entrance. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.

15. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.

16. Any proposed gated entrance shall be privately operated and maintained by the Home Owner's Association and shall be approved by the City Engineer, Building Official, and the Fire Marshal.

DRAFT

17. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

GRADING and SITE IMPROVEMENTS

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The Soils Engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.

2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.

3. Any proposed retaining walls not a part of the building foundations or stem walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.

4. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or work necessary to construct the project and/or the required improvements.

5. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The Developer shall be responsible for maintaining all erosion control facilities throughout the project.

6. The Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

7. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.

8. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

9. All existing foundations, structures, trees not otherwise than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.

10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped,

DRAFT

and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.

11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Drainage Study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.

2. The outlet for the project's large storm water basin shall connect to the existing 36-inch reinforced concrete storm drain system in Bernardo Ave. south of the project near Park Place. Developer shall construct a public type "B" curb inlet and extend an 18-inch reinforced concrete pipe storm drain in Bernardo Ave. to make this connection. Work in the area of this storm drain connection at Park Place will likely require an Encroachment Permit from the County.

3. All on-site storm drains not in public easements are private. The responsibility for maintenance of these private storm drains, the storm water basin and treatment facilities shall be that of the Home Owners Association and clear provisions for this maintenance shall be included in the CC&Rs.

4. The project shall limit drainage flows to their pre-construction rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.

5. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment and hydromodification calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.

6. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.

7. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement (SWCFMA). This recorded SWCFMA shall be referenced in the CC&Rs.

8. The Developer's engineer shall design and the Developer shall construct any permeable surfaces proposed for the project to the specifications of the County of San Diego Green Streets manual in effect at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H20 loading.

DRAFT

9. The property owners shall perpetually maintain any permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third-party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The project owner will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

WATER SUPPLY

1. The proposed project is located within the Rincon Del Diablo water service area. The Developer is required to consult with Rincon Del Diablo Water District regarding required water improvements.

2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Fire hydrants shall connect to a minimum 8-inch water main.

SEWER

1. The Developer is required at their sole expense to design and construct an on-site 8-inch public PVC sewer main. The on-site sewer main shall connect to the existing 12-inch sewer main in Bernardo Avenue.

2. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.

3. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.

4. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.

5. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vactor trucks for maintenance.

6. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.

7. The location of all sewer laterals shall be shown on the grading and improvement plans.

8. All public sewer mains shall be located in the right-of-way or within a minimum 15-foot public utility easement (PUE). Private storm drains, private utilities and permanent structures are not allowed within the PUE.

DRAFT

LANDSCAPE

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All existing and proposed easements, both private and public, affecting subject property shall be shown and clearly labeled on the Final Map and all applicable plan sets.

2. The Developer shall make all necessary dedications for public right-of-way along the project's frontages on the following public streets to bring these public roadways to the indicated City Classifications:

STREET	CLASSIFICATION
Bernardo Avenue	Local Collector
Hamilton Lane	Local Collector

3. The Developer shall dedicate on the final map, a 20-foot radius corner rounding at the project's northwest corner (SE corner of Hamilton Ln. and Bernardo Ave.)

4. 43-foot-wide private access easements covering the project's private road shall be proposed on the final map to be granted to the Home Owner's Association upon future transfer of title.

5. 10-foot minimum width private drainage easements covering all private drainage and stormwater basins and facilities shall be proposed on the final map to be granted to the Home Owner's Association upon future transfer of title.

6. A 20-foot minimum width public utility easement across Lots 1 and 2 centered over the proposed public sewer main extension into the project from Bernardo Avenue shall be granted to the City on the final map.

7. A 43-foot-wide public utility easement and emergency access easement overlaying the project's private road shall be granted to the City on the final map.

8. The Developer is responsible for making the arrangements to quitclaim any easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by

DRAFT

the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the Developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of $5,000 up to a maximum of $50,000, unless a higher amount is deemed necessary by the City Engineer.

2. A Hamilton Lane Storm Drain Repayment in the approximate current** amount of $82,396 ($39,236 per acre) per City Ordinance 91-26 is due to the City of Escondido for reimbursement towards previously constructed drainage improvements that protect this property.

** This Hamilton Storm Drain Repayment Basin fee is subject to an 8% annual increase every July 1st.

3. A sewer repayment of $3,823.58 per City Resolution 96-16 is due to the City of Escondido for existing sewer improvements that will serve this development

4. The Developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.

2. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval and shall be recorded prior to approval and recording of the Final Map.

2. The Developer shall make provisions in the CC&R's for maintenance by the Home Owners' Association of the private street, private storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-ways. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

3. The CC&R's must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.

4. The CC&R's must state that (if stamped concrete is used in the private driveway) the homeowners' association is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

DRAFT

DRAFT

From: Heidi Whitman
Sent: Friday, April 10, 2026 5:29 PM
To: Melissa DiMarzo
Subject: PL24-0067 – Request for Tentative Map / Site Plans (Hamilton Ln)

Hi,
I live across from the PL24-0067 Hamilton Lane project and wanted to review the tentative map/site plan prior to the hearing. Could you please send the latest plans or direct me to where they're posted?

Thanks you!

Heidi Whitman

From: Leone ONeal
Sent: Monday, April 13, 2026 3:24 PM
To: Melissa DiMarzo

Hello Ms. DiMarzo,

I would like to request more information on the proposed development (photo attached).

How many homes in total are being proposed? Just five single family homes or five multi-family/multi-level apartment homes?

Shame on the City of Escondido for even considering this project and potentially ruining our historic, beautiful, peaceful, close-knit country community! More homes = more traffic, more noise, more pollution, less green space, less fresh air and less peace and quiet in our lovely neighborhood.

Thank you in advance for your help in providing additional information to me, which I will share with my other neighbors in the area.

Sincerely,
Leone
(A VERY CONCERNED NEIGHBOR)



STAFF REPORT

DATE: April 28, 2026
PL25-0083 – Article 70 Revisions

PROJECT NUMBER / NAME: **PL25-0083 - Article 70 Revisions**

REQUEST: Recommend approval to the City Council of a Zone Text Amendment to Chapter 33 (Zoning) of the Escondido Municipal Code, specifically Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Article 1 (General Provisions and Definitions), for the purpose of compliance with mandatory State law, specifically Government Code sections 66310 through 66342. The Zone Text Amendment includes minor text updates to Article 1 to reconcile definitions of "accessory dwelling" and "junior accessory dwelling" with the new Article 70 language.

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido

GENERAL PLAN / ZONING: Citywide

PRIMARY REPRESENTATIVE: Sally Schifman, Principal Planner

DISCRETIONARY ACTIONS REQUESTED: Zone Text Amendment

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Not subject to CEQA pursuant to Public Resources Code section 21080(b)(1); and statutorily exempt from CEQA under CEQA Guidelines section 15268. The proposed amendments to Article 1 (General Provisions and Definitions) are exempt pursuant to CEQA Guidelines section 15378(b)(5) as changes would not have a direct or indirect physical effect on the environment.

STAFF RECOMMENDATION: Recommend approval to City Council

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-06

CITY COUNCIL HEARING REQUIRED: _X_ YES ___NO

REPORT APPROVALS: _X_ Dare Delano, Assistant City Attorney

_X_ Veronica Morones, Assistant Director of Development Services

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

On January 14, 2025, the Planning Commission reviewed and motioned to recommend approval to a number of draft updates to Article 70 under the 2024 Annual Omnibus Update (Resolution No. 2025-01). Prior to the scheduled February 19, 2025 City Council meeting, Development Services received a public comment from the California Housing Defense Fund ("CalHDF") identifying concerns regarding the drafted Article 70 amendments proposed with the 2024 Annual Omnibus Update. As a result of the public comment letter, staff pulled the Article 70 draft changes from the omnibus and undertook a comprehensive update to the City's Accessory Dwelling Units and Junior Accessory Dwelling Units ordinance (Article 70). The proposed amendments comply with required State ADU law and address those issues raised by CalHDF's public comment letter (see Attachment 1).

Since 2017, the California Legislature has enacted a series of laws to expand the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a strategy to increase housing supply statewide within existing neighborhoods. Legislation adopted between 2024 and 2026 continued this trend by expanding development rights, limiting local regulatory authority, and reinforcing statewide development standards to ensure consistency. These laws, as described below, apply uniformly throughout California and preempt conflicting local regulations.

Senate Bill (SB) 477 (effective date March 25, 2024) reorganized all State ADU and JADU statutes into a single, consolidated framework within Government Code Sections 66310 through 66342 (previously Gov. Code §§ 65852.2 et seq.). This legislation was expressly non-substantive and intended to improve clarity and consistency in state housing law. As a result of this consolidation and the continued operation of state preemption, local ADU ordinances that are inconsistent with state law are unenforceable by operation of law, and compliance with current statutory requirements is essential.

Assembly Bill (AB) 2533 (effective date January 1, 2025) made various changes to State ADU law regarding unpermitted ADUs. The law requires local agencies to allow the legalization of unpermitted ADUs and JADUs constructed before January 1, 2020. Cities may not deny permits to legalize these units based on zoning, development standards, or nonconformity with local ADU regulations. Notwithstanding any other law, the statute limits review to corrections necessary to address substandard health and safety conditions as defined in the Health and Safety Code. The law further prohibits local agencies from imposing penalties, fines, impact fees, or connection fees associated with legalization, except in limited circumstances involving new utility infrastructure. AB 2533 establishes a mandatory pathway to legalization and limits local discretion in enforcement and code compliance actions related to older ADUs.

SB 1211 (effective date January 1, 2025) made various changes to State ADU law with regard to replacement parking and exempt units. The law significantly expands ADU development opportunities on sites with existing multifamily residential development. Under this law, a lot containing an existing multifamily dwelling may construct up to eight detached ADUs, provided that the number of ADUs does not exceed the number of existing primary dwelling units on the lot. Prior state law limited multifamily properties to a maximum of two detached ADUs. The law also prohibits local agencies from requiring replacement parking when covered or uncovered spaces are removed to construct an ADU and clarifies the definition of "livable space" within multifamily buildings for purposes of ADU eligibility. Finally, SB 1211 places substantial restrictions on the development standards a city can place on certain state-mandated ADUs pursuant to Gov. Code § 66323.

CITY of ESCONDIDO

STAFF REPORT

AB 1154 (effective date January 1, 2026) limits the ability of local governments to impose owner-occupancy requirements on JADUs. Such requirements are only permitted where the JADU shares sanitation facilities with the primary dwelling unit. In all cases, rentals of JADUs must be for terms longer than 30 days.

AB 1033 (effective date January 1, 2024) creates a new, optional pathway for cities and counties to allow ADUs to be sold separately from the primary dwelling on the same lot by permitting condominium conversion of an ADU and the primary dwelling. AB 1033 does not require jurisdictions to allow ADU sales. It is a local-option statute, not a statewide mandate. Absent adoption of a local ordinance, the separate sale of ADUs remains prohibited under state law.

SB 543 (effective date January 1, 2026) makes various changes to State ADU law regarding requirements for local jurisdictions when submitting JADU ordinances to the Department of Housing and Community Development (HCD), as well as clarifies fire protection standards and the definition of "living space," revises limitations on impact fees, clarifies time limits for application review, and provides more broadly additional clarifying changes.

Additional legislation in the last few years has addressed administrative streamlining for pre-approved ADUs (**AB 1332**, effective date January 1, 2025), CEQA exemptions (**AB 3057**, effective date January 1, 2025), coastal zone coordination (**SB 1077**, effective date January 1, 2025, with state guidance to be developed by July 1, 2026), and enforcement authority (**AB 434**, effective date January 1, 2024)—all of which further reinforce the state's intent to facilitate ADU development. While this additional legislation provides important context regarding the State's broader ADU policy framework, these measures do not require amendments to the City of Escondido's ADU ordinance and are therefore not addressed further in this update.

Collectively, these state law changes further constrain local authority over ADUs and JADUs. Local regulations may not impose standards that are more restrictive than state law, and conflicting provisions are void. Cities retain the ability to adopt objective development standards where permitted by statute but State ADU law substantially curtails discretionary review and sets policy limitations on ADU development.

SUMMARY OF REQUEST

The proposed text amendments are illustrated in Attachment 2 of this staff report and are made easily identifiable through the use of underlines (newly added language) and ~~strikethroughs~~ (deleted text). The attachment identifies only the specific section of Article 1 that would be amended by this Zone Text Amendment, whereas the entirety of Article 70 is provided with illustrative changes; however, Article 70 will be repealed in its entirety for ease of updating the zoning ordinance through the City Clerk's office. Clean text for both Article 1 and Article 70 is provided in Exhibit "B" of Resolution No. 2026-06.

Table 1 provides a summary of the proposed changes by Article and then by Section.

CITY of ESCONDIDO

STAFF REPORT

TABLE 1 - SUMMARY OF PROPOSED CHANGES

Chapter – Article number: Article Name Section	Summary of Existing Contents	Proposed Change(s)
Chapter 33 – Article 1: General Provisions and Definitions		
§ 33-8 Definitions	Provides basic definition of "Accessory Dwelling Unit"	Update the definition of "Accessory Dwelling Unit" to match the definition provided in Article 70.
§ 33-8 Definitions	No JADU definition exists.	Add a definition of "Junior Accessory Dwelling Unit" to match the definition provided in Article 70.
Chapter 33 – Article 70: Accessory Dwelling Unit and Junior Accessory Dwelling Units		
Throughout Article 70	References to Gov. Code § 65852.2 and § 65852.22.	Reference updates throughout to specific new Gov. Code §§ 66310 et. seq.
Throughout Article 70	n/a	Reformatting updates to better align Article 70 with other articles of the Zoning Code.
§ 33-1470 Purpose ~~and Intent~~	Provides purpose and intent the article.	Rename the section "**Purpose**"; update with new Government Cde references.
§ 33-1471 Applicability ~~Permitted zones~~	Specifies where ADUs and JADUs are permitted.	Rename the section "**Applicability**"; expand on where and under what circumstances ADUs and JADUs are permitted.
§ 33-1472 Definitions	A "definitions" section within Article 70 does not currently exist.	New section to provide definitions pertinent to Article 70 and as defined by State law.
§ 33-1473~~2~~ Permit Required	States that ADUs on multifamily properties require an ADU permit; and, states that ADUs on single-family properties only require a building permit (unless otherwise specified).	Repeal in full and replace with new update to differentiate between State Exempt ADUs and All Other ADUs; specify that all ADUs are to be reviewed by building permit only (i.e., eliminates a planning permit for multifamily ADUs).

