CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, AUGUST 05, 2026

4:00 PM - Closed Session (City Attorney Conference Room)
5:00 PM - Regular Session
Escondido City Council Chambers, 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR CITY COUNCIL MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the City Council and the action recommended by City staff.

MAYOR
Dane White

DEPUTY MAYOR
Joe Garcia (District 2)

COUNCILMEMBERS
Consuelo Martinez (District 1)
Christian Garcia (District 3)
Judy Fitzgerald (District 4)

CITY MANAGER
Sean McGlynn

CITY ATTORNEY
Michael McGuinness

CITY CLERK
Zack Beck

HOW TO WATCH

The City of Escondido provides three ways to watch a City Council meeting:

In Person	On TV	Online
201 N. Broadway	Cox Cable Channel 19 and U-verse Channel 99	www.escondido.gov

CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, AUGUST 05, 2026

HOW TO PARTICIPATE

The City of Escondido provides three ways to communicate with the City Council during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



escondido-ca.municodemeetings.com

Online



https://publiccomment.escondido.gov/

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

COUNCIL MEETING AGENDA

WEDNESDAY, AUGUST 05, 2026

CLOSED SESSION
4:00 PM

CALL TO ORDER

1. Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION

I. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code § 54956.9(d)(2))**
a. City of Escondido Claim No. 6070
AAA as subrogee of Elisa Jones

II. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code § 54956.9(d)(2),(e)(1))**
a. One item

III. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)**
a. Agency Representative: Sean McGlynn, City Manager, or designee
Employee Organization: Escondido Police Management Bargaining Unit

b. Agency Representative: Sean McGlynn, City Manager, or designee
Employee Organization: Escondido Fire Management Bargaining Unit

ADJOURNMENT

CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, AUGUST 05, 2026

REGULAR SESSION
5:00 PM Regular Session
Mobilehome Rent Review Board

MOMENT OF REFLECTION

FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

CALL TO ORDER

Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

PRESENTATION

Clean Energy Alliance Presentation

CLOSED SESSION REPORT

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)**

2. **APPROVAL OF WARRANT REGISTER**
   Request the City Council approve the City Council and Housing Successor Agency warrants issued between July 20, 2026 to July 26, 2026.

   Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

3. APPROVAL OF MINUTES: None

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

5. PUBLIC SERVICE AGREEMENT WITH HONEYWELL INTERNATIONAL, INC. FOR THE FIRE STATION ALERTING SYSTEM UPGRADE

Request the City Council adopt Resolution No. 2026-126 authorizing the Mayor, on behalf of the City, to execute a Public Service Agreement with Honeywell International, Inc., for the Fire Station Alerting System Upgrade in the amount of $404,756.78.

Staff Recommendation: Approval (Fire Department: Tyler Batson, Deputy Fire Chief)

Presenter: Tyler Batson, Deputy Fire Chief

a) Resolution No. 2026-126

6. REQUEST APPROVAL FOR CHANGE ORDER TWO AND AN ANTICIPATED THIRD CHANGE ORDER TO THE PUBLIC IMPROVEMENT AGREEMENT WITH PALM ENGINEERING CONSTRUCTION COMPANY, INC. FOR THE MOUNTAIN VIEW PARK PICKLEBALL COURTS PROJECT

Request the City Council adopt Resolution No. 2026-130: (1) authorizing the Mayor to execute, on behalf of the City, change order number two to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. for the installation of a concrete patio area with retaining walls and sidewalks as gathering space and potential rental event space area in the amount of $131,340; and (2) authorizing the Mayor to execute, on behalf of the City, a third change order to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. in an maximum amount of $45,000 should additional funds be needed for maintenance access to the site.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Michael Tully, Project Manager

a) Resolution No. 2026-130

7. ORDINANCE AUTHORIZING CITY MANAGER TO EXECUTE TEMPORARY LICENSE AND ACCESS AGREEMENT FOR ESCONDIDO CREEK TRAIL PROJECT

Request the City Council adopt Ordinance No. 2026-17 authorizing the City Manager to execute a temporary license and access agreement with the owner of the Evans Tire property located at 510 N. Broadway for the purpose of installing a gateway entry sign and rock garden as part of the Escondido Creek Trail Expansion and Renovation project.

Staff Recommendation: Approval (City Manager's Office: Sean McGlynn, City Manager)

Presenter: Joanna Axelrod, Deputy City Manager

a) Ordinance No. 2026-17 (First Reading and Introduction)

PUBLIC HEARINGS

8. SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK

Request the Rent Review Board hold a Public Hearing to review and consider Westwinds Mobilehome Park Short-Form Application, located at 1415 South Pine Street, Escondido, California and adopt Resolution No. RRB 2026-127, raising all rent control space rent by 0.604 percent.

Staff Recommendation: Approval (Development Services Director: Kevin Snyder, Director of Development Services)

Presenters: Carlos Cervantes, Management Analyst and Alfredo Rubio, Code Compliance Officer II

a) Resolution No. RRB 2026-127

9. PL24-0067 – AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A TENTATIVE SUBDIVISION MAP AND ADOPT AN ADDENDUM TO THE ENVIRONMENTAL DOCUMENT FOR THE SUBDIVISION OF ONE LOT INTO 5 RESIDENTIAL LOTS FOR FUTURE DEVELOPMENT ON HAMILTON LANE AND BERNARDO AVENUE

Request the City Council adopt Resolution No. 2026-90 denying the appeal of the Planning Commission's decision to approve the Tentative Subdivision Map and Addendum for the subdivision of one lot into 5 residential lots for future development on Hamilton Lane and Bernardo Avenue.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenter: Melissa DiMarzo, Assistant Planner II

a) Resolution No. 2026-90

FUTURE AGENDA

10. FUTURE AGENDA

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development.

ORAL COMMUNICATIONS

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ADJOURNMENT

UPCOMING MEETING SCHEDULE

Wednesday, August 12, 2026	4:00 & 5:00 PM	Closed Session, Regular Meeting, *Council Chambers*
Wednesday, August 26, 2026	4:00 & 5:00 PM	Closed Session, Regular Meeting, *Council Chambers*

SUCCESSOR AGENCY

Members of the Escondido City Council also sit as the Successor Agency to the Community Development Commission, Escondido Joint Powers Financing Authority, and the Mobilehome Rent Review Board.

CEQA STATEMENT

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA under Guideline Sections 15060(c), 15061(b), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065

Consent Item No. 1 **August 5, 2026**

A F F I D A V I T S

OF

I T E M

P O S T I N G –

- **PL24-0067: Hamilton Lane 5-Lot Tentative Subdivision Map - Appeal**

Docusign Envelope ID: 12D8500E-ED3B-86A8-83D6-C488FB4B77DB

CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4617

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, California at **5 p.m., Wednesday, August 5, 2026** to consider the item listed below:

PL24-0067: Hamilton Lane 5-Lot Tentative Subdivision Map - Appeal

REQUEST: An appeal of a Planning Commission decision to approve 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 gutter, 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).

ENVIRONMENTAL STATUS: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 (Addendum to a Mitigated Negative Declaration), an Addendum to an adopted 2007 Initial Study/Mitigated Negative Declaration was prepared for the Project as none of the requirements for preparation of a Subsequent MND under Section 15162 (Subsequent MND) have occurred.

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to City Council at, or prior to, the public hearing.

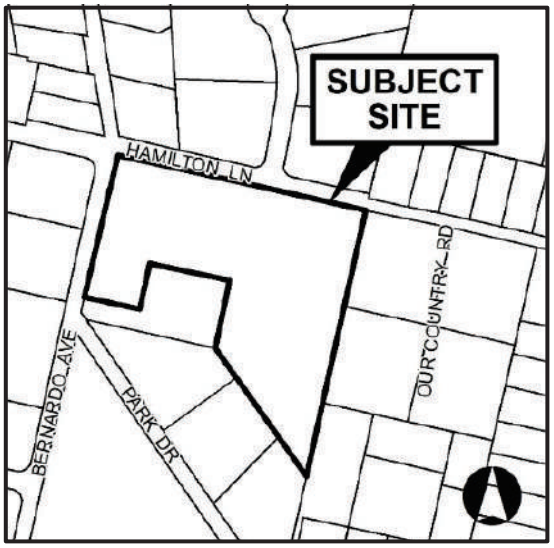
PLANNING COMMISSION ACTION: On April 28, 2026, the Planning Commission voted 4-1 to approve the Project.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: https://escondido.gov/820/Americans-with-Disabilities-Act.

The staff report will be available at Escondido Planning Services, 201 N. Broadway, Escondido, CA 92025; and on the City's website at https://escondido-ca.municodemeetings.com/ after Thursday, July 30, 2026.

For additional information, please contact Melissa DiMarzo, Assistant Planner II, at 760-839-4531, or via email at Melissa.DiMarzo@escondido.gov and refer to Case No. PL24-0067.



DocuSigned by:
Zack Beck
A58535D0BDC1430...

Zack Beck, City Clerk
City of Escondido
DATED: July 23, 2026

Published in THE ESCONDIDO TIMES ADVOCATE: 7/23/26

STAFF REPORT

August 05, 2026
File Number 0400-40

SUBJECT

APPROVAL OF WARRANT REGISTER

DEPARTMENT

Finance

RECOMMENDATION

Approval for City Council and Housing Successor Agency warrants issued between July 20, 2026 to July 26, 2026

Staff Recommendation: Approval (Finance Department: Christina Holmes)

ESSENTIAL SERVICE – Internal requirement per Municipal Code Section 10

COUNCIL PRIORITY –

FISCAL ANALYSIS

The total amount of the warrants for the following periods are as follows:

Dates	07/20/2026 to 07/26/2026
Total	$3,516,725.77
Number of Warrants	204

BACKGROUND

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.

Consent Item No. 3 **August 5, 2026**

A P P R O V A L

O F

M I N U T E S

STAFF REPORT

ITEM NO. 4

SUBJECT

WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

ANALYSIS

The City Counci/RRB has adopted a policy that is sufficient to read the title of ordinances at the time of introduction and adoption, and that reading of the full text of ordinances and the full text and title of resolutions may be waived.

Approval of this consent calendar item allows the City Council/RRB to waive the reading of the full text and title of all resolutions agendized in the Consent Calendar, as well as the full text of all ordinances agendized in either the Introduction and Adoption of Ordinances or General Items sections. **This particular consent calendar item requires unanimous approval of the City Council/RRB.**

Upon approval of this item as part of the Consent Calendar, all resolutions included in the motion and second to approve the Consent Calendar shall be approved. Those resolutions removed from the Consent Calendar and considered under separate action may also be approved without the reading of the full text and title of the resolutions.

Also, upon the approval of this item, the Mayor will read the titles of all ordinances included in the Introduction and Adoption of Ordinances section. After reading of the ordinance titles, the City Council/RRB may introduce and/or adopt all the ordinances in one motion and second.

RECOMMENDATION

Staff recommends that the City Council/RRB approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/RRB is required.

Respectfully Submitted,

Zack Beck
City Clerk

STAFF REPORT

August 5, 2026
File Number 0600-10; A-3608

SUBJECT

PUBLIC SERVICE AGREEMENT WITH HONEYWELL INTERNATIONAL, INC. FOR THE FIRE STATION ALERTING SYSTEM UPGRADE

DEPARTMENT

Fire Department

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-126 authorizing the Mayor, on behalf of the City, to execute a Public Service Agreement with Honeywell International, Inc., for the Fire Station Alerting System Upgrade in the amount of $404,756.78.

Staff Recommendation: Approval (Fire Department: Tyler Batson, Deputy Fire Chief)

Presenter: Tyler Batson, Deputy Fire Chief

ESSENTIAL SERVICE – Yes, Infrastructure

COUNCIL PRIORITY – Prioritize Public Safety

FISCAL ANALYSIS

Funding for the Fire Station Alerting System Upgrade ("Project") has been appropriated through the Capital Improvement Program. The total contract amount is $404,756.78.

Due to the scope of the Project, implementation is anticipated to occur over three fiscal years, with work beginning in FY 2026-27 and continuing through FY 2028-29. Expenditures will be distributed across the Project schedule, and funding for future phases will be included in the corresponding annual Capital Improvement Program budgets.

PREVIOUS ACTION

None

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The City's existing fire station alerting system was originally installed by US Digital Designs (“USDD”), now a division of Honeywell International, Inc., and serves as the Fire Department's primary station alerting platform. The existing system has reached the end of its service life and is no longer supported by the manufacturer. The proposed upgrade will replace obsolete equipment while maintaining compatibility with the Fire Department's existing alerting infrastructure and dispatch integrations.

A sole-source procurement determination was approved because USDD (now a division Honeywell International, Inc.) is the original equipment manufacturer and the only vendor capable of supporting a phased system migration while maintaining interoperability between existing and upgraded components. This approach allows the City to modernize the system over multiple fiscal years, minimize operational disruption, and maximize the use of existing infrastructure.

RESOLUTIONS

a. Resolution No. 2026-126
b. Resolution No. 2026-126— Exhibit “A” – Public Services Agreement

RESOLUTION NO. 2026-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A PUBLIC SERVICES AGREEMENT WITH HONEYWELL INTERNATIONAL, INC., FOR THE FIRE STATION ALERTING SYSTEM UPGRADE

WHEREAS, the City Council has appropriated funding for the Fire Station Alerting System Upgrade through the adopted Capital Improvement Program budget; and

WHEREAS, a sole-source procurement determination was approved for Honeywell International Inc. as the original equipment manufacturer and the only vendor capable of providing a phased upgrade compatible with the City's existing station alerting infrastructure; and

WHEREAS, the City Council finds that entering into a Public Services Agreement with Honeywell International, Inc. in the amount of $404,756.78 is in the best interests of the City and will support reliable emergency response operations throughout the City's fire stations; and

WHEREAS, the proposed upgrade will improve the reliability of emergency response communications and support the continued delivery of critical fire and emergency services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City Council authorizes the Mayor to execute, on behalf of the City, a Public Services Agreement with Honeywell International, Inc., in a substantially similar form to that which is

attached and incorporated to this Resolution as Exhibit “A”, and subject to final approval as to form by the City Attorney.

CITY OF ESCONDIDO
PUBLIC SERVICES AGREEMENT

This Public Services Agreement ("Agreement") is made and entered into as of the last signature date set forth below ("Effective Date"),

Between: CITY OF ESCONDIDO
a California municipal corporation
201 N. Broadway
Escondido, CA 92025
Attn: Kevin Beverly
760-839-5403
("CITY")

And: Honeywell International Inc.
a Delaware corporation
1150 W. Grove Parkway, Suite 110
Tempe, AZ 85283
Attn: Susheel Tenguria
602-687-1730
("CONTRACTOR").

(The CITY and CONTRACTOR each may be referred to herein as a "Party" and collectively as the "Parties.")

WHEREAS, the Parties desire to enter into this Agreement for the performance of the Services described herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the mutual benefits derived therefrom, the Parties hereby agree as follows:

1. Description of Services. CONTRACTOR shall furnish all of the Services described in the Scope of Work, which is attached to this Agreement as Attachment "A" and incorporated herein by this reference ("Services").

2. Compensation. In exchange for CONTRACTOR's completion of the Services, the CITY shall pay, and CONTRACTOR shall accept in full, an amount not to exceed the sum of **$404,756.78**. CONTRACTOR shall be compensated only for performance of the Services described in this Agreement. No compensation shall be provided for any other work or services without the CITY's prior written consent. If this Agreement is amended at any time, additional compensation of CONTRACTOR contained in any subsequent amendments shall not exceed a cumulative total of 25% of the maximum payment provided for in this Section 2, unless approved by resolution of the City Council.

3. Performance. CONTRACTOR shall faithfully perform the Services in a proficient manner, to the satisfaction of the CITY, and in accord with the terms of this Agreement. CONTRACTOR shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of all reports and other information furnished by CONTRACTOR pursuant to this Agreement, except that CONTRACTOR shall not be responsible for the accuracy of information supplied by the CITY.

4. Termination. The Parties may mutually terminate this Agreement through a writing signed by both Parties. The CITY may terminate this Agreement for any reason upon providing CONTRACTOR with 10 days' advance written notice. CONTRACTOR agrees to cease all work under this Agreement on or before the effective date of any notice of termination. If the CITY terminates this Agreement due to no fault or failure of performance by CONTRACTOR, then CONTRACTOR shall be compensated based on the work satisfactorily performed at the time of such termination. In no event shall CONTRACTOR be entitled to receive more than the amount that would be paid to CONTRACTOR for the full performance of the Services.

5. City Property. All original documents, drawings, electronic media, and other materials prepared by CONTRACTOR pursuant to this Agreement immediately become the exclusive property of the CITY, and shall not be used by CONTRACTOR for any other purpose without the CITY's prior written consent.

6. Insurance Requirements.

   a. CONTRACTOR shall procure and maintain, at its own cost, during the entire term of this Agreement, insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the Services, and the results of such work, by CONTRACTOR, its agents, representatives, employees, or subcontractors. Insurance coverage shall be at least as broad as the following:

      (1) *Commercial General Liability*. Insurance Services Office ("ISO") Form CG 00 01 covering Commercial General Liability on an "occurrence" basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury, with limits no less than $2,000,000 per occurrence and $4,000,000 general aggregate.

      (2) *Automobile Liability*. ISO Form CA 00 01 covering any auto (Code 1), or if CONTRACTOR has no owned autos, hired (Code 8) and non-owned autos (Code 9), with limits no less than $1,000,000 per accident for bodily injury and property damage, unless waived by the CITY and approved in writing by the CITY's Risk and Safety Division.

      (3) *Workers' Compensation*. Worker's Compensation as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of no less than $1,000,000 per accident for bodily injury or disease.

      (4) If CONTRACTOR maintains broader coverage and/or higher limits than the minimums otherwise required by this Agreement, the CITY requires and shall be entitled to the broader coverage and/or the higher limits maintained by CONTRACTOR.

   b. Each insurance policy required by this Agreement must be acceptable to the City Attorney and shall meet the following requirements:

      (1) *Acceptability of Insurers*. Insurance coverage must be provided by an insurer authorized to conduct business in the state of California with a current A.M. Best's rating of no less than A-: FSC VII, or as approved by the CITY.

      (2) *Additional Insured Status*. Both the Commercial General Liability and the Automobile Liability policies must name the CITY (including its officials, officers, agents, employees, and volunteers) specifically as an additional insured under the policy on a separate endorsement page. The Commercial General Liability additional insured endorsement shall be at least as broad as ISO Form CG 20 10 11 85, or if not available, through the

addition of *both* CG 20 10, CG 20 26, CG 20 33, or CG 20 38, *and* CG 20 37 if a later edition is used. The Automobile Liability endorsement shall be at least as broad as ISO Form CA 20 01.

(3) *Primary Coverage*. CONTRACTOR's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 with respect to the CITY, its officials, officers, agents, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, its officials, officers, agents, employees, or volunteers shall be in excess of CONTRACTOR's insurance and shall not contribute with it.

(4) *Notice of Cancellation*. Each insurance policy shall provide that coverage shall not be canceled, except with prior written notice to the CITY.

(5) *Subcontractors*. If applicable, CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated in this Agreement, and CONTRACTOR shall ensure that the CITY (including its officials, officers, agents, employees, and volunteers) is an additional insured on any insurance required from a subcontractor.

(6) *Waiver of Subrogation*. CONTRACTOR hereby grants to the CITY a waiver of any right to subrogation that any insurer of CONTRACTOR may acquire against the CITY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this subsection shall apply regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer. Any Workers' Compensation policy required by this Agreement shall be endorsed with a waiver of subrogation in favor of the CITY for all work performed by the CONTRACTOR, its agents, representatives, employees and subcontractors.

(7) *Self-Insurance*. CONTRACTOR may, with the CITY's prior written consent, fulfill some or all of the insurance requirements contained in this Agreement under a plan of self-insurance. CONTRACTOR shall only be permitted to utilize such self-insurance if, in the opinion of the CITY, CONTRACTOR's (i) net worth and (ii) reserves for payment of claims of liability against CONTRACTOR are sufficient to adequately compensate for the lack of other insurance coverage required by this Agreement. CONTRACTOR's utilization of self-insurance shall not in any way limit the liabilities assumed by CONTRACTOR pursuant to this Agreement.

(8) *Self-Insured Retentions*. Self-insured retentions must be declared to and approved by the CITY.

c. *Verification of Coverage*. At the time CONTRACTOR executes this Agreement, CONTRACTOR shall provide the CITY with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting the insurance coverage required by this Agreement), which shall meet all requirements under this Agreement. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by this Agreement, at any time.

d. *Special Risks or Circumstances*. The CITY reserves the right, at any point during the term of this Agreement, to modify the insurance requirements in this Agreement, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

e. *No Limitation of Obligations*. The insurance requirements in this Agreement, including the types and limits of insurance coverage CONTRACTOR must maintain, and any approval of such insurance by the CITY, are not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including but not limited to any provisions in this Agreement concerning indemnification.

f. Failure to comply with any of the insurance requirements in this Agreement, including but not limited to a lapse in any required insurance coverage during the term of this Agreement, shall

be a material breach of this Agreement. In the event that CONTRACTOR fails to comply with any such insurance requirements in this Agreement, in addition to any other remedies the CITY may have, the CITY may, at its sole option, (i) immediately terminate this Agreement; or (ii) order CONTRACTOR to stop work under this Agreement and/or withhold any payment that becomes due to CONTRACTOR until CONTRACTOR demonstrates compliance with the insurance requirements in this Agreement.

7. Indemnification, Duty to Defend, and Hold Harmless.

   a. CONTRACTOR (including CONTRACTOR's agents, employees, and subcontractors, if any) shall indemnify, defend, and hold harmless the CITY, its officials, officers, agents, employees, and volunteers 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, in law or 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 CONTRACTOR's performance of the Services or its failure to comply with any of its obligations contained in this Agreement, except where caused by the sole negligence or willful misconduct of the CITY.

   b. CONTRACTOR (including CONTRACTOR's agents, employees, and subcontractors, if any) shall defend, indemnify, and hold harmless the CITY, its officials, officers, agents, employees, and volunteers from and against any and all Claims caused by, arising under, or resulting from any violation, or claim of violation, of the San Diego Municipal Storm Water Permit (Order No. R9-2013-0001, as amended) of the California Regional Water Quality Control Board, Region 9, San Diego, that the CITY might suffer, incur, or become subject to by reason of, or occurring as a result of, or allegedly caused by, any work performed pursuant to this Agreement.

   c. All terms and provisions within this Section 7 shall survive the termination of this Agreement.

8. Anti-Assignment Clause. Because the CITY has relied on the particular skills of CONTRACTOR in entering into this Agreement, CONTRACTOR shall not assign, delegate, subcontract, or otherwise transfer any duty or right under this Agreement, including as to any portion of the Services, without the CITY's prior written consent. Any purported assignment, delegation, subcontract, or other transfer made without the CITY's consent shall be void and ineffective. Unless CONTRACTOR assigns this entire Agreement, including all rights and duties herein, to a third party with the CITY's prior written consent, CONTRACTOR shall be the sole payee under this Agreement. Any and all payments made pursuant to the terms of this Agreement are otherwise not assignable.

9. Attorney's Fees and Costs. In any action to enforce the terms and conditions of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs.

10. Independent Contractor. CONTRACTOR is an independent contractor, and no agency or employment relationship is created by the execution of this Agreement.

11. Amendment. This Agreement shall not be amended except in a writing signed by the CITY and CONTRACTOR.

12. Merger Clause. This Agreement, together with its attachments or other documents described or incorporated herein, if any, constitutes the entire agreement and understanding of the CITY and CONTRACTOR concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. In the event of any conflict between the provisions of this Agreement and any of its attachments or related documents, if any, the provisions of this Agreement shall prevail.

13. Anti-Waiver Clause. None of the provisions of this Agreement shall be waived by the CITY because of previous failure to insist upon strict performance, nor shall any provision be waived because any other provision has been waived by the CITY, in whole or in part.

14. Severability. This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

15. Governing Law. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Venue for any action arising from this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

16. Counterparts. This Agreement may be executed on separate counterparts, each of which shall be an original and all of which taken together shall constitute one and the same instrument. Delivery of an executed signature page of this Agreement by electronic means, including an attachment to an email, shall be effective as delivery of an executed original. The Agreement on file with the City is the copy of the Agreement that shall take precedence if any differences exist between or among copies or counterparts of the Agreement.

17. Provisions Cumulative. The foregoing provisions are cumulative to, in addition to, and not in limitation of any other rights or remedies available to the CITY.

18. Notice. Any statements, communications, or notices to be provided pursuant to this Agreement shall be sent to the attention of the persons indicated herein, and the CITY and CONTRACTOR shall promptly provide the other Party with notice of any changes to such contact information.