CITY of ESCONDIDO

STAFF REPORT

Chapter – Article number: Article Name Section	Summary of Existing Contents	Proposed Change(s)
~~**§ 33-1473 Occupancy limitations**~~ **§ 33-1474 Development standards – State Exempt ADUs**	Specifies Allowed Uses – describes when, how, and the number of ADUs or JADUs permitted on lots; and Owner-Occupancy – describes owner-occupancy requirements, deed restrictions, code requirements, conveyance and rental terms, and occupancy recognition.	Repeal in full and replace with new **§ 33-1474 Development standards – State Exempt ADUs**. Specifies standards for attached and detached ADUs on single-family and multifamily lots *in accordance with Government Code section 66314*; and, see new **§ 33-1478 Allowable Use of ADU and JADUs**; and see new **§ 33-1479 Occupancy and Conveyance**.
§ 33-1475~~4 Development standards~~ – Standard ADUs	Specifies Development Standards for ADUs and JADUs – linked to underlying zone standards, number of bedrooms, entries, kitchens, sanitation facilities, setbacks, unit size, height, lot coverage, number of ADUs and JADUs, parking, design, and addresses.	Repeal in full and replace with new **§ 33-1475 Development standards – Standard ADUs**. Specifies standards for designated areas/zones, density, number of units, floor area, setbacks, lot coverage, height, interior space, architectural details, landscaping, parking, and addresses for ADUs in accordance with State law (i.e., *ADUs not subject to Government Code section 66323*).
~~**§ 33-1475 Other regulations**~~	Stipulates regulations for historic buildings, guest houses, and utility connections.	Repealed in full. Historic buildings are addressed in new **§ 33-1477 ADUs and JADUs on Historic Lots**; "guest houses" are removed completely from Article 70; and, Utility connections are addressed in **§ 33-1479 Occupancy and Conveyance** and **§ 33-1483 Fees**.
§ 33-1476 Development Standards – Junior Accessory Dwelling Units	Does not exist.	New Section. Specifies standards for designated areas/zones, floor area, interior space, architectural details, height, and parking for JADUs in accordance with State law.
§ 33-1477 ADUs and JADUs on Historic Lots	Does not exist.	New Section. Specifies additional standards for ADUs and JADUs on historic lots as permissible by State law.

CITY of ESCONDIDO

STAFF REPORT

Chapter – Article number: Article Name Section	Summary of Existing Contents	Proposed Change(s)
§ 33-1478 Allowable Uses of ADUs and JADUs	Does not exist.	New Section. Specifies the allowable use of an ADU or JADU.
§ 33-1479 Occupancy and Conveyance	Does not exist.	New Section. Specifies limitations of renter and owner occupancy, conveyance of JADUs, and conveyance of ADUs.
§ 33-1480~~76~~ Code Standards ~~Existing nonpermitted accessory units~~	Does not exist.	New Section. Specifies building code standards for new ADUs or JADUs, and provides requirements for reviewing existing code violations and unpermitted ADUs and JADUs in accordance with State law.
§ 33-1481~~77~~ Application ~~and p~~Procedures	States the Director shall approve or disapprove an application ministerially for an ADU within 60 days and states that ADUs on multifamily lots require an ADU permit.	Repeal in full and replace with language detailing the building permit application review process.
§ 33-1482~~78~~ Decision to Deny ~~Findings for Denial~~	Provides findings for denial of an ADU permit.	Repeal in full and replace with new **§ 33-1482 Decision to Deny**; Specifies that the applicant shall be provided with a written list of defects and deficiency for remediation in accordance with State law.
~~§ 33-1479 Appeal~~	Provides directions for an appeal.	Repeal in full. An appeal process is no longer applicable.
§ 33-1483~~0~~ Fees	Details fee requirements	Repeal in full and replace with new language regarding ADU/JADU application and impact fees in accordance with State law.
§ 33-1484~~1~~. through § 33-1489. (Reserved)	n/a	Updated to reflect added sections.

PROJECT ANALYSIS

1. General Plan Conformance:

   The Escondido General Plan is the City's long-term blueprint that lays out goals and policies for the City's physical, economic, and social development. The General Plan provides guidance on topics like land use patterns, mobility network, safety, and quality of life standards. The Implementation Program Chapter of the General Plan, Chapter 10, recognizes the zoning code to be a "key feature" in directing local decisions and facilitating the implementation of the General Plan. Recurring zoning code updates for clarification and alignment with State law ensures that the General Plan's policies will be carried out

accordingly. Changes proposed in Article 70 seek to clarify zoning code language and conform with State regulations, furthering the implementation of the General Plan. The changes proposed are related to state compliance. Therefore, the proposed changes to the Zoning Code would be consistent with the General Plan.

2. Zoning or Specific Plan conformance:

   The amendments to Article 70 seek to clarify and/or correct zoning code language, conform with new State regulations, and address errors/typos. The proposed changes facilitate continued improvement on zoning code interpretation and further its purpose: to promote public peace, health, safety, convenience, comfort, prosperity or general welfare (Section 33-3 and 33-6 of Article 1 of the Zoning code). Approving the proposed Zoning Code amendments would further the zoning code's objectives, making this effort compliant with the zoning code.

   Additionally, zoning text amendments such as this require the mandatory findings outlined under Article 61 (Administration and Enforcement), Division 4 (Amendments and Zone Changes), Section 33-1263 be substantiated. Exhibit "A" under the draft resolution attached to this staff report provide such justification for the proposed amendments to Article 70.

3. Climate Action Plan Consistency:

   The City's 2021 Climate Action Pan provides a roadmap for reducing greenhouse gas ("GHG") emissions through the implementation of various strategies, goals, actions and supporting measures. The proposed amendments to Article 70 do not directly address or modify any of the Climate Action Plan's implementation objectives or activities.

FISCAL ANALYSIS

There will be no fiscal impacts to the City of Escondido as a result of these amendments.

ENVIRONMENTIAL ANALYSIS

The proposed amendments to Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) are ministerial actions undertaken to implement mandatory State law. The City lacks discretionary authority to deny, modify, or condition these provisions based on environmental considerations. Accordingly, the action is not subject to CEQA pursuant to Public Resources Code section 21080(b)(1); and the action is statutorily exempt from CEQA under CEQA Guidelines section 15268. The proposed amendments to Article 1 (General Provisions and Definitions) are exempt pursuant to CEQA Guidelines section 15378(b)(5) as changes to Article 1 would not have a direct or indirect physical effect on the environment. No further environmental review is required.

PUBLIC NOTICING

City staff noticed the Zone Text Amendment in accordance with Article 61, Division 6 of the Escondido Zoning Code and Government Code section 65854. Due to the Citywide nature of the amendments, staff did not conduct specific project-related outreach. As of the time the staff report was prepared, no public correspondence has been received.

CITY of ESCONDIDO

STAFF REPORT

CONCLUSION AND RECOMMENDATION

Planning staff recommend the Planning Commission approve Resolution No. 2026-06, recommending approval of the proposed Zoning Code amendments to the City Council for final decision pursuant to Section 33-1262 of Article 61 of the Escondido Zoning Code (Administration and Enforcement Ordinance). Approval of these changes will improve and clarify planning processes, and ensure compliance with state mandates. No other discretionary permits are requested or required.

ATTACHMENTS

1. Attachment 1 – CalDHF public comment letter, dated February 18, 2025
2. Attachment 2 – Strikethrough and underline of proposed changes
3. Attachment 3 – Planning Commission Resolution No. 2026-06
    a. Exhibit “A” – Findings of Fact
    b. Exhibit “B” – Clean Copy of Proposed Changes

Feb 18, 2025

City of Escondido
201 North Broadway
Escondido, CA 92025

Re: Proposed Amendments to City's ADU Ordinance

By email: Dane.white@escondido.gov; consuelo.martinez@escondido.gov; christian.garcia@escondido.gov; joe.garcia@escondido.gov; judy.fitzgerald@escondido.gov

Cc: pricila.roldan@escondido.gov; zack.beck@escondido.gov; michael.mcguinness@escondido.gov; Sean.mcglynn@escondido.gov; christopher.mckinney@escondido.gov

Dear Escondido City Council,

The California Housing Defense Fund ("CalHDF") submits this letter as a public comment for the City Council meeting of February 19, 2025 regarding item 13, a proposed amendment to the City's zoning code, including amendments to its regulations for ADUs and JADUs.

The proposed ordinance fails to comply with state law in several ways, and the City should address these issues before approving the ordinance.

Background

The law gives local governments authority to enact zoning ordinances that implement a variety of development standards on ADUs. (Gov. Code, § 66314.) The standards in these local ordinances are limited by state law so as not to overly restrict ADU development. (See *id.)* Separately from local ADU ordinances, Government Code section 66323 establishes a narrower set of ADU types that local governments have a ministerial duty to approve via a building permit. "Notwithstanding Sections 66314 to 66322 ... a local agency shall ministerially approve" these types of ADUs. (*Id*. at subd. (a).) This means that ADUs that satisfy the minimal requirements of section 66323 must be approved regardless of any contrary provisions of the local ADU ordinance. (*Ibid*.) Local governments may not impose their own standards on such ADUs. (Gov. Code, § 66323, subd. (b) ["A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a)."].)

2221 Broadway, PH1, Oakland, CA 94612
hi@calhdf.org

In addition, ADUs that qualify for the protections of Government Code section 66323, like other ADUs, must be processed by local governments within 60 days of a complete permit application submittal. (Gov. Code, § 66317, subd. (a).)

State law also prohibits creating regulations on ADU development not explicitly allowed by state law. Government Code Section 66315 states, "No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer."

Impermissible Permit Requirement for ADUs on Multifamily Properties

City code section 33-1472(a) requires an ADU permit in order for an applicant to develop ADUs on multifamily properties. However, Government Code section 66323, subdivisions (a)(3) and (a)(4) obligate the City to ADUs on multifamily properties via building permit only, as discussed *supra*. The City may not require a separate ADU permit in these circumstances.

For more information on 66323 units, please see page 18 et seq. of the January 2025 HCD ADU Handbook.

Impermissible Certificate of Occupancy Delay

City code section 33-1472(c)(1) prohibits the issuance of a certificate of occupancy for an ADU before the primary dwelling has been issued a certificate of occupancy. This unusual regulation is not allowed by state law.

Government Code section 66317, subdivision (a) states:

> "… . If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing …"

The law allows the City to delay the ADU permit application until the single-family dwelling permit is approved. It does not allow the City to delay issuance of a certificate of occupancy.

As discussed *supra*, state law does not allow the City to independently create regulations to discourage ADU development. Instead, state law prohibits creating regulations on ADU

development not explicitly allowed by state law. Government Code Section 66315 states, "No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer."

And, of course, the City may not impose this condition on any ADUs that qualify for the protections of Government Code section 66323, given that this section of law imposes a duty on the City to approve such ADUs via ministerial issuance of a building permit and does not allow the City to impose any of the requirements found in sections 66314 through 66322. There are many reasons that a family might choose to initially occupy an ADU. Home development is highly expensive. It is vastly more affordable (and faster) to develop an ADU than a primary dwelling. A family may choose to develop and occupy an ADU while building the primary dwelling, thus saving on rent while they finish the construction project. This regulation does not seem to serve any rational basis, unless the purpose is to discourage the development of ADUs with new single-family homes.

Impermissible Conditioning of Application on Health Department Approval

City code section 33-1472(c)(2) states, "Prior to approval on properties with a private sewage system, approval by the county of San Diego department of environmental health, or any successor agency, may be required."

However, state law does not allow the City to require that applicants seek separate approval from a health department. Instead, Government Code section 66314, subdivision (f) only allows the following with respect to private sewage/septic systems:

> A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

The City should amend its code accordingly.

Impermissible Blanket Ban on ADU Sales

City code section 33-1473(d) forbids all separate sales of ADUs. However, Government Code section 66341 mandates that the City permit separate sales of ADUs in certain circumstances. The City should amend its code accordingly.

Impermissible Imposition of Underlying Zoning

City code section 33-1474(a) imposes all underlying city zoning standards on ADUs, except as modified by that section. This provision is not allowed by state law.

As discussed *supra*, Government Code section 66323 mandates that the City approve a specific class of ADUs subject only to specified height and setback requirements, notwithstanding any local code requirements to the contrary. This means, for example, that the City cannot impose landscaping regulations, floor area ratio regulations, parking requirements, front setbacks, etc. on ADUs that qualify for the protections of Government Code section 66323.

Impermissible Front Setback Requirements

City code section 33-1474(a)(4) imposes the front setback requirements of the underlying zoning on all new construction ADUs.

However, Government Code section 66323, subdivision (a) does not permit imposition of front setback requirements for ADUs that qualify for the protections of that section of law. There are many policy reasons for this. For instance, a homeowner may prefer to preserve a private backyard space while redeveloping the less useful front yard. While children may play in the backyard, the front yard is closer to the street and less safe for a variety of activities. The City therefore must allow front yard ADUs that comply with the standards in Government Code section 66323, subdivision (a) both on single family and on multifamily properties.

HCD has issued guidance (the January 2025 HCD ADU Handbook, page 18) affirming the duty of local agencies to allow ADUs protected by Government Code section 66323 in the front setback under all circumstances.

Impermissible ADU Size Limitations

City code Table 33-1474 imposes blanket maximum ADU sizes on all ADUs developed in the city.

However, these limits are not allowed for ADUs subject to the protections of Government Code section 66323, subdivisions (a)(1), (a)(3), and (a)(4). In the case of section 66323, subdivision (a)(1), state law does not allow a maximum unit size for a conversion of a portion of an existing structure into an ADU on a single-family property. For section 66323, subdivision (a)(3), state law does not allow a maximum unit size for a conversion of a portion of an existing structure into an ADU on a multifamily property. For section 66323, subdivision (a)(4), state law does not allow a size limitation for any detached ADUs constructed on multifamily properties, provided they comply with the specified height and setback requirements.

Impermissible Height Limits

City code section 33-1474(a)(7) limits ADU heights to 16 feet or the underlying zoning, whichever is higher. However, Government Code section 66321, subdivision (b)(4) obligates the City to approve ADUs higher than 16 feet in certain circumstances, such as when the ADU is on the same parcel as a multistory multifamily dwelling, or when the parcel is near transit.

Impermissible Lot Coverage Requirement

City code section 33-1474(a)(8) imposes the lot coverage requirement of the underlying zoning on ADUs. CalHDF notes that section 33-1474(a) allows relaxation of this standard to allow at least one 850 square foot ADU on the property.

However, this allowance is insufficient. Government Code section 66323, subdivision (a)(4) allows up to eight ADUs, without size restriction, on parcels with an existing multifamily dwelling, and the City may not impose any lot coverage requirement that would restrict this allowance.

Impermissible Design Standards

City code section 33-1474(d) imposes design standards on all ADUs. None of these standards may be imposed on ADUs that qualify for the protections of Government Code 66323, subdivision (a), as discussed *supra*.

Additionally, this code section contains numerous non-objective requirements. The City may only apply objective standards (Gov. Code, § 66314, subd. (b)(1)), which state ADU law defines as "standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal." (Gov. Code, § 66313, subd. (i).)

It would be impossible for an applicant to know, ex ante, what the planning director considers to be "integrated with the primary structure" or "determined to have historic value by the director."

These provisions of code should be amended to be made objective. Additionally, this code section should be amended to make clear that it does not apply to ADUs eligible for the protections of Government Code section 66323, subdivision (a).

Impermissible Historic Regulations

City code section 33-1475(a) places a variety of regulations on ADUs developed on properties with historic structures. As discussed *supra*, the City may not impose any development standards on ADUs that qualify for the protections of Government Code 66323, subdivision (a). For such ADUs, the City may not impose the regulations in City code section 33-1475(a).

See pages 18-20 of the HCD's January 2025 ADU Handbook for further information on section 66323 ADUs. For instance, from page 20 of the Handbook: "A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.)"