19. Business License. CONTRACTOR shall obtain a City of Escondido Business License prior to execution of this Agreement and shall maintain such Business License throughout the term of this Agreement.

20. Compliance with Laws, Permits, and Licenses. CONTRACTOR shall keep itself informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, rules, and other legal requirements in effect during the term of this Agreement. CONTRACTOR shall obtain any and all permits, licenses, and other authorizations necessary to perform the Services. Neither the CITY, nor any elected or appointed boards, officers, officials, employees, or agents of the CITY, shall be liable, at law or in equity, as a result of any failure of CONTRACTOR to comply with this section.

21. Prevailing Wages. If applicable, pursuant to California Labor Code section 1770 et seq., CONTRACTOR agrees that a prevailing rate and scale of wages, in accordance with applicable laws, shall be paid in performing this Agreement. CONTRACTOR shall keep itself informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, rules, and other legal requirements pertaining to the payment of prevailing wages. The prevailing rate and scale to be paid shall be the same as the applicable "General Prevailing Wage Determination" approved by the Department of Industrial Relations as of the Effective Date of this Agreement, which are available online at http://www.dir.ca.gov/oprl/dprewagedetermination.htm and incorporated into this Agreement by this reference. Neither the CITY, nor any elected or appointed boards, officers, officials, employees, or agents of the CITY, shall be liable, at law or in equity, as a result of any failure of CONTRACTOR to comply with this section.

22. Department of Industrial Relations Compliance. This public project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. CONTRACTOR shall post all job site notices required by regulation. CONTRACTOR, as well as any subcontractors, shall be registered pursuant to California Labor Code section 1725.5 to be qualified to bid on, be listed in a

bid proposal (subject to the requirements of Public Contract Code section 4104), or engage in the performance of any public works contract subject to the requirements of Division 2, Part 7, Chapter 1 of the California Labor Code. Neither the CITY, nor any elected or appointed boards, officers, officials, employees, or agents of the CITY, shall be liable, at law or in equity, as a result of any failure of CONTRACTOR to comply with this section.

23. Immigration Reform and Control Act of 1986. CONTRACTOR shall keep itself informed of and shall comply with the Immigration Reform and Control Act of 1986 ("IRCA"). CONTRACTOR represents and warrants that all of its employees and the employees of any subcontractor retained by CONTRACTOR who perform any of the Services under this Agreement, are and will be authorized to perform the Services in full compliance with the IRCA. CONTRACTOR affirms that as a licensed contractor and employer in the State of California, all new employees must produce proof of eligibility to work in the United States within the first three days of employment and that only employees legally eligible to work in the United States will perform the Services. CONTRACTOR agrees to comply with the IRCA before commencing any Services, and continuously throughout the performance of the Services and the term of this Agreement.

24. Effective Date. Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ _____
Dane White, Mayor

HONEYWELL INTERNATIONAL INC.

Date: _____ _____
Susheel Tenguria, General Manager

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
MICHAEL R. MCGUINNESS, CITY ATTORNEY

BY: _____

DATE: _____

THE CITY OF ESCONDIDO DOES NOT DISCRIMINATE AGAINST QUALIFIED PERSONS WITH DISABILITIES.

ATTACHMENT "A"

Scope of Work

A. General

Honeywell International Inc., a Delaware corporation ("Contractor") shall provide the City of Escondido Fire Department ("City") with procurement of additional equipment for the G2 Fire Station Alerting System. The work under this Agreement consists of furnishing specified system components, peripherals, and related equipment to support enhancements to the City's fire station alerting system at each of the seven fire stations.

This Agreement covers a multi-year phased implementation corresponding to Fiscal Years 2026/27, 2027/28, and 2028/29, as detailed below. Equipment shall be provided in accordance with Contractor proposals CA_ESCN013 v1 (dated June 22, 2026), CA_ESCN014 v2 (dated June 25, 2026), and CA_ESCN015 v2 (dated June 25, 2026), which are incorporated herein by reference.

B. Location

No on-site services are included under this Agreement. All work consists solely of the procurement and delivery of equipment to the Escondido Fire Department, 310 N Quince Street, Escondido, CA 92025.

C. Services

1. Equipment Procurement and Delivery

- Furnish all system components, peripherals, controllers, displays, and accessories as specified in the three referenced proposals.
- Package and ship all equipment to the City-designated delivery location.
- Provide manufacturer-standard warranty included with the equipment.

2. Phased Implementation by Fiscal Year

FY 2026/27 – Phase 1 (Quote CA_ESCN013 v1)
- Provide room remotes, adapter plates, and associated peripheral components for seven (7) fire stations.
- Provide associated freight/shipping.
- Provide optional system training component as specified.

FY 2027/28 – Phase 2 (Quote CA_ESCN014 v2)
- Provide station system controllers (ATX), UPS units, mounting hardware, and associated components for five (5) fire stations.
- Provide associated freight/shipping.
- Include standard configuration and project management components as included in the quote.

FY 2028/29 – Phase 3 (Quote CA_ESCN015 v2)
- Provide additional station system controllers, peripherals, LCD message signs, and accessories supporting the remaining stations.
- Provide associated freight/shipping.
- Include associated configuration and project management components as specified.

3. Exclusions

- No installation services are included.
- No electrical work, permitting, or on-site labor is provided.
- No communication infrastructure, conduit, or integration work is included.

D. Scheduling

Contractor to coordinate orders and shipping in advance by contacting Tyler Terich at 760-839-5400 or tyler.terich@escondido.gov.

- Equipment for each phase shall be ordered and delivered during the applicable fiscal year (FY 2026/27, FY 2027/28, and FY 2028/29).
- Delivery timelines shall be coordinated between the Contractor and the Fire Department's designated project manager.
- Shipments may be provided in partial deliveries as required based on availability and lead times.

E. Contract Price and Payment Terms

The total contract price of this Agreement shall not exceed **$404,756.78,** exclusive of applicable sales or use tax. The total not-to-exceed contract amount is based on the combined value of the three quotes listed below, which are attached hereto and incorporated by this reference. In the event of a conflict between any of the three quotes and this Agreement, the terms of this Agreement shal prevail.

1. CA_ESCN013 v1
2. CA_ESCN014 v2
3. CA_ESCN015 v2

Sales/use tax, if applicable, shall be paid by the City in accordance with applicable law and procurement procedures. Payment shall be made based on invoices submitted for equipment delivered under each phase, in accordance with City payment policies.

F. Term

The term of this Agreement shall commence on the Effective Date and shall continue through completion of all phases of the work, anticipated to extend through **June 30, 2029.**

G. Other

Warranty - All equipment shall be covered by the manufacturer's standard warranty included with purchase.

US DIGITAL DESIGNS
by Honeywell
1150 W Grove Pkwy St #110
Tempe, AZ 85283

Author: DWK
Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quotation to:

City of Escondido, CA
Escondido Fire Department

Project:

G2 Fire Station Alerting System

Additional Equipment for Seven (7) Stations

Pricing pursuant to the Master Price Agreement entered into between League of Oregon Cities (LOC) and USDD, and made available to members of the National Purchasing Partners, LLC, dba Public Safety GPO, dba Law Enforcement GPO, and dba NPPgov - Contract #PS20350. More information available at: https://nppgov.com/contract/honeywell/

Escondido Fire Department is a member: M-5709130

William Butler
Sr. Territory Manager
(602)-687-1733
(602)-687-1730
William.Butler2@honeywell.com
stationalerting.com

This proposal is subject to correction for errors or omissions

Responsibility for identifying any errors or omissions in this quote rests with the Customer prior to order placement.

2026 Pricing

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 01

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	25	$ 2,445.45	$ 2,200.91	$ 55,022.75
RR2-AP	RR2 Adapter Plate	25	$ 90.83	$ 81.74	$ 2,043.50

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 775.00	$ 775.00	$ 775.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 6,340.69	$ 5,706.63	No Charge

STATION 01	
Equipment Only:	$ 57,066.25

System:	$ 57,066.25
Shipping:	$ 775.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 57,841.25

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 02

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	5	$ 2,445.45	$ 2,200.91	$ 11,004.55
RR2-AP	RR2 Adapter Plate	5	$ 90.83	$ 81.74	$ 408.70

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 155.00	$ 155.00	$ 155.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 1,268.14	$ 1,141.33	No Charge

STATION 02	
Equipment Only:	$ 11,413.25

System:	$ 11,413.25
Shipping:	$ 155.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 11,568.25

US DIGITAL DESIGNS
by Honeywell

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 03

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	7	$ 2,445.45	$ 2,200.91	$ 15,406.37
RR2-AP	RR2 Adapter Plate	7	$ 90.83	$ 81.74	$ 572.18

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 217.00	$ 217.00	$ 217.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 1,775.39	$ 1,597.86	No Charge

STATION 03	
Equipment Only:	$ 15,978.55

System:	$ 15,978.55
Shipping:	$ 217.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 16,195.55

US DIGITAL DESIGNS
by Honeywell

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 04

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	5	$ 2,445.45	$ 2,200.91	$ 11,004.55
RR2-AP	RR2 Adapter Plate	5	$ 90.83	$ 81.74	$ 408.70

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 155.00	$ 155.00	$ 155.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 1,268.14	$ 1,141.33	No Charge

STATION 04	
Equipment Only:	$ 11,413.25

System:	$ 11,413.25
Shipping:	$ 155.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 11,568.25

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 05

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	7	$ 2,445.45	$ 2,200.91	$ 15,406.37
RR2-AP	RR2 Adapter Plate	7	$ 90.83	$ 81.74	$ 572.18

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 217.00	$ 217.00	$ 217.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 1,775.39	$ 1,597.86	No Charge

STATION 05	
Equipment Only:	$ 15,978.55

System:	$ 15,978.55
Shipping:	$ 217.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 16,195.55

US DIGITAL DESIGNS
by Honeywell

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 06

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	4	$ 2,445.45	$ 2,200.91	$ 8,803.64
RR2-AP	RR2 Adapter Plate	4	$ 90.83	$ 81.74	$ 326.96

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 124.00	$ 124.00	$ 124.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 1,014.51	$ 913.06	No Charge

STATION 06	
Equipment Only:	$ 9,130.60

System:	$ 9,130.60
Shipping:	$ 124.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 9,254.60

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 07

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RR-2	G2 Room Remote 2	7	$ 2,445.45	$ 2,200.91	$ 15,406.37
RR2-AP	RR2 Adapter Plate	7	$ 90.83	$ 81.74	$ 572.18

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
FREIGHT-CHARGES	Shipping	1	$ 217.00	$ 217.00	$ 217.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 1,775.39	$ 1,597.86	No Charge

STATION 07	
Equipment Only:	$ 15,978.55

System:	$ 15,978.55
Shipping:	$ 217.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 16,195.55

US DIGITAL DESIGNS
by Honeywell

This quote does not include or assume any amounts for **sales or use tax**. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Warranty & Support Notes:

Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement. USDD cannot warrant nor support any system configuration that deviates from this specific proposal's documented station system design file number. USDD cannot warrant nor support any system not using USDD-approved UPS Battery Backup. USDD cannot warrant nor support any system not installed by G2 Trained & Certified Installation technician (installer). If customer intends to tie this system into any 3rd-party system or devices, USDD will be unable to warrant or support the system until we've had a chance to review documented engineering assumptions and approve system integrity, performance and reliability expectations.

Station System Installation Notes:

01 - Unless specifically detailed in this proposal, no installation by USDD or it's subcontractors is assumed or provided.

02 - Because these are mission-critical systems, USDD can only warrant and support systems installed by G2 Trained and Certified Contractors.

03 - USDD can source, qualify, train and certify Local Licensed Regional Subcontractors where needed.

04 - Installation warranted by installation contractor - G2 FSAS warranted, serviced and supported by USDD.

05 - Unless specifically detailed in this proposal, installation to be performed during normal working hours.

06 - Unless specifically detailed in this proposal, no permit fees or material charges have been included.

07 - Unless specifically detailed in this proposal, no removal or remediation has been assumed or included.

08 - Unless specifically detailed in this proposal, no bonds of any type (performance, bid) have been assumed, included or budgeted for in this proposal.

09 - USDD FSAS Equipment to be made available by owner to Installation Contractor prior to on-site arrival.

10 - Structural backing for system devices and other millwork (not specifically detailed) by others.

11 - If applicable, Gas Control Shutoff Valve Addendum (to USDD and installation contractor) must be signed prior to installation.

12 - All electrical power, including (but not limited to) raceway, conduit, backboxes, service panels, high-voltage wiring and fixtures by others.

13 - All communications pathway infrastructure (network, radio, etc.) by others unless specifically detailed in this proposal.

14 - USDD cannot warrant nor support any owner-furnished (3rd-Party) system or component we are required to integrate with. USDD cannot warrant nor support any system or component it has not proofed engineering for and has not specifically authorized for use within public safety environments.

15 - Any misuse, unauthorized modification, improper installation, excessive shock, attempted repair, accident, or improper or negligent use, storage, transportation, or handling by any party other than USDD shall render this limited warranty null, void and of no further effect

US DIGITAL DESIGNS
by Honeywell

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

G2 FSA SYSTEM TRAINING

G2 FSA SYSTEM TRAINING

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
TRA-IC-O	**Training - Installation Contractor** - **On-Site** / USDD G2 Certification / 8 Hours (only needed if required to use non-certified contractor)	1	$ 7,395.94	$ 6,656.34	$ 6,656.34

Estimated Tax:	$	-
G2 FSAS System Training:	$	6,656.34
G2 FSAS System Training Subtotal:	$	6,656.34

US DIGITAL DESIGNS
by Honeywell

US DIGITAL DESIGNS
by Honeywell

Date: 6/22/2026
Expires: 9/20/2026
Proposal: CA_ESCN013 v1

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

SECTION TOTALS

[UNLESS OTHERWISE NOTED, ALL PRICES ARE $USD]

STATION 01 SYSTEM:	$	57,841.25
STATION 01 SERVICE & SUPPORT:	$	-
STATION 01 ESTIMATED TAX:	$	-
STATION 02 SYSTEM:	$	11,568.25
STATION 02 SERVICE & SUPPORT:	$	-
STATION 02 ESTIMATED TAX:	$	-
STATION 03 SYSTEM:	$	16,195.55
STATION 03 SERVICE & SUPPORT:	$	-
STATION 03 ESTIMATED TAX:	$	-
STATION 04 SYSTEM:	$	11,568.25
STATION 04 SERVICE & SUPPORT:	$	-
STATION 04 ESTIMATED TAX:	$	-
STATION 05 SYSTEM:	$	16,195.55
STATION 05 SERVICE & SUPPORT:	$	-
STATION 05 ESTIMATED TAX:	$	-
STATION 06 SYSTEM:	$	9,254.60
STATION 06 SERVICE & SUPPORT:	$	-
STATION 06 ESTIMATED TAX:	$	-
STATION 07 SYSTEM:	$	16,195.55
STATION 07 SERVICE & SUPPORT:	$	-
STATION 07 ESTIMATED TAX:	$	-
G2 FSA SYSTEM TRAINING:	$	6,656.34
G2 FSA SYSTEM TRAINING ESTIMATED TAX:	$	-

Notes: Additional Equipment for Seven (7) Station Systems included in this proposal.

US Digital Designs System Total:	**$**	**145,475.34**

(TBD By Customer) Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement.

This quote does not include or assume any amounts for sales or use tax. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Dispatch or station level training is not included in this proposal. Contact your Regional Territory Manager to schedule additional training if needed.

US DIGITAL DESIGNS
by Honeywell

TERMS AND CONDITIONS OF HONEYWELL PRODUCT SALES

These terms and conditions of sale ("Terms and Conditions") are adopted effective January 1, 2023 (the "Terms and Conditions Effective Date"), and supersede all prior versions covering the sale of products and related services (collectively, "Products", as defined more specifically below) by Honeywell International Inc., through its US Digital Designs group ("Honeywell"). References to "Customer", "you", or "your" all pertain to the purchaser of Products. These Terms and Conditions, together with any separate agreement you may have with Honeywell that specifically references these Terms and Conditions (collectively, the "Agreement") set forth the entire agreement between the parties relating to your purchase of Honeywell Products. The Agreement may only be modified by an authorized representative of each party in a signed writing.

1. **ORDERS.** Orders (including any revised and follow-on orders) (each, an "Order") for Honeywell Products are non-cancelable, except as expressly set forth herein, and will be governed by the terms of the Agreement. All Orders are subject to acceptance by Honeywell and shall include the following information: purchase order number; customer's legal name and billing address; Customer's shipping address; and a list of the Products and quantities for each different type of Product Customer wishes to order. Honeywell's acknowledgment of its receipt of an Order shall not constitute acceptance of such Order.

1.1 **No Returns.** Because of the nature of System and its Products, Honeywell cannot accept returns of Product for refund, credit, exchange or any other purpose. Notwithstanding, defective Products may be returned as provided for under Section 9.4 – Return Material Authorization Process. Customer must thoroughly assess its requirements and specifications prior to ordering.

2. **REMITTANCES**. All invoices shall be due and payable upon receipt in United States currency, free of exchange or any other charges, or as otherwise agreed in writing by Honeywell.

3. **QUOTE PRICING**. This proposal expires 90 days after its date. Prices are subject to correction for error. Prices, terms, conditions, and Product or Service specifications are subject to change without notice. Pricing is subject to immediate change upon announcement of Product discontinuance.

4. **PAYMENT**.

4.1. **Invoicing & Payment**. Honeywell reserves the right to invoice Customer monthly for all materials delivered. Invoices are due thirty (30) days from the date of the invoice, unless prepayment is required in the quote. If the Customer becomes overdue in any progress payment, Honeywell shall be entitled to suspend further shipments, shall be entitled to interest at the annual rate of 18%, or the maximum amount allowed by law, and shall also be entitled to avail itself of any other legal or equitable remedies. Customer agrees that it will pay and/or reimburse Honeywell for any and all reasonable attorneys' fees and costs which are incurred by Honeywell in the collection of amounts due and payable hereunder.

4.2. **Payment Disputes**. Any disputes must be provided to Honeywell as soon as possible and must be accompanied by detailed supporting information. Disputes as to invoices are deemed waived fifteen (15) days following the invoice date. In the event that any portion of an invoice is undisputed, such undisputed amount must be paid by no later than the invoice due date.

4.3. **No Set Off**. Neither Customer nor any related entities (or representatives or agents thereof) shall attempt to set off or recoup any invoiced amounts or any portion thereof against other amounts that are due or may become due from Honeywell, its parent, affiliates, subsidiaries or other legal entities, business divisions, or units.

4.4. **Credit Card Payments**. All Honeywell quotes are developed for the Customer with the understanding that any purchase of the Products listed thereon will facilitated using to Honeywell's standard Purchase Order and Invoice process. If Customer would rather seek to use a Credit Card for purchase, then said order would be subject to a 4% credit card surcharge.

5. **SURCHARGES.**

5.1. For avoidance of doubt, Orders placed prior to the Terms and Conditions Effective Date which have not been delivered, including those on backlog or which requested delivery more than twelve (12) months from the date of Order, are subject to Surcharges.

5.2. Honeywell will invoice Customer, and Buyer agrees to pay for any Surcharges pursuant to the standard payment terms in these Terms and Conditions. If a dispute arises with respect to Surcharges and that dispute remains open for more than fifteen (15) days, Honeywell may, in its sole discretion, withhold performance or future shipments, or combine any other rights and remedies under this Agreement or permitted by law, until the dispute is resolved. The terms of this Section shall prevail in the event of inconsistency with any other terms in these Terms and Conditions. Any Surcharges, as well as the timing, effectiveness, and method of determination thereof, will be separate from and in addition to any changes to pricing that are affected by any other provisions in these Terms and Conditions.

6. **CANCELLATION AND SUSPENSION**. Any Order resulting from this proposal is subject to cancellation or instructions to suspend work by the Customer only upon agreement to pay Honeywell for all work in progress, all inventoried or ordered project parts and materials, and all other costs incurred by Honeywell related to the Order.

7. **TAXES**. Honeywell's pricing excludes all taxes (including but not limited to sales, use, excise, value-added, and other similar taxes), tariffs and duties (including, but not limited to, amounts imposed upon the Product(s) or bill of material thereof under any Trade Act, including, but not limited to, the Trade Expansion Act, section 232 and the Trade Act of 1974, section 301) and charges (collectively "Taxes"). All Taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax Honeywell is required to collect or pay with respect to the production, sale, or delivery of products sold to Customer, shall be the responsibility of and be invoiced to Customer, unless, at the time of Order placement, Customer furnishes Honeywell with a valid exemption certificate or other documentation sufficient to verify exemption from Taxes, including, but not limited to, a direct pay permit. Customer agrees to pay all such Taxes and further agrees to reimburse Honeywell for any such payments made by Honeywell.

8. **SHIPPING/DELIVERY/RISK OF LOSS.**

8.1. **Delivery Liability**. Delivery and shipment dates for Products are estimates only. Deliveries may be made in partial shipments. Honeywell and its affiliated entities are not liable, either directly or indirectly, for delays of carriers or delays in connection with any Force Majeure Event (as defined in Section 17 below), and the estimated delivery date shall be extended accordingly.

8.1.1. Inspection upon Receipt. The Customer must inspect all shipments upon receipt. Any claims for damage, loss, or shortages must be submitted within 10 calendar days of receipt. Honeywell will not be responsible for claims made after this 10-day period.

8.2. **Future Delivery and Repricing**. Honeywell will schedule delivery in accordance with its standard lead times unless the Order states a later delivery date or the parties otherwise agree in writing. Honeywell will accept Orders with a future ship date of up to eighteen (18) months from the date of the entry of the Order. Customer agrees that in the event an Order is scheduled to be delivered more than six (6) months from the date of the entry of the Order, Honeywell may, in its sole determination and at each six (6) month anniversary of the date of the entry of the Order, adjust the pricing of the Order to conform to the then-current prices of the Honeywell Products included in the Order. Honeywell will include any repricing in its final invoice related to the Order.

8.3. **Storage Fees**. If delivery takes place more than six (6) months from the date of the entry of the Order, Customer agrees to pay Honeywell a storage fee (the "Storage Fee"), as set forth in the quote, for each month after six (6) months from the date of the entry of the Order Customer has not taken delivery of the Products in the Order. Honeywell will separately invoice any storage fees owed under this Section at the end of each month for which the storage fees are owed.

8.4. **Title & Risk of Loss**. Unless otherwise specifically detailed in this quote, delivery terms for Products (excluding software and services) are (i) EX Works (EXW Incoterms 2020) Honeywell's point of shipment ("Honeywell Dock") for all shipments (except that Honeywell is responsible for obtaining any export license), and (ii) F.O.B. Honeywell Dock for all domestic shipments. For shipments from a Honeywell Dock to a Buyer location within the same country, the import/export provisions of the INCOTERMS do not apply. Honeywell shall be responsible for obtaining insurance on each shipment to Customer for the full value of the shipment. Shipment shall be to a single point of delivery.

9. **LIMITED WARRANTY**. CUSTOMER'S EXCLUSIVE REMEDIES AND HONEYWELL'S SOLE LIABILITY AS TO ANY WARRANTY CLAIM ON ANY PRODUCT SOLD IN CONNECTION WITH THIS QUOTE IS AS SET FORTH IN THIS SECTION. SUCH REMEDIES ARE IN LIEU OF ANY OTHER LIABILITY OR OBLIGATION OF HONEYWELL, INCLUDING WITHOUT LIMITATION ANY LIABILITY OR OBLIGATION FOR DAMAGE, LOSS, OR INJURY (WHETHER DIRECT, INDIRECT, EXEMPLARY, SPECIAL, CONSEQUENTIAL, PUNITIVE OR INCIDENTAL) ARISING OUT OF OR IN CONNECTION WITH THE DELIVERY, USE, OR PERFORMANCE OF THE PRODUCTS. CREDIT, REPAIR OR REPLACEMENT (AT HONEYWELL'S OPTION) IS THE SOLE REMEDY PROVIDED HEREUNDER. NO EXTENSION OF THIS WARRANTY WILL BE BINDING UPON HONEYWELL UNLESS SET FORTH IN WRITING AND SIGNED BY A HONEYWELL AUTHORIZED REPRESENTATIVE.

9.1 **Product Warranty Terms**

9.1.1. If Customer is purchasing a new System, i.e., the initial System for Customer, or for a new Dispatch System or Station System. subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products will be free from defects in workmanship and materials (collectively, "Defects") for 12 months from Customer's "Commissioning Date" ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance. For purposes of subparagraph, "Commissioning Date" shall mean means the date on which an authorized Honeywell technician has inspected and approved installations, confirmed that all connections and start-up configurations are properly working, and confirming the System can send and receive alerts through the configured communication pathways.

9.1.2. If Customer is purchasing Products or services to add to or as replacement Products for an existing System, subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products for 12 months from the day of shipment to Customer ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance.

9.2. **Product Defects**. If a Defect with a Product arises and a valid claim is made within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell at its option, will either (1) repair the Product defect at no charge, using new parts or parts equivalent to new in performance and reliability or (2) exchange the Product with a Product that is new or equivalent to new in performance and reliability and is at least functionally equivalent to the original Product. Any replacement Product or part, including a user-installable part that has been installed in accordance with instructions provided by Honeywell, shall remain under warranty during the Warranty Period or for ninety (90) days from the date of repair, whichever is longer. When a Product or part is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Parts provided by Honeywell in fulfillment of its warranty obligation must be used in the same Honeywell Fire Station Alerting System for which the warranty claim is made.

9.3. **Procedure for Warranty Claim**s.

9.3.1. Prior to making a Warranty claim, Customer is encouraged to review Honeywell's online help resources. Thereafter, to make a valid claim hereunder, Customer must contact Honeywell technical support and describe the problem or defect with specificity. The first such contact must occur during the Warranty Period. Honeywell's technical support contact information can be found on Honeywell's web site at https://buildings.honeywell.com/us/en/brands/our-brands/usdd. Customer must use its best efforts to assist in diagnosing defects, follow Honeywell's technical instructions, and fully cooperate in the diagnostic process. Failure to do so shall relieve Honeywell of any further obligation hereunder.

9.3.2. If a defect with the Hardware arises and Customer makes a valid Support Service Request within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell will cause shipment of a replacement Hardware component to Customer prior to the defective Hardware component being returned to Honeywell for repair. The replacement Hardware will be new or equivalent to new in performance and reliability and at least functionally equivalent to the original Hardware. When Hardware is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Replaced Hardware provided by Honeywell in fulfillment of the Support Services must be used in the System to which this Agreement applies.

9.4. **Return Material Authorization Process**. If a Customer makes a claim for an advanced replacement of a Hardware component during the Warranty Period, Customer must initiate an RMA request. As part of this RMA process, the Customer shall provide Honeywell with the Hardware, model, serial number, and a description of the Hardware's failure to initiate the RMA process. Upon Honeywell's issuance of the RMA, Honeywell will send the replacement Hardware, shipped postage paid, ground shipping, to the address provided by Customer. RMA requests approved between 12:00 a.m. and 2:00 p.m. Mountain Standard Time are shipped on the same business day. After 2:00 p.m. Mountain Standard Time, the replacement Hardware will be shipped on the next business day. All RMA requests are processed on the business day on which the request was received, excluding holidays. Included with the shipped package will be return shipment instructions and a pre-paid return shipping label for the Hardware that the Customer is returning. The original Hardware must be returned in the shipping box provided by Honeywell. No goods will be accepted for exchange or return without a pre-approved RMA number, nor will goods which have not been properly packaged in Honeywell's shipping box, as proper packaging ensures that goods are not damaged during the shipping process. The original Hardware must be shipped back within 10 days of receiving the replacement Hardware. Failure to return the original Hardware or failure to return the original Hardware in an appropriate manner will cause Customer to incur a replacement charge equal to full market value of the replacement Hardware.

9.5. **No Fault Found**. Customer understands that this fee is intended to discourage return of Products prior to proper troubleshooting or return because the product is "old." Product returns will not be allowed if, upon examination of the returned Product, it is determined that the Product was subjected to accident, misuse, neglect, alteration, improper installation, unauthorized repair, improper testing, or poor packaging upon return. In such event, Honeywell shall invoice Customer for the full market value of the replacement Product.

9.6. **WARRANTY EXCLUSIONS & DISCLAIMERS.**

9.6.1. Honeywell does not warrant that the operation of its Products or any related peripherals will be uninterrupted or error-free. Honeywell further does not warrant nor support any system configuration that deviates from this specific quote's documented station system design file number.

9.6.2. Honeywell does not warrant or support any system not installed by G2 Trained & Certified Installation technician (installer). If Customer intends to tie this system into any 3rd-party system or devices, Honeywell will be unable to warrant or support the Products unless Honeywell has had a chance to review documented engineering assumptions and approve system integrity, performance, and reliability expectations

9.6.3. Honeywell is not responsible for damage arising from Customer's failure to follow instructions relating to the use of the Products. This Warranty does not apply to any Products, including the hardware or software, not used for its intended purpose.

9.6.4. Honeywell cannot warrant nor support any system not using Honeywell-approved Uninterruptable Power Supply Battery Backup. This Warranty does not apply to monitors or televisions manufactured by third parties. Repair or replacement of such components shall be subject exclusively to the manufacturer's warranty, if any. Recovery and reinstallation of hardware and user data (including passwords) are not covered under this Warranty.

9.6.5. This Warranty does not apply: (a) to consumable parts, such as batteries, unless damage has occurred due to a defect in materials or workmanship; (b) to cosmetic damage, including but not limited to scratches, dents and broken plastic on ports; (c) to damage caused by use with non-Honeywell products; (d) to damage caused by accident, abuse, misuse, flood, lightning, fire, earthquake or other external causes; (e) to damage caused by operating the Product outside the permitted or intended uses described by Honeywell; (f) to damage or failure caused by installation or service (including upgrades and expansions) performed by anyone who is not a representative of Honeywell or a Honeywell authorized installer or service provider; (g) to a Product or part that has been modified to alter functionality or capability without the written permission of Honeywell; (h) to Software (as defined below); (i) to any other damage caused by an event or action outside of Honeywell's control, including, without limitation, Customer's failure to apply required or recommended updates or patches to any Software or Product; or (h) if any serial number has been removed or defaced.

9.6.6. The System is designed to generate and transmit signal-based outputs solely to supported third-party integrations (e.g., gas shut-off systems, apparatus bay doors, and similar connected equipment).

9.6.7. Customer acknowledges and agrees that the System's functionality is strictly limited to the initiation and transmission of such signals. The System does not control, monitor, verify, or guarantee the execution, performance, or outcome of any action by third-party systems, devices, or integrations.

9.6.8. USDD by Honeywell warrants and supports only the transmission of signals from the System itself. Any actions taken (or not taken) by third-party systems in response to such signals are outside of USDD by Honeywell's control and responsibility.

9.6.9. USDD by Honeywell shall have no responsibility or liability for:
- The failure, delay, malfunction, or improper operation of any third-party system or device;
- Any damages or losses arising from the actions or inactions of third-party integrations;
- Any uses of the System beyond its intended signal-transmission function.

9.6.10. All other functions, uses, or integrations not expressly supported by the System are outside the scope of this Agreement and are not warranted or supported in any manner.

10. **LIMITATIONS OF LIABILITY**. TO THE EXTENT PERMITTED BY LAW, THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS AND ANY OTHER REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, REMEDIES AND CONDITIONS, WHETHER ORAL OR WRITTEN, STATUTORY, EXPRESS OR IMPLIED. AS PERMITTED BY APPLICABLE LAW, HONEYWELL SPECIFICALLY DISCLAIMS ANY AND ALL STATUTORY OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND WARRANTIES AGAINST HIDDEN OR LATENT DEFECTS. If Honeywell cannot lawfully disclaim statutory or implied warranties, then to the extent permitted by law, all such warranties shall be limited in duration to the duration of this express Warranty and to repair or replacement service as determined by Honeywell in its sole discretion. No reseller, agent, or employee is authorized to make any modification, extension, or addition to this Warranty. If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

EXCEPT AS PROVIDED IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS, AND TO THE EXTENT PERMITTED BY LAW, HONEYWELL IS NOT RESPONSIBLE FOR INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY OR CONDITION, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING BUT NOT LIMITED TO LOSS OF USE; LOSS OF REVENUE; LOSS OF THE USE OF MONEY; LOSS OF ANTICIPATED SAVINGS; LOSS OF GOODWILL; LOSS OF REPUTATION; AND LOSS OF, DAMAGE TO OR CORRUPTION OF DATA. HONEYWELL IS NOT RESPONSIBLE FOR ANY INDIRECT LOSS OR DAMAGE HOWSOEVER CAUSED, INCLUDING THE REPLACEMENT OF EQUIPMENT AND PROPERTY, ANY COSTS OF RECOVERING PROGRAMMING OR REPRODUCING ANY PROGRAM OR DATA STORED OR USED WITH HONEYWELL PRODUCTS, AND ANY FAILURE TO MAINTAIN THE CONFIDENTIALITY OF DATA STORED ON THE PRODUCT.

ALL PRODUCT CLAIMS ARE LIMITED TO THOSE EXCLUSIVE REMEDIES SET FORTH IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH THEREWITH SHALL NOT EXCEED THE PURCHASE PRICE OF THE PRODUCTS PAID BY CUSTOMER TO HONEYWELL FOR THE PRODUCTS GIVING RISE TO THE CLAIM. Honeywell disclaims any representation that it will be able to repair any Hardware under this Warranty or make a product exchange without risk to or loss of the programs or data stored thereon.

11. **SERVICE AGREEMENT**. The Product being purchased hereunder is not subject to any post-Warranty service agreement or maintenance program unless specifically contracted for between Honeywell and Customer. Honeywell offers a comprehensive post-Warranty Service Agreement at additional cost. Customer should contact Honeywell regarding its Service Agreement and costs associated therewith.

12. **SOFTWARE PRODUCTS**. All software Products delivered by Honeywell to Customer or for which Honeywell provides access, including, without limitation, Honeywell's mobile application software and Products with embedded software or firmware (collectively, "Software") are not sold and are licensed. At all times that Customer is in compliance with the terms of these Terms and Conditions and any other agreement between the parties, Customer shall have a non-exclusive, non-transferable, fully paid license to use the Software, but only in conjunction with the Products provided by Honeywell and Customer's fire station alerting system (the "License"). The terms of such Software License may be set forth in a separate software license agreement or end user license agreement provided by Honeywell with such Software. In no event shall Customer have any right to (or authorize or allow any third party to) distribute, sell, lend, rent, transfer, or convey the Software; grant any sublicense, lease, or other rights in the Software; decompile, disassemble, reverse engineer, or otherwise attempt to reconstruct, identify, or discover any source code, underlying user interface architecture or techniques, or algorithms of the Software by any means; or take any action that would cause the Software or any portion of it to be placed in the public domain. In the event of a conflict between the terms of any Software license terms provided upon download or purchase a purchase and these Terms and Conditions, the relevant Software license terms shall control solely with respect to such Software.

13. **INTELLECTUAL PROPERTY**: Customer hereby agrees and acknowledges that Honeywell owns all rights, title, and interest in and to the Intellectual Property (as defined below). Customer agrees to not remove, obscure, or alter Honeywell's or any third party's copyright notice, trademarks, or other proprietary rights notices affixed to or contained within or accessed in conjunction with or through Honeywell's Product (as defined below). Nothing herein shall be deemed to give, transfer, or convey to Customer any rights in the Intellectual Property other than the License, as set forth above. For purposes of this Section, "Intellectual Property" means any and all rights of Honeywell related to Honeywell's Products existing from time to time under patent law, copyright law, trade secret law, trademark law, unfair competition law, and any and all other proprietary rights, and any and all derivative works, work product, applications, renewals, extensions and restorations thereof, now or hereafter in force and effective worldwide.

14. **FIRST ARRIVING MOBILE APP.** If Customer wishes to use its First Arriving Mobile App ("First Arriving") with the System being acquired from Honeywell, Customer agrees to the following:

14.1 Customer acknowledges that it bears full responsibility for complying with applicable law and regulations, including all privacy requirements, and for providing any required notices and obtaining all required consents in order for Honeywell to transmit alert to First Arriving. Customer also acknowledges that Honeywell bears no responsibility for any service failure by First Arriving, nor is Honeywell responsible for supporting First Arriving's services or platform. Honeywell is offering to transmit alerts that are transmitted through its Honeywell service to First Arriving merely as a courtesy to Customer.

14.2 IN NO EVENT SHALL HONEYWELL BE LIABLE TO CUSTOMER FOR ANY CLAIMS, WHETHER ARISING FROM ANY INDEMNIFICATION OBLIGATION HONEYWELL MAY HAVE OR THAT ARISE FROM A BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), OPERATION OF LAW, OR OTHERWISE, AND EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF THE LIABILITY OR THE LIABILITY IS OTHEWISE FORESEEABLE, FOR ANY LOST PROFITS OR REVENUE, SPECIAL, INCIDENTAL, INDEIRECT, CONSEQUETIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING ALL DAMAGES DUE TO BUSINESS INTERRUPTION, LOSS OR CORRUPTION OF DATA, OR LOST USE OF ANY PROPERTY OR CAPITAL) THAT RELATE TO OR ARISE OUT OF HONEYWELL'S TRANSMISSION OF ALERTS TO FIRST ARRIVING. FURTHER HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH ITS TRANSMISSION OF ALERTS TO FIRST ARRIVING WILL BE LIMITED TO THE GREATER OF THE AMOUNT PAID BY CUSTOMER TO HONEYWELL IN ORDER FOR HONEYWELL TO TRANSMIT ALERTS TO FIRST ARRIVING OR $100.

15 **REMOTE ACCESS TO THE SYSTEM.**

15.1 **Remote Access**. Honeywell requires remote network access to the Customer's Products through Secure Shell (SSH) to perform implementation and support tasks under this Agreement. To enable remote network access, the Customer will provide Honeywell support personnel VPN or similar remote network access to the Products for Honeywell support personnel ("Customer Support") to effectively troubleshoot critical or complex problems and to expedite resolution of such issues. Remote network access is also used to install core software upgrades and customized software. Honeywell will only access Customer's Products with the knowledge and consent of Customer. Honeywell will not access any other systems or data.

15.2. **Alternative to Network Access**. If the Customer elects not to provide remote network access to the Products, then Honeywell may not be able to perform some support functions. Customers that elect not to routinely provide network access may temporarily reinstate this access to allow Honeywell to perform the above services. The following services will not be performed without this access: Product software upgrades; Product software customization; Network troubleshooting assistance including packet capture and network monitoring on Honeywell devices; Detailed log analysis; Bulk updates to certain Product database tables; Troubleshooting that requires low-level system access or large file transfer.

15.3. **Timely Access**. Customers much ensure that remote access is available prior to notifying Honeywell of a support request. In the event that the Customer is unable to provide remote access, Honeywell will not be required to provide support outside those tasks that do not require remote access, and any corresponding resolution response times will not apply.

15.4. **Physical Security Tokens**. Honeywell has multiple software engineers that provide after-hours support and these engineers do not typically take security tokens from the Honeywell office. If the customer requires the use of physical security tokens, this may delay after hours service.

16. **GOVERNING LAW**. This proposal and any contract or agreement resulting therefrom will be governed by and construed according to the laws of the State of Arizona without regard to its conflicts of law principles.

17. **DISPUTE RESOLUTION/ARBITRATION**. Before either Honeywell or Customer initiate any dispute resolution process related to the Agreement, they must schedule an executive resolution conference to be held within thirty (30) days of receipt of the other party's written request. The conference must be attended by at least one executive from each party. At the conference, each party will present its view of the dispute in detail and the executives will enter into good faith negotiations in an attempt to resolve the dispute. If the dispute is not resolved within fifteen (15) days of the end of the conference or if one party refuses to attend the executive resolution conference, then Honeywell and Customer further agree that any remaining dispute between them arising out of or relating to this Agreement will be settled by litigation with jurisdiction being Maricopa County, Arizona.

18. **FORCE MAJEURE**. Except for Customer's duty to pay sums due hereunder, neither party will be liable to the other for any failure to meet its obligations due to any Force Majeure Event. As used herein, a "Force Majeure Event" is one that is beyond the reasonable control of the non-performing party and may include, but is not limited to: (a) delays or refusals to grant an export license or the suspension or revocation thereof, (b) embargoes, blockages, seizure or freeze of assets, or any other acts of any government that would limit a party's ability to perform the Contract, (c) fires, earthquakes, floods, tropical storms, hurricanes, tornadoes, severe weather conditions, or any other acts of God, (d) quarantines, pandemics, or regional medical crises, (e) labor strikes, lockouts, or pandemic worker shortages, (f) riots, strife, insurrection, civil disobedience, landowner disturbances, armed conflict, terrorism or war, declared or not (or impending threat of any of the foregoing, if such threat might reasonably be expected to cause injury to people or property), and (g) shortages or inability to obtain materials or components. The party unable to fulfill its obligations due to Force Majeure will promptly (i) Notify the other in writing of the reasons for its failure to fulfill its obligations and the effect of such failure; and (ii) Use all reasonable efforts to avoid or remove the cause and perform its obligations.

If a Force Majeure Event results in a delay, then the date of performance will be extended by the period of time that the non-performing party is actually delayed or for any other period as the parties may agree in writing. In the event that a Force Majeure Event is ongoing for a period of time which is sixty (60) days or longer, Honeywell may provide notice to Customer that it is cancelling its Order.

19. **ACCEPTANCE OF TERMS**. This proposal shall become a binding contract between the Customer and Honeywell when accepted in writing by the Customer. Without limiting the foregoing, issuance by Customer of a purchase order to Honeywell for any of the goods or services herein described shall constitute acceptance.

19.1 **CUSTOMER CAUSED DELAYS.** If the Products and/or Services purchased by Customer hereunder are part of a new system or station implementation project (the "Project"), Honeywell and Customer shall mutually develop a project schedule or timetable ("Project Schedule"). Each party shall use commercially reasonable efforts to perform its obligations in accordance with the Project Schedule, subject to adjustments for reasonable changes or unforeseen events.

Honeywell shall not be liable for any delay, increased cost, or failure to perform to the extent caused by: (i) delays in obtaining parts, materials, equipment, services, or software from any Customer designated supplier; (ii) Customer's failure to timely provide required information, approvals, access, or resources; or (iii) any other act, omission, or circumstance caused by or within the reasonable control of Customer (each, a "Customer Caused Delay").

If a Customer Caused Delay occurs, Honeywell shall be entitled to equitable adjustments to the price, delivery dates, milestones, and any other affected terms to account for increased costs, delays, or other adverse impacts incurred by Honeywell. Such adjustments may include, without limitation: (a) increases in material or component costs required to complete the Project; (b) costs associated with buy out or long lead items, including additional costs due to currency exchange rate fluctuations; (c) increases in labor, mobilization, or installation costs; and (d) costs associated with pre building, warehousing, storage, handling, insurance, or preservation of equipment, at Honeywell's discretion.

If performance of the Project is delayed for a cumulative period exceeding six (6) months beyond the scheduled Project completion date due to Customer Caused Delays, Honeywell may, upon written notice to Customer, (i) suspend performance of the affected Products and/or Services until such delays are remedied, (ii) invoice Customer for reasonable costs incurred as a result of the suspension, and/or (iii) require renegotiation of pricing, schedule, and other affected terms as a condition to resuming performance.

Further, if either (a) the Project is not completed within six (6) months of the scheduled Project completion date due to Customer Caused Delays, or (b) Honeywell and Customer have not mutually agreed upon the required adjustments to price, delivery dates, and other affected terms within sixty (60) days following the expiration or continuation of such delays, Honeywell may, upon written notice, terminate or cancel any affected outstanding Customer Orders, in whole or in part, without liability. Such termination shall be without prejudice to Honeywell's right to recover amounts due for Products delivered, Services performed, and any reasonable costs incurred as a result of the Customer Caused Delay, including demobilization, storage, and restart costs.

20. **SEVERABILITY**. In the event any provision or portion of a provision herein is determined to be illegal, invalid, or unenforceable, the validity and enforceability of the remaining provisions shall not be affected and, in lieu of such provision, a provision as similar in terms as may be legal, valid, and enforceable shall be added hereto

21. **WAIVER**. The failure of either party to insist upon strict performance of any provision of these Terms and Conditions, or to exercise any right provided for herein, shall not be deemed to be a waiver for the future of such provision or right, and no waiver of any provision or right shall affect the right of the waiving party to enforce any provision or right herein.

22. **NO JOINT VENTURE**. The parties acknowledge that they are independent entities and nothing contained in these Terms and Conditions shall be construed to constitute either party hereto as the partner, joint venturer, employee, agent, servant, franchisee, or other representative of the other party hereto, and neither party has the right to bind or obligate the other, except as otherwise provided herein. Furthermore, nothing contained in these Terms and Conditions shall be construed to constitute Customer as an exclusive purchaser of the Products in any respect.

THIS QUOTE SUBJECT TO REVIEW FOR ERRORS AND OMISSIONS.

US DIGITAL DESIGNS
by Honeywell
1150 W Grove Pkwy St #110
Tempe, AZ 85283

US DIGITAL DESIGNS
by Honeywell

Author: DWK
Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN014 v2

Quotation to:

City of Escondido, CA
Escondido Fire Department

Project:

G2 Fire Station Alerting System

Additional Equipment for Five (5) Stations

Pricing pursuant to the Master Price Agreement entered into between League of Oregon Cities (LOC) and USDD, and made available to members of the National Purchasing Partners, LLC, dba Public Safety GPO, dba Law Enforcement GPO, and dba NPPgov - Contract #PS20350. More information available at: https://nppgov.com/contract/honeywell/

Escondido Fire Department is a member: M-5709130

William Butler
Sr. Territory Manager
(602)-687-1733
(602)-687-1730
William.Butler2@honeywell.com
stationalerting.com

This proposal is subject to correction for errors or omissions

Responsibility for identifying any errors or omissions in this quote rests with the Customer prior to order placement.

2026 Pricing

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN014 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 01

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	$ 24,203.40	$ 21,783.06	$ 21,783.06
UPS-STD	ATX UPS, Standard	1	$ 1,048.17	$ 943.35	$ 943.35
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	$ 79.57	$ 71.61	$ 71.61

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	1	$ 3,025.00	$ 2,722.50	$ 2,722.50
ST-PM	Station Project Management	1	$ 1,650.00	$ 1,485.00	$ 1,485.00
FREIGHT-CHARGES	Shipping	1	$ 339.00	$ 339.00	$ 339.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 2,533.11	$ 2,279.80	No Charge

STATION 01		
Equipment Only:	$	22,798.02

System:	$	27,005.52
Shipping:	$	339.00
Service & Support:	$	-
Estimated Tax:	$	-
Station Subtotal:	$	27,344.52

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN014 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 02

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	$ 24,203.40	$ 21,783.06	$ 21,783.06
UPS-STD	ATX UPS, Standard	1	$ 1,048.17	$ 943.35	$ 943.35
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	$ 79.57	$ 71.61	$ 71.61

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	1	$ 3,025.00	$ 2,722.50	$ 2,722.50
ST-PM	Station Project Management	1	$ 1,650.00	$ 1,485.00	$ 1,485.00
FREIGHT-CHARGES	Shipping	1	$ 339.00	$ 339.00	$ 339.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 2,533.11	$ 2,279.80	No Charge

STATION 02	
Equipment Only:	$ 22,798.02

System:	$ 27,005.52
Shipping:	$ 339.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 27,344.52

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN014 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 03

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	$ 24,203.40	$ 21,783.06	$ 21,783.06
UPS-STD	ATX UPS, Standard	1	$ 1,048.17	$ 943.35	$ 943.35
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	$ 79.57	$ 71.61	$ 71.61

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	1	$ 3,025.00	$ 2,722.50	$ 2,722.50
ST-PM	Station Project Management	1	$ 1,650.00	$ 1,485.00	$ 1,485.00
FREIGHT-CHARGES	Shipping	1	$ 339.00	$ 339.00	$ 339.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 2,533.11	$ 2,279.80	No Charge

STATION 03		
Equipment Only:	$	22,798.02

System:	$	27,005.52
Shipping:	$	339.00
Service & Support:	$	-
Estimated Tax:	$	-
Station Subtotal:	$	27,344.52

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN014 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 04

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	$ 24,203.40	$ 21,783.06	$ 21,783.06
UPS-STD	ATX UPS, Standard	1	$ 1,048.17	$ 943.35	$ 943.35
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	$ 79.57	$ 71.61	$ 71.61

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	1	$ 3,025.00	$ 2,722.50	$ 2,722.50
ST-PM	Station Project Management	1	$ 1,650.00	$ 1,485.00	$ 1,485.00
FREIGHT-CHARGES	Shipping	1	$ 339.00	$ 339.00	$ 339.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 2,533.11	$ 2,279.80	No Charge

STATION 04		
Equipment Only:	$	22,798.02

System:	$	27,005.52
Shipping:	$	339.00
Service & Support:	$	-
Estimated Tax:	$	-
Station Subtotal:	$	27,344.52

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN014 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

STATION 05

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	$ 24,203.40	$ 21,783.06	$ 21,783.06
UPS-STD	ATX UPS, Standard	1	$ 1,048.17	$ 943.35	$ 943.35
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	$ 79.57	$ 71.61	$ 71.61

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	1	$ 3,025.00	$ 2,722.50	$ 2,722.50
ST-PM	Station Project Management	1	$ 1,650.00	$ 1,485.00	$ 1,485.00
FREIGHT-CHARGES	Shipping	1	$ 339.00	$ 339.00	$ 339.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 2,533.11	$ 2,279.80	No Charge

STATION 05		
Equipment Only:	$	22,798.02

System:	$	27,005.52
Shipping:	$	339.00
Service & Support:	$	-
Estimated Tax:	$	-
Station Subtotal:	$	27,344.52

This quote does not include or assume any amounts for **sales or use tax**. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Warranty & Support Notes:

Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement. USDD cannot warrant nor support any system configuration that deviates from this specific proposal's documented station system design file number. USDD cannot warrant nor support any system not using USDD-approved UPS Battery Backup. USDD cannot warrant nor support any system not installed by G2 Trained & Certified Installation technician (installer). If customer intends to tie this system into any 3rd-party system or devices, USDD will be unable to warrant or support the system until we've had a chance to review documented engineering assumptions and approve system integrity, performance and reliability expectations.