Impermissible Limitation on Number of ADUs per Lot

City code section 33-1475(b) limits development of ADUs on a parcel as follows:

> Guest house. An attached guest house may be converted to an accessory dwelling unit provided all provisions of this article and the building code and zoning code are met. A guest house and an accessory dwelling unit and/or a junior accessory dwelling unit may occur on the same lot provided the guest house does not contain kitchen facilities and is not rented. No more than one accessory dwelling unit or no more than one guest house is permitted on a lot. Nothing in this section shall be construed to prohibit the construction of an accessory dwelling unit and/or junior accessory dwelling unit in compliance with this article.

These limitations are plain violations of Government Code section 66323, subdivision (a). The City must approve building applications for the types of ADUs described in this section of law and may not condition the approval on the removal or alteration of an existing guest house.

Furthermore, City code section 33-1475(b) limits ADU development to one ADU per parcel. However, Government Code section 66323, subdivisions (a)(3) and (a)(4) allow for multiple ADUs on multifamily properties. This section of City code should be amended to reflect this allowance.

Impermissible Limitations on Unpermitted ADUs

City code section 33-1476 declares all existing, unpermitted ADUs to be in violation of City code and subject to enforcement action. Section 33-1476(a) requires unpermitted ADUs to fully meet the requirements of the City code in order to be legalized.

These requirements are a clear violation of state ADU law. Government Code, section 66332, subdivision (a) (emphasis added):

> (a) Notwithstanding any other law, and except as otherwise provided in subdivision (b), a local agency shall not deny a permit for an unpermitted accessory dwelling unit or unpermitted junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following:
>
> (1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.
>
> (2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or Article 3 (commencing with Section 66333), as applicable, **or any local ordinance regulating accessory dwelling units or junior accessory dwelling units**.

Non-compliance with the City's ADU ordinance therefore is not a valid reason to deny a permit to legalize an existing ADU.

Impermissible Required Findings

City code section 33-1478 requires the following findings as a condition of ADU permit approval:

(a) Adequate public facilities and services are available;
(b) All requirements of this article and the zoning code are met;
(c) The project will not create a second front entrance;
(d) The unit is integrated with the primary structure with respect to roof design, height, compatible materials, color, texture, and design details; and
(e) The accessory dwelling unit does not create any adverse impact on any real property that is listed in the local, state, or federal Register of Historic Places.

As a threshold issue, the City is not allowed to require ADU permits or any ADU application eligible for the protections of Government Code section 66323, subdivision (a).

Findings (a), (c), (d), and (e) may not be required for any ADU application eligible for the protections of Government Code section 66323, subdivision (a), as that section of state law only permits the City to apply basic height and setback regulations specified in state law.

Additionally, findings (a) and (d) are non-objective. As discussed *supra*, the City may only apply objective standards (Gov. Code, § 66314, subd. (b)(1)) to ADU development.

It would be impossible for an applicant to know, ex ante, what the planning director considers to be "integrated with the primary structure" or whether the ADU has "adequate public facilities and services available." Does this mean that there need to be "adequate" childcare slots available? That there needs to be "adequate" parkland available? The City may not apply this non-objective requirement.

♦♦♦

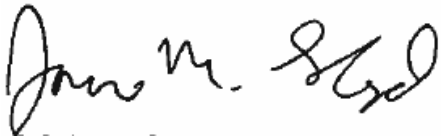
CalHDF appreciates the City's effort to implement state law governing ADU construction. However, the City should amend its ordinance to ensure that it complies with state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

ARTICLE 1
GENERAL PROVISIONS AND DEFINITIONS

§ 33-8. Definitions.

“Dwelling.”

(1) **"Dwelling"** means one or more rooms in a building used for occupancy by one family for living or sleeping purposes and having only one kitchen.

(2) **"Grouped dwelling"** means a group of two or more detached or semi-detached one-family, two-family, three-family or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, including bungalow courts and apartment courts, but not including recreational vehicle or campgrounds.

(3) **"Multiple dwelling"** means a building or portion thereof used for occupancy by four or more families living independently of each other, and containing four or more dwellings.

(4) **"One-family or single-family dwelling"** means a detached or semi-detached building designed for or occupied exclusively by one family.

(5) **"Two-family dwelling and duplex"** means a detached or semi-detached building designed for or occupied exclusively by two families.

(6) **"Three-family dwelling and triplex"** means a detached or semi-detached building designed for or occupied by three families.

(7) **"Primary dwelling"** means the principal single-family dwelling located on a lot where an accessory dwelling unit is existing or proposed.

(8) **"Accessory dwelling"** ~~means a secondary, but independent living facility which is located or established on the same lot as the primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation.~~ means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU may also include the following:

An efficiency unit.

A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(9) **"Junior Accessory dwelling"** means a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. Enclosed uses such as attached garages, are considered a part of the proposed or existing single-family residence.

ARTICLE 70
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

§ 33-1470. Purpose ~~and intent~~.

The purpose of this article is to provide regulations for the establishment of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as additional housing~~. accessory dwelling units and junior accessory dwelling units. The intent of the article is to provide additional housing opportunities in areas where adequate public facilities and services are available, and where impacts upon the residential neighborhoods directly affected would be minimized.~~ Should any provision of this article be found not to be in compliance with California Government Code sections 66310 – 66342, as applicable, ~~Notwithstanding the intent of California Government Code section 65852.2 or section 65852.22, should any provision of this article be found not to be in compliance with state law,~~ that provision should be severed and stricken from Article 70 as if it had never been adopted.

§ 33-1471. ~~Permitted zones~~Applicability.

~~Accessory dwelling units and junior accessory dwelling units shall be permitted in areas zoned to allow single-family or multifamily dwelling residential uses, subject to section 33-1472 of this article.~~This article applies to ADUs and JADUs proposed on lots developed or proposed to be developed with one or more residential dwellings in areas zoned to allow single-family or multifamily residential uses, in areas where adequate public facilities and services are available, and where impacts upon the residential neighborhoods directly affected would be minimized in relation to traffic flow and public safety, and/or mixed-use zones as applicable, as permitted by California Government Code sections 66314 and 66323, and subject to Sections 33-1473 through 33-1483, as applicable.

§ 33-1472. Definitions.

(a) "Accessory dwelling unit", or ADU, means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU may also include the following:

(1) An efficiency unit.

(2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(b) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(c) "Attached ADU" means an ADU that is completely within an existing main building, or added to an existing primary building or accessory structure. These units shall be attached by a common wall, floor, or ceiling, and not simply by an attached passageway or porch; and

shall be contained within one building. Enclosed uses such as attached garages, are considered a part of the proposed or existing single-family residence.

(d) "Detached ADU" means an ADU that is structurally independent and separated from the existing or proposed single-family or multi-family residence by a minimum of 10 feet.

(e) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

(f) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. Enclosed uses such as attached garages, are considered a part of the proposed or existing single-family residence.

(g) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(h) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(i) "Local agency" means a city, county, or city and county, whether general law or chartered.

(j) "Multifamily dwelling," or "Multifamily residential uses," means a structure with two or more attached dwellings on a single lot. This definition shall be specific to this article.

(k) "Nonconforming zoning condition" means a physical improvement on a property that does not conform to current zoning standards.

(l) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(m) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(n) "Permitting agency" means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.

(o) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(p) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(q) "Qualified Buyer" means persons and families of low or moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(r) "Qualified Nonprofit Corporation" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(s) "Standard ADU" refers to ADUs that are created pursuant to Government Code Section 66314.

(t) "State Exempt ADU" refers to ADUs or JADUs that are created pursuant to Government Code Section 66323.

(u) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

§ 33-1472~~2~~3. Permit required.

(a) **State Exempt ADUs.** Notwithstanding Government Code sections 66314 to 66322, inclusive, a building permit for a State Exempt ADU, in compliance with Government Code Section 66323, shall be required and ministerially approved. ~~Accessory dwelling units on properties with legally established multifamily residential dwellings are subject to the approval of an accessory dwelling unit permit.~~

(b) **All Other ADUs.** A building permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Government Code Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, and in accordance with Government Code sections 66317, 66320, and 66335.

If the permit application to create or serve an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permit application to create the new single-family or multifamily dwelling is approved or denied, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. ~~Accessory dwelling units and junior accessory dwelling units on properties with legally-established single-family residential dwellings are subject to the approval of a building permit, unless additional requirements apply as described under section 33-1475, Other regulations.~~

~~**§ 33-1473. Occupancy limitations.**~~

~~(a) Allowed use.~~

~~(1) One attached or detached accessory dwelling unit may be permitted in conjunction with an existing or proposed single-family residence on a lot zoned for single-family or multifamily residential use.~~

(A) The accessory dwelling unit is either attached to, or located within, the proposed or existing main building or attached garages, storage areas, or similar use; or a detached accessory structure and located on the same lot as the proposed or existing single-family home.

(B) An accessory dwelling unit may be permitted on a lot where a junior accessory dwelling unit exists or is proposed.

(2) One junior accessory dwelling unit may be permitted in conjunction with an existing or proposed single-family residential use.

(A) The junior accessory dwelling unit is located within the proposed or existing main building or attached garages, storage areas, or similar use.

(B) A junior accessory dwelling unit may be permitted on a lot where an accessory dwelling unit exists or is proposed.

(3) Number of accessory dwelling units on legal lots with existing multifamily dwelling units.

(A) Shall be permitted to construct at least one accessory dwelling unit within portions of existing multifamily dwelling structures that are existing non-habitable space, and shall allow up to 25% of the units in each existing multifamily dwelling structure, in accordance with Government Code section 65852.2(e). Existing detached accessory structures cannot be attached to a multifamily dwelling structure for the purposes of creating an accessory dwelling unit; and

(B) Not more than two accessory dwelling units are permitted that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling.

(C) For purposes of this article, "multifamily dwelling structure" or "multifamily dwelling" is defined as a structure with two or more attached dwellings on a single lot.

(b) Owner-occupied.

(1) The owner-occupancy requirement shall not be applied to any accessory dwelling unit.

(2) A junior accessory dwelling unit may be used as habitable space, only so long as either the remaining portion of the main dwelling unit, or the newly created junior accessory dwelling unit is occupied by the owner of record of the property, unless otherwise exempted by this section.

(A) Owner-occupancy for a junior accessory dwelling unit shall not be required if the owner is an agency, land trust, or housing organization.

(3) Deed restriction. The city shall require the recordation of a deed restriction if owner-occupancy is required pursuant to this section.

(A) Prior to issuance of a building permit, the property owner shall execute a deed restriction setting forth the owner-occupancy requirements, in a form and substance satisfactory to the director of community development and city attorney's office, which shall be recorded in the office of the county recorder. The covenant shall also include the following terms and limitations:

(i) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, and shall not be subdivided in any manner that would authorize such sale or ownership;

(ii) A statement that the deed restriction may be enforced against future purchasers and the restrictions shall be bindings upon any successor in ownership of the property;

(iii) The junior accessory dwelling unit shall be a legal unit, and may be used as habitable space, only so long as the owner of record of the property occupies the premises;

(iv) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section, and if applicable the occupancy limitations of the California Health and Safety Code section 17958.1.

(c) All local building and fire code requirements apply, as appropriate, to accessory dwelling units and junior accessory dwelling units.

(1) A certificate of occupancy shall not be issued for the accessory dwelling unit and/or junior accessory dwelling unit until the building official issues a certificate of occupancy for the main building.

(2) Prior to approval on properties with a private sewage system, approval by the county of San Diego department of environmental health, or any successor agency, may be required.

(d) The accessory dwelling unit and/or junior accessory dwelling unit is not intended for sale, except in conjunction with the sale of the primary residence and property.

(e) The accessory dwelling unit and junior accessory dwelling unit may be rented separate from the primary residence, but only with a rental agreement and with terms greater than 30 days.

(f) The accessory dwelling unit and/or junior accessory dwelling unit shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the premises.

(1) The accessory dwelling unit and/or junior unit shall be deemed to be a legal unit and permit such accessory use of property, which use is specifically identified by the accessory use regulations for the underlying zone and per Government Code

~~sections 65852.2 and 65852.22; and shall allow such other accessory uses which are necessarily and customarily associated with such principal residential use of the premises, except as otherwise provided by this subsection.~~

(2) ~~An accessory dwelling unit and/or junior accessory dwelling unit shall be deemed an independent dwelling unit for the sole purpose of establishing a home occupation permit within the accessory dwelling unit and junior accessory dwelling unit, subject to the terms and limitations of Article 44. The limitations for home occupations shall be shared with the principal use and/or main building.~~

~~(B) No more than the quantities of animals specifically listed in Table 33-95(a) of Article 6 or section 33-1116 of Article 57 is permitted on the premises. The limitations for animal keeping and household pets shall be shared with the principal use and/or main building.~~

~~(C) For all other accessory use of property, the accessory dwelling units and/or junior accessory dwelling unit shall be controlled in the same manner as the principal use within each zone, and shall not expand or be conveyed separately from the primary use. When provided by these regulations, it shall be the responsibility of the director of community development to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principal use, accessory dwelling unit, and/or junior accessory dwelling unit, based on the director's evaluation of the resemblance of the proposed accessory use and the relationship between the proposed accessory use and the principal use.~~

§ 33-1474. Development standards – State Exempt ADUs.

State Exempt ADUs shall be subject to the standards listed below, in accordance with Government Code Section 66323.

(a) **Attached Units – Single-Family Residential Dwelling.** One Attached ADU and one JADU shall be permitted per lot with a proposed or existing single-family dwelling, subject to all the following requirements:

(1) The State Exempt ADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure. If the State Exempt ADU is within an accessory structure, an expansion of not more than 150 square feet beyond the footprint of the existing accessory structure is permitted. The expansion shall be limited to accommodating egress and ingress.

(2) The State Exempt ADU has exterior access separate from the proposed or existing single-family dwelling.

(3) The side and rear setbacks comply with adopted codes pertaining to fire and building safety.

(4) When the State Exempt unit is a JADU, additional regulations apply as detailed in Section 33-1476, and in compliance with Government Code Section 66333 through 66339.

(b) **Detached Units – Single-Family Residential Dwelling.** One detached, new construction State Exempt ADU shall be permitted per lot with a proposed or existing single-family dwelling, and may be in addition to one attached State Exempt ADU as described in paragraph (a), subject to all the following requirements:

(1) Detached, new construction State Exempt units are subject to four-foot-minimum side and read yard setbacks.

(2) The total floor area is limited to not more than 800 square feet of interior livable space.

(3) The height of the State Exempt unit shall comply with Section 33-1475(g) Height.

(c) **Attached Units – Multifamily Residential Dwellings.**

(1) Multiple attached State Exempt ADUs may be permitted within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to, storage room, boiler rooms, passageways, attics, basement, or garages, as long as each unit complies with state building standards for dwellings.

(2) At least one attached State Exempt ADU shall be permitted within an existing multifamily dwelling structure, and not more than 25-percent of the total existing multifamily dwelling units. Any calculation that results in a fractional unit shall be rounded down to the next whole number.

(d) **Detached Units – Multifamily Residential Dwelling.**

(1) On a lot with an existing multifamily dwelling, no more than eight detached State Exempt ADUs, or up to equal the number of existing units, shall be permitted, whichever is less. These units shall be inclusive of those which may have been permitted under subsection (c)(2).