Station System Installation Notes:

01 - Unless specifically detailed in this proposal, no installation by USDD or it's subcontractors is assumed or provided.

02 - Because these are mission-critical systems, USDD can only warrant and support systems installed by G2 Trained and Certified Contractors.

03 - USDD can source, qualify, train and certify Local Licensed Regional Subcontractors where needed.

04 - Installation warranted by installation contractor - G2 FSAS warranted, serviced and supported by USDD.

05 - Unless specifically detailed in this proposal, installation to be performed during normal working hours.

06 - Unless specifically detailed in this proposal, no permit fees or material charges have been included.

07 - Unless specifically detailed in this proposal, no removal or remediation has been assumed or included.

08 - Unless specifically detailed in this proposal, no bonds of any type (performance, bid) have been assumed, included or budgeted for in this proposal.

09 - USDD FSAS Equipment to be made available by owner to Installation Contractor prior to on-site arrival.

10 - Structural backing for system devices and other millwork (not specifically detailed) by others.

11 - If applicable, Gas Control Shutoff Valve Addendum (to USDD and installation contractor) must be signed prior to installation.

12 - All electrical power, including (but not limited to) raceway, conduit, backboxes, service panels, high-voltage wiring and fixtures by others.

13 - All communications pathway infrastructure (network, radio, etc.) by others unless specifically detailed in this proposal.

14 - USDD cannot warrant nor support any owner-furnished (3rd-Party) system or component we are required to integrate with. USDD cannot warrant nor support any system or component it has not proofed engineering for and has not specifically authorized for use within public safety environments.

15 - Any misuse, unauthorized modification, improper installation, excessive shock, attempted repair, accident, or improper or negligent use, storage, transportation, or handling by any party other than USDD shall render this limited warranty null, void and of no further effect

US DIGITAL DESIGNS
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SECTION TOTALS

[UNLESS OTHERWISE NOTED, ALL PRICES ARE $USD]

STATION 01 SYSTEM:	$	27,344.52
STATION 01 SERVICE & SUPPORT:	$	-
STATION 01 ESTIMATED TAX:	$	-
STATION 02 SYSTEM:	$	27,344.52
STATION 02 SERVICE & SUPPORT:	$	-
STATION 02 ESTIMATED TAX:	$	-
STATION 03 SYSTEM:	$	27,344.52
STATION 03 SERVICE & SUPPORT:	$	-
STATION 03 ESTIMATED TAX:	$	-
STATION 04 SYSTEM:	$	27,344.52
STATION 04 SERVICE & SUPPORT:	$	-
STATION 04 ESTIMATED TAX:	$	-
STATION 05 SYSTEM:	$	27,344.52
STATION 05 SERVICE & SUPPORT:	$	-
STATION 05 ESTIMATED TAX:	$	-

Notes: Additional Equipment for Five (5) Stations included in this proposal with installation not included.

US Digital Designs System Total:	$	136,722.60

(TBD By Customer) Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement.

This quote does not include or assume any amounts for sales or use tax. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Dispatch or station level training is not included in this proposal. Contact your Regional Territory Manager to schedule additional training if needed.

TERMS AND CONDITIONS OF HONEYWELL PRODUCT SALES

These terms and conditions of sale ("Terms and Conditions") are adopted effective January 1, 2023 (the "Terms and Conditions Effective Date"), and supersede all prior versions covering the sale of products and related services (collectively, "Products", as defined more specifically below) by Honeywell International Inc., through its US Digital Designs group ("Honeywell"). References to "Customer", "you", or "your" all pertain to the purchaser of Products. These Terms and Conditions, together with any separate agreement you may have with Honeywell that specifically references these Terms and Conditions (collectively, the "Agreement") set forth the entire agreement between the parties relating to your purchase of Honeywell Products. The Agreement may only be modified by an authorized representative of each party in a signed writing.

1. **ORDERS.** Orders (including any revised and follow-on orders) (each, an "Order") for Honeywell Products are non-cancelable, except as expressly set forth herein, and will be governed by the terms of the Agreement. All Orders are subject to acceptance by Honeywell and shall include the following information: purchase order number; customer's legal name and billing address; Customer's shipping address; and a list of the Products and quantities for each different type of Product Customer wishes to order. Honeywell's acknowledgment of its receipt of an Order shall not constitute acceptance of such Order.

1.1 **No Returns.** Because of the nature of System and its Products, Honeywell cannot accept returns of Product for refund, credit, exchange or any other purpose. Notwithstanding, defective Products may be returned as provided for under Section 9.4 – Return Material Authorization Process. Customer must thoroughly assess its requirements and specifications prior to ordering.

2. **REMITTANCES**. All invoices shall be due and payable upon receipt in United States currency, free of exchange or any other charges, or as otherwise agreed in writing by Honeywell.

3. **QUOTE PRICING**. This proposal expires 90 days after its date. Prices are subject to correction for error. Prices, terms, conditions, and Product or Service specifications are subject to change without notice. Pricing is subject to immediate change upon announcement of Product discontinuance.

4. **PAYMENT**.

4.1. **Invoicing & Payment**. Honeywell reserves the right to invoice Customer monthly for all materials delivered. Invoices are due thirty (30) days from the date of the invoice, unless prepayment is required in the quote. If the Customer becomes overdue in any progress payment, Honeywell shall be entitled to suspend further shipments, shall be entitled to interest at the annual rate of 18%, or the maximum amount allowed by law, and shall also be entitled to avail itself of any other legal or equitable remedies. Customer agrees that it will pay and/or reimburse Honeywell for any and all reasonable attorneys' fees and costs which are incurred by Honeywell in the collection of amounts due and payable hereunder.

4.2. **Payment Disputes**. Any disputes must be provided to Honeywell as soon as possible and must be accompanied by detailed supporting information. Disputes as to invoices are deemed waived fifteen (15) days following the invoice date. In the event that any portion of an invoice is undisputed, such undisputed amount must be paid by no later than the invoice due date.

4.3. **No Set Off**. Neither Customer nor any related entities (or representatives or agents thereof) shall attempt to set off or recoup any invoiced amounts or any portion thereof against other amounts that are due or may become due from Honeywell, its parent, affiliates, subsidiaries or other legal entities, business divisions, or units.

4.4. **Credit Card Payments**. All Honeywell quotes are developed for the Customer with the understanding that any purchase of the Products listed thereon will facilitated using to Honeywell's standard Purchase Order and Invoice process. If Customer would rather seek to use a Credit Card for purchase, then said order would be subject to a 4% credit card surcharge.

5. **SURCHARGES.**

5.1. For avoidance of doubt, Orders placed prior to the Terms and Conditions Effective Date which have not been delivered, including those on backlog or which requested delivery more than twelve (12) months from the date of Order, are subject to Surcharges.

5.2. Honeywell will invoice Customer, and Buyer agrees to pay for any Surcharges pursuant to the standard payment terms in these Terms and Conditions. If a dispute arises with respect to Surcharges and that dispute remains open for more than fifteen (15) days, Honeywell may, in its sole discretion, withhold performance or future shipments, or combine any other rights and remedies under this Agreement or permitted by law, until the dispute is resolved. The terms of this Section shall prevail in the event of inconsistency with any other terms in these Terms and Conditions. Any Surcharges, as well as the timing, effectiveness, and method of determination thereof, will be separate from and in addition to any changes to pricing that are affected by any other provisions in these Terms and Conditions.

6. **CANCELLATION AND SUSPENSION**. Any Order resulting from this proposal is subject to cancellation or instructions to suspend work by the Customer only upon agreement to pay Honeywell for all work in progress, all inventoried or ordered project parts and materials, and all other costs incurred by Honeywell related to the Order.

7. **TAXES**. Honeywell's pricing excludes all taxes (including but not limited to sales, use, excise, value-added, and other similar taxes), tariffs and duties (including, but not limited to, amounts imposed upon the Product(s) or bill of material thereof under any Trade Act, including, but not limited to, the Trade Expansion Act, section 232 and the Trade Act of 1974, section 301) and charges (collectively "Taxes"). All Taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax Honeywell is required to collect or pay with respect to the production, sale, or delivery of products sold to Customer, shall be the responsibility of and be invoiced to Customer, unless, at the time of Order placement, Customer furnishes Honeywell with a valid exemption certificate or other documentation sufficient to verify exemption from Taxes, including, but not limited to, a direct pay permit. Customer agrees to pay all such Taxes and further agrees to reimburse Honeywell for any such payments made by Honeywell.

8. **SHIPPING/DELIVERY/RISK OF LOSS.**

8.1. **Delivery Liability**. Delivery and shipment dates for Products are estimates only. Deliveries may be made in partial shipments. Honeywell and its affiliated entities are not liable, either directly or indirectly, for delays of carriers or delays in connection with any Force Majeure Event (as defined in Section 17 below), and the estimated delivery date shall be extended accordingly.

8.1.1. Inspection upon Receipt. The Customer must inspect all shipments upon receipt. Any claims for damage, loss, or shortages must be submitted within 10 calendar days of receipt. Honeywell will not be responsible for claims made after this 10-day period.

8.2. **Future Delivery and Repricing**. Honeywell will schedule delivery in accordance with its standard lead times unless the Order states a later delivery date or the parties otherwise agree in writing. Honeywell will accept Orders with a future ship date of up to eighteen (18) months from the date of the entry of the Order. Customer agrees that in the event an Order is scheduled to be delivered more than six (6) months from the date of the entry of the Order, Honeywell may, in its sole determination and at each six (6) month anniversary of the date of the entry of the Order, adjust the pricing of the Order to conform to the then-current prices of the Honeywell Products included in the Order. Honeywell will include any repricing in its final invoice related to the Order.

8.3. **Storage Fees**. If delivery takes place more than six (6) months from the date of the entry of the Order, Customer agrees to pay Honeywell a storage fee (the "Storage Fee"), as set forth in the quote, for each month after six (6) months from the date of the entry of the Order Customer has not taken delivery of the Products in the Order. Honeywell will separately invoice any storage fees owed under this Section at the end of each month for which the storage fees are owed.

8.4. **Title & Risk of Loss**. Unless otherwise specifically detailed in this quote, delivery terms for Products (excluding software and services) are (i) EX Works (EXW Incoterms 2020) Honeywell's point of shipment ("Honeywell Dock") for all shipments (except that Honeywell is responsible for obtaining any export license), and (ii) F.O.B. Honeywell Dock for all domestic shipments. For shipments from a Honeywell Dock to a Buyer location within the same country, the import/export provisions of the INCOTERMS do not apply. Honeywell shall be responsible for obtaining insurance on each shipment to Customer for the full value of the shipment. Shipment shall be to a single point of delivery.

9. **LIMITED WARRANTY**. CUSTOMER'S EXCLUSIVE REMEDIES AND HONEYWELL'S SOLE LIABILITY AS TO ANY WARRANTY CLAIM ON ANY PRODUCT SOLD IN CONNECTION WITH THIS QUOTE IS AS SET FORTH IN THIS SECTION. SUCH REMEDIES ARE IN LIEU OF ANY OTHER LIABILITY OR OBLIGATION OF HONEYWELL, INCLUDING WITHOUT LIMITATION ANY LIABILITY OR OBLIGATION FOR DAMAGE, LOSS, OR INJURY (WHETHER DIRECT, INDIRECT, EXEMPLARY, SPECIAL, CONSEQUENTIAL, PUNITIVE OR INCIDENTAL) ARISING OUT OF OR IN CONNECTION WITH THE DELIVERY, USE, OR PERFORMANCE OF THE PRODUCTS. CREDIT, REPAIR OR REPLACEMENT (AT HONEYWELL'S OPTION) IS THE SOLE REMEDY PROVIDED HEREUNDER. NO EXTENSION OF THIS WARRANTY WILL BE BINDING UPON HONEYWELL UNLESS SET FORTH IN WRITING AND SIGNED BY A HONEYWELL AUTHORIZED REPRESENTATIVE.

9.1 **Product Warranty Terms**

9.1.1. If Customer is purchasing a new System, i.e., the initial System for Customer, or for a new Dispatch System or Station System. subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products will be free from defects in workmanship and materials (collectively, "Defects") for 12 months from Customer's "Commissioning Date" ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance. For purposes of subparagraph, "Commissioning Date" shall mean means the date on which an authorized Honeywell technician has inspected and approved installations, confirmed that all connections and start-up configurations are properly working, and confirming the System can send and receive alerts through the configured communication pathways.

9.1.2. If Customer is purchasing Products or services to add to or as replacement Products for an existing System, subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products for 12 months from the day of shipment to Customer ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance.

9.2. **Product Defects**. If a Defect with a Product arises and a valid claim is made within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell at its option, will either (1) repair the Product defect at no charge, using new parts or parts equivalent to new in performance and reliability or (2) exchange the Product with a Product that is new or equivalent to new in performance and reliability and is at least functionally equivalent to the original Product. Any replacement Product or part, including a user-installable part that has been installed in accordance with instructions provided by Honeywell, shall remain under warranty during the Warranty Period or for ninety (90) days from the date of repair, whichever is longer. When a Product or part is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Parts provided by Honeywell in fulfillment of its warranty obligation must be used in the same Honeywell Fire Station Alerting System for which the warranty claim is made.

9.3. **Procedure for Warranty Claim**s.

9.3.1. Prior to making a Warranty claim, Customer is encouraged to review Honeywell's online help resources. Thereafter, to make a valid claim hereunder, Customer must contact Honeywell technical support and describe the problem or defect with specificity. The first such contact must occur during the Warranty Period. Honeywell's technical support contact information can be found on Honeywell's web site at https://buildings.honeywell.com/us/en/brands/our-brands/usdd. Customer must use its best efforts to assist in diagnosing defects, follow Honeywell's technical instructions, and fully cooperate in the diagnostic process. Failure to do so shall relieve Honeywell of any further obligation hereunder.

9.3.2. If a defect with the Hardware arises and Customer makes a valid Support Service Request within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell will cause shipment of a replacement Hardware component to Customer prior to the defective Hardware component being returned to Honeywell for repair. The replacement Hardware will be new or equivalent to new in performance and reliability and at least functionally equivalent to the original Hardware. When Hardware is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Replaced Hardware provided by Honeywell in fulfillment of the Support Services must be used in the System to which this Agreement applies.

9.4. **Return Material Authorization Process**. If a Customer makes a claim for an advanced replacement of a Hardware component during the Warranty Period, Customer must initiate an RMA request. As part of this RMA process, the Customer shall provide Honeywell with the Hardware, model, serial number, and a description of the Hardware's failure to initiate the RMA process. Upon Honeywell's issuance of the RMA, Honeywell will send the replacement Hardware, shipped postage paid, ground shipping, to the address provided by Customer. RMA requests approved between 12:00 a.m. and 2:00 p.m. Mountain Standard Time are shipped on the same business day. After 2:00 p.m. Mountain Standard Time, the replacement Hardware will be shipped on the next business day. All RMA requests are processed on the business day on which the request was received, excluding holidays. Included with the shipped package will be return shipment instructions and a pre-paid return shipping label for the Hardware that the Customer is returning. The original Hardware must be returned in the shipping box provided by Honeywell. No goods will be accepted for exchange or return without a pre-approved RMA number, nor will goods which have not been properly packaged in Honeywell's shipping box, as proper packaging ensures that goods are not damaged during the shipping process. The original Hardware must be shipped back within 10 days of receiving the replacement Hardware. Failure to return the original Hardware or failure to return the original Hardware in an appropriate manner will cause Customer to incur a replacement charge equal to full market value of the replacement Hardware.

9.5. **No Fault Found**. Customer understands that this fee is intended to discourage return of Products prior to proper troubleshooting or return because the product is "old." Product returns will not be allowed if, upon examination of the returned Product, it is determined that the Product was subjected to accident, misuse, neglect, alteration, improper installation, unauthorized repair, improper testing, or poor packaging upon return. In such event, Honeywell shall invoice Customer for the full market value of the replacement Product.

9.6. **WARRANTY EXCLUSIONS & DISCLAIMERS.**

9.6.1. Honeywell does not warrant that the operation of its Products or any related peripherals will be uninterrupted or error-free. Honeywell further does not warrant nor support any system configuration that deviates from this specific quote's documented station system design file number.

9.6.2. Honeywell does not warrant or support any system not installed by G2 Trained & Certified Installation technician (installer). If Customer intends to tie this system into any 3rd-party system or devices, Honeywell will be unable to warrant or support the Products unless Honeywell has had a chance to review documented engineering assumptions and approve system integrity, performance, and reliability expectations

9.6.3. Honeywell is not responsible for damage arising from Customer's failure to follow instructions relating to the use of the Products. This Warranty does not apply to any Products, including the hardware or software, not used for its intended purpose.

9.6.4. Honeywell cannot warrant nor support any system not using Honeywell-approved Uninterruptable Power Supply Battery Backup. This Warranty does not apply to monitors or televisions manufactured by third parties. Repair or replacement of such components shall be subject exclusively to the manufacturer's warranty, if any. Recovery and reinstallation of hardware and user data (including passwords) are not covered under this Warranty.

9.6.5. This Warranty does not apply: (a) to consumable parts, such as batteries, unless damage has occurred due to a defect in materials or workmanship; (b) to cosmetic damage, including but not limited to scratches, dents and broken plastic on ports; (c) to damage caused by use with non-Honeywell products; (d) to damage caused by accident, abuse, misuse, flood, lightning, fire, earthquake or other external causes; (e) to damage caused by operating the Product outside the permitted or intended uses described by Honeywell; (f) to damage or failure caused by installation or service (including upgrades and expansions) performed by anyone who is not a representative of Honeywell or a Honeywell authorized installer or service provider; (g) to a Product or part that has been modified to alter functionality or capability without the written permission of Honeywell; (h) to Software (as defined below); (i) to any other damage caused by an event or action outside of Honeywell's control, including, without limitation, Customer's failure to apply required or recommended updates or patches to any Software or Product; or (h) if any serial number has been removed or defaced.

9.6.6. The System is designed to generate and transmit signal-based outputs solely to supported third-party integrations (e.g., gas shut-off systems, apparatus bay doors, and similar connected equipment).

9.6.7. Customer acknowledges and agrees that the System's functionality is strictly limited to the initiation and transmission of such signals. The System does not control, monitor, verify, or guarantee the execution, performance, or outcome of any action by third-party systems, devices, or integrations.

9.6.8. USDD by Honeywell warrants and supports only the transmission of signals from the System itself. Any actions taken (or not taken) by third-party systems in response to such signals are outside of USDD by Honeywell's control and responsibility.

9.6.9. USDD by Honeywell shall have no responsibility or liability for:
- The failure, delay, malfunction, or improper operation of any third-party system or device;
- Any damages or losses arising from the actions or inactions of third-party integrations;
- Any uses of the System beyond its intended signal-transmission function.

9.6.10. All other functions, uses, or integrations not expressly supported by the System are outside the scope of this Agreement and are not warranted or supported in any manner.

10. **LIMITATIONS OF LIABILITY**. TO THE EXTENT PERMITTED BY LAW, THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS AND ANY OTHER REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, REMEDIES AND CONDITIONS, WHETHER ORAL OR WRITTEN, STATUTORY, EXPRESS OR IMPLIED. AS PERMITTED BY APPLICABLE LAW, HONEYWELL SPECIFICALLY DISCLAIMS ANY AND ALL STATUTORY OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND WARRANTIES AGAINST HIDDEN OR LATENT DEFECTS. If Honeywell cannot lawfully disclaim statutory or implied warranties, then to the extent permitted by law, all such warranties shall be limited in duration to the duration of this express Warranty and to repair or replacement service as determined by Honeywell in its sole discretion. No reseller, agent, or employee is authorized to make any modification, extension, or addition to this Warranty. If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

EXCEPT AS PROVIDED IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS, AND TO THE EXTENT PERMITTED BY LAW, HONEYWELL IS NOT RESPONSIBLE FOR INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY OR CONDITION, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING BUT NOT LIMITED TO LOSS OF USE; LOSS OF REVENUE; LOSS OF THE USE OF MONEY; LOSS OF ANTICIPATED SAVINGS; LOSS OF GOODWILL; LOSS OF REPUTATION; AND LOSS OF, DAMAGE TO OR CORRUPTION OF DATA. HONEYWELL IS NOT RESPONSIBLE FOR ANY INDIRECT LOSS OR DAMAGE HOWSOEVER CAUSED, INCLUDING THE REPLACEMENT OF EQUIPMENT AND PROPERTY, ANY COSTS OF RECOVERING PROGRAMMING OR REPRODUCING ANY PROGRAM OR DATA STORED OR USED WITH HONEYWELL PRODUCTS, AND ANY FAILURE TO MAINTAIN THE CONFIDENTIALITY OF DATA STORED ON THE PRODUCT.

ALL PRODUCT CLAIMS ARE LIMITED TO THOSE EXCLUSIVE REMEDIES SET FORTH IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH THEREWITH SHALL NOT EXCEED THE PURCHASE PRICE OF THE PRODUCTS PAID BY CUSTOMER TO HONEYWELL FOR THE PRODUCTS GIVING RISE TO THE CLAIM. Honeywell disclaims any representation that it will be able to repair any Hardware under this Warranty or make a product exchange without risk to or loss of the programs or data stored thereon.

11. **SERVICE AGREEMENT**. The Product being purchased hereunder is not subject to any post-Warranty service agreement or maintenance program unless specifically contracted for between Honeywell and Customer. Honeywell offers a comprehensive post-Warranty Service Agreement at additional cost. Customer should contact Honeywell regarding its Service Agreement and costs associated therewith.

12. **SOFTWARE PRODUCTS**. All software Products delivered by Honeywell to Customer or for which Honeywell provides access, including, without limitation, Honeywell's mobile application software and Products with embedded software or firmware (collectively, "Software") are not sold and are licensed. At all times that Customer is in compliance with the terms of these Terms and Conditions and any other agreement between the parties, Customer shall have a non-exclusive, non-transferable, fully paid license to use the Software, but only in conjunction with the Products provided by Honeywell and Customer's fire station alerting system (the "License"). The terms of such Software License may be set forth in a separate software license agreement or end user license agreement provided by Honeywell with such Software. In no event shall Customer have any right to (or authorize or allow any third party to) distribute, sell, lend, rent, transfer, or convey the Software; grant any sublicense, lease, or other rights in the Software; decompile, disassemble, reverse engineer, or otherwise attempt to reconstruct, identify, or discover any source code, underlying user interface architecture or techniques, or algorithms of the Software by any means; or take any action that would cause the Software or any portion of it to be placed in the public domain. In the event of a conflict between the terms of any Software license terms provided upon download or purchase a purchase and these Terms and Conditions, the relevant Software license terms shall control solely with respect to such Software.

13. **INTELLECTUAL PROPERTY**: Customer hereby agrees and acknowledges that Honeywell owns all rights, title, and interest in and to the Intellectual Property (as defined below). Customer agrees to not remove, obscure, or alter Honeywell's or any third party's copyright notice, trademarks, or other proprietary rights notices affixed to or contained within or accessed in conjunction with or through Honeywell's Product (as defined below). Nothing herein shall be deemed to give, transfer, or convey to Customer any rights in the Intellectual Property other than the License, as set forth above. For purposes of this Section, "Intellectual Property" means any and all rights of Honeywell related to Honeywell's Products existing from time to time under patent law, copyright law, trade secret law, trademark law, unfair competition law, and any and all other proprietary rights, and any and all derivative works, work product, applications, renewals, extensions and restorations thereof, now or hereafter in force and effective worldwide.