(2) On a lot with a proposed multifamily dwelling, not more than two detached State Exempt ADUs shall be permitted.

(3) Detached State Exempt ADUs are subject to four-foot-minimum side and rear yard setbacks. The addition of detached State Exempt ADUs shall not require any setback modification of an existing multifamily dwelling that has a rear or side setback of less than four feet.

(4) The height of detached State Exempt ADUs on a lot with existing or proposed multifamily dwellings shall comply with Section 33-1475(g) Height.

(e) **All State Exempt Units**.

(1) No additional objective development or design standards beyond those detailed in Subsection 33-1474(a) through (d), as applicable, shall be imposed upon any State Exempt ADUs.

(2) The addition of State Exempt ADUs shall not require any correction of nonconforming zoning conditions.

(3) The addition of State Exempt ADUs shall not require fire sprinklers if sprinklers are not required of the primary dwelling nor shall the addition of State Exempt ADUs require fire sprinklers to be installed in an existing dwelling that does not currently have sprinklers.

(4) The rental of State Exempt ADUs shall be for a term longer than 30 days.

(5) For State Exempt ADUs connected to an onsite wastewater treatment system (septic), a certified percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years, shall be required at part of the ministerial application materials.

§ 33-1475<u>4</u>. Development standards <u>– Standard ADUs</u>.

Standard ADUs, beyond those permitted in accordance with Section 33-1474 above, shall be subject to the development standards listed below, and in accordance with Government Code Section 66314. Standard ADUs are permitted in addition to State Exempt ADUs.

(a) **Designated areas.** Standard ADUs are permitted in areas zoned to allow single-family or multifamily residential uses where:

(1) The lot includes a proposed or existing dwelling.

(2) Adequate public facilities and services are available.

(A) For Standard ADUs proposed to connect to an onsite wastewater treatment system (septic), a certified percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years, shall be required at part of the application materials.

(B) For Standard ADUs proposing private sewage disposal, authorization to move forward with the construction of the Standard ADU by the San Diego County Department of Environmental Health and Quality, or their designee, shall be required as part of the application materials.

(3) Impacts upon the residential neighborhoods directly affected would be minimized in relation to traffic flow and public safety.

(4) An Attached Standard ADU shall be either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses.

(5) A Detached Standard ADU shall be either a converted accessory structure or a newly constructed ADU structure detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(b) **Density.** In accordance with Government Code Section 66314(c) and 66319, Standard ADUs do not affect the allowable density for the lot upon which the ADU is located. Furthermore, Standard ADUs are recognized as a residential use consistent with the

existing residential general plan and zoning designation for the lot upon which they are located.

(c) **Number of Units.**

(1) One Standard ADU shall be permitted in addition to permissible State Exempt ADUs and shall conform to the additional development standards established in this subsection.

(A) Additional Standard ADUs may be permitted and shall conform to the development standards of the underlying zone. An appropriate development application for the construction of additional Standard ADUs on any lot in all residential or mixed-use zones is required pursuant to Article 61 of this chapter.

(d) **Floor Area.**

(1) Minimum permissible floor area of any ADU shall be no less than 150 square feet and such proposed ADUs shall meet the requirements for an efficiency unit as defined by the California Health and Safety Code section 17958.1.

(2) Maximum total floor area of any Standard ADU shall not exceed 1200 square feet of interior livable space.

(3) Any accessory structure attached to a Standard ADU, such as a patio cover, shall not exceed 49 percent of the associated existing or proposed Standard ADU.

(e) **Setbacks.**

(1) **Front Yard Setbacks.**

(A) Any Attached or Detached Standard ADUs between 800 and 1,200 square feet of interior livable space shall conform to the front yard setbacks of the underlying zone.

(B) No front setback shall be required for any Attached or Detached Standard ADU less than 800 square feet of interior livable space.

(2) **Side and Rear Yard Setbacks.**

(A) Attached Standard ADUs – Converted Space. No new side or rear yard setback shall be required for an existing living area or existing accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to a Standard ADU or to a portion of a Standard ADU.

(B) Attached Standard ADUs – New Construction. New Attached Standard ADUs shall maintain minimum side and rear yard setbacks of 4 feet.

(C) Detached Standard ADUs shall maintain minimum side and rear yard setbacks of 4 feet.

(3) **Special Circumstances**

(A) Any portion of a Detached Standard ADU constructed above an existing or proposed accessory structure, such as a garage, that is in excess of 18 feet, shall

provide an additional five feet of setback adjacent property line(s) abutting residential zones.

(B) The structures listed below may project into the minimum front or rear setback not more than four feet and into the minimum side setback not more than two feet, provided that such projections shall not be closer than three feet to any lot line:

(i) Cornices, eaves, belt courses, sills, buttresses or other similar architectural features;

(ii) Fireplace structures and bays, provided that they are not wider than eight feet measured in the general direction of the wall of which it is a part;

(iii) Stairways, balconies, door stoops and fire escapes;

(iv) Awnings;

(v) Planting boxes or masonry planters not exceeding 42 inches in height;

(vi) Porte-cochere over a driveway in a side setback area, provided such structure is not more than one story in height and 22 feet in length, and is entirely open on at least three sides, except for the necessary supporting columns and customary architectural features.

(f) **Lot Coverage.**

(1) Any Attached or Detached Standard ADU with less than 800 square feet of interior livable space shall not count towards the lot coverage requirements of the underlying zone.

(2) Any Attached or Detached Standard ADU between 800 and 1,200 square feet of interior livable space shall comply with lot coverage requirements of the underlying zone.

(3) Any detached accessory structure associated with a Standard ADU shall be subject to the provisions of Sections 33-102 and 33-103 for the primary dwelling.

(4) An attached accessory structure, such as a patio cover, associated with a Standard ADU, shall not exceed 49 percent of the Standard ADU and shall be subject to the provisions of Sections 33-102 and 33-103 for the primary dwelling.

(g) **Height.**

(1) The following height standards apply to State Exempt or Standard ADUs:

(A) An Attached ADU or JADU that is within the proposed or existing space of an existing single-family dwelling or accessory structure shall be limited to the height of the structure it is within.

(B) An Attached ADU that is attached to the primary dwelling, shall be limited to the height of the existing or proposed primary dwelling or 24 feet, whichever is greater.

(C) A Detached ADU on a lot with an existing or proposed single-story single-family dwelling or single-story multifamily dwelling, shall be limited to the height of the existing or proposed single-story primary dwelling or 24 feet, whichever is greater.

(D) A Detached ADU on a lot with an existing or proposed multistory single-family dwelling or multistory multifamily dwelling, shall be permitted a height up to that of the primary structure or the height allowed by the underlying zone, whichever is greater, as measured from finished floor to top of roof.

(E) A Detached ADU constructed above an existing or proposed detached accessory structure, such as a detached garage, shall be permitted to a height up to that of the primary structure or the height allowed by the underlying zone, whichever is greater, as measured from finished floor to top of roof.

(2) Any portion of an Attached or Detached ADU above 18 feet shall be subject to the provisions of Section 33-1475(e)(3)(A) Special Circumstances.

(3) An additional two feet in height shall be permitted to accommodate a roof pitch on any ADU that is aligned with the roof pitch of the primary dwelling unit.

(h) **Interior Space.**

(1) **Access.** All Standard ADUs shall be provided with a separate, exterior entry, and no direct, interior access into the main building.

(2) **Bedrooms.** There is no limit on the number of bedrooms, provided that the Standard ADU complies with local building and fire code requirements.

(3) **Common Living Area.** The total area of all bedrooms shall not exceed 50 percent of the total interior livable space of the Standard ADU. The total combined Standard ADU common living area shall be equal to or greater than the total combined area of all bedrooms. The calculation of common living area and bedroom area shall not include closets, bathrooms or hallways, and shall be measured from the centerline of interior walls, and the exterior of exterior walls.

(4) **Bathrooms.** All Standard ADUs shall include separate bath/sanitation facilities

(5) **Kitchen.** Standard ADU shall include, and be limited to, one kitchen as defined by the Zoning Code. “Wet bars” shall not be permitted.

(i) **Architectural Details.**

(1) **Passageways.** No passageway, as defined in Section 33-1472, shall be required in conjunction with the construction of a Standard ADU.

(2) **Exterior Architecture.** Exterior building materials, texture, and colors for Standard ADUs shall match those of the primary structure.

(3) **Windows.** Window materials, design, framing, and detailing for Standard ADUs shall substantially match those of the primary structure.

(A) The number of windows shall meet the minimum requirement to satisfy applicable building code and health and safety standards.

(4) **Roof.** Roof materials, texture, and color, as well as roof pitch, for Standard ADUs shall substantially match those of the primary structure.

(5) **Historic Properties.** If the Standard ADU is an addition to a site that is listed in the California Register of Historical Resources, the City's Local Register of Historic Places, or located within a historical district, the requirements and development standards set forth in Section 33-1475 apply.

(j) **Landscaping.**

(1) **Yard areas.** A minimum of 50 percent of all remaining yard areas shall be landscaped with trees, shrubs and other plant materials, provided that such landscape features do not hinder safety access.

(2) **Planting Materials.** Plantings shall consist of annuals, perennials, groundcovers, shrubs, and trees compatible with adjacent native vegetation, capable of surviving without permanent irrigation.

(3) **Maintenance.** The property owner shall be responsible for the maintenance of landscape materials through regular routine maintenance to ensure that plant material is maintained in a flourishing manner. Dead or diseased plants must be replaced within 90 days from when the director makes a determination that the plant must be replaced. Failure to do so constitutes a violation of this article. The property owner shall receive a written notice of noncompliance.

(4) **Irrigation.** Irrigation systems shall be consistently maintained and adjusted to eliminate water waste and ensure the healthy survival of the plant material.

(k) **Parking.**

(1) **Required Parking.** Designated parking spaces shall not be required for a Standard ADU in any of the following instances:

(A) Where the Standard ADU is located within one-half mile walking distance of public transit.

(B) Where the Standard ADU is located within an architecturally and historically significant historic district.

(C) Where the Standard ADU is part of the proposed or existing primary residence or an accessory structure.

(D) When on-street parking permits are required but not offered to the occupant of the Standard ADU.

(E) When there is a car share vehicle located within one block of the Standard ADU.

(F) When a request for a Standard ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the Standard ADU or the parcel satisfies the criteria listed in this subdivision.

(2) **Voluntary Parking.** In instances where an applicant chooses to provide parking for a Standard ADU, the following requirements shall apply:

(A) Parking need not exceed one parking space per Standard ADU.

(B) Parking spaces may be provided as tandem parking on a driveway.

(C) Parking shall be permitted in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(3) **Demolition of Existing Parking**.

(A) When a garage, carport, or covered parking space is demolished or uncovered parking is replaced in conjunction with the construction of or conversion to a Standard ADU, replacement parking is not required.

(B) Demolition permits required for a detached garage that is to be replaced with a Standard ADU shall be reviewed concurrently with the application for the Standard ADU and issued at the same time.

(C) Written notice is not required for the proposed demolition of a detached garage that is to be replaced with a Standard ADU, unless the property is located within an architecturally and historically significant historic district, in which case notification is required pursuant to Section 33-1477.

(l) **Addresses.** Standard ADUs shall be issued individual addresses upon the issuance of a certificate of occupancy. Addresses of all residential units shall be displayed in such a manner that they are clearly seen from the street, in accordance with California Residential Code standards.

(a) ~~Accessory dwelling units shall be subject to all development standards of the zone in which the property is located, except as modified below. Notwithstanding, this section shall be interpreted liberally in favor of accessory dwelling unit construction. Furthermore, any property development standard provided herein that regulates the minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, for either attached or detached dwellings shall permit at least an 850 square foot accessory dwelling unit to be constructed in compliance with all other local development standards and building code requirements.~~

(1) ~~Number of bedrooms. There is no allowed limit on the number of bedrooms provided that the accessory dwelling unit and/or junior accessory dwelling unit complies with local building and fire code requirements.~~

(2) The accessory dwelling unit shall be provided with a separate exterior entry. The accessory dwelling unit shall not have direct, interior access into the main building.

(3) The accessory dwelling unit shall include separate bath/sanitation facilities and include a separate kitchen.

(4) Setbacks. An attached or detached accessory dwelling unit, including a detached accessory unit that is attached to another accessory structure, shall be required to maintain minimum side and rear yard setbacks of at least four feet, and shall comply with front yard setbacks for the underlying zone. For attached accessory structures, whether attached to the primary unit or another detached accessory structure, the portion of the structure which does not include the habitable floor area of the accessory dwelling unit shall comply with setback requirements for the underlying zone. Roof eaves and other architectural projections for accessory dwelling units shall comply with section 33-104.

(A) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit. The accessory dwelling unit may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress, subject to the terms and limitations of this article.

(5) Maximum unit size. The maximum accessory dwelling unit size is determined by the size of the lot as provided in Table 33-1474.

(A) If authorized by the underlying zoning, an accessory dwelling unit may be attached to a guest house provided that the overall combined floor area of the combined building or structure does not exceed 75% of the main unit.

(B) When an accessory dwelling unit is attached to other accessory building(s) or structure(s), such as a garage, carport, or patio cover, the overall combined building area of the structure(s) shall not exceed the existing floor area of the main residence.

Table 33-1474

Lot Size	**Maximum Permitted Accessory Dwelling Unit Size**	
	1 bedroom or less	***More than 1 bedroom***
Less than 20,000 sq. ft.	850 sq. ft.	1,000 sq. ft.
20,000 sq. ft. or more	1,000 sq. ft.	1,000 sq. ft.

(6) ~~Minimum unit size. The minimum permitted size of an accessory dwelling unit shall be the size of an efficiency unit as defined by the California Health and Safety Code section 17958.1. The minimum unit size of the residential zone shall not apply to the accessory dwelling unit that is built on the same legal lot as the primary residence in compliance with all local development standards.~~

(7) ~~Height. Accessory dwelling units shall conform to the height limits of the zone, except that an accessory dwelling unit 16 feet in height shall be allowed regardless of the applicable height limit.~~

(8) ~~Lot coverage. The combined area of all structures on a lot shall conform to the lot coverage limitation of the zone in which the property is located.~~

(9) ~~Number of accessory dwelling units on properties with more than one detached single-family dwelling. One ADU shall be permitted through conversion of space within proposed or existing space of a single-family dwelling or existing structure, and through construction of a new detached ADU.~~

(b) ~~Junior accessory dwelling units, as constructed within the existing or proposed single-family residence, shall be subject to all development standards of the zone in which the property is located, except as modified below.~~

(1) ~~Number of bedrooms. There is no allowed limit on the number of bedrooms provided that the accessory dwelling unit and/or junior accessory dwelling unit complies with local building and fire code requirements.~~

(2) ~~The junior accessory dwelling unit shall be provided with a separate exterior entry and may have direct, interior access into the main building.~~

(3) ~~A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.~~

(4) ~~The junior accessory dwelling unit shall include an efficiency kitchen.~~

(5) ~~Maximum unit size. The maximum junior accessory dwelling unit size shall not exceed 500 square feet in total floor area and shall be contained entirely within an existing or proposed single-family residence and may include an expansion of not more than 150 square feet beyond the same physical dimensions of the existing residence to accommodate ingress and egress.~~

(6) ~~Minimum unit size. The minimum permitted size of a junior accessory dwelling unit shall be the size of an efficiency unit as defined by the California Health and Safety Code section 17958.1. The minimum unit size of the residential zone shall not apply to the junior accessory dwelling unit that is built on the same legal lot as the primary residence in compliance with all local development standards.~~

(7) ~~Except as provided herein, a junior accessory dwelling unit shall comply with all other zoning code standards, including, but not limited to, setbacks, building height, floor area ratio, and lot coverage.~~

(8) Number of junior accessory dwelling units on properties with more than one detached single-family dwelling. No JADUs shall be permitted on properties with multiple detached single-family dwellings.