14. **FIRST ARRIVING MOBILE APP.** If Customer wishes to use its First Arriving Mobile App ("First Arriving") with the System being acquired from Honeywell, Customer agrees to the following:

14.1 Customer acknowledges that it bears full responsibility for complying with applicable law and regulations, including all privacy requirements, and for providing any required notices and obtaining all required consents in order for Honeywell to transmit alert to First Arriving. Customer also acknowledges that Honeywell bears no responsibility for any service failure by First Arriving, nor is Honeywell responsible for supporting First Arriving's services or platform. Honeywell is offering to transmit alerts that are transmitted through its Honeywell service to First Arriving merely as a courtesy to Customer.

14.2 IN NO EVENT SHALL HONEYWELL BE LIABLE TO CUSTOMER FOR ANY CLAIMS, WHETHER ARISING FROM ANY INDEMNIFICATION OBLIGATION HONEYWELL MAY HAVE OR THAT ARISE FROM A BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), OPERATION OF LAW, OR OTHERWISE, AND EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF THE LIABILITY OR THE LIABILITY IS OTHEWISE FORESEEABLE, FOR ANY LOST PROFITS OR REVENUE, SPECIAL, INCIDENTAL, INDEIRECT, CONSEQUETIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING ALL DAMAGES DUE TO BUSINESS INTERRUPTION, LOSS OR CORRUPTION OF DATA, OR LOST USE OF ANY PROPERTY OR CAPITAL) THAT RELATE TO OR ARISE OUT OF HONEYWELL'S TRANSMISSION OF ALERTS TO FIRST ARRIVING. FURTHER HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH ITS TRANSMISSION OF ALERTS TO FIRST ARRIVING WILL BE LIMITED TO THE GREATER OF THE AMOUNT PAID BY CUSTOMER TO HONEYWELL IN ORDER FOR HONEYWELL TO TRANSMIT ALERTS TO FIRST ARRIVING OR $100.

15 **REMOTE ACCESS TO THE SYSTEM.**

15.1 **Remote Access**. Honeywell requires remote network access to the Customer's Products through Secure Shell (SSH) to perform implementation and support tasks under this Agreement. To enable remote network access, the Customer will provide Honeywell support personnel VPN or similar remote network access to the Products for Honeywell support personnel ("Customer Support") to effectively troubleshoot critical or complex problems and to expedite resolution of such issues. Remote network access is also used to install core software upgrades and customized software. Honeywell will only access Customer's Products with the knowledge and consent of Customer. Honeywell will not access any other systems or data.

15.2. **Alternative to Network Access**. If the Customer elects not to provide remote network access to the Products, then Honeywell may not be able to perform some support functions. Customers that elect not to routinely provide network access may temporarily reinstate this access to allow Honeywell to perform the above services. The following services will not be performed without this access: Product software upgrades; Product software customization; Network troubleshooting assistance including packet capture and network monitoring on Honeywell devices; Detailed log analysis; Bulk updates to certain Product database tables; Troubleshooting that requires low-level system access or large file transfer.

15.3. **Timely Access**. Customers much ensure that remote access is available prior to notifying Honeywell of a support request. In the event that the Customer is unable to provide remote access, Honeywell will not be required to provide support outside those tasks that do not require remote access, and any corresponding resolution response times will not apply.

15.4. **Physical Security Tokens**. Honeywell has multiple software engineers that provide after-hours support and these engineers do not typically take security tokens from the Honeywell office. If the customer requires the use of physical security tokens, this may delay after hours service.

16. **GOVERNING LAW**. This proposal and any contract or agreement resulting therefrom will be governed by and construed according to the laws of the State of Arizona without regard to its conflicts of law principles.

17. **DISPUTE RESOLUTION/ARBITRATION**. Before either Honeywell or Customer initiate any dispute resolution process related to the Agreement, they must schedule an executive resolution conference to be held within thirty (30) days of receipt of the other party's written request. The conference must be attended by at least one executive from each party. At the conference, each party will present its view of the dispute in detail and the executives will enter into good faith negotiations in an attempt to resolve the dispute. If the dispute is not resolved within fifteen (15) days of the end of the conference or if one party refuses to attend the executive resolution conference, then Honeywell and Customer further agree that any remaining dispute between them arising out of or relating to this Agreement will be settled by litigation with jurisdiction being Maricopa County, Arizona.

18. **FORCE MAJEURE**. Except for Customer's duty to pay sums due hereunder, neither party will be liable to the other for any failure to meet its obligations due to any Force Majeure Event. As used herein, a "Force Majeure Event" is one that is beyond the reasonable control of the non-performing party and may include, but is not limited to: (a) delays or refusals to grant an export license or the suspension or revocation thereof, (b) embargoes, blockages, seizure or freeze of assets, or any other acts of any government that would limit a party's ability to perform the Contract, (c) fires, earthquakes, floods, tropical storms, hurricanes, tornadoes, severe weather conditions, or any other acts of God, (d) quarantines, pandemics, or regional medical crises, (e) labor strikes, lockouts, or pandemic worker shortages, (f) riots, strife, insurrection, civil disobedience, landowner disturbances, armed conflict, terrorism or war, declared or not (or impending threat of any of the foregoing, if such threat might reasonably be expected to cause injury to people or property), and (g) shortages or inability to obtain materials or components. The party unable to fulfill its obligations due to Force Majeure will promptly (i) Notify the other in writing of the reasons for its failure to fulfill its obligations and the effect of such failure; and (ii) Use all reasonable efforts to avoid or remove the cause and perform its obligations.

If a Force Majeure Event results in a delay, then the date of performance will be extended by the period of time that the non-performing party is actually delayed or for any other period as the parties may agree in writing. In the event that a Force Majeure Event is ongoing for a period of time which is sixty (60) days or longer, Honeywell may provide notice to Customer that it is cancelling its Order.

19. **ACCEPTANCE OF TERMS**. This proposal shall become a binding contract between the Customer and Honeywell when accepted in writing by the Customer. Without limiting the foregoing, issuance by Customer of a purchase order to Honeywell for any of the goods or services herein described shall constitute acceptance.

19.1 **CUSTOMER CAUSED DELAYS.** If the Products and/or Services purchased by Customer hereunder are part of a new system or station implementation project (the "Project"), Honeywell and Customer shall mutually develop a project schedule or timetable ("Project Schedule"). Each party shall use commercially reasonable efforts to perform its obligations in accordance with the Project Schedule, subject to adjustments for reasonable changes or unforeseen events.

Honeywell shall not be liable for any delay, increased cost, or failure to perform to the extent caused by: (i) delays in obtaining parts, materials, equipment, services, or software from any Customer designated supplier; (ii) Customer's failure to timely provide required information, approvals, access, or resources; or (iii) any other act, omission, or circumstance caused by or within the reasonable control of Customer (each, a "Customer Caused Delay").

If a Customer Caused Delay occurs, Honeywell shall be entitled to equitable adjustments to the price, delivery dates, milestones, and any other affected terms to account for increased costs, delays, or other adverse impacts incurred by Honeywell. Such adjustments may include, without limitation: (a) increases in material or component costs required to complete the Project; (b) costs associated with buy out or long lead items, including additional costs due to currency exchange rate fluctuations; (c) increases in labor, mobilization, or installation costs; and (d) costs associated with pre building, warehousing, storage, handling, insurance, or preservation of equipment, at Honeywell's discretion.

If performance of the Project is delayed for a cumulative period exceeding six (6) months beyond the scheduled Project completion date due to Customer Caused Delays, Honeywell may, upon written notice to Customer, (i) suspend performance of the affected Products and/or Services until such delays are remedied, (ii) invoice Customer for reasonable costs incurred as a result of the suspension, and/or (iii) require renegotiation of pricing, schedule, and other affected terms as a condition to resuming performance.

Further, if either (a) the Project is not completed within six (6) months of the scheduled Project completion date due to Customer Caused Delays, or (b) Honeywell and Customer have not mutually agreed upon the required adjustments to price, delivery dates, and other affected terms within sixty (60) days following the expiration or continuation of such delays, Honeywell may, upon written notice, terminate or cancel any affected outstanding Customer Orders, in whole or in part, without liability. Such termination shall be without prejudice to Honeywell's right to recover amounts due for Products delivered, Services performed, and any reasonable costs incurred as a result of the Customer Caused Delay, including demobilization, storage, and restart costs.

20. **SEVERABILITY**. In the event any provision or portion of a provision herein is determined to be illegal, invalid, or unenforceable, the validity and enforceability of the remaining provisions shall not be affected and, in lieu of such provision, a provision as similar in terms as may be legal, valid, and enforceable shall be added hereto

21. **WAIVER**. The failure of either party to insist upon strict performance of any provision of these Terms and Conditions, or to exercise any right provided for herein, shall not be deemed to be a waiver for the future of such provision or right, and no waiver of any provision or right shall affect the right of the waiving party to enforce any provision or right herein.

22. **NO JOINT VENTURE**. The parties acknowledge that they are independent entities and nothing contained in these Terms and Conditions shall be construed to constitute either party hereto as the partner, joint venturer, employee, agent, servant, franchisee, or other representative of the other party hereto, and neither party has the right to bind or obligate the other, except as otherwise provided herein. Furthermore, nothing contained in these Terms and Conditions shall be construed to constitute Customer as an exclusive purchaser of the Products in any respect.

THIS QUOTE SUBJECT TO REVIEW FOR ERRORS AND OMISSIONS.

US DIGITAL DESIGNS
by Honeywell
1150 W Grove Pkwy St #110
Tempe, AZ 85283

US DIGITAL DESIGNS
by Honeywell

Author: DWK
Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN015 v2

Quotation to:

City of Escondido, CA
Escondido Fire Department

Project:

G2 Fire Station Alerting System

Additional Equipment for Seven (7) Stations

Pricing pursuant to the Master Price Agreement entered into between League of Oregon Cities (LOC) and USDD, and made available to members of the National Purchasing Partners, LLC, dba Public Safety GPO, dba Law Enforcement GPO, and dba NPPgov - Contract #PS20350. More information available at: https://nppgov.com/contract/honeywell/

Escondido Fire Department is a member: M-5709130

William Butler
Sr. Territory Manager
(602)-687-1733
(602)-687-1730
William.Butler2@honeywell.com
stationalerting.com

This proposal is subject to correction for errors or omissions

Responsibility for identifying any errors or omissions in this quote rests with the Customer prior to order placement.

2026 Pricing

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN015 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

COMPONENTS

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	2	$ 24,203.40	$ 21,783.06	$ 43,566.12
UPS-STD	ATX UPS, Standard	2	$ 1,048.17	$ 943.35	$ 1,886.70
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	2	$ 79.57	$ 71.61	$ 143.22

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
MR-2	G2 Message Remote 2	20	$ 1,841.44	$ 1,657.29	$ 33,145.80
USDD-LCD-SIGN	G2 LCD Message Sign	12	$ 3,150.00	$ 2,835.00	$ 34,020.00

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	2	$ 3,025.00	$ 2,722.50	$ 5,445.00
ST-PM	Station Project Management	2	$ 1,650.00	$ 1,485.00	$ 2,970.00
FREIGHT-CHARGES	Shipping	1	$ 1,382.00	$ 1,382.00	$ 1,382.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	**[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase** Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	$ 12,529.09	$ 11,276.18	No Charge

COMPONENTS	
Equipment Only:	$ 112,761.84

System:	$ 121,176.84
Shipping:	$ 1,382.00
Service & Support:	$ -
Estimated Tax:	$ -
Station Subtotal:	$ 122,558.84

This quote does not include or assume any amounts for **sales or use tax**. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Warranty & Support Notes:
Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement. USDD cannot warrant nor support any system configuration that deviates from this specific proposal's documented station system design file number. USDD cannot warrant nor support any system not using USDD-approved UPS Battery Backup. USDD cannot warrant nor support any system not installed by G2 Trained & Certified Installation technician (installer). If customer intends to tie this system into any 3rd-party system or devices, USDD will be unable to warrant or support the system until we've had a chance to review documented engineering assumptions and approve system integrity, performance and reliability expectations.

Station System Installation Notes:
01 - Unless specifically detailed in this proposal, no installation by USDD or it's subcontractors is assumed or provided.
02 - Because these are mission-critical systems, USDD can only warrant and support systems installed by G2 Trained and Certified Contractors.
03 - USDD can source, qualify, train and certify Local Licensed Regional Subcontractors where needed.
04 - Installation warranted by installation contractor - G2 FSAS warranted, serviced and supported by USDD.
05 - Unless specifically detailed in this proposal, installation to be performed during normal working hours.
06 - Unless specifically detailed in this proposal, no permit fees or material charges have been included.
07 - Unless specifically detailed in this proposal, no removal or remediation has been assumed or included.
08 - Unless specifically detailed in this proposal, no bonds of any type (performance, bid) have been assumed, included or budgeted for in this proposal.
09 - USDD FSAS Equipment to be made available by owner to Installation Contractor prior to on-site arrival.
10 - Structural backing for system devices and other millwork (not specifically detailed) by others.
11 - If applicable, Gas Control Shutoff Valve Addendum (to USDD and installation contractor) must be signed prior to installation.
12 - All electrical power, including (but not limited to) raceway, conduit, backboxes, service panels, high-voltage wiring and fixtures by others.
13 - All communications pathway infrastructure (network, radio, etc.) by others unless specifically detailed in this proposal.
14 - USDD cannot warrant nor support any owner-furnished (3rd-Party) system or component we are required to integrate with. USDD cannot warrant nor support any system or component it has not proofed engineering for and has not specifically authorized for use within public safety environments.
15 - Any misuse, unauthorized modification, improper installation, excessive shock, attempted repair, accident, or improper or negligent use, storage, transportation, or handling by any party other than USDD shall render this limited warranty null, void and of no further effect

US DIGITAL DESIGNS
by Honeywell

US DIGITAL DESIGNS
by Honeywell

Date: 6/25/2026
Expires: 9/23/2026
Proposal: CA_ESCN015 v2

Quote Submitted To:
City of Escondido, CA
Escondido Fire Department

SECTION TOTALS

[UNLESS OTHERWISE NOTED, ALL PRICES ARE $USD]

COMPONENTS:	$	122,558.84
COMPONENTS SERVICE & SUPPORT:	$	-
COMPONENTS ESTIMATED TAX:	$	-

Notes: Additional Equipment for seven (7) Stations included in this proposal with installation not included.

US Digital Designs System Total:	**$**	**122,558.84**

(TBD By Customer) Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement.

This quote does not include or assume any amounts for sales or use tax. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.

Dispatch or station level training is not included in this proposal. Contact your Regional Territory Manager to schedule additional training if needed.

TERMS AND CONDITIONS OF HONEYWELL PRODUCT SALES

These terms and conditions of sale ("Terms and Conditions") are adopted effective January 1, 2023 (the "Terms and Conditions Effective Date"), and supersede all prior versions covering the sale of products and related services (collectively, "Products", as defined more specifically below) by Honeywell International Inc., through its US Digital Designs group ("Honeywell"). References to "Customer", "you", or "your" all pertain to the purchaser of Products. These Terms and Conditions, together with any separate agreement you may have with Honeywell that specifically references these Terms and Conditions (collectively, the "Agreement") set forth the entire agreement between the parties relating to your purchase of Honeywell Products. The Agreement may only be modified by an authorized representative of each party in a signed writing.

1. **ORDERS.** Orders (including any revised and follow-on orders) (each, an "Order") for Honeywell Products are non-cancelable, except as expressly set forth herein, and will be governed by the terms of the Agreement. All Orders are subject to acceptance by Honeywell and shall include the following information: purchase order number; customer's legal name and billing address; Customer's shipping address; and a list of the Products and quantities for each different type of Product Customer wishes to order. Honeywell's acknowledgment of its receipt of an Order shall not constitute acceptance of such Order.

1.1 **No Returns.** Because of the nature of System and its Products, Honeywell cannot accept returns of Product for refund, credit, exchange or any other purpose. Notwithstanding, defective Products may be returned as provided for under Section 9.4 – Return Material Authorization Process. Customer must thoroughly assess its requirements and specifications prior to ordering.

2. **REMITTANCES**. All invoices shall be due and payable upon receipt in United States currency, free of exchange or any other charges, or as otherwise agreed in writing by Honeywell.

3. **QUOTE PRICING**. This proposal expires 90 days after its date. Prices are subject to correction for error. Prices, terms, conditions, and Product or Service specifications are subject to change without notice. Pricing is subject to immediate change upon announcement of Product discontinuance.

4. **PAYMENT**.

4.1. **Invoicing & Payment**. Honeywell reserves the right to invoice Customer monthly for all materials delivered. Invoices are due thirty (30) days from the date of the invoice, unless prepayment is required in the quote. If the Customer becomes overdue in any progress payment, Honeywell shall be entitled to suspend further shipments, shall be entitled to interest at the annual rate of 18%, or the maximum amount allowed by law, and shall also be entitled to avail itself of any other legal or equitable remedies. Customer agrees that it will pay and/or reimburse Honeywell for any and all reasonable attorneys' fees and costs which are incurred by Honeywell in the collection of amounts due and payable hereunder.

4.2. **Payment Disputes**. Any disputes must be provided to Honeywell as soon as possible and must be accompanied by detailed supporting information. Disputes as to invoices are deemed waived fifteen (15) days following the invoice date. In the event that any portion of an invoice is undisputed, such undisputed amount must be paid by no later than the invoice due date.

4.3. **No Set Off**. Neither Customer nor any related entities (or representatives or agents thereof) shall attempt to set off or recoup any invoiced amounts or any portion thereof against other amounts that are due or may become due from Honeywell, its parent, affiliates, subsidiaries or other legal entities, business divisions, or units.

4.4. **Credit Card Payments**. All Honeywell quotes are developed for the Customer with the understanding that any purchase of the Products listed thereon will facilitated using to Honeywell's standard Purchase Order and Invoice process. If Customer would rather seek to use a Credit Card for purchase, then said order would be subject to a 4% credit card surcharge.

5. **SURCHARGES.**

5.1. For avoidance of doubt, Orders placed prior to the Terms and Conditions Effective Date which have not been delivered, including those on backlog or which requested delivery more than twelve (12) months from the date of Order, are subject to Surcharges.

5.2. Honeywell will invoice Customer, and Buyer agrees to pay for any Surcharges pursuant to the standard payment terms in these Terms and Conditions. If a dispute arises with respect to Surcharges and that dispute remains open for more than fifteen (15) days, Honeywell may, in its sole discretion, withhold performance or future shipments, or combine any other rights and remedies under this Agreement or permitted by law, until the dispute is resolved. The terms of this Section shall prevail in the event of inconsistency with any other terms in these Terms and Conditions. Any Surcharges, as well as the timing, effectiveness, and method of determination thereof, will be separate from and in addition to any changes to pricing that are affected by any other provisions in these Terms and Conditions.

6. **CANCELLATION AND SUSPENSION**. Any Order resulting from this proposal is subject to cancellation or instructions to suspend work by the Customer only upon agreement to pay Honeywell for all work in progress, all inventoried or ordered project parts and materials, and all other costs incurred by Honeywell related to the Order.

7. **TAXES**. Honeywell's pricing excludes all taxes (including but not limited to sales, use, excise, value-added, and other similar taxes), tariffs and duties (including, but not limited to, amounts imposed upon the Product(s) or bill of material thereof under any Trade Act, including, but not limited to, the Trade Expansion Act, section 232 and the Trade Act of 1974, section 301) and charges (collectively "Taxes"). All Taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax Honeywell is required to collect or pay with respect to the production, sale, or delivery of products sold to Customer, shall be the responsibility of and be invoiced to Customer, unless, at the time of Order placement, Customer furnishes Honeywell with a valid exemption certificate or other documentation sufficient to verify exemption from Taxes, including, but not limited to, a direct pay permit. Customer agrees to pay all such Taxes and further agrees to reimburse Honeywell for any such payments made by Honeywell.

8. **SHIPPING/DELIVERY/RISK OF LOSS.**

8.1. **Delivery Liability**. Delivery and shipment dates for Products are estimates only. Deliveries may be made in partial shipments. Honeywell and its affiliated entities are not liable, either directly or indirectly, for delays of carriers or delays in connection with any Force Majeure Event (as defined in Section 17 below), and the estimated delivery date shall be extended accordingly.

8.1.1. Inspection upon Receipt. The Customer must inspect all shipments upon receipt. Any claims for damage, loss, or shortages must be submitted within 10 calendar days of receipt. Honeywell will not be responsible for claims made after this 10-day period.

8.2. **Future Delivery and Repricing**. Honeywell will schedule delivery in accordance with its standard lead times unless the Order states a later delivery date or the parties otherwise agree in writing. Honeywell will accept Orders with a future ship date of up to eighteen (18) months from the date of the entry of the Order. Customer agrees that in the event an Order is scheduled to be delivered more than six (6) months from the date of the entry of the Order, Honeywell may, in its sole determination and at each six (6) month anniversary of the date of the entry of the Order, adjust the pricing of the Order to conform to the then-current prices of the Honeywell Products included in the Order. Honeywell will include any repricing in its final invoice related to the Order.

8.3. **Storage Fees**. If delivery takes place more than six (6) months from the date of the entry of the Order, Customer agrees to pay Honeywell a storage fee (the "Storage Fee"), as set forth in the quote, for each month after six (6) months from the date of the entry of the Order Customer has not taken delivery of the Products in the Order. Honeywell will separately invoice any storage fees owed under this Section at the end of each month for which the storage fees are owed.

8.4. **Title & Risk of Loss**. Unless otherwise specifically detailed in this quote, delivery terms for Products (excluding software and services) are (i) EX Works (EXW Incoterms 2020) Honeywell's point of shipment ("Honeywell Dock") for all shipments (except that Honeywell is responsible for obtaining any export license), and (ii) F.O.B. Honeywell Dock for all domestic shipments. For shipments from a Honeywell Dock to a Buyer location within the same country, the import/export provisions of the INCOTERMS do not apply. Honeywell shall be responsible for obtaining insurance on each shipment to Customer for the full value of the shipment. Shipment shall be to a single point of delivery.

9. **LIMITED WARRANTY**. CUSTOMER'S EXCLUSIVE REMEDIES AND HONEYWELL'S SOLE LIABILITY AS TO ANY WARRANTY CLAIM ON ANY PRODUCT SOLD IN CONNECTION WITH THIS QUOTE IS AS SET FORTH IN THIS SECTION. SUCH REMEDIES ARE IN LIEU OF ANY OTHER LIABILITY OR OBLIGATION OF HONEYWELL, INCLUDING WITHOUT LIMITATION ANY LIABILITY OR OBLIGATION FOR DAMAGE, LOSS, OR INJURY (WHETHER DIRECT, INDIRECT, EXEMPLARY, SPECIAL, CONSEQUENTIAL, PUNITIVE OR INCIDENTAL) ARISING OUT OF OR IN CONNECTION WITH THE DELIVERY, USE, OR PERFORMANCE OF THE PRODUCTS. CREDIT, REPAIR OR REPLACEMENT (AT HONEYWELL'S OPTION) IS THE SOLE REMEDY PROVIDED HEREUNDER. NO EXTENSION OF THIS WARRANTY WILL BE BINDING UPON HONEYWELL UNLESS SET FORTH IN WRITING AND SIGNED BY A HONEYWELL AUTHORIZED REPRESENTATIVE.

9.1 **Product Warranty Terms**

9.1.1. If Customer is purchasing a new System, i.e., the initial System for Customer, or for a new Dispatch System or Station System. subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products will be free from defects in workmanship and materials (collectively, "Defects") for 12 months from Customer's "Commissioning Date" ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance. For purposes of subparagraph, "Commissioning Date" shall mean means the date on which an authorized Honeywell technician has inspected and approved installations, confirmed that all connections and start-up configurations are properly working, and confirming the System can send and receive alerts through the configured communication pathways.

9.1.2. If Customer is purchasing Products or services to add to or as replacement Products for an existing System, subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products for 12 months from the day of shipment to Customer ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance.

9.2. **Product Defects**. If a Defect with a Product arises and a valid claim is made within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell at its option, will either (1) repair the Product defect at no charge, using new parts or parts equivalent to new in performance and reliability or (2) exchange the Product with a Product that is new or equivalent to new in performance and reliability and is at least functionally equivalent to the original Product. Any replacement Product or part, including a user-installable part that has been installed in accordance with instructions provided by Honeywell, shall remain under warranty during the Warranty Period or for ninety (90) days from the date of repair, whichever is longer. When a Product or part is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Parts provided by Honeywell in fulfillment of its warranty obligation must be used in the same Honeywell Fire Station Alerting System for which the warranty claim is made.

9.3. **Procedure for Warranty Claim**s.

9.3.1. Prior to making a Warranty claim, Customer is encouraged to review Honeywell's online help resources. Thereafter, to make a valid claim hereunder, Customer must contact Honeywell technical support and describe the problem or defect with specificity. The first such contact must occur during the Warranty Period. Honeywell's technical support contact information can be found on Honeywell's web site at https://buildings.honeywell.com/us/en/brands/our-brands/usdd. Customer must use its best efforts to assist in diagnosing defects, follow Honeywell's technical instructions, and fully cooperate in the diagnostic process. Failure to do so shall relieve Honeywell of any further obligation hereunder.