(c) Parking requirements.

(1) Notwithstanding any other law, the city will not impose parking standards for an accessory dwelling unit or junior accessory dwelling unit.

(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.

(d) Design of the unit.

(1) Access doors and entry for the accessory dwelling unit shall not be oriented to the nearest adjacent property line or create a second "front door" that is comparable to the main entrance.

(2) The accessory dwelling unit's color and materials must match those of the primary residence. The director shall review accessory dwelling unit applications to ensure the addition is integrated with the primary structure with respect to roof design, height, compatible materials, color, texture, and design details. If the accessory dwelling unit is an addition to a site with known historic resources or has been determined to have historic value by the director, all improvements shall retain the historical and/or architectural value and significance of the landmark, historical building, or historical district as specified by section 33-1475. The improvements shall be compatible with and retain the texture and material of the primary building(s) and/or structure(s) or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historical district.

(e) Addresses. The addresses of both units shall be displayed in such a manner that they are clearly seen from the street.

(f) Fire sprinklers. Accessory dwelling units and junior accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

§ 33-1475. Other regulations.

(g) Historic buildings.

(1) An accessory dwelling unit and/or junior accessory dwelling unit proposed for any lot that includes a building listed in the National Register of Historic Places, California Register of Historic Places, or the local historic inventory shall conform to the requirements for the historic structure.

(2) An accessory dwelling unit and/or junior accessory dwelling unit proposed for a property under a Mills Act Contract must comply with all Mills Act guidelines,

~~including design conformance with the United States Secretary of the Interior Standards.~~

(3) ~~An accessory dwelling unit and/or junior accessory dwelling unit proposed for any lot that includes a building listed in the National Register of Historic Places, California Register of Historic Places, or the local historic inventory are encouraged to comply with any historic preservation plans as may be approved by the city council. Notwithstanding the foregoing, if the city council acts to establish mandatory design standards for historically classified structures, the accessory dwelling unit and/or junior accessory dwelling unit shall conform to the mandatory standards.~~

(h) ~~Guest house. An attached guest house may be converted to an accessory dwelling unit provided all provisions of this article and the building code and zoning code are met. A guest house and an accessory dwelling unit and/or a junior accessory dwelling unit may occur on the same lot provided the guest house does not contain kitchen facilities and is not rented. No more than one accessory dwelling unit or no more than one guest house is permitted on a lot. Nothing in this section shall be construed to prohibit the construction of an accessory dwelling unit and/or junior accessory dwelling unit in compliance with this article.~~

(i) ~~The city may not require a new or separate utility connection for any accessory dwelling units that meets the criteria in Government Code section 65852.2(e)(1)(A). Accessory dwelling units and junior accessory dwelling units that do not meet the criteria in Government Code section 65852.2(e)(1)(A) may be required to obtain a new or separate utility connection.~~

§ 33-1476. Development Standards – Junior Accessory Dwelling Units.

Junior ADUs shall be subject to the development standards listed below, and in accordance with Government Code Section 66333 through 66339.

(a) **Designated areas.**

(1) One JADU is permitted per lot in areas zoned to allow single-family residence and where:

(A) The lot includes a proposed or existing single-family dwelling.

(B) The JADU is constructed within the walls of the proposed or existing single-family residence.

(b) Floor Area.

(1) Minimum permissible floor area of any JADU shall be no less than 150 square feet of interior livable space and shall meet the requirements for an efficiency unit as defined by the California Health and Safety Code section 17958.1.

(2) Maximum total floor area of any JADU shall not exceed 500 square feet of interior livable space.

(c) Interior Space.

(1) **Access.** All JADUs shall be provided with a separate, exterior entry and:

(A) May also have direct, interior access to the main building.

(B) If a JADU does not include a separate bathroom, the JADU shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

(2) **Bedrooms.** There is no limit on the number of bedrooms, provided that the JADU complies with floor area restrictions and local building and fire code requirements.

(3) **Bathrooms.** A JADU may include separate sanitation facilities, or may share sanitation facilities with the primary residence.

(4) **Kitchen.** The JADU shall include, and be limited to, one efficiency kitchen, which shall include all the following:

(A) A cooking facility with appliances such as a range, microwave, or other appliances that meet code requirements and fit the space in relation to the size of the JADU.

(B) A food preparation counter with adequate space in relation to the size of the JADU and no less than four square feet.

(C) Storage cabinets that are of reasonable size in relation to the size of the JADU and no less than 36 cubic feet.

(d) Architectural Details.

(1) **Exterior Architecture.** Exterior building materials, texture, and colors for JADUs shall substantially match those of the primary structure.

(2) **Windows.** Window materials, design, framing, and detailing for JADUs shall substantially match those of the primary structure.

(A) The number of windows shall meet the minimum requirement to satisfy applicable building code and health and safety standards.

(3) **Roof.** Roof materials, texture, and color, as well as roof pitch, for JADUs shall match those of the primary structure.

(e) **Height.** The height of any JADU shall comply with Section 33-1475(g)(1)(A).

(f) **Parking.** Designated parking spaces shall not be required for a JADU.

§ 33-1477. ADUs and JADUs on Historic Lots.

To prevent adverse impacts on any real property listed in the California Register of Historical Resources, the City's Local Register of Historic Places, or located within a historic district, the following requirements and objective standards apply to ADUs and JADUs on historic lots, in addition to the applicable standard set forth in section 33-1475 through 33-1476 (Government Code Section 66314[b]).

(a) An ADU and/or JADU proposed for any lot that includes a building listed in the National Register of Historic Places, California Register of Historic Places, the City's Local Register of Historic Places, the local historic inventory, or located within a historic district, shall conform to the requirements for the historic structure or district.

(b) An ADU and/or JADU proposed for a property under a Historic Property Preservation Agreement must comply with all historic preservation guidelines as adopted by the City Council, including design conformance with the United States Secretary of the Interior Standards.

(c) All site improvements shall be compatible with and retain the texture and material of the primary building(s) and/or structure(s) or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historical district.

(d) Notwithstanding subsection (a), if the City Council acts to establish mandatory design standards for historically classified structures, the ADU and/or JADU shall conform to the mandatory standards.

(e) **Demolition of a Detached Garage.** Within an architecturally and historically significant historic district, an applicant shall provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an ADU.

§ 33-1478. Allowable Use of ADUs and JADUs.

(a) The ADU and/or JADU shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the premises, and shall allow such other accessory uses which are necessarily and customarily associated with such principal residential use of the premises, except as otherwise provided by this subsection.

(b) An ADU and/or JADU shall be deemed an independent dwelling unit for the sole purpose of establishing a home occupation permit within the ADU and/or JADU, subject to the terms and limitations of Article 44. The limitations for home occupations shall be shared with the principal use and/or main building.

(c) No more than the quantities of animals specifically listed in Table 33-95(a) of Article 6 or section 33-1116 of Article 57 is permitted on the premises. The limitations for animal keeping and household pets shall be shared with the principal use and/or main building.

(d) When provided by these regulations, it shall be the responsibility of the Director of Development Services to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principal use, ADU, and/or JADU, based on the Director's evaluation of the resemblance of the proposed accessory use and the relationship between the proposed accessory use and the principal use.

§ 33-1479. Occupancy and Conveyance.

(a) **Renter-occupancy.** ADUs and JADUs may be rented separate from the primary residence, but only with a rental agreement and with terms greater than 30 days.

(b) **Owner-occupancy.**

(1) The owner-occupancy requirement shall apply to a JADU, only so long as the JADU has shared sanitation facilities with the existing structure.

(A) Either the primary dwelling unit or the JADU may be occupied by the owner of record of the property, unless otherwise exempted by this section.

(2) The owner-occupancy requirement shall not be applied to any State Exempt or Standard ADU.

(3) Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

(4) **Deed restriction.** The City shall require the recordation of a deed restriction to ensure owner-occupancy requirements on JADUs, as applicable.

(A) Prior to issuance of a building permit, the JADU owner shall execute a deed restriction setting forth the owner-occupancy requirements, in a form and substance satisfactory to the Director of Development Services and City Attorney's office, which shall be recorded in the office of the county recorder. The covenant shall also include the following terms and limitations:

(i) A prohibition on the sale of the JADU separate from the sale of the primary residence, and shall not be subdivided in any manner that would authorize such sale or ownership;

(ii) A statement that the deed restriction may be enforced against future purchasers and the restrictions shall be bindings upon any successor in ownership of the property;

(iii) The JADU shall be a legal unit, and may be used as habitable space, only so long as either the primary dwelling unit or the JADU is occupied by the owner of record of the property, unless otherwise exempted;

(iv) A restriction on the size and attributes of the JADU that conforms with this section, and if applicable, the occupancy limitations of the California Health and Safety Code section 17958.1.

(c) **Conveyance – Junior ADUs.** Junior ADUs shall not be sold or otherwise conveyed separate from the primary residence.

(d) **Conveyance – State Exempt and Standard ADUs.** ADUs shall not be sold or otherwise conveyed separate from the primary residence, with the following exceptions:

(1) **Conveyance as a Qualified Unit.** ADUs may be sold or otherwise conveyed separately from the primary residence to a qualified buyer, as defined in Section 33-1472, if all of the following apply:

(A) The ADU or the primary dwelling was built or developed by a qualified nonprofit corporation.

(B) There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

(C) The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:

(i) The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies.

(ii) A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the ADU or primary dwelling if the buyer desires to sell or convey the property.

(iii) A requirement that the qualified buyer occupy the ADU or primary dwelling as the buyer's principal residence.

(iv) Affordability restrictions on the sale and conveyance of the ADU or primary dwelling that ensure the ADU and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.

(v) If the tenancy in common agreement is recorded after December 31, 2021, it shall also include all of the following:

a. Delineation of all areas of the property that are for the exclusive use of a cotenant. Each cotenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another cotenant, provided that the latter cotenant's obligations to each of the other cotenants have been satisfied.

b. Delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.

c. Procedures for dispute resolution among the parties before resorting to legal action.

(D) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

(E) If requested by a utility providing service to the primary residence, the ADU has a separate water, sewer, or electrical connection to that utility.

(F) Nothing in this section limits the ability of an ADU to be sold or otherwise conveyed separate from the primary residence as a condominium pursuant Section 33-1479(e)(2) below.

(2) **Conveyance as a Condominium Unit.** The separate conveyance of the primary dwelling unit and ADU or ADUs as condominiums, may be permitted if all of the following requirements are met:

(A) The condominiums shall be created pursuant to the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

(B) The condominiums shall be created in conformance with all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)) and all objective requirements of the subdivision ordinance.

(C) Before recordation of the condominium plan, a safety inspection of the ADU shall be conducted as evidenced either through a certificate of occupancy or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.

(D) Neither a subdivision map nor a condominium plan shall be recorded with the San Diego County Recorder without each lienholder's consent. The following shall apply to the consent of a lienholder:

(i) A lienholder may refuse to give consent.

(ii) A lienholder may consent provided that any terms and conditions required by the lienholder are satisfied.

(E) Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the San Diego County Recorder along with a signed statement from each lienholder that states as follows:

(i) "(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have."

(F) The lienholder's consent shall be included on the condominium plan or a separate form attached to the condominium plan that includes the following information:

(i) The lienholder's signature.

(ii) The name of the record owner or ground lessee.

(iii) The legal description of the real property.

(iv) The identities of all parties with an interest in the real property as reflected in the real property records.

(v) The lienholder's consent shall be recorded in the office of the San Diego County Recorder.

(G) When an ADU is established as a condominium, the homeowner shall be required to notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.

(H) **Homeowners Associations.**

(i) The owner of a property or a separate interest within an existing planned development that has an existing association, as defined in Section 4080 of the Civil Code, shall not record a condominium plan to create a common interest development under Section 4100 of the Civil Code without the express written authorization by the existing association.

(ii) For purposes of this subdivision, written authorization by the existing association means approval by the board at a duly noticed board meeting, as defined in Section 4090 of the Civil Code, and if needed pursuant to the existing association's governing documents, membership approval of the existing association.

(I) An ADU shall be sold or otherwise conveyed separate from the primary residence only under the conditions pursuant to this article.

§ 33-148076. ~~Existing nonpermitted accessory units~~Code Standards.

(a) Unless otherwise specified herein, ADUs and JADUs shall comply with all building code requirements that apply to detached dwellings as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the ADU or JADU could have a specific, adverse impact on public health and safety, and with the following exceptions:

(1) The construction of an ADU or JADU shall not constitute a Group R occupancy change.

(2) Nothing in this section shall be interpreted to prevent the City from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this article.

(b) ADUs or JADUs that exist as of January 1, 2025, and that had previously been legally established, may continue to operate as legal nonconforming units.

(c) A JADU shall not be considered a new or separate dwelling unit for purposes of any fire or life protection ordinance. Fire and life protection requirements that apply to the primary residence shall apply to the JADU.

(d) ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence. Further, the construction of an ADU shall not require fire sprinklers to be installed in the existing primary dwelling.

(e) A certificate of occupancy shall not be issued for the ADU and/or JADU until the building official issues a certificate of occupancy for the primary dwelling.

(f) **Existing Code Violations and Unpermitted ADUs/JADUs.**

(1) An application for a permit to create an ADU or a JADU shall not be denied due to nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU or JADU.

(2) **Delayed Enforcement Action.** In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an ADU described below, the City, upon request of an owner of a nonconforming ADU for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(A) The ADU was built before January 1, 2020.

(B) The ADU was built on or after January 1, 2020, at the time the City had a noncompliant ADU ordinance, but the ordinance is compliant at the time the request is made.

(3) **Unpermitted ADU/JADUs – Constructed Prior to January 1, 2020 (Gov. Code § 66332).** A permit shall not be denied for an unpermitted ADU or unpermitted JADU that was constructed before January 1, 2020, unless a finding is made that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code, due to either of the following:

(A) The ADU or JADU does not comply with this article.

(B) The ADU or JADU is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code. Substandard building conditions are specified in Section 17920.3 of the Health and Safety Code.

(i) NOTE: Though not a requirement, it is in the best interest of the homeowners to obtain a confidential third-party code inspection from a licensed contractor to determine the existing condition or potential scope of building

improvements for an unpermitted ADU or unpermitted JADU before submitting an application for a permit.

(4) Subject to subdivision (3), upon receiving an application to permit a previously unpermitted ADU or unpermitted JADU constructed before January 1, 2020, a City inspector may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit.

(A) If the inspector finds noncompliance with health and safety standards, the applicant shall not be penalized for having the unpermitted ADU or unpermitted JADU and necessary permits shall be approved to correct noncompliance with health and safety standards.