9.3.2. If a defect with the Hardware arises and Customer makes a valid Support Service Request within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell will cause shipment of a replacement Hardware component to Customer prior to the defective Hardware component being returned to Honeywell for repair. The replacement Hardware will be new or equivalent to new in performance and reliability and at least functionally equivalent to the original Hardware. When Hardware is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Replaced Hardware provided by Honeywell in fulfillment of the Support Services must be used in the System to which this Agreement applies.

9.4. **Return Material Authorization Process**. If a Customer makes a claim for an advanced replacement of a Hardware component during the Warranty Period, Customer must initiate an RMA request. As part of this RMA process, the Customer shall provide Honeywell with the Hardware, model, serial number, and a description of the Hardware's failure to initiate the RMA process. Upon Honeywell's issuance of the RMA, Honeywell will send the replacement Hardware, shipped postage paid, ground shipping, to the address provided by Customer. RMA requests approved between 12:00 a.m. and 2:00 p.m. Mountain Standard Time are shipped on the same business day. After 2:00 p.m. Mountain Standard Time, the replacement Hardware will be shipped on the next business day. All RMA requests are processed on the business day on which the request was received, excluding holidays. Included with the shipped package will be return shipment instructions and a pre-paid return shipping label for the Hardware that the Customer is returning. The original Hardware must be returned in the shipping box provided by Honeywell. No goods will be accepted for exchange or return without a pre-approved RMA number, nor will goods which have not been properly packaged in Honeywell's shipping box, as proper packaging ensures that goods are not damaged during the shipping process. The original Hardware must be shipped back within 10 days of receiving the replacement Hardware. Failure to return the original Hardware or failure to return the original Hardware in an appropriate manner will cause Customer to incur a replacement charge equal to full market value of the replacement Hardware.

9.5. **No Fault Found**. Customer understands that this fee is intended to discourage return of Products prior to proper troubleshooting or return because the product is "old." Product returns will not be allowed if, upon examination of the returned Product, it is determined that the Product was subjected to accident, misuse, neglect, alteration, improper installation, unauthorized repair, improper testing, or poor packaging upon return. In such event, Honeywell shall invoice Customer for the full market value of the replacement Product.

9.6. **WARRANTY EXCLUSIONS & DISCLAIMERS.**

9.6.1. Honeywell does not warrant that the operation of its Products or any related peripherals will be uninterrupted or error-free. Honeywell further does not warrant nor support any system configuration that deviates from this specific quote's documented station system design file number.

9.6.2. Honeywell does not warrant or support any system not installed by G2 Trained & Certified Installation technician (installer). If Customer intends to tie this system into any 3rd-party system or devices, Honeywell will be unable to warrant or support the Products unless Honeywell has had a chance to review documented engineering assumptions and approve system integrity, performance, and reliability expectations

9.6.3. Honeywell is not responsible for damage arising from Customer's failure to follow instructions relating to the use of the Products. This Warranty does not apply to any Products, including the hardware or software, not used for its intended purpose.

9.6.4. Honeywell cannot warrant nor support any system not using Honeywell-approved Uninterruptable Power Supply Battery Backup. This Warranty does not apply to monitors or televisions manufactured by third parties. Repair or replacement of such components shall be subject exclusively to the manufacturer's warranty, if any. Recovery and reinstallation of hardware and user data (including passwords) are not covered under this Warranty.

9.6.5. This Warranty does not apply: (a) to consumable parts, such as batteries, unless damage has occurred due to a defect in materials or workmanship; (b) to cosmetic damage, including but not limited to scratches, dents and broken plastic on ports; (c) to damage caused by use with non-Honeywell products; (d) to damage caused by accident, abuse, misuse, flood, lightning, fire, earthquake or other external causes; (e) to damage caused by operating the Product outside the permitted or intended uses described by Honeywell; (f) to damage or failure caused by installation or service (including upgrades and expansions) performed by anyone who is not a representative of Honeywell or a Honeywell authorized installer or service provider; (g) to a Product or part that has been modified to alter functionality or capability without the written permission of Honeywell; (h) to Software (as defined below); (i) to any other damage caused by an event or action outside of Honeywell's control, including, without limitation, Customer's failure to apply required or recommended updates or patches to any Software or Product; or (h) if any serial number has been removed or defaced.

9.6.6. The System is designed to generate and transmit signal-based outputs solely to supported third-party integrations (e.g., gas shut-off systems, apparatus bay doors, and similar connected equipment).

9.6.7. Customer acknowledges and agrees that the System's functionality is strictly limited to the initiation and transmission of such signals. The System does not control, monitor, verify, or guarantee the execution, performance, or outcome of any action by third-party systems, devices, or integrations.

9.6.8. USDD by Honeywell warrants and supports only the transmission of signals from the System itself. Any actions taken (or not taken) by third-party systems in response to such signals are outside of USDD by Honeywell's control and responsibility.

9.6.9. USDD by Honeywell shall have no responsibility or liability for:
- The failure, delay, malfunction, or improper operation of any third-party system or device;
- Any damages or losses arising from the actions or inactions of third-party integrations;
- Any uses of the System beyond its intended signal-transmission function.

9.6.10. All other functions, uses, or integrations not expressly supported by the System are outside the scope of this Agreement and are not warranted or supported in any manner.

10. **LIMITATIONS OF LIABILITY**. TO THE EXTENT PERMITTED BY LAW, THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS AND ANY OTHER REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, REMEDIES AND CONDITIONS, WHETHER ORAL OR WRITTEN, STATUTORY, EXPRESS OR IMPLIED. AS PERMITTED BY APPLICABLE LAW, HONEYWELL SPECIFICALLY DISCLAIMS ANY AND ALL STATUTORY OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND WARRANTIES AGAINST HIDDEN OR LATENT DEFECTS. If Honeywell cannot lawfully disclaim statutory or implied warranties, then to the extent permitted by law, all such warranties shall be limited in duration to the duration of this express Warranty and to repair or replacement service as determined by Honeywell in its sole discretion. No reseller, agent, or employee is authorized to make any modification, extension, or addition to this Warranty. If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

EXCEPT AS PROVIDED IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS, AND TO THE EXTENT PERMITTED BY LAW, HONEYWELL IS NOT RESPONSIBLE FOR INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY OR CONDITION, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING BUT NOT LIMITED TO LOSS OF USE; LOSS OF REVENUE; LOSS OF THE USE OF MONEY; LOSS OF ANTICIPATED SAVINGS; LOSS OF GOODWILL; LOSS OF REPUTATION; AND LOSS OF, DAMAGE TO OR CORRUPTION OF DATA. HONEYWELL IS NOT RESPONSIBLE FOR ANY INDIRECT LOSS OR DAMAGE HOWSOEVER CAUSED, INCLUDING THE REPLACEMENT OF EQUIPMENT AND PROPERTY, ANY COSTS OF RECOVERING PROGRAMMING OR REPRODUCING ANY PROGRAM OR DATA STORED OR USED WITH HONEYWELL PRODUCTS, AND ANY FAILURE TO MAINTAIN THE CONFIDENTIALITY OF DATA STORED ON THE PRODUCT.

ALL PRODUCT CLAIMS ARE LIMITED TO THOSE EXCLUSIVE REMEDIES SET FORTH IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH THEREWITH SHALL NOT EXCEED THE PURCHASE PRICE OF THE PRODUCTS PAID BY CUSTOMER TO HONEYWELL FOR THE PRODUCTS GIVING RISE TO THE CLAIM. Honeywell disclaims any representation that it will be able to repair any Hardware under this Warranty or make a product exchange without risk to or loss of the programs or data stored thereon.

11. **SERVICE AGREEMENT**. The Product being purchased hereunder is not subject to any post-Warranty service agreement or maintenance program unless specifically contracted for between Honeywell and Customer. Honeywell offers a comprehensive post-Warranty Service Agreement at additional cost. Customer should contact Honeywell regarding its Service Agreement and costs associated therewith.

12. **SOFTWARE PRODUCTS**. All software Products delivered by Honeywell to Customer or for which Honeywell provides access, including, without limitation, Honeywell's mobile application software and Products with embedded software or firmware (collectively, "Software") are not sold and are licensed. At all times that Customer is in compliance with the terms of these Terms and Conditions and any other agreement between the parties, Customer shall have a non-exclusive, non-transferable, fully paid license to use the Software, but only in conjunction with the Products provided by Honeywell and Customer's fire station alerting system (the "License"). The terms of such Software License may be set forth in a separate software license agreement or end user license agreement provided by Honeywell with such Software. In no event shall Customer have any right to (or authorize or allow any third party to) distribute, sell, lend, rent, transfer, or convey the Software; grant any sublicense, lease, or other rights in the Software; decompile, disassemble, reverse engineer, or otherwise attempt to reconstruct, identify, or discover any source code, underlying user interface architecture or techniques, or algorithms of the Software by any means; or take any action that would cause the Software or any portion of it to be placed in the public domain. In the event of a conflict between the terms of any Software license terms provided upon download or purchase a purchase and these Terms and Conditions, the relevant Software license terms shall control solely with respect to such Software.

13. **INTELLECTUAL PROPERTY**: Customer hereby agrees and acknowledges that Honeywell owns all rights, title, and interest in and to the Intellectual Property (as defined below). Customer agrees to not remove, obscure, or alter Honeywell's or any third party's copyright notice, trademarks, or other proprietary rights notices affixed to or contained within or accessed in conjunction with or through Honeywell's Product (as defined below). Nothing herein shall be deemed to give, transfer, or convey to Customer any rights in the Intellectual Property other than the License, as set forth above. For purposes of this Section, "Intellectual Property" means any and all rights of Honeywell related to Honeywell's Products existing from time to time under patent law, copyright law, trade secret law, trademark law, unfair competition law, and any and all other proprietary rights, and any and all derivative works, work product, applications, renewals, extensions and restorations thereof, now or hereafter in force and effective worldwide.

14. **FIRST ARRIVING MOBILE APP.** If Customer wishes to use its First Arriving Mobile App ("First Arriving") with the System being acquired from Honeywell, Customer agrees to the following:

14.1 Customer acknowledges that it bears full responsibility for complying with applicable law and regulations, including all privacy requirements, and for providing any required notices and obtaining all required consents in order for Honeywell to transmit alert to First Arriving. Customer also acknowledges that Honeywell bears no responsibility for any service failure by First Arriving, nor is Honeywell responsible for supporting First Arriving's services or platform. Honeywell is offering to transmit alerts that are transmitted through its Honeywell service to First Arriving merely as a courtesy to Customer.

14.2 IN NO EVENT SHALL HONEYWELL BE LIABLE TO CUSTOMER FOR ANY CLAIMS, WHETHER ARISING FROM ANY INDEMNIFICATION OBLIGATION HONEYWELL MAY HAVE OR THAT ARISE FROM A BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), OPERATION OF LAW, OR OTHERWISE, AND EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF THE LIABILITY OR THE LIABILITY IS OTHEWISE FORESEEABLE, FOR ANY LOST PROFITS OR REVENUE, SPECIAL, INCIDENTAL, INDEIRECT, CONSEQUETIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING ALL DAMAGES DUE TO BUSINESS INTERRUPTION, LOSS OR CORRUPTION OF DATA, OR LOST USE OF ANY PROPERTY OR CAPITAL) THAT RELATE TO OR ARISE OUT OF HONEYWELL'S TRANSMISSION OF ALERTS TO FIRST ARRIVING. FURTHER HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH ITS TRANSMISSION OF ALERTS TO FIRST ARRIVING WILL BE LIMITED TO THE GREATER OF THE AMOUNT PAID BY CUSTOMER TO HONEYWELL IN ORDER FOR HONEYWELL TO TRANSMIT ALERTS TO FIRST ARRIVING OR $100.

15 **REMOTE ACCESS TO THE SYSTEM.**

15.1 **Remote Access**. Honeywell requires remote network access to the Customer's Products through Secure Shell (SSH) to perform implementation and support tasks under this Agreement. To enable remote network access, the Customer will provide Honeywell support personnel VPN or similar remote network access to the Products for Honeywell support personnel ("Customer Support") to effectively troubleshoot critical or complex problems and to expedite resolution of such issues. Remote network access is also used to install core software upgrades and customized software. Honeywell will only access Customer's Products with the knowledge and consent of Customer. Honeywell will not access any other systems or data.

15.2. **Alternative to Network Access**. If the Customer elects not to provide remote network access to the Products, then Honeywell may not be able to perform some support functions. Customers that elect not to routinely provide network access may temporarily reinstate this access to allow Honeywell to perform the above services. The following services will not be performed without this access: Product software upgrades; Product software customization; Network troubleshooting assistance including packet capture and network monitoring on Honeywell devices; Detailed log analysis; Bulk updates to certain Product database tables; Troubleshooting that requires low-level system access or large file transfer.

15.3. **Timely Access**. Customers much ensure that remote access is available prior to notifying Honeywell of a support request. In the event that the Customer is unable to provide remote access, Honeywell will not be required to provide support outside those tasks that do not require remote access, and any corresponding resolution response times will not apply.

15.4. **Physical Security Tokens**. Honeywell has multiple software engineers that provide after-hours support and these engineers do not typically take security tokens from the Honeywell office. If the customer requires the use of physical security tokens, this may delay after hours service.

16. **GOVERNING LAW**. This proposal and any contract or agreement resulting therefrom will be governed by and construed according to the laws of the State of Arizona without regard to its conflicts of law principles.

17. **DISPUTE RESOLUTION/ARBITRATION**. Before either Honeywell or Customer initiate any dispute resolution process related to the Agreement, they must schedule an executive resolution conference to be held within thirty (30) days of receipt of the other party's written request. The conference must be attended by at least one executive from each party. At the conference, each party will present its view of the dispute in detail and the executives will enter into good faith negotiations in an attempt to resolve the dispute. If the dispute is not resolved within fifteen (15) days of the end of the conference or if one party refuses to attend the executive resolution conference, then Honeywell and Customer further agree that any remaining dispute between them arising out of or relating to this Agreement will be settled by litigation with jurisdiction being Maricopa County, Arizona.

18. **FORCE MAJEURE**. Except for Customer's duty to pay sums due hereunder, neither party will be liable to the other for any failure to meet its obligations due to any Force Majeure Event. As used herein, a "Force Majeure Event" is one that is beyond the reasonable control of the non-performing party and may include, but is not limited to: (a) delays or refusals to grant an export license or the suspension or revocation thereof, (b) embargoes, blockages, seizure or freeze of assets, or any other acts of any government that would limit a party's ability to perform the Contract, (c) fires, earthquakes, floods, tropical storms, hurricanes, tornadoes, severe weather conditions, or any other acts of God, (d) quarantines, pandemics, or regional medical crises, (e) labor strikes, lockouts, or pandemic worker shortages, (f) riots, strife, insurrection, civil disobedience, landowner disturbances, armed conflict, terrorism or war, declared or not (or impending threat of any of the foregoing, if such threat might reasonably be expected to cause injury to people or property), and (g) shortages or inability to obtain materials or components. The party unable to fulfill its obligations due to Force Majeure will promptly (i) Notify the other in writing of the reasons for its failure to fulfill its obligations and the effect of such failure; and (ii) Use all reasonable efforts to avoid or remove the cause and perform its obligations.

If a Force Majeure Event results in a delay, then the date of performance will be extended by the period of time that the non-performing party is actually delayed or for any other period as the parties may agree in writing. In the event that a Force Majeure Event is ongoing for a period of time which is sixty (60) days or longer, Honeywell may provide notice to Customer that it is cancelling its Order.

19. **ACCEPTANCE OF TERMS**. This proposal shall become a binding contract between the Customer and Honeywell when accepted in writing by the Customer. Without limiting the foregoing, issuance by Customer of a purchase order to Honeywell for any of the goods or services herein described shall constitute acceptance.

19.1 **CUSTOMER CAUSED DELAYS.** If the Products and/or Services purchased by Customer hereunder are part of a new system or station implementation project (the "Project"), Honeywell and Customer shall mutually develop a project schedule or timetable ("Project Schedule"). Each party shall use commercially reasonable efforts to perform its obligations in accordance with the Project Schedule, subject to adjustments for reasonable changes or unforeseen events.

Honeywell shall not be liable for any delay, increased cost, or failure to perform to the extent caused by: (i) delays in obtaining parts, materials, equipment, services, or software from any Customer designated supplier; (ii) Customer's failure to timely provide required information, approvals, access, or resources; or (iii) any other act, omission, or circumstance caused by or within the reasonable control of Customer (each, a "Customer Caused Delay").

If a Customer Caused Delay occurs, Honeywell shall be entitled to equitable adjustments to the price, delivery dates, milestones, and any other affected terms to account for increased costs, delays, or other adverse impacts incurred by Honeywell. Such adjustments may include, without limitation: (a) increases in material or component costs required to complete the Project; (b) costs associated with buy out or long lead items, including additional costs due to currency exchange rate fluctuations; (c) increases in labor, mobilization, or installation costs; and (d) costs associated with pre building, warehousing, storage, handling, insurance, or preservation of equipment, at Honeywell's discretion.

If performance of the Project is delayed for a cumulative period exceeding six (6) months beyond the scheduled Project completion date due to Customer Caused Delays, Honeywell may, upon written notice to Customer, (i) suspend performance of the affected Products and/or Services until such delays are remedied, (ii) invoice Customer for reasonable costs incurred as a result of the suspension, and/or (iii) require renegotiation of pricing, schedule, and other affected terms as a condition to resuming performance.

Further, if either (a) the Project is not completed within six (6) months of the scheduled Project completion date due to Customer Caused Delays, or (b) Honeywell and Customer have not mutually agreed upon the required adjustments to price, delivery dates, and other affected terms within sixty (60) days following the expiration or continuation of such delays, Honeywell may, upon written notice, terminate or cancel any affected outstanding Customer Orders, in whole or in part, without liability. Such termination shall be without prejudice to Honeywell's right to recover amounts due for Products delivered, Services performed, and any reasonable costs incurred as a result of the Customer Caused Delay, including demobilization, storage, and restart costs.

20. **SEVERABILITY**. In the event any provision or portion of a provision herein is determined to be illegal, invalid, or unenforceable, the validity and enforceability of the remaining provisions shall not be affected and, in lieu of such provision, a provision as similar in terms as may be legal, valid, and enforceable shall be added hereto

21. **WAIVER**. The failure of either party to insist upon strict performance of any provision of these Terms and Conditions, or to exercise any right provided for herein, shall not be deemed to be a waiver for the future of such provision or right, and no waiver of any provision or right shall affect the right of the waiving party to enforce any provision or right herein.

22. **NO JOINT VENTURE**. The parties acknowledge that they are independent entities and nothing contained in these Terms and Conditions shall be construed to constitute either party hereto as the partner, joint venturer, employee, agent, servant, franchisee, or other representative of the other party hereto, and neither party has the right to bind or obligate the other, except as otherwise provided herein. Furthermore, nothing contained in these Terms and Conditions shall be construed to constitute Customer as an exclusive purchaser of the Products in any respect.

THIS QUOTE SUBJECT TO REVIEW FOR ERRORS AND OMISSIONS.

STAFF REPORT

August 5, 2026
File Number 0910-20

SUBJECT

REQUEST APPROVAL FOR CHANGE ORDER TWO AND AN ANTICIPATED THIRD CHANGE ORDER TO THE PUBLIC IMPROVEMENT AGREEMENT WITH PALM ENGINEERING CONSTRUCTION COMPANY, INC. FOR THE MOUNTAIN VIEW PARK PICKLEBALL COURTS PROJECT

DEPARTMENT

Development Services, Engineering Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-130: (1) authorizing the Mayor to execute, on behalf of the City, change order number two to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. for the installation of a concrete patio area with retaining walls and sidewalks as gathering space and potential rental event space area in the amount of $131,340; and (2) authorizing the Mayor to execute, on behalf of the City, a third change order to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. in an maximum amount of $45,000 should additional funds be needed for maintenance access to the site.

Staff Recommendation: Approval (Kevin Snyder, Director of Development Services)

Presenter: Michael Tully, Project Manager

ESSENTIAL SERVICE – Yes, Parks Facilities/Open Spaces

COUNCIL PRIORITY – Increase Retention and Attraction of People and Businesses to Escondido

FISCAL ANALYSIS

The cost associated with change order number two to the Public Improvement Agreement ("PIA") with Palm Engineering Construction Company, Inc. will be paid from the Capital Improvement Program out of Park Development fees project accounts and will have no impact on the General Fund. Funds paid under change order number two will be for improvements to a concrete patio area with retaining walls and sidewalks as a gathering space and potential rental event space area.

The possible third change order to the PIA with Palm Engineering Construction Company, Inc., in a maximum amount of $45,000, is anticipated to cover maintenance access costs. There is available funding in the account to increase the purchase order amount by $176.340. The total purchase order will be increased to $1,258,866.84.

CITY of ESCONDIDO

STAFF REPORT

PREVIOUS ACTION

Located near the eastern edge of the City of Escondido ("City") within a residential neighborhood, Mountain View Park ("MVP") was originally an avocado and orange grove before the City purchased the land in 1985 and converted it to a recreational park for City residents to enjoy. The Mountain View Park Site Master Plan Report, dated December 8, 1988, was adopted by the City and described the development of the park as a phased approach as monies are available. In the master plan, sports fields and courts were identified to be developed within the park footprint. To date, only a portion of the identified courts have been constructed leaving room for additional fields/courts.

On April 17, 2024, City Council adopted Resolution No. 2024-23 awarding a Consultant Agreement to David Volz Design Landscape Architects, Inc. ("DVD") to provide engineering design services for the Mountain View Park Pickleball Courts Project ("Project").

On October, 15, 2025, City Council adopted Resolution No. 2025-15 awarding a construction contract to Palm Engineering Construction Company, Inc. and authorizing the Mayor, on the behalf of the City, to execute a PIA for construction of the Project.

On May 13, 2025, City Council authorized the first change order with Palm Engineering Construction Company, Inc. for the installation of a shade structure, picnic tables and construction of a concrete pad in an amount not to exceed $98,620.84.

BACKGROUND

MVP is approximately 11 acres in size and contains lighted little league fields, a soccer field, tennis courts, picnic tables, a tot lot/playground, restrooms, and an open turf area. The pickleball community within the City is a rapidly growing community with residents expressing the desire to have pickleball courts installed within parks around the City.

As a result of ongoing outreach with the pickleball and tennis communities, an agreement was developed between the tennis community and the pickleball community to turn the tennis courts at MVP into mixed use tennis/pickleball courts. Since that agreement was reached, the City has received feedback from both tennis and pickleball communities emphasizing the need for separate pickleball courts in order to accommodate both communities. This Project will provide eight pickleball courts within MVP and will provide additional landscape improvements along the frontage street of the park to help beautify the area.

At the 90% design phase of the Project the cost estimate was expected to be very tight for the complete design package. A decision was made by city staff to cut the picnic rest area out of the Project. In addition, it was discovered during this time that the large oak tree City staff was hoping to preserve for shade was not going to be possible to preserve.

CITY of ESCONDIDO

STAFF REPORT

On September 17, 2025, eleven sealed bids were received in response to the request for bid for the project. Palm Engineering Construction Company Inc. was awarded the construction contract after review by the City. The lowest responsible bid came in well below the anticipated cost provided by the design engineer. At this time the Engineering Services team has approached the contractor to add these items back into the Project that were initially left out of the bid. These items will enhance the overall experience at Mountain View Park for our pickleball community.

Staff recommends approval of Resolution No. 2026-130: (1) authorizing the Mayor to execute, on behalf of the City, change order number two to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. for the installation of a concrete patio area with retaining walls and sidewalks as gathering space and potential rental event space area in the amount of $131,340; and (2) authorizing the Mayor to execute, on behalf of the City, a third change order to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. in an maximum amount of $45,000 should additional funds be needed for maintenance access to complete the Mountain View Park Pickleball Courts Project.