(g) **Unpermitted ADU/JADUs – Constructed on or After January 1, 2020 and Before the Date of Passage of this Ordinance.** This article shall apply to all ADUs or JADUs which exist between January 1, 2020 and the date of passage of the ordinance. Units which do not have a permit, or cannot receive a permit, upon passage of the ordinance codified herein shall be considered in violation and shall be subject to code enforcement action.

(1) Any ADU and/or JADU that exists as of the effective date of this section, and has not previously been legally established, is considered an unlawful use, unless it is determined that it meets the provisions of this section and a permit is approved and issued.

(2) Administration and enforcement of any nonconforming building standard shall be conducted in accordance with California Health and Safety Code section 17980.12.

(h) **Conversion of legally established structures.** The conversion of legally established structures shall require that the unit meet the provisions of this code. Any legally established waivers or nonconformities that existed when this section first went into effect may continue, provided that in no manner shall such waiver or nonconformity be expanded, notwithstanding Section 33-1474.

~~This article shall apply to all accessory dwelling units or junior accessory dwelling units which exist on the date of passage of the ordinance. All units which do not have a permit, or cannot receive a permit, upon passage of the ordinance codified herein shall be considered in violation and shall be subject to code enforcement action.~~

(a) ~~Existing nonconforming units. Accessory dwelling units or junior accessory dwelling units that exist as of the effective date of this section that have previously been legally established may continue to operate as legal nonconforming units. Any unit that exists as of the effective date of this section, and has not previously been legally established, is considered an unlawful use, unless the director of community development determines that the unit meets the provisions of this section and a permit is approved and issued.~~

~~(1) Conversion of legally established structures. The conversion of legally established structures shall require that the unit meet the provisions of this code. Any legally established waivers or nonconformities that existed when this section first went into effect may continue, provided that in no manner shall such waiver or nonconformity be expanded.~~

~~(2) Administration and enforcement of any nonconforming building standard shall be conducted in accordance with California Health and Safety Code section 17980.12.~~

§ 33-147~~7~~81. Application ~~and p~~Procedures.

In accordance with Government Code sections 66317, 66320, and 66335, a permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The following apply to all ADU and JADU permit applications:

(a) Building permit application materials for ADUs or JADUs shall be reviewed and determined to be complete or incomplete no later than 15 business days after receiving the application packet. If the application packet is determined to be incomplete, the applicant shall be provided with a list of incomplete items and a description of how the application can be made complete in the written notice and authorize the applicant to cure and address the application, as specified.

(b) The building permit application for an ADU or a JADU where there is an existing single-family or multifamily dwelling on the lot shall be approved or denied within 60 days from the date the applicant packet is determined to be complete.

(c) If the building permit application for an ADU or a JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the ADU or the JADU until the City approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the ADU or JADU shall be considered without discretionary review or hearing.

(d) If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

(e) If the City has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(f) The City shall not issue a certificate of occupancy for an ADU or JADU before issuing a certificate of occupancy for the primary dwelling.

~~The director shall approve or disapprove an application for an accessory dwelling unit, ministerially, within 60 days after receiving a complete application. If the applicant requests a delay, the 60 day time period shall be tolled for the period of the delay. Only accessory dwelling units associated with existing multifamily dwelling units shall be required to obtain an accessory dwelling unit permit.~~

§ 33-148~~2~~78. ~~Findings for approval and denial~~Decision to Deny.

The decision to deny an application for an ADU or JADU shall be in writing and shall include a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant. ~~state the reasons therefor. A permit for an accessory dwelling unit shall be issued upon a finding that all of the following have been established:~~

(a) ~~Adequate public facilities and services are available;~~

(b) ~~All requirements of this article and the zoning code are met;~~

(c) ~~The project will not create a second front entrance;~~

(d) ~~The unit is integrated with the primary structure with respect to roof design, height, compatible materials, color, texture, and design details; and~~

(e) ~~The accessory dwelling unit does not create any adverse impact on any real property that is listed in the local, state, or federal Register of Historic Places.~~

~~**§ 33-1479. Appeal.**~~

(a) ~~Upon denial of an application, the applicant may appeal the decision to the planning commission.~~

(b) ~~Upon receipt of a written request for a hearing anytime prior to the effective date of a decision on the permit, the director shall notice a public hearing before the planning commission in accordance with the provisions of section 33-1300 of this chapter.~~

(c) ~~The appeal hearing shall be conducted in accordance with the provisions of sections 33-1303 and 33-1304 of the Escondido Zoning Code, and shall be acted upon in accordance with the determination and findings specified in section 33-1478 of this article.~~

§ 33-1483~~0~~. Fees.

A fee may be charged to reimburse costs incurred to implement this section, including the costs of adopting or amending any ordinance that provides for the creation of an ADU or JADU, pursuant to California Government Code sections 66000, 66012, and 66335(c).

(a) **Application Fees.** Upon the filing of a permit for an ADU or JADU, a fee in an amount established by resolution of the City council shall be paid by the applicant to the City.

(b) **Impact Fees.**

(1) An ADU shall not be considered a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(2) A JADU shall not be considered a new or separate dwelling unit for purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service.

(3) For purposes of this subdivision, “impact fee” has the same meaning as the term “fee” is defined in subdivision (b) of California Government Code Section 66000, except that it also includes fees specified in California Government Code Section 66477.

(4) “Impact fee” does not include any connection fee or capacity charge.

(5) No impact fee shall be imposed upon the development of an ADU less than 750 square feet of interior livable space.

(6) Any impact fees charged for an ADU of 750 square feet of interior livable space or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(7) State Exempt ADUs.

(A) The applicant shall not be required to install a new or separate utility connection directly between a State Exempt Unit and the utility provider.

(B) In the event that an applicant chooses to install a new or separate utility connection directly between the State Exempt Unit and the utility, no related connection fee or capacity charge shall be charged unless the State Exempt Unit was constructed with a new single-family dwelling, or upon separate conveyance of the ADU pursuant to Section 33-1479.

(8) Standard ADUs.

(A) The applicant may be required to install a new or separate utility connection directly between a Standard ADU and the utility provider.

(B) Consistent with California Government Code Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system.

(C) This fee or charge shall not exceed the reasonable cost of providing this service.

(9) A homeowner applying for a building permit for a previously unpermitted ADU or JADU constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is otherwise authorized by this section.

(a) ~~Upon the filing of a permit for an accessory dwelling unit, a fee in an amount to be established by resolution of the city council shall be paid by the applicant to the city.~~

(b) ~~Any party who appeals a determination made by the director of community development shall submit an appeal processing fee as determined by the city council.~~

(c) ~~The city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system.~~

§ 33-1484~~1~~. through § 33-1489. (Reserved)

Planning Commission
Hearing Date: April 28, 2026
Effective Date: April 28, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL TO AMEND VARIOUS ARTICLES OF THE ESCONDIDO ZONING CODE

APPLICANT: City of Escondido

CASE NO: PL25-0083

WHEREAS, the City of Escondido Planning Services has conducted a review of the Escondido Zoning Code to determine if any revisions are necessary to reflect State mandated changes; and

WHEREAS, Planning Services staff identified the need to amend Chapter 33 of the Municipal Code, including Article 1 (General Provisions and Definitions) and Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) for purposes of compliance with various State ADU laws; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the proposed amendments are not subject to CEQA pursuant to Public Resources Code section 21080(b)(1) and the action is statutorily exempt from CEQA under CEQA Guidelines sections 15268 and/or 15378(b)(5); and

WHEREAS, City staff provided public notice in accordance with City and State public noticing requirements, including Government Code section 65854; and

WHEREAS, on April 28, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project.

Evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information including written and graphical information, and other material,

b. Oral testimony from City staff, interested parties, and the public;

c. The staff report, dated April 28, 2026, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and

d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.

2. The proposed Zone Text Amendments are statutorily exempt from further review pursuant to various sections of the CEQA and the State CEQA Guidelines, as further described in the staff report. The proposed Zone Text Amendments would not, in and of themselves, result in development or any other material change to the environment. Projects seeking to implement the amended provisions would be subject to separate review under CEQA.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations attached hereto as Exhibit "A," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends that the City Council approve the Zone Text Amendments identified herein, and reflected in Exhibit “B” attached hereto.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 28th day of April, 2026, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

_____

VERONICA MORONES, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NO. PL25-0083

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.

2. The Project qualifies for the following exemptions which have been determined to not have a significant effect on the environment, and are declared statutorily exempt from the requirement for the preparation of environmental documents. The proposed Project is not subject to CEQA pursuant to Public Resources Code section 21080(b)(1); and the action is statutorily exempt from CEQA under CEQA Guidelines section 15268. The proposed amendments to Article 1 (General Provisions and Definitions) are exempt pursuant to CEQA Guidelines section 15378(b)(5) as changes to Article 1 would not have a direct or indirect physical effect on the environment. No further environmental review is required.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to, the April 28, 2026 staff report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Zoning Code Amendment Determinations (Escondido Zoning Code Section 33-1263)

1. That the public health, safety and welfare will not be adversely affected by the proposed change

The proposed Zoning Code amendments make the Code consistent with changing state regulations, specifically Government Code sections 66310 through 66342. The proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the

local code or change land use densities or intensities. The public health, safety and welfare will not be adversely impacted by the proposed changes, and;

2. *That the property involved is suitable for the uses permitted by the proposed Zoning Code amendments*

There is not a project-specific site proposed for the Project. The proposed Zoning Code amendments would go into effect Citywide and would affect all properties subject to the Escondido Municipal Code and their respective land use designation and zoning district, as is appropriate for the Zoning Code amendments, and;

3. *The proposed Zoning Code amendments would not be detrimental to surrounding properties*

The proposed Zoning Code amendment does not include the addition of uses that are not already permitted under the zoning code. The proposed Zoning Code amendments modify regulations surrounding accessory and junior accessory dwelling units which are already permitted under the Zoning Code, for purposes of compliance with state regulations, specifically Government Code sections 66310 through 66342.

4. That the proposed Zoning Code amendments are consistent with the adopted general

The Land Use and Community Form chapter states “Escondido’s growth and development patterns are to be managed in a way that does not overwhelm or reduce the quality of community services, safety and protection provided by the city.” The proposed Zoning Code amendments are consistent with this statement and will not adversely impact the public health, safety and welfare because those related to Chapter 33, Articles 1 (General Provisions and Definitions) and 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) are nominal in nature and/or are a requirement of state law which supersede local restrictions.

The proposed Zoning Code amendments correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state regulations. The proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.

5. *That the proposed change of zone does not establish a residential density below 70% of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 unless the exceptions regarding dwelling unit density can be made pursuant to the provisions set forth in Article 6;*

The Project does not entail any changes to the zoning designations of land within the City. The proposed Zoning Code amendments correct internal inconsistencies, improve readability, update references to other code sections or regulatory documents, codify prior interpretations, and make the Code consistent with changing state regulations. The proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.

6. *That the relationship of the proposed Zoning Code amendments is applicable to specific plans in that:*

The proposed Zoning Code amendment does not include the addition of uses that are not already permitted under the zoning code. The proposed Zoning Code amendments assure compliance with state regulations, specifically Government Code sections 66310 through 66342. The proposed Project would not conflict with any specific plan as the proposed Zoning Code amendments are consistent with the objectives, policies, general land uses, and programs within the General Plan as they further Goal 2, Policy 2.1 of the Land Use and Community Form chapter because, among other things, they address changes in state laws; correct errors; improve existing regulations to eliminate uncertainty for staff, customers, and the public; and are not intended to be a comprehensive update to the local code or change land use densities or intensities.

Exhibit “B”

ZONE TEXT AMENDMENTS

Article 1 (General Provisions and Definitions) of Chapter 33 of the Escondido Municipal Code (Escondido Zoning Code) is hereby amended by adding quotation marks around “Dwelling”; striking the existing definition of “Accessory Dwelling” and replacing it as written below; and by adding a new definition for “Junior Accessory Dwelling):

ARTICLE 1 (ADMINISTRATION AND ENFORCEMENT)

§ 33-8. Definitions.

“Dwelling”

(1) **"Dwelling"** means one or more rooms in a building used for occupancy by one family for living or sleeping purposes and having only one kitchen.

(2) **"Grouped dwelling"** means a group of two or more detached or semi-detached one-family, two-family, three-family or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, including bungalow courts and apartment courts, but not including recreational vehicle or campgrounds.

(3) **"Multiple dwelling"** means a building or portion thereof used for occupancy by four or more families living independently of each other, and containing four or more dwellings.

(4) **"One-family or single-family dwelling"** means a detached or semi-detached building designed for or occupied exclusively by one family.

(5) **"Two-family dwelling and duplex"** means a detached or semi-detached building designed for or occupied exclusively by two families.

(6) **"Three-family dwelling and triplex"** means a detached or semi-detached building designed for or occupied by three families.

(7) **"Primary dwelling"** means the principal single-family dwelling located on a lot where an accessory dwelling unit is existing or proposed.

(8) **"Accessory dwelling"** means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU may also include the following:

An efficiency unit.

A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(9) **"Junior Accessory dwelling"** means a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. Enclosed uses such as attached garages, are considered a part of the proposed or existing single-family residence.

Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of Chapter 33 of the Escondido Municipal Code (Escondido Zoning Code) is hereby repealed in its entirety and replaced as follows:

ARTICLE 70 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

§ 33-1470. Purpose.

The purpose of this article is to provide regulations for the establishment of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as additional housing. Should any provision of this article be found not to be in compliance with California Government Code sections 66310 – 66342, as applicable, that provision should be severed and stricken from Article 70, as if it had never been adopted.

§ 33-1471. Applicability.

This article applies to ADUs and JADUs proposed on lots developed or proposed to be developed with one or more residential dwellings in areas zoned to allow single-family or multifamily residential uses, in areas where adequate public facilities and services are available, and where impacts upon the residential neighborhoods directly affected would be minimized in relation to traffic flow and public safety, and/or mixed-use zones as applicable, as permitted by California Government Code sections 66314 and 66323, and subject to Sections 33-1473 through 33-1483, as applicable.

§ 33-1472. Definitions.

(a) "Accessory dwelling unit", or ADU, means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU may also include the following:

(1) An efficiency unit.

(2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(b) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(c) "Attached ADU" means an ADU that is completely within an existing main building, or added to an existing primary building or accessory structure. These units shall be attached by a common wall, floor, or ceiling, and not simply by an attached passageway or porch; and shall be contained within one building. Enclosed uses such as attached garages, are considered a part of the proposed or existing single-family residence.

(d) “Detached ADU” means an ADU that is structurally independent and separated from the existing or proposed single-family or multi-family residence by a minimum of 10 feet.

(e) “Efficiency unit” has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

(f) “Junior accessory dwelling unit” means a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. Enclosed uses such as attached garages, are considered a part of the proposed or existing single-family residence.

(g) “Livable space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(h) “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(i) “Local agency” means a city, county, or city and county, whether general law or chartered.

(j) “Multifamily dwelling,” or “Multifamily residential uses,” means a structure with two or more attached dwellings on a single lot. This definition shall be specific to this article.

(k) “Nonconforming zoning condition” means a physical improvement on a property that does not conform to current zoning standards.

(l) “Objective standards” means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(m) “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(n) “Permitting agency” means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.