RESOLUTIONS

a. Resolution No. 2026-130
b. Resolution No. 2026-130 – Exhibit “A” – Change Order

RESOLUTION NO. 2026-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A SECOND CHANGE ORDER AND AN ANTICIPATED THIRD CHANGE ORDER TO THE PUBLIC IMPROVEMENT AGREEMENT WITH PALM ENGINEERING CONSTRUCTION COMPANY, INC. FOR THE CONSTRUCTION OF MOUNTAIN VIEW PARK PICKLEBALL COURTS PROJECT

WHEREAS, the City Council has allocated funding in the adopted Capital Improvement Program ("CIP") budget for the Mountain View Park Pickleball Courts Project; and

WHEREAS, on October 15, 2025, the City Council adopted Resolution No. 2025-125 authorizing execution of a Public Improvement Agreement with Palm Engineering Construction Company, Inc. in the amount of $983,906 for the construction of the Mountain View Park Pickleball Courts ("Project"); and

WHEREAS, on May 13, 2026, City Council authorized change order one with Palm Engineering Construction Company, Inc. for the installation of a shade structure, picnic tables, and construction of a concrete pad in an amount not to exceed $98,620.84; and

WHEREAS, the City Council recognizes that approval of a second change order for the Project is required to continue and complete construction of the Project; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to authorize a change order number two to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. in an amount not to exceed $131,340; and

WHEREAS, the City Council recognizes additional funds may be needed beyond the second change order to complete the Project; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to authorize the Mayor, on behalf of the City, to execute a third order the Public Improvement Agreement with Palm Engineering Construction Company, Inc. in a maximum about of $45,000 should such additional funds become necessary to complete the Project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California as follows:

1. That the above recitations are true.

2. That the City Council authorizes the Mayor to execute, on behalf of the City, change order number two to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. for the installation of a concrete patio area with retaining walls and sidewalks as gathering space and potential rental event space area in the amount of $131,340.

3. That the City Council authorizes the Mayor to execute, on behalf of the City, a third change order to the Public Improvement Agreement with Palm Engineering Construction Company, Inc. in a maximum amount of $45,000 should additional funds be needed for completion of the Mountain View Park Pickleball Courts Project.

Palm Engineering Construction Company, Inc.
7330 Opportunity Road Suites A&B, San Diego, CA 92111
License #853930

Date: 7/24/2026

QUOTE

Project: Mountain view pickleball

Item Num	Item Description	Unit of Measure	Quantity	Unit Price	Total
1	Field survey and additional engineering	LS	1	$ 5,000.00	$ 5,000.00
2	Additional grading (includes rough and final)	LS	1	$ 4,300.00	$ 4,300.00
3	Additional professional survey for foundations	LS	1	$ 6,300.00	$ 6,300.00
4	6' curb	LF	50	$ 155.00	$ 7,750.00
5	CMU Wall	SF	250	$ 205.00	$ 51,250.00
6	CMU wall footing	CY	20	$ 633.00	$ 12,660.00
7	Caps for cmu wall	LS	1	$ 5,750.00	$ 5,750.00
8	Stairs	EA	1	$ 25,000.00	$ 25,000.00
9	Railing	EA	1	$ 8,500.00	$ 8,500.00
10	Additional sleeves per RE direction and mulch area utilizing mulch onsite	LS	1	$ 4,830.00	$ 4,830.00
				Total	**$ 131,340.00**

Exclusions
· Costs associated with unforeseen or concealed site conditions, including but not limited to undocumented utilities, rock excavation, or contaminated soils.
· Work required due to errors, omissions, or changes in the project plans and specifications.
· Utility company delays, standby time, or work required for utility relocations not shown in the bid documents.
· Permits, inspection fees, agency charges, or impact fees not specifically included in our scope.
· Materials testing, compaction testing to 95%, special inspections, or third-party certifications.
· Traffic control beyond that shown in the contract plans, including any flagging services.(Palm Will Perform traffic control for its own work)
· Traffic Control Plans or Permits.
· Archaeological, biological, environmental, or cultural monitoring, reporting, or mitigation.
· Work performed at night, on weekends, or on holidays unless specifically required and included in the bid.
· Escalation of labor, material, or fuel costs occurring after the bid date.
· Removal, handling, or disposal of hazardous materials, including asbestos and lead.
· Delays caused by inclement weather beyond normal seasonal conditions.
· Premium time, overtime, shift differential pay, or after-hours work.
· Delays related to design or permitting.
· Design or engineering related to the project as a whole and the SDGE work/service order.
· Soils reports.

Palm Engineering Construction Company, Inc.
7330 Opportunity Road Suites A&B, San Diego, CA 92111
License #853930

·	Work not shown on the plans provided prior to bid.
·	Repair or investigation of existing conduits and systems.
·	All payments over the AL (allowance) will be at actual cost plus a reasonable mark-up for overhead and profit.
·	Construction survey and SWPPP/ WPCP/QSP/QSD
·	Construction water/water meter, power washing, sweeping, Weed kill
·	Non-standard wording on Insurance Certificates.
·	Bond.
·	T-Cap (Base Pave for the slot patch is included).
·	Unsuitable Soil & Base.
·	Relocation of Boxes, Utilities or pushbuttons.

Submitted by:
Palm Engineering Construction Company Inc.
7330 Opportunity Road, Suite A & B
San Diego, California 92111
Phone:(619) 291-1495
Cell: (858) 335-2695

·	*License# 853930, Classification: A, B, C27 & C10, Expiration Date: 2/28/2027*
·	*DIR# 2000000411, Expiration Date: 06/30/2027*
·	*SB-PW# 2027265, Expiration Date: 5/31/2027*
·	*LBE#289326, Expiration Date 09/25/2026*

STAFF REPORT

August 5, 2026
File Number 0680-10

SUBJECT

ORDINANCE AUTHORIZING CITY MANAGER TO EXECUTE TEMPORARY LICENSE AND ACCESS AGREEMENT FOR ESCONDIDO CREEK TRAIL PROJECT

DEPARTMENT

City Manager's Office

RECOMMENDATION

Request the City Council adopt Ordinance No. 2026-17 authorizing the City Manager to execute a temporary license and access agreement with the owner of the Evans Tire property located at 510 N. Broadway for the purpose of installing a gateway entry sign and rock garden as part of the Escondido Creek Trail Expansion and Renovation project.

Staff Recommendation: Approval (City Manager's Office: Sean McGlynn, City Manager)

Presenter: Joanna Axelrod, Deputy City Manager

ESSENTIAL SERVICE – Yes, Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Be Business Friendly; Drive Community and Land Development

FISCAL ANALYSIS

This project will have no impact on the General Fund as the not to exceed $20,000 cost for the rocks and gateway welcome sign will be covered from Escondido Creek Trail Enhancement and Improvement project grant funds.

PREVIOUS ACTION

On September 29, 2021, the City Council approved Resolution No. 2021-146 authorizing the acceptance of Coronavirus State and Local Fiscal Recovery Funds established by the American Rescue Plan Act of 2021 in the amount of $38,808,509 amongst which $1 million was allocated to the project.

On June 5, 2019, the City Council approved Resolution No. 2019-87 authorizing the Director of Communications and Community Services or her designee to submit an application to the California Department of Parks and Recreation for $8.5 million in SPP funds for improvements to the Escondido Creek Trail.

CITY of ESCONDIDO

STAFF REPORT

On January 25, 2012, the City Council approved Resolution No. 2012-11 accepting the final Escondido Creek Trail Master Plan Report and authorized staff to seek and acquire grant funding that will enable the City to continue revitalization of the Escondido Creek Trail.

On January 26, 2022, City staff and design consultant teams shared the background and latest design progress on the Escondido Creek Trail Expansion and Renovation Project.

On December 13, 2023, the City Council adopted Resolution No. 2023-162, authorizing receipt of Clean California Local Grant Program funds for the Escondido Creek Trail Rose to Midway Project in the amount of $3,503,000.

On August 28, 2024, the City Council awarded the bid to Tri-Group Construction and Development Inc for physical construction of the project and a consulting agreement with T.Y. Lin International for construction management.

BACKGROUND

Starting in early 2010, residents brought forward a vision of the Escondido Creek Trail as a linear park which resulted in the following important planning documents: Revealing Escondido Creek Vision Plan and the Escondido Creek Trail Master Plan. Two top priorities that emerged were to complete the Missing Link bike path between Broadway and Centre City Parkway and to create safe mid-block crossings along the length of the Creek Trail.

In 2020, the City was awarded $8.5 million from the California Department of Parks and Recreation through the Prop 68 Parks and Water Bond Act of 2018 which aimed to create new parks and recreation opportunities in underserved communities across California. The current Escondido Creek Trail Expansion and Renovation project is improving approximately 4.5 miles of the existing Escondido Creek Trail and adding approximately 0.4 miles of new bicycle path. This project is creating a double-sided trail on approximately 1.7 miles; on one side will be the existing Class I bicycle path, on the other will be a new decomposed granite trail.

This project aims to encourage safe and healthy lifestyles through an improved sense of security, enhanced street crossings, fitness and play amenities, native and California-friendly landscaping, artistic and cultural elements, and further opportunities for walking and jogging in addition to improvements to the bike path. The goal is to revitalize the Creek Trail Corridor through enhanced activities and partnerships with local businesses, artists, schools, and other organizations**.** Amenities and enhancements include:

- Wayfinding and educational signage
- Lighting
- Paving/striping on the Creek Trail

- New landscaping
- Mural installments and artistic features
- Fitness stations
- Seating and gathering spaces
- Children's play areas
- Trash receptacles and water bottle filling stations
- Safer pedestrian crossing and ramps where the Creek Trail intersects with local roadways
- 1.1 miles of new walking trails between Date and Midway on the north side of the Creek

The bulk of the improvements being made as part of the Escondido Creek Trail Expansion and Renovation Project are between Broadway and Midway. A portion of the Evans Tire parcel, located at 510 N. Broadway, abuts the Creek Trail. While the space is currently bare dirt, it has the potential to serve as an important, visible gateway entrance to the Trail. Therefore, as part of these beautification efforts, the City approached Niche Investments, the owner of the property, with a proposal for the City to install and maintain for a term of five years, a rock garden and gateway sign welcoming users to the Escondido Creek Trail. By utilizing a Crime Prevention Through Environmental Design (CPTED)-approved design for the rock garden, this improvement serves as both an aesthetic enhancement as well as a deterrent for loitering which is a known challenge in that space.

A depiction of the location where these improvements would be made as well as a conceptual rendering of the rock garden and welcome sign are included in Exhibit "A" of Ordinance No. 2026-17 as Exhibits A and B of the Temporary License and Access Agreement. The rendering shown in Exhibit B of the Temporary License and Access Agreement is a conceptual illustration provided solely for reference and to convey the general intent of the anticipated improvements. The completed improvements may vary slightly from the initial rendering due to ongoing design refinements, site-specific conditions, material availability, budgetary constraints, or additional considerations.

Costs for these improvements will be paid for out of the Escondido Creek Trail Expansion and Renovation project grant funding and will therefore have no impact to the General Fund.

ORDINANCES

a. Ordinance No. 2026-17
b. Ordinance No. 2026-17—Exhibit "A"—Temporary License and Access Agreement

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY LICENSE AND ACCESS AGREEMENT FOR PROPERTY AT 510 N. BROADWAY, ESCONDIDO, CALIFORNIA, AS PART OF THE ESCONDIDO CREEK TRAIL PROJECT

The City Council of the City of Escondido, California, does ordain as follows:

SECTION 1. The City Council makes the following findings:

a) Niche Investments, a California limited liability company ("Owner'), owns the real property located at 510 N. Broadway, Escondido, CA 92025, Escondido, CA 92025, APN 229-304-23-00 ("Property"). The Property is currently the site of Evans Tire, and abuts a portion of the Escondido Creek Trail; and

b) The City of Escondido ("City") is involved in the rehabilitation of the Escondido Creek Trail ("Project") to encourage safe and healthy lifestyles through an improved sense of security, enhanced street crossings, fitness and play amenities, native and drought friendly landscaping, and further opportunities for walking and jogging in addition to improvements to the bike path. The goal is to revitalize the Creek Trail Corridor through enhanced activities and partnerships with local businesses, artists, schools, and other organizations; and

c) The Property has been the target of various graffiti and other damage, and in a recently attempt to protect the building from other damage, Owner installed a wrought iron fence, painted over a defunct mural, and removed all landscaping from a previous native plant garden; and

d) As part of the Project, the City wishes to support small businesses, including Owner, and also improve the aesthetics of this area near the opening of the Creek Trail and Owner desires to receive the benefit of certain improvements to the Property to be completed by the City; and

e) The City and Owner intend to document Owner's permission to allow the City to utilize a portion of the Property between the existing black wrought iron fence and the asphalt bike path, and the south side wall of the Property, and to make and maintain certain improvements as are described in a Temporary License and Access Agreement ("Agreement"), a copy of which is attached as Exhibit "A"; and

f) The City and Owner desire to enter into the Agreement such that Owner will grant a temporary exclusive license to the City in connection with the use of a portion of Property for the Project.

SECTION 2. The City Council has reviewed and considered the above findings and determines that it is in the best interests of the City to enter into the Agreement on the terms and conditions stated therein, and as may be approved by the City Attorney, and that the City Manager, or his designee, shall have such authority to execute the Agreement, any amendments thereto, and such other documents as may be required to enforce and implement the rights, duties and obligations contained in the Agreement.

SECTION 3. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. That as of the effective date of this Ordinance, all ordinances or parts of ordinances in specific conflict herewith are hereby repealed.

SECTION 5. That the City Clerk is hereby directed to certify to the passage of this Ordinance and take such further steps as are necessary and appropriate to adopt this Ordinance.

TEMPORARY LICENSE AND ACCESS AGREEMENT

This TEMPORARY LICENSE AND ACCESS AGREEMENT ("Agreement") is entered into as of the last date of signature below ("Effective Date"), by and between Niche Investments, a California limited liability company ("Owner") and the City of Escondido, a California municipal corporation ("City" or "Licensee") for use of approximately 2,400 square feet of Owner's property located at 510 N. Broadway, Escondido, CA 92025. (The Owner and Licensee each may be referred to herein as a "Party" and collectively as the "Parties.")

RECITALS

A. Owner owns the real property located at 510 N. Broadway, Escondido, CA 92025, Escondido, CA 92025, APN 229-304-23-00 ("Property"). The Property is currently the site of Evans Tires, and abuts a portion of the Escondido Creek Trail.

B. The City has been working over the past year to complete the Escondido Creek Trail, which aims to encourage safe and healthy lifestyles through an improved sense of security, enhanced street crossings, fitness and play amenities, native and drought friendly landscaping, and further opportunities for walking and jogging in addition to improvements to the bike path. The goal is to revitalize the Creek Trail Corridor through enhanced activities and partnerships with local businesses, artists, schools, and other organizations.

C. The Property has been the target of various graffiti and other damage, and in a recently attempt to protect the building from other damage, Owner installed a wrought iron fence, painted over a defunct mural, and removed all landscaping from a previous native plant garden.

D. The City wishes to support Owner's small business and also improve the aesthetics at this area near the opening of the Creek Trail; and Owner desires to receive the benefit of certain improvements to the property to be completed by the City. The Parties intend for this document to allow the City to utilize an area of approximately 2,400 square feet between the existing black wrought iron fence and the asphalt bike path, and the south side wall of the building, as further depicted on Exhibit "A," attached hereto and incorporated herein by this reference ("Premises"), to make and maintain certain improvements specified herein.

E. Owner and Licensee desire to enter into this Agreement such that Owner will grant a temporary exclusive license to Licensee in connection with the use of the Premises.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the mutual benefits derived therefrom, the Parties hereby agree as follows:

1. **Grant of License and Access**. Subject to the terms, conditions, and limitations in this Agreement, Owner hereby grants to Licensee an exclusive license to use the Premises for the installation and maintenance of a new decorative rock garden, an approximately twelve foot by twelve foot sign to welcome the public to the Escondido Creek Trail, lighting for both the rock garden and sign at the discretion of Licensee, and the right to reasonable access across the Property for any installation and maintenance purpose related to these items ("License").

2. **Use of Premises**.

2.1 Project. The Licensee shall use the Premises for the installation and maintenance of a new decorative rock garden and a sign to welcome the public to the Escondido Creek Trail ("Project"), as described herein, and the Licensee shall not use the Premises for any other purpose.

2.2 Site Preparation and Removal. Prior to installation of the contemplated improvements, Licensee may remove the existing items within the Premises, including the rock bench structure, bike rack, vegetation, irrigation and debris. At Owner's request, Licensee agrees to trim the canopy of the existing oak tree that is outside of the Premises. The oak tree is shown on Exhibit A on the frontage perimeter of the building, outside of the line depicting the Premises.

2.3 Construction and Installation. Licensee shall furnish all labor, materials, and equipment necessary to install a decorative rock garden and sign in form and appearance substantially similar to the concept image approved by the Parties and attached hereto as Exhibit "B."

3. **Owner Oversight.** Owner shall monitor the Premises and shall promptly inform Licensee of any improper or unauthorized use occurring within the Premises.

4. **Drainage and Utilities**. Owner shall be responsible for maintaining all existing private drainage facilities serving or affecting the Property. Owner shall provide electricity at no cost to Licensee for up-lighting or signage and/or the rock garden, if requested by Licensee.

5. **Term**. The term of this Agreement shall commence on the Effective Date of this Agreement and continue for five (5) years after the date of completion of the rock garden installation, unless extended by mutual written agreement of the parties ("Term").

6. **Fee**. N/A

7. **Intentionally Omitted**.

8. **Maintenance**.

8.1 Licensee shall maintain the Premises and shall keep it in clean, safe, orderly, and sanitary condition at all times throughout the License Term.

8.2 Licensee shall keep the Premises free from trash, litter, graffiti, and unsightly debris. Maintenance activities may include graffiti abatement, trash and litter removal, removal of illegal encampments and/or unauthorized use within the maintenance area.

9. **Access**. The City shall have a right to access and enter the Premises at any time to perform any act consistent with the terms and purpose of this Agreement, and may do so from time to time without providing advanced notice.

10. **Vacation of Premises**. Upon termination of the Agreement or revocation of the License, Licensee shall timely remove the improvements and vacate and deliver the Premises to the Owner in substantially the same condition it was found, except for ordinary wear and tear.

12. **Indemnification, Hold Harmless, Duty to Defend**.

12.1 Licensee (including Licensee's agents, employees, contractors, and subcontractors, if any) shall indemnify, hold harmless, and defend the Owner, 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, liens, levies, costs, expenses, liabilities, losses, damages, or injuries, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), and any attorney's, consultant, or expert fees, and provide and pay all costs for a defense of any and all Claims against any of the Indemnified Parties, in any legal action filed in a court of competent jurisdiction by a third party in connection with this Agreement or any component thereof; the validity, applicability, or implementation of this Agreement; or the Licensee's use of the Premises.

12.2 Owner (including Owner's agents, employees, contractors, and subcontractors, if any) shall indemnify, hold harmless, and defend the City, its 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, liens, levies, costs, expenses, liabilities, losses, damages, or injuries, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), and any attorney's, consultant, or expert fees and City staff costs for investigating and responding to any Claims, and provide and pay all costs for a defense of any and all Claims against any of the Indemnified Parties, in any legal action filed in a court of competent jurisdiction by a third party in connection with this Agreement or any component thereof; the validity, applicability, or implementation of this Agreement; or the Owner's use of the Premises .

12.3 All provisions within this Section 12 shall survive termination of this Agreement.

13. **Insurance**.

13.1 Licensee shall procure and maintain, at its own cost, during the entire term of this Agreement, insurance against claims for injuries to persons or damages to property that may arise from or in connection with this Agreement, and the results of Licensee's use of the Premises, by Licensee, its agents, representatives, employees, or volunteers. Insurance coverage shall be at least as broad as the following:

a. *Commercial General Liability*. Insurance Services Office ("ISO") Form CG 00 01 covering Commercial General Liability on an "occurrence" basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury, with limits no less than $1,000,000 per occurrence/$2,000,000 general aggregate. Insurance coverage will be provided by an insurer authorized to conduct business in the state of California with a current A.M. Best's rating of no less than A-:VII, or as approved by the City.

b. *Additional Insured Status*. Licensee agrees to provide Owner additional insured status on the Commercial General Liability policy.

c. *Primary Coverage*. Licensee's insurance coverage shall be primary coverage .

13.2 Failure to comply with any of the insurance requirements in this Agreement, including but not limited to a lapse in any required insurance coverage during the term of this Agreement, shall be a material breach of this Agreement.

14. **Anti-Assignment Clause**. Licensee shall not assign, delegate, transfer, or sublicense any duty or right under this Agreement, or any portion of the Licensee's use of the Premises.

15. **Licensee not a Lessee**. No legal title or leasehold interest in the Premises or appurtenances thereto, or any landlord/tenant relationship between the City and Licensee, shall be deemed or construed to have been created or vested in the Licensee by anything contained in this Agreement.

16. **Provisions Cumulative**. All provisions contained herein are cumulative and in addition to and not in limitation of any other rights or remedies available to the City.

17. **Anti-Waiver Clause**. None of the provisions contained herein shall be waived because of previous failure to insist upon strict performance, nor shall any provision be waived because any other provision has been waived, in whole or in part.

18. **Severability**. The Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

19. **Choice of Law**. This Agreement shall be governed by the laws of the State of California. Venue for any action arising from this Agreement, including but not limited to matters concerning validity, construction, performance or enforcement shall be exclusively in the state or federal courts located in San Diego County, California.

20. **Notice**. Any statements, communications, or notices to be provided pursuant to this Agreement shall be sent to the attention of the persons indicated herein. Either Party shall provide the other Party with notice of any change of person to be notified or change of address.

If to Owner:	If to City:
Niche Investments LLC	City of Escondido
_____	201 N. Broadway
_____	Escondido, CA 92025
Attn: _____	Attn: _____
_____	_____

21. **Entire Agreement**. This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire Agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation, or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

22. **Amendment**. This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given.

23. **Independent Investigation**. The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

24. **Advice of Counsel**. The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

25. **Capacity**. Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

26. **Attorney's Fees**. In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

27. **Counterparts**. This Agreement may be executed on separate counterparts, each of which shall be an original and all of which taken together shall constitute one and the same instrument. Delivery of an executed signature page of this Agreement by electronic means, including an attachment to an email, shall be effective as delivery of an executed original.

28. **Compliance with Laws**. Licensee shall keep itself informed of and comply with all applicable federal, state, and local laws, statutes, codes, ordinances, regulations, rules, and other legal requirements in effect during the term of this Agreement. Licensee shall obtain any and all permits, licenses, and other authorizations necessary to use or operate the Premises in the manner described in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees, or agents of the City, shall be liable, at law or in equity, as a result of any failure of Licensee to comply with this section.

29. **Effective Date**. Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

(Signature Page Follows)

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

LICENSEE:

CITY OF ESCONDIDO

Date: _____ _____
Sean McGlynn, City Manager

OWNER:

NICHE INVESTMENTS LLC

Date: _____ _____
John Andonian, Manager

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

By: _____

Date: _____

Exhibit A

Depiction of Premises



Exhibit B

Conceptual Rendering of Anticipated Improvements

The rendering shown in this Exhibit B is a conceptual illustration provided solely for reference and to convey the general intent of the anticipated improvements. The rendering is not a final design document and shall not be construed as a representation, warranty, or guarantee regarding the exact appearance, configuration, materials, dimensions, or features of the completed improvements. The completed improvements may vary from the initial rendering due to ongoing design enhancements, site-specific conditions, material availability, budgetary constraints, or additional considerations.



STAFF REPORT

August 5, 2026
File Number 0697-20-10358

SUBJECT

SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK (FILE NO. 0697-20-10358)

DEPARTMENT

Community Development; Housing & Neighborhood Services Division

RECOMMENDATION

Request the Rent Review Board hold a Public Hearing to review and consider Westwinds Mobilehome Park Short-Form Application, located at 1415 South Pine Street, Escondido, California and adopt Resolution No. RRB 2026-127, raising all rent control space rent by 0.604 percent.

Staff Recommendation: Approval (Development Services Director: Kevin Snyder, Director of Development Services)

Presenter: Carlos Cervantes, Management Analyst and Alfredo Rubio, Code Compliance Officer II

ESSENTIAL SERVICE – No

COUNCIL PRIORITY –

FISCAL ANALYSIS

Staff time and resources were expended to process the short-form application. Staff reviewed the application, evaluated the mobilehome park for code enforcement violations, and conducted public outreach with the affected park residents, park manager and owners. No additional fiscal impact was incurred by the City.

PREVIOUS ACTION

On August 13, 2025, a short-form application was considered and approved. An increase of 2.786 percent was approved, resulting in an average space increase of $21.32 per space, per month.

BACKGROUND

On June 8, 1988, the Escondido residents voted to approve Proposition K to enact Mobilehome Rent Control in the City of Escondido ("City"). Under Proposition K, if a park owner wants to increase the rent on a mobilehome rent control space, they must file an application with the City and obtain approval from

CITY of ESCONDIDO

STAFF REPORT

the Mobilehome Park Rent Review Board ("Board"). This Board is an independent body comprised of the City of Escondido Councilmembers.