(o) “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(p) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(q) “Qualified Buyer” means persons and families of low or moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(r) “Qualified Nonprofit Corporation” means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(s) “Standard ADU” refers to ADUs that are created pursuant to Government Code Section 66314.

(t) “State Exempt ADU” refers to ADUs or JADUs that are created pursuant to Government Code Section 66323.

(u) “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

§ 33-1473. Permit required.

(a) **State Exempt ADUs.** Notwithstanding Government Code sections 66314 to 66322, inclusive, a building permit for a State Exempt ADU, in compliance with Government Code Section 66323, shall be required and ministerially approved.

(b) **All Other ADUs.** A building permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Government Code Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, and in accordance with Government Code sections 66317, 66320, and 66335.

If the permit application to create or serve an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permit application to create the new single-family or multifamily dwelling is approved or denied, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing.

§ 33-1474. Development standards – State Exempt ADUs.

State Exempt ADUs shall be subject to the standards listed below, in accordance with Government Code Section 66323.

(a) **Attached Units – Single-Family Residential Dwelling.** One Attached ADU and one JADU shall be permitted per lot with a proposed or existing single-family dwelling, subject to all the following requirements:

(1) The State Exempt ADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure. If the State Exempt ADU is within an accessory structure, an expansion of not more than 150 square feet beyond the footprint of the existing accessory structure is permitted. The expansion shall be limited to accommodating egress and ingress.

(2) The State Exempt ADU has exterior access separate from the proposed or existing single-family dwelling.

(3) The side and rear setbacks comply with adopted codes pertaining to fire and building safety.

(4) When the State Exempt unit is a JADU, additional regulations apply as detailed in Section 33-1476, and in compliance with Government Code Section 66333 through 66339.

(b) **Detached Units – Single-Family Residential Dwelling.** One detached, new construction State Exempt ADU shall be permitted per lot with a proposed or existing single-family dwelling, and may be in addition to one attached State Exempt ADU as described in paragraph (a), subject to all the following requirements:

(1) Detached, new construction State Exempt units are subject to four-foot-minimum side and read yard setbacks.

(2) The total floor area is limited to not more than 800 square feet of interior livable space.

(3) The height of the State Exempt unit shall comply with Section 33-1475(g) Height.

(c) **Attached Units – Multifamily Residential Dwellings.**

(1) Multiple attached State Exempt ADUs may be permitted within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to, storage room, boiler rooms, passageways, attics, basement, or garages, as long as each unit complies with state building standards for dwellings.

(2) At least one attached State Exempt ADU shall be permitted within an existing multifamily dwelling structure, and not more than 25-percent of the total existing multifamily dwelling units. Any calculation that results in a fractional unit shall be rounded down to the next whole number.

(d) **Detached Units – Multifamily Residential Dwelling.**

(1) On a lot with an existing multifamily dwelling, no more than eight detached State Exempt ADUs, or up to equal the number of existing units, shall be permitted, whichever is less. These units shall be inclusive of those which may have been permitted under subsection (c)(2).

(2) On a lot with a proposed multifamily dwelling, not more than two detached State Exempt ADUs shall be permitted.

(3) Detached State Exempt ADUs are subject to four-foot-minimum side and rear yard setbacks. The addition of detached State Exempt ADUs shall not require any setback modification of an existing multifamily dwelling that has a rear or side setback of less than four feet.

(4) The height of detached State Exempt ADUs on a lot with existing or proposed multifamily dwellings shall comply with Section 33-1475(g) Height.

(e) **All State Exempt Units**.

(1) No additional objective development or design standards beyond those detailed in Subsection 33-1474(a) through (d), as applicable, shall be imposed upon any State Exempt ADUs.

(2) The addition of State Exempt ADUs shall not require any correction of nonconforming zoning conditions.

(3) The addition of State Exempt ADUs shall not require fire sprinklers if sprinklers are not required of the primary dwelling nor shall the addition of State Exempt ADUs require fire sprinklers to be installed in an existing dwelling that does not currently have sprinklers.

(4) The rental of State Exempt ADUs shall be for a term longer than 30 days.

(5) For State Exempt ADUs connected to an onsite wastewater treatment system (septic), a certified percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years, shall be required at part of the ministerial application materials.

§ 33-1475. Development standards – Standard ADUs.

Standard ADUs, beyond those permitted in accordance with Section 33-1474 above, shall be subject to the development standards listed below, and in accordance with Government Code Section 66314. Standard ADUs are permitted in addition to State Exempt ADUs.

(a) **Designated areas.** Standard ADUs are permitted in areas zoned to allow single-family or multifamily residential uses where:

(1) The lot includes a proposed or existing dwelling.

(2) Adequate public facilities and services are available.

(A) For Standard ADUs proposed to connect to an onsite wastewater treatment system (septic), a certified percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years, shall be required at part of the application materials.

(B) For Standard ADUs proposing private sewage disposal, authorization to move forward with the construction of the Standard ADU by the San Diego County Department of Environmental Health and Quality, or their designee, shall be required as part of the application materials.

(3) Impacts upon the residential neighborhoods directly affected would be minimized in relation to traffic flow and public safety.

(4) An Attached Standard ADU shall be either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses.

(5) A Detached Standard ADU shall be either a converted accessory structure or a newly constructed ADU structure detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(b) **Density.** In accordance with Government Code Section 66314(c) and 66319, Standard ADUs do not affect the allowable density for the lot upon which the ADU is located. Furthermore, Standard ADUs are recognized as a residential use consistent with the existing residential general plan and zoning designation for the lot upon which they are located.

(c) **Number of Units.**

(1) One Standard ADU shall be permitted in addition to permissible State Exempt ADUs and shall conform to the additional development standards established in this subsection.

(A) Additional Standard ADUs may be permitted and shall conform to the development standards of the underlying zone. An appropriate development application for the construction of additional Standard ADUs on any lot in all residential or mixed-use zones is required pursuant to Article 61 of this chapter.

(d) **Floor Area.**

(1) Minimum permissible floor area of any ADU shall be no less than 150 square feet and such proposed ADUs shall meet the requirements for an efficiency unit as defined by the California Health and Safety Code section 17958.1.

(2) Maximum total floor area of any Standard ADU shall not exceed 1200 square feet of interior livable space.

(3) Any accessory structure attached to a Standard ADU, such as a patio cover, shall not exceed 49 percent of the associated existing or proposed Standard ADU.

(e) **Setbacks.**

(1) **Front Yard Setbacks.**

(A) Any Attached or Detached Standard ADUs between 800 and 1,200 square feet of interior livable space shall conform to the front yard setbacks of the underlying zone.

(B) No front setback shall be required for any Attached or Detached Standard ADU less than 800 square feet of interior livable space.

(2) **Side and Rear Yard Setbacks.**

(A) Attached Standard ADUs – Converted Space. No new side or rear yard setback shall be required for an existing living area or existing accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to a Standard ADU or to a portion of a Standard ADU.

(B) Attached Standard ADUs – New Construction. New Attached Standard ADUs shall maintain minimum side and rear yard setbacks of 4 feet.

(C) Detached Standard ADUs shall maintain minimum side and rear yard setbacks of 4 feet.

(3) **Special Circumstances**

(A) Any portion of a Detached Standard ADU constructed above an existing or proposed accessory structure, such as a garage, that is in excess of 18 feet, shall provide an additional five feet of setback adjacent property line(s) abutting residential zones.

(B) The structures listed below may project into the minimum front or rear setback not more than four feet and into the minimum side setback not more than two feet, provided that such projections shall not be closer than three feet to any lot line:

(i) Cornices, eaves, belt courses, sills, buttresses or other similar architectural features;

(ii) Fireplace structures and bays, provided that they are not wider than eight feet measured in the general direction of the wall of which it is a part;

(iii) Stairways, balconies, door stoops and fire escapes;

(iv) Awnings;

(v) Planting boxes or masonry planters not exceeding 42 inches in height;

(vi) Porte-cochere over a driveway in a side setback area, provided such structure is not more than one story in height and 22 feet in length, and is entirely open on at least three sides, except for the necessary supporting columns and customary architectural features.

(f) **Lot Coverage.**

(1) Any Attached or Detached Standard ADU with less than 800 square feet of interior livable space shall not count towards the lot coverage requirements of the underlying zone.

(2) Any Attached or Detached Standard ADU between 800 and 1,200 square feet of interior livable space shall comply with lot coverage requirements of the underlying zone.

(3) Any detached accessory structure associated with a Standard ADU shall be subject to the provisions of Sections 33-102 and 33-103 for the primary dwelling.

(4) An attached accessory structure, such as a patio cover, associated with a Standard ADU, shall not exceed 49 percent of the Standard ADU and shall be subject to the provisions of Sections 33-102 and 33-103 for the primary dwelling.

(g) **Height.**

(1) The following height standards apply to State Exempt or Standard ADUs:

(A) An Attached ADU or JADU that is within the proposed or existing space of an existing single-family dwelling or accessory structure shall be limited to the height of the structure it is within.

(B) An Attached ADU that is attached to the primary dwelling, shall be limited to the height of the existing or proposed primary dwelling or 24 feet, whichever is greater.

(C) A Detached ADU on a lot with an existing or proposed single-story single-family dwelling or single-story multifamily dwelling, shall be limited to the height of the existing or proposed single-story primary dwelling or 24 feet, whichever is greater.

(D) A Detached ADU on a lot with an existing or proposed multistory single-family dwelling or multistory multifamily dwelling, shall be permitted a height up to that of the primary structure or the height allowed by the underlying zone, whichever is greater, as measured from finished floor to top of roof.

(E) A Detached ADU constructed above an existing or proposed detached accessory structure, such as a detached garage, shall be permitted to a height up to that of the primary structure or the height allowed by the underlying zone, whichever is greater, as measured from finished floor to top of roof.

(2) Any portion of an Attached or Detached ADU above 18 feet shall be subject to the provisions of Section 33-1475(e)(3)(A) Special Circumstances.

(3) An additional two feet in height shall be permitted to accommodate a roof pitch on any ADU that is aligned with the roof pitch of the primary dwelling unit.

(h) **Interior Space.**

(1) **Access.** All Standard ADUs shall be provided with a separate, exterior entry, and no direct, interior access into the main building.

(2) **Bedrooms.** There is no limit on the number of bedrooms, provided that the Standard ADU complies with local building and fire code requirements.

(3) **Common Living Area.** The total area of all bedrooms shall not exceed 50 percent of the total interior livable space of the Standard ADU. The total combined Standard ADU common living area shall be equal to or greater than the total combined area of all bedrooms. The calculation of common living area and bedroom area shall not include closets, bathrooms or hallways, and shall be measured from the centerline of interior walls, and the exterior of exterior walls.

(4) **Bathrooms.** All Standard ADUs shall include separate bath/sanitation facilities

(5) **Kitchen.** Standard ADU shall include, and be limited to, one kitchen as defined by the Zoning Code. “Wet bars” shall not be permitted.

(i) **Architectural Details.**

(1) **Passageways.** No passageway, as defined in Section 33-1472, shall be required in conjunction with the construction of a Standard ADU.

(2) **Exterior Architecture.** Exterior building materials, texture, and colors for Standard ADUs shall match those of the primary structure.

(3) **Windows.** Window materials, design, framing, and detailing for Standard ADUs shall substantially match those of the primary structure.

(A) The number of windows shall meet the minimum requirement to satisfy applicable building code and health and safety standards.

(4) **Roof.** Roof materials, texture, and color, as well as roof pitch, for Standard ADUs shall substantially match those of the primary structure.

(5) **Historic Properties.** If the Standard ADU is an addition to a site that is listed in the California Register of Historical Resources, the City's Local Register of Historic Places, or located within a historical district, the requirements and development standards set forth in Section 33-1475 apply.

(j) **Landscaping.**

(1) **Yard areas.** A minimum of 50 percent of all remaining yard areas shall be landscaped with trees, shrubs and other plant materials, provided that such landscape features do not hinder safety access.

(2) **Planting Materials.** Plantings shall consist of annuals, perennials, groundcovers, shrubs, and trees compatible with adjacent native vegetation, capable of surviving without permanent irrigation.

(3) **Maintenance.** The property owner shall be responsible for the maintenance of landscape materials through regular routine maintenance to ensure that plant material is maintained in a flourishing manner. Dead or diseased plants must be replaced within 90 days from when the director makes a determination that the plant must be replaced. Failure to do so constitutes a violation of this article. The property owner shall receive a written notice of noncompliance.

(4) **Irrigation.** Irrigation systems shall be consistently maintained and adjusted to eliminate water waste and ensure the healthy survival of the plant material.

(k) **Parking.**

(1) **Required Parking.** Designated parking spaces shall not be required for a Standard ADU in any of the following instances:

(A) Where the Standard ADU is located within one-half mile walking distance of public transit.

(B) Where the Standard ADU is located within an architecturally and historically significant historic district.

(C) Where the Standard ADU is part of the proposed or existing primary residence or an accessory structure.

(D) When on-street parking permits are required but not offered to the occupant of the Standard ADU.

(E) When there is a car share vehicle located within one block of the Standard ADU.

(F) When a request for a Standard ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the Standard ADU or the parcel satisfies the criteria listed in this subdivision.

(2) **Voluntary Parking.** In instances where an applicant chooses to provide parking for a Standard ADU, the following requirements shall apply:

(A) Parking need not exceed one parking space per Standard ADU.

(B) Parking spaces may be provided as tandem parking on a driveway.

(C) Parking shall be permitted in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(3) **Demolition of Existing Parking**.

(A) When a garage, carport, or covered parking space is demolished or uncovered parking is replaced in conjunction with the construction of or conversion to a Standard ADU, replacement parking is not required.

(B) Demolition permits required for a detached garage that is to be replaced with a Standard ADU shall be reviewed concurrently with the application for the Standard ADU and issued at the same time.

(C) Written notice is not required for the proposed demolition of a detached garage that is to be replaced with a Standard ADU, unless the property is located within an architecturally and historically significant historic district, in which case notification is required pursuant to Section 33-1477.

(l) **Addresses.** Standard ADUs shall be issued individual addresses upon the issuance of a certificate of occupancy. Addresses of all residential units shall be displayed in such a manner that they are clearly seen from the street, in accordance with California Residential Code standards.

§ 33-1476. Development standards – Junior Accessory Dwelling Units.

Junior ADUs shall be subject to the development standards listed below, and in accordance with Government Code Section 66333 through 66339.

(a) **Designated areas.**

(1) One JADU is permitted per lot in areas zoned to allow single-family residence and where:

(A) The lot includes a proposed or existing single-family dwelling.

(B) The JADU is constructed within the walls of the proposed or existing single-family residence.

(b) **Floor Area.**

(1) Minimum permissible floor area of any JADU shall be no less than 150 square feet of interior livable space and shall meet the requirements for an efficiency unit as defined by the California Health and Safety Code section 17958.1.

(2) Maximum total floor area of any JADU shall not exceed 500 square feet of interior livable space.

(c) **Interior Space.**

(1) **Access.** All JADUs shall be provided with a separate, exterior entry and:

(A) May also have direct, interior access to the main building.

(B) If a JADU does not include a separate bathroom, the JADU shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

(2) **Bedrooms.** There is no limit on the number of bedrooms, provided that the JADU complies with floor area restrictions and local building and fire code requirements.

(3) **Bathrooms.** A JADU may include separate sanitation facilities, or may share sanitation facilities with the primary residence.

(4) **Kitchen.** The JADU shall include, and be limited to, one efficiency kitchen, which shall include all the following:

(A) A cooking facility with appliances such as a range, microwave, or other appliances that meet code requirements and fit the space in relation to the size of the JADU.

(B) A food preparation counter with adequate space in relation to the size of the JADU and no less than four square feet.

(C) Storage cabinets that are of reasonable size in relation to the size of the JADU and no less than 36 cubic feet.

(d) **Architectural Details.**

(1) **Exterior Architecture.** Exterior building materials, texture, and colors for JADUs shall substantially match those of the primary structure.

(2) **Windows.** Window materials, design, framing, and detailing for JADUs shall substantially match those of the primary structure.

(A) The number of windows shall meet the minimum requirement to satisfy applicable building code and health and safety standards.

(3) **Roof.** Roof materials, texture, and color, as well as roof pitch, for JADUs shall match those of the primary structure.

(e) **Height.** The height of any JADU shall comply with Section 33-1475(g)(1)(A).

(f) **Parking.** Designated parking spaces shall not be required for a JADU.

§ 33-1477. ADUs and JADUs on Historic Lots.

To prevent adverse impacts on any real property listed in the California Register of Historical Resources, the City's Local Register of Historic Places, or located within a historic district, the following requirements and objective standards apply to ADUs and JADUs on historic lots, in addition to the applicable standard set forth in section 33-1475 through 33-1476 (Government Code Section 66314[b]).

(a) An ADU and/or JADU proposed for any lot that includes a building listed in the National Register of Historic Places, California Register of Historic Places, the City's Local Register of Historic Places, the local historic inventory, or located within a historic district, shall conform to the requirements for the historic structure or district.

(b) An ADU and/or JADU proposed for a property under a Historic Property Preservation Agreement must comply with all historic preservation guidelines as adopted by the City Council, including design conformance with the United States Secretary of the Interior Standards.

(c) All site improvements shall be compatible with and retain the texture and material of the primary building(s) and/or structure(s) or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historical district.

(d) Notwithstanding subsection (a), if the City Council acts to establish mandatory design standards for historically classified structures, the ADU and/or JADU shall conform to the mandatory standards.

(e) **Demolition of a Detached Garage.** Within an architecturally and historically significant historic district, an applicant shall provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an ADU.

§ 33-1478. Allowable Use of ADUs and JADUs.

(a) The ADU and/or JADU shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the premises, and shall allow such other accessory uses which are necessarily and customarily associated with such principal residential use of the premises, except as otherwise provided by this subsection.

(b) An ADU and/or JADU shall be deemed an independent dwelling unit for the sole purpose of establishing a home occupation permit within the ADU and/or JADU, subject to the terms and limitations of Article 44. The limitations for home occupations shall be shared with the principal use and/or main building.

(c) No more than the quantities of animals specifically listed in Table 33-95(a) of Article 6 or section 33-1116 of Article 57 is permitted on the premises. The limitations for animal keeping and household pets shall be shared with the principal use and/or main building.

(d) When provided by these regulations, it shall be the responsibility of the Director of Development Services to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principal use, ADU, and/or JADU, based on the Director's evaluation of the resemblance of the proposed accessory use and the relationship between the proposed accessory use and the principal use.

§ 33-1479. Occupancy and Conveyance.

(a) **Renter-occupancy.** ADUs and JADUs may be rented separate from the primary residence, but only with a rental agreement and with terms greater than 30 days.

(b) **Owner-occupancy.**

(1) The owner-occupancy requirement shall apply to a JADU, only so long as the JADU has shared sanitation facilities with the existing structure.

(A) Either the primary dwelling unit or the JADU may be occupied by the owner of record of the property, unless otherwise exempted by this section.

(2) The owner-occupancy requirement shall not be applied to any State Exempt or Standard ADU.

(3) Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

(4) **Deed restriction.** The City shall require the recordation of a deed restriction to ensure owner-occupancy requirements on JADUs, as applicable.

(A) Prior to issuance of a building permit, the JADU owner shall execute a deed restriction setting forth the owner-occupancy requirements, in a form and substance satisfactory to the Director of Development Services and City Attorney's office, which shall be recorded in the office of the county recorder. The covenant shall also include the following terms and limitations:

(i) A prohibition on the sale of the JADU separate from the sale of the primary residence, and shall not be subdivided in any manner that would authorize such sale or ownership;

(ii) A statement that the deed restriction may be enforced against future purchasers and the restrictions shall be bindings upon any successor in ownership of the property;

(iii) The JADU shall be a legal unit, and may be used as habitable space, only so long as either the primary dwelling unit or the JADU is occupied by the owner of record of the property, unless otherwise exempted;

(iv) A restriction on the size and attributes of the JADU that conforms with this section, and if applicable, the occupancy limitations of the California Health and Safety Code section 17958.1.

(c) **Conveyance – Junior ADUs.** Junior ADUs shall not be sold or otherwise conveyed separate from the primary residence.

(d) **Conveyance – State Exempt and Standard ADUs.** ADUs shall not be sold or otherwise conveyed separate from the primary residence, with the following exceptions:

(1) **Conveyance as a Qualified Unit.** ADUs may be sold or otherwise conveyed separately from the primary residence to a qualified buyer, as defined in Section 33-1472, if all of the following apply:

(A) The ADU or the primary dwelling was built or developed by a qualified nonprofit corporation.

(B) There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

(C) The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:

(i) The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies.

(ii) A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the ADU or primary dwelling if the buyer desires to sell or convey the property.

(iii) A requirement that the qualified buyer occupy the ADU or primary dwelling as the buyer's principal residence.

(iv) Affordability restrictions on the sale and conveyance of the ADU or primary dwelling that ensure the ADU and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.

(v) If the tenancy in common agreement is recorded after December 31, 2021, it shall also include all of the following:

(a) Delineation of all areas of the property that are for the exclusive use of a cotenant. Each cotenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another cotenant, provided that the latter cotenant's obligations to each of the other cotenants have been satisfied.

(b) Delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.

(c) Procedures for dispute resolution among the parties before resorting to legal action.

(D) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

(E) If requested by a utility providing service to the primary residence, the ADU has a separate water, sewer, or electrical connection to that utility.

(F) Nothing in this section limits the ability of an ADU to be sold or otherwise conveyed separate from the primary residence as a condominium pursuant Section 33-1479(e)(2) below.

(2) **Conveyance as a Condominium Unit.** The separate conveyance of the primary dwelling unit and ADU or ADUs as condominiums, may be permitted if all of the following requirements are met:

(A) The condominiums shall be created pursuant to the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

(B) The condominiums shall be created in conformance with all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)) and all objective requirements of the subdivision ordinance.

(C) Before recordation of the condominium plan, a safety inspection of the ADU shall be conducted as evidenced either through a certificate of occupancy or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.

(D) Neither a subdivision map nor a condominium plan shall be recorded with the San Diego County Recorder without each lienholder's consent. The following shall apply to the consent of a lienholder:

(i) A lienholder may refuse to give consent.

(ii) A lienholder may consent provided that any terms and conditions required by the lienholder are satisfied.

(E) Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the San Diego County Recorder along with a signed statement from each lienholder that states as follows:

(i) "(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have."

(F) The lienholder's consent shall be included on the condominium plan or a separate form attached to the condominium plan that includes the following information:

(i) The lienholder's signature.

(ii) The name of the record owner or ground lessee.

(iii) The legal description of the real property.

(iv) The identities of all parties with an interest in the real property as reflected in the real property records.

(v) The lienholder's consent shall be recorded in the office of the San Diego County Recorder.

(G) When an ADU is established as a condominium, the homeowner shall be required to notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.

(H) **Homeowners Associations.**

(i) The owner of a property or a separate interest within an existing planned development that has an existing association, as defined in Section 4080 of the Civil Code, shall not record a condominium plan to create a common interest development under Section 4100 of the Civil Code without the express written authorization by the existing association.

(ii) For purposes of this subdivision, written authorization by the existing association means approval by the board at a duly noticed board meeting, as defined in Section 4090 of the Civil Code, and if needed pursuant to the existing association's governing documents, membership approval of the existing association.

(I) An ADU shall be sold or otherwise conveyed separate from the primary residence only under the conditions pursuant to this article.

§ 33-1480. Code Standards.

(a) Unless otherwise specified herein, ADUs and JADUs shall comply with all building code requirements that apply to detached dwellings as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the ADU or JADU could have a specific, adverse impact on public health and safety, and with the following exceptions:

(1) The construction of an ADU or JADU shall not constitute a Group R occupancy change.

(2) Nothing in this section shall be interpreted to prevent the City from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this article.

(b) ADUs or JADUs that exist as of January 1, 2025, and that had previously been legally established, may continue to operate as legal nonconforming units.

(c) A JADU shall not be considered a new or separate dwelling unit for purposes of any fire or life protection ordinance. Fire and life protection requirements that apply to the primary residence shall apply to the JADU.

(d) ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence. Further, the construction of an ADU shall not require fire sprinklers to be installed in the existing primary dwelling.

(e) A certificate of occupancy shall not be issued for the ADU and/or JADU until the building official issues a certificate of occupancy for the primary dwelling.

(f) **Existing Code Violations and Unpermitted ADUs/JADUs.**

(1) An application for a permit to create an ADU or a JADU shall not be denied due to nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU or JADU.

(2) **Delayed Enforcement Action.** In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an ADU described below, the City, upon request of an owner of a nonconforming ADU for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(A) The ADU was built before January 1, 2020.

(B) The ADU was built on or after January 1, 2020, at the time the City had a noncompliant ADU ordinance, but the ordinance is compliant at the time the request is made.

(3) **Unpermitted ADU/JADUs – Constructed Prior to January 1, 2020 (Gov. Code § 66332).** A permit shall not be denied for an unpermitted ADU or unpermitted JADU that was constructed before January 1, 2020, unless a finding is made that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code, due to either of the following:

(A) The ADU or JADU does not comply with this article.

(B) The ADU or JADU is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code. Substandard building conditions are specified in Section 17920.3 of the Health and Safety Code.

(i) NOTE: Though not a requirement, it is in the best interest of the homeowners to obtain a confidential third-party code inspection from a licensed contractor to determine the existing condition or potential scope of building improvements for an unpermitted ADU or unpermitted JADU before submitting an application for a permit.

(4) Subject to subdivision (3), upon receiving an application to permit a previously unpermitted ADU or unpermitted JADU constructed before January 1, 2020, a City inspector may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit.

(A) If the inspector finds noncompliance with health and safety standards, the applicant shall not be penalized for having the unpermitted ADU or unpermitted JADU and necessary permits shall be approved to correct noncompliance with health and safety standards.

(g) **Unpermitted ADU/JADUs – Constructed on or After January 1, 2020 and Before the Date of Passage of this Ordinance.** This article shall apply to all ADUs or JADUs which exist between January 1, 2020 and the date of passage of the ordinance. Units which do not have a permit, or cannot receive a permit, upon passage of the ordinance codified herein shall be considered in violation and shall be subject to code enforcement action.

(1) Any ADU and/or JADU that exists as of the effective date of this section, and has not previously been legally established, is considered an unlawful use, unless it is determined that it meets the provisions of this section and a permit is approved and issued.

(2) Administration and enforcement of any nonconforming building standard shall be conducted in accordance with California Health and Safety Code section 17980.12.

(h) **Conversion of legally established structures.** The conversion of legally established structures shall require that the unit meet the provisions of this code. Any legally established waivers or nonconformities that existed when this section first went into effect may continue, provided that in no manner shall such waiver or nonconformity be expanded, notwithstanding Section 33-1474.

§ 33-1481. Application Procedures.

In accordance with Government Code sections 66317, 66320, and 66335, a permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The following apply to all ADU and JADU permit applications:

(a) Building permit application materials for ADUs or JADUs shall be reviewed and determined to be complete or incomplete no later than 15 business days after receiving the application packet. If the application packet is determined to be incomplete, the applicant shall be provided with a list of incomplete items and a description of how the application can be made complete in the written notice and authorize the applicant to cure and address the application, as specified.

(b) The building permit application for an ADU or a JADU where there is an existing single-family or multifamily dwelling on the lot shall be approved or denied within 60 days from the date the applicant packet is determined to be complete.

(c) If the building permit application for an ADU or a JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the ADU or the JADU until the City approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the ADU or JADU shall be considered without discretionary review or hearing.

(d) If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

(e) If the City has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(f) The City shall not issue a certificate of occupancy for an ADU or JADU before issuing a certificate of occupancy for the primary dwelling.

§ 33-1482. Decision to Deny.

The decision to deny an application for an ADU or JADU shall be in writing and shall include a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

§ 33-1483. Fees.

A fee may be charged to reimburse costs incurred to implement this section, including the costs of adopting or amending any ordinance that provides for the creation of an ADU or JADU, pursuant to California Government Code sections 66000, 66012, and 66335(c).

(a) **Application Fees.** Upon the filing of a permit for an ADU or JADU, a fee in an amount established by resolution of the City council shall be paid by the applicant to the City.

(b) **Impact Fees.**

(1) An ADU shall not be considered a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(2) A JADU shall not be considered a new or separate dwelling unit for purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service.

(3) For purposes of this subdivision, “impact fee” has the same meaning as the term “fee” is defined in subdivision (b) of California Government Code Section 66000, except that it also includes fees specified in California Government Code Section 66477.

(4) “Impact fee” does not include any connection fee or capacity charge.

(5) No impact fee shall be imposed upon the development of an ADU less than 750 square feet of interior livable space.

(6) Any impact fees charged for an ADU of 750 square feet of interior livable space or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(7) State Exempt ADUs.

(A) The applicant shall not be required to install a new or separate utility connection directly between a State Exempt Unit and the utility provider.

(B) In the event that an applicant chooses to install a new or separate utility connection directly between the State Exempt Unit and the utility, no related connection fee or capacity charge shall be charged unless the State Exempt Unit was constructed with a new single-family dwelling, or upon separate conveyance of the ADU pursuant to Section 33-1479.

(8) Standard ADUs.

(A) The applicant may be required to install a new or separate utility connection directly between a Standard ADU and the utility provider.

(B) Consistent with California Government Code Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system.

(C) This fee or charge shall not exceed the reasonable cost of providing this service.

(9) A homeowner applying for a building permit for a previously unpermitted ADU or JADU constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is otherwise authorized by this section.

§ 33-1484. through § 33-1489. (Reserved)

CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 5
April 28, 2026
Tentative Future Agenda Items

DATE: April 28, 2026

TO: Planning Commissioners

FROM: Veronica Morones, City Planner/Assistant Director of Development Services

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- 94-unit Townhome Development Project
- 6 lot Subdivision on Chestnut
- Alexan Density Bonus Residential Project
- Senate Bill 330 Conway Subdivision

Policy Work:

- General Plan Annual Project Report (APR)
- 2023-25 CY Climate Action Plan APR
- El Caballo Park Master Plan and Environmental Review
- Housing Element Implementation Ordinances
    - Ministerial/by-right ordinance
    - Permanent Supportive Housing ordinance
    - ADU ordinance comprehensive update

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History