In 1997, the Board adopted changes to the Mobilehome Rent Review Board Guidelines to allow for the acceptance of a "short-form" application. The short-form application is an abbreviated and less administrative burdensome application process for park owners and City staff. A mobilehome park owner can request a rent increase based solely on the change in the San Diego Metropolitan Area's Consumer Price Index ("CPI"), All Items/All Urban Consumers component since the last increase was granted by the Board. The requested increase may not exceed ninety percent (90%) of the increase in CPI since the last application was granted by the Board, or 8 percent, whichever is less, subject to a two-year limit. Park owners are allowed to apply one-year from the date the last application was deemed complete.

Westwinds Mobilehome Park ("Park") is an all-age park, located at 1415 South Pine Street in Escondido, California. The Park has a total of 66 spaces, of which forty spaces are subject to rent control. The Park is requesting an increase for the forty rent-controlled spaces. The amenities available for the residents include a furnished clubhouse, a pool, restrooms and laundry facilities.

The Park submitted a short-form application on June 24, 2026. (Attachment "1"). City staff reviewed the application and deemed it to be complete on June 25, 2026. City staff mailed a letter, written in both English and Spanish, on June 29, 2026, notifying the affected Park residents of the application and proposed rent increase, upcoming residential meeting, and Public Hearing date (Attachment "2").

The Park's short-form application was available for public review at the Park office, and the Housing & Neighborhood Services Division counter at City Hall.

Housing & Neighborhood Services and Code Compliance staff facilitated an in-person meeting for the affected residents on July 13, 2026, at 6:00 p.m. Code Compliance conducted a lighting inspection that same evening, and completed an inspection of the common areas on July 14, 2026.

City staff mailed a 10-day notice written in both English and Spanish to residents on July 23, 2026, reminding them of the August 5, 2026 City Council Meeting (Attachment "4").

THE RENT INCREASE APPLICATION:

The short-form application meets all the eligibility criteria for submittal of a short-form rent increase.

PARK OWNER'S REQUEST:

The Park is requesting an increase of 90 percent of the change in CPI for March 2025 to the annual rate of 2025. A park is allowed to request up to 90 percent of the change in CPI. Under Section 11(D) of the Guidelines, it states, "In determining whether the amount of the park owner's requested increase is appropriate, the Board must presume that up to ninety percent (90%) of the change in Consumer Price

Index is a fair, just, and reasonable rent increase. However, the Board may consider any of the other Rent Control Ordinance factors in Section 291104(g) at the request of either the park owner or the affected residents in determining that a lesser increase is fair, just, and reasonable." These factors are referenced in Chapter 29, Article 5, Section 29-104(g) of the Escondido Municipal Code. Ninety percent of the change in the CPI is 0.604 percent for the period of consideration. Currently, the average monthly rent for the residents that are affected by this application is $793.20. The average monthly increase requested for the forty spaces is $4.76 per space, per month. This increase ranges from to $2.46 - $5.91 per space, per month.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting at their clubhouse on July 13, 2026, at 6:00 p.m. Two residents attended the meeting and Salvador Torres was the representative identified.

CODE COMPLIANCE INSPECTION:

On July 13, 2026, a lighting inspection was performed by the Code Compliance Division; no lighting violations were identified. On July 14, 2026, an inspection of the common areas was conducted by the Code Compliance Division, Housing and Neighborhood Services staff, and Park management. Two general park violations were identified. There is an inoperable bathroom shower door in the men's pool restroom and overgrown tree branches encroaching into the roadway by space 5 on Bali Hai Road.

A notice was mailed to the Park manager and owner informing them of the violations. (Attachment "3"). A reinspection was conducted and as of July 27, 2026, all violations were corrected (Attachment "5"). According to the Mobilehome Rent Review Board Guidelines, no increase granted for any park shall go into effect until any existing code violations are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. Park owners and management must give a 90-day notice of any rent increase to affected residents upon the adoption of the Resolution.

RESOLUTIONS

a. Resolution No. RRB 2026-127

ATTACHMENTS

a. Attachment "1"-Westwinds Mobilehome Park Application

CITY of ESCONDIDO

STAFF REPORT

b. Attachment “2”-Resident Short-Form Letter Notification
c. Attachment “3”-Code Inspection
d. Attachment “4”-10-Day Public Hearing Notice
e. Attachment “5”-Code Letter Clearing Violations

RESOLUTION NO. RRB-2026-127

A RESOLUTION OF THE CITY COUNCIL/ MOBILEHOME RENT REVIEW BOARD OF THE CITY OF ESCONDIDO, CALIFORNIA AUTHORIZING A RENT INCREASE FOR WESTWINDS MOBILEHOME PARK

(File Number: 0697-20-10358)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 11 of the Rent Review Board Guidelines was filed on June 24, 2026 (“Application”) by Westwinds Mobilehome Park LLC, the owner of the rental spaces in Westwinds Mobilehome Park (“Park”), an all-age park located at 1415 South Pine Street, Escondido, California; and

WHEREAS, the short-form application was deemed complete by City staff on June 25, 2026; and

WHEREAS, the last rent increase was granted by the Rent Review Board on August 13, 2025, for an increase of 2.786% which amounted to an average increase of $21.32 per space, per month; and

WHEREAS, the average monthly rent per affected space was $793.20 for the forty spaces requested for a rent increase. The Park requested an increase of 0.604%, resulting in an average increase of $4.76 per space, per month; and

WHEREAS, a notice of the Park's application was mailed to all affected homeowners on June 29, 2026 and a 10-day notice of the time, date, and place of the rent hearing before the Board was mailed to the Park and to all affected tenants on July 23, 2026; and

WHEREAS, on June 13, 2026 and June 14, 2026, a Mobilehome Park Rent Review Code Compliance Inspection was completed. There were no lighting violations and two general park violations were identified, which were an inoperable bathroom shower door in the men's pool restroom and overgrown tree branches encroaching into the roadway by space 5 on Bali Hai Road; and

WHEREAS, on July 27, 2026, Code Compliance completed a reinspection and all violations were cleared; and

WHEREAS, on August 5, 2026, the Board held its Public Hearing. After an initial staff presentation, the Board invited testimony from Park ownership and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the Public Hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and staff, the Board voted to grant a 0.604% increase, resulting in an average rent increase of $4.76 per space, per month, for the forty spaces.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City of Escondido Mobilehome Park Rental Review Board finds that the Westwinds Mobilehome Park short-form application increase is consistent with the Rent Review Board Guidelines and approves the short-form rent application submitted by Westwinds Mobilehome Park, LLC.

CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4562

SHORT-FORMAPPLICATION FOR MOBILEHOME SPACE RENT INCREASE

Park Name Westwinds MHP Telephone 760-740-0743

Address 1419 S. Pine Street Escondido, CA 92025

Owner Westwinds MHP, LLC Telephone 949-722-1698

Address 301 E. 17th St. Suite #208 Costa Mesa, CA 92627

Representative Bart Thomsen Telephone 949-722-1698

(If other than owner; all City correspondence will be addressed to this person)

Address

Site Manager Katie Morris Telephone 949-722-1698

Today's Date: 6/23/2026

Date of last RRB increase 12-1-25

Number of Spaces in Park 66

Change in CPI during period 0.671%

Increase requested by Park 0.604 %

Period covered by CPI request March 2025 - Annual

Spaces affected by proposed increase 40

90% of change in CPI 0.6039%

of In-Place Transfers as of 7/1/20 1

or since last Rent Increase Application (whichever is more recent)

Briefly describe the park. Include amenities and services provided without additional charge. Attach additional pages if more space is needed.

Clubhouse

Laundry

Pool

SPACE RENTALS

Complete for all spaces affected by Proposed Increase at: Westwinds MHP

Date of last application was deemed complete: 6/23/2025

Date of last increase: 12/1/2025

DIRECTIONS: 1. List the monthly rent for rent-controlled spaces ("RC") collected for all affected spaces at the date the application was deemed complete. 2. List all long-term lease spaces ("LT") that sold or signed a new agreement after February 13, 2020. 3. **If spaces have been added due to termination of long-term leases or space rents have been raised during a calendar year since the last increase was granted, list the *highest rent* paid for each space during that calendar year.** If the last increase was granted more than three years ago, use additional pages as needed. *This sheet may be duplicated as necessary.*

Resident Name and Space #	RC or LT	**Rent in 20___**	**Rent in 20___**	**Current Rent (__/__/__)**	**Requested Increase ($)**	**Percentage Increase**	**Requested New Rent**
#1 - See attached							
#2 - None							

IN-PLACE TRANSFER/ SALE(S)

Westwinds Mobilehome Park Rent Increase Application 2026

Site	Resident	Rent In June 2024	Rent In June 2025	Current Rent in June 2026	Percentage Increase	Requested Increase	Requested New Rent
Baha1	Jesus Larios	$755.78	755.78	776.84	0.604%	$4.69	$781.53
Baha10	Frank Andrade	$798.81	798.81	821.06	0.604%	$4.96	$826.02
Baha12	Ramon Galvan	$842.39	842.39	865.86	0.604%	$5.23	$871.09
Baha14	Ma. Hernandez	$743.86	775.66	797.27	0.604%	$4.82	$802.09
Baha16	Sophia Olivo	$798.81	798.81	821.06	0.604%	$4.96	$826.02
Baha2	Jaime Cerda	$791.33	825.16	848.15	0.604%	$5.12	$853.27
Baha24	Hugh Mac Donald	$380.54	396.81	407.87	0.604%	$2.46	$410.33
Baha26	Bianca Liset Guillen	$833.67	833.67	856.90	0.604%	$5.18	$862.08
Baha3	Michelle Gallup	$739.07	739.07	759.66	0.604%	$4.59	$764.25
Baha4	Eduardo Ibarra	$792.63	817.99	840.78	0.604%	$5.08	$845.86
Baha6	Margarita De La Cruz	$791.63	791.63	813.68	0.604%	$4.91	$818.59
Baha7	Teresa Kidare	$423.42	441.52	453.82	0.604%	$2.74	$456.56
Baha8	Antonio Hernandez	$851.18	851.18	874.89	0.604%	$5.28	$880.17
Bali1	Manuela Barkhorn	$784.09	817.61	840.39	0.604%	$5.08	$845.47
Bali11	Juan Garcia	$773.79	803.19	825.57	0.604%	$4.99	$830.56
Bali3	Lenika Quinones	$825.66	852.08	875.82	0.604%	$5.29	$881.11
Bali4	Manuela Felix	$855.00	855.00	878.82	0.604%	$5.31	$884.13
Bali5	Neftali Calderon	$380.54	396.81	407.87	0.604%	$2.46	$410.33
Bali6	Stephanie Branch	$876.19	876.19	900.60	0.604%	$5.44	$906.04
Berm10	Victoria Ortega	$730.48	758.24	779.36	0.604%	$4.71	$784.07
Berm4	Reynaldo Flores	$809.69	809.69	832.25	0.604%	$5.03	$837.28
Berm9	Christopher Hein	$726.88	753.05	774.03	0.604%	$4.68	$778.71
Jama10	Paul Busse	$746.89	770.79	792.26	0.604%	$4.79	$797.05
Jama2	Trinidad Sanchez Sandoval	$707.43	732.90	753.32	0.604%	$4.55	$757.87
Jama5	Daniel Parker	$380.54	396.81	407.87	0.604%	$2.46	$410.33
Jama6	Marie Desidero	$749.88	749.88	770.77	0.604%	$4.66	$775.43
Jama8	Octavio Rodriguez	$721.12	748.52	769.37	0.604%	$4.65	$774.02
Jama9	Roberto Carrillo Castro	$776.09	776.09	797.71	0.604%	$4.82	$802.53
Tahi11	Mario Sanchez Gomez	$785.57	815.42	838.14	0.604%	$5.06	$843.20
Tahi15	Balthazar Arandia Cuajunco	$850.35	850.35	874.04	0.604%	$5.28	$879.32
Tahi19	Guillermina Velasquez	$802.29	832.78	855.98	0.604%	$5.17	$861.15
Tahi2	Sergio Ramos Cordova	$752.84	776.93	798.58	0.604%	$4.82	$803.40
Tahi21	Alfredo Rocha	$805.74	840.19	863.60	0.604%	$5.22	$868.82
Tahi25	Noe Santana	$797.51	797.51	819.73	0.604%	$4.95	$824.68
Tahi27	Hien Ly	$830.75	862.32	886.34	0.604%	$5.35	$891.69
Tahi3	Aurora Solis	$804.43	833.39	856.61	0.604%	$5.17	$861.78
Tahi4	Nancy Maclas	$725.15	752.71	773.68	0.604%	$4.67	$778.35
Tahi5	Salvador Torres	$835.00	861.72	885.73	0.604%	$5.35	$891.08
Tahi6	Lucinda Hernandez	$715.26	742.44	763.12	0.604%	$4.61	$767.73
Tahi9	Joel Marin	$850.36	880.97	977.95	0.604%	$5.91	$983.86

(3)

DIRECTIONS:

Enter the information on all in-place transfer of a resident-owned mobilehomes in the park after July 1, 2020, or since the date of when the last rent increase application was deemed complete (whichever date is more recent). Please note the term "deemed complete" means when the Housing & Neighborhood Services staff deemed your previous application complete not when the Rent Review Board granted the increase. ,. "In-place transfer" means the transfer of the ownership of a mobilehome with the mobilehome remaining on the mobilehome lot following the transfer.

Final Space Rent - rent charged to the departing tenant for the final month of rent before the sale
Space Rent after Sale – rent paid by the new tenant for the first month after the sale
Park Average Space Rent - total amount of rent charged for all spaces in a mobilehome park occupied by a resident owned mobilehome, divided by the number of spaces in the park occupied by a resident owned mobilehome (calculated on the most recent annual rent control survey)

Use additional Sheets if necessary

Space #	Sale Date	Final Space Rent Before Sale ($)	Space Rent After Sale ($)	Park Average Space Rent	Current Lease Type (LT/RC)
Tahi9	4/28/2026	$905.51	$977.95	$765.30	RC
Tahi2	Not a sale	Name change only			

(4)

OWNER'S AFFIDAVIT

I (We,) _____

Katie Morris

being duly sworn, depose and say that I (We) am (are) the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: _____
Signature

_____
Park Owner/*Type or print name*

_____
Signature

Katie Morris
Representative/*Type or print name*

Mailing address: 301 E. 17th St. #208
Costa Mesa, CA 92627

Housing & Neighborhood Services Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841
www.escondido.org/housing-and-neighborhood-services

June 29, 2026

Re: Short-form Rent Increase Application Submitted by Westwinds Mobilehome Park

Dear Resident:

A **short-form application** for a rent increase for your Park has been received and determined to be complete.

This letter is to inform you about:

1) RESIDENT MEETING

- Date: Monday July 13, at 6:00 p.m.
- Location: Park Clubhouse
- Purpose: To discuss the short-form hearing process, answer any questions, and select a resident representative.
- Spanish translation will be provided

2) RENT REVIEW BOARD HEARING

- Date: August 5, 2026 at 5 p.m.
- Location: City Council Chambers, 201 North Broadway, Escondido, CA 92025

3) HOW THIS MAY IMPACT YOU

- The park is requesting a **0.604%** increase
- Average Increase per space per month: $4.76
- Average Rent for rent controlled spaces after the increase: $793.20

4) WHERE TO RECEIVE MORE INFORMATION

- Attend the resident meeting on July 13, at 6:00 p.m.
- The application is available on the city's website, at your park's office and at the Housing and Neighborhood Services Division counter at City Hall during normal business hours. Monday – Friday 8 a.m. – 5 p.m.
- This letter serves as the residents notice allowing them 30 days to review the application and supporting documents, and submit written comments to City staff prior to the hearing, either through email or in person at 201 North Broadway, Escondido, CA 92025.
- Contact Carlos Cervantes at (760) 839-6265 or carlos.cervantes@escondido.gov

Sincerely,

Carlos Cervantes

Carlos Cervantes - Housing and Neighborhood Services Analyst Manager

Housing & Neighborhood Services Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841
www.escondido.org/housing-and-neighborhood-services

29 de junio del 2026

Re: Solicitud Abreviada para un Aumento de Renta presentada por Westwinds Mobilehome Park.

Estimado Residente:

Una **solicitud abreviada** para un aumento de rentas para su Parque ha sido revisada y determinada ser completa.

Esta carta es para infórmale de:

1) JUNTA DE RESIDENTES

- Fecha = lunes 13 de julio a las 6:00 p.m.
- Locación = Clubhouse de su parque
- Propósito = Para discutir el proceso de la audiencia de la solicitud abreviada, contestar cualquier pregunta y seleccionar un residente representante.

2) AUDIENCIA DE COMISIÓN DE EVALUADORES DE RENTA

- Fecha = 8 de agosto, a las 5pm
- Locación = En la Sala Consistorial del Municipio (City Council Chambers), 201 North Broadway, Escondido, CA 92025

3) COMO ESTO LE PUEDE AFECTAR A USTED

- El parque está solicitando un aumento de 0.604%
- Aumento promedio por espacio por mes = $4.76
- Renta promedia para espacios de renta controlado = $793.20

4) DONDE PUEDE RECIBIR MÁS INFORMATION

- Asistir la junta de residentes el 13 de julio a las 6:00 p.m.
- La solicitud está disponible en el sitio web de la ciudad, en la oficina de su parque y en el mostrador de la División de Vivienda y Servicios al Vecindario en el Ayuntamiento durante sus horas de oficina normal. Lunes – viernes 8am-5pm.
- Esta carta sirve como notificación para los residentes, permitiéndoles 30 días para revisar la solicitud y los documentos de respaldo, y enviar comentarios por escrito al personal de la Ciudad antes de la audiencia, ya sea por correo electrónico o en persona en 201 North Broadway, Escondido, CA 92025.
- Contacte a Carlos Cervantes al (760) 839-6265 o carlos.cervantes@escondido.gov

Sinceramente,

Carlos Cervantes

Carlos Cervantes - Housing and Neighborhood Services Analyst Manager

ESCONDIDO
City of Choice

Code Compliance Division
201 N. Broadway, Escondido, CA 92025
(760) 839-4650, FAX (760) 839-4313

Date: **July 20, 2026**

TO: **HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD**

FROM: **RUBEN HERNANDEZ, CODE COMPLIANCE SUPERVISOR**

SUBJECT: WESTWINDS MOBILEHOME PARK RENT CONTROL

The Westwinds Mobile Home Park was inspected on July 14, 2026, with the lighting inspection conducted the prior evening. This inspection was a result of an application for a rent increase having been filed. There were two general park violations and no lighting violations found in the park. The inspection results are noted in the attached inspection report.

The resident meeting for the park was held on July 13, 2026 with one park manager and four city staff members. Two Park residents also attended the meeting. There were no Code Compliance concerns to discuss.

Cc: Kevin Snyder, Director of Development Services
Danielle Lopez, Housing & Neighborhood Services Manager

ESCONDIDO
City of Choice

July 20, 2026

MOBILE HOME PARK RENT CONTROL
CODE COMPLIANCE INSPECTION REPORT

Park Name: Westwinds Mobile Home Park
1415 S. Pine St
Escondido, CA 92025

Park Owner: Westwinds Mobile Home Park LLC
c/o Thomsen Properties
301 E. 17th Street # 208
Costa Mesa, CA. 92627

Park Managers: Liliana Silva
Jim Younce

Phone: (760) 740-0743

Inspection Date: 7/14/2026

Inspector: Alfredo Rubio

The following report is based on the inspection of the Westwind's Mobile Home Park conducted under provisions outlined in the California Code of Regulations, Title 25, Division 1, Chapter 2 and the City of Escondido Municipal Code under Article 25.

This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

Violations:

1. There is an inoperable bathroom shower door in the men's pool restroom in violation of 25 CCR 1608 (I) & 1102.

Corrective action:

Repair, replace or remove inoperable bathroom shower door.

2. There were overgrown tree branches encroaching into the roadway by space number 5 on BALI HAI Road in violation of 25 CCR 1608 (J) & 1102.

Corrective action:

Cut, trim and maintain overgrown tree branches encroaching into the roadway at all times.

Areas of the Mobile Home Park requiring illumination per 25 CCR 1108.

Exterior Mobile Home Park lighting inspection was conducted on 7/13/2026.

1. There was no Mobile Home Park lighting violations observed during the inspection.

Housing & Neighborhood Services
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

July 23, 2026

Westwinds Mobilehome Park
1411 S Pine St,
Escondido, CA 92025

RESIDENT NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Escondido, sitting as the Mobilehome Rent Review Board, will hold a public hearing to consider the following item:

A short-form rental increase application for Westwinds M.H.P.

A copy of the application is available for review at https://www.escondido.gov/240/Pending-Applications, or the Housing & Neighborhood Services Division at City Hall, 201 N. Broadway. A copy of the staff report will be available at the Housing counter five days prior to the hearing date.

A public hearing is scheduled for **August 5, 2026 at 5 p.m.** in the City Council Chambers, 201 N. Broadway, Escondido, CA 92025 to determine whether or not a rent increase will be granted for your park.

If you are protesting the short-form application, you should register in the foyer prior to the opening of the public hearing. The purpose of the hearing is for the Rent Review Board to obtain input from the owner and tenants about why an increase should or should not be granted. If you challenge the decision of the Board in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Rent Review Board at or prior to the public hearing.

You may also submit your feedback to Carlos Cervantes at carlos.cervantes@escondido.gov or call 760-839-6265 and this information will be included in the City Council presentation.

At the hearing, the Rent Review Board may make a determination about the rent increase or they may request additional information from the owner or tenants. If additional information is requested, a new hearing will be scheduled. If an increase is granted, the owner must notify you in writing of the amount of the increase at least (90) days before the increase goes into effect.

Sincerely,

Carlos Cervantes

Carlos Cervantes
Housing & Neighborhood Services Analyst I

Housing & Neighborhood Services
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

23 de julio del 2026

Westwinds Mobilehome Park
1411 S Pine St,
Escondido, CA 92025

AVISO PARA RESIDENTES DE AUDIENCIA PÚBLICA

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de la Ciudad de Escondido, siendo la Comisión Evaluadora que Revisan las Rentas de Casas Móviles, tendrá una audiencia pública para considerar el siguiente punto:

La aplicación de aumento de renta para Greencrest M.H.P.

Una copia de la aplicación está disponible para revisión en https://www.escondido.gov/240/Pending-Applications, o División de Vivienda y Servicios al Vecindario en el Ayuntamiento, 201 N. Broadway. Una copia del reporte del personal estará disponible en el mostrador de la División de Vivienda cinco días antes de la fecha de la audiencia.

Una audiencia pública está programada para el **5 de agosto del 2026 a las 5 p.m.** en la Sala Consistorial del Concejo Municipal, 201 N. Broadway, Escondido, CA 92025 para determinar si se otorgará o no un aumento de renta para su parque.

Si usted está protestando esta abreviada-aplicación, debe registrarse en el vestíbulo antes de que comience la audiencia pública. El propósito de la audiencia es que la Comisión Evaluadora que Revisa las Rentas obtenga información del propietario y los inquilinos sobre por qué se debe o no se debe otorgar un aumento. Si impugna la decisión de la Comisión Evaluadora ante la corte, puede quedar limitado a proponer solo aquellos asuntos que usted u otra persona haya propuesto en la audiencia pública descrita en este aviso, o en la correspondencia escrita entregada a la Comisión Evaluadora que Revisa las Rentas durante o antes de la audiencia pública.

También puede enviar sus comentarios a Carlos Cervantes a carlos.cervantes@escondido.gov o llamar al 760-839-6265 y está información se incluirá en la presentación al Concejo Municipal.

En la audiencia, la Comisión Evaluadora de Revisión de Rentas puede tomar una determinación sobre el aumento de renta o pueden solicitar información adicional del propietario y / o inquilinos antes de tomar una decisión. Si se solicita información adicional, se programará una nueva audiencia. Si se concede un aumento, el propietario debe notificarle por escrito de la cantidad del aumento al menos (90) días antes de que el aumento entre en vigencia.

Sinceramente,

Carlos Cervantes

Carlos Cervantes
Analista de Servicios de Vivienda y Vecindario I

ESCONDIDO
City of Choice

Code Compliance Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

July 27, 2026

Westwind's Mobile Home Park LLC
C/O Thomsen Properties
301 E. 17th Street Suite 208
Costa Mesa CA 92627

Westwind's Mobile Home Park
Mobile Home Park Managers
Liliana Silva and Jim Younce
1415 S. Pine Street
Escondido CA 92025

Dear Liliana & Jim,

This notice is to formally advise you that the violations that were noted during the rent control inspection on July 14, 2026 have been corrected.

We appreciate having the parks cooperation during this process. Our mutual efforts are important in maintaining safe and healthy parks in our city. Please feel free to contact me if you have any questions.

Sincerely,

Anthony Mullins
Code Compliance Services Manager

CC: Kevin Snyder, Director of Development Services
Danielle Lopez, Housing and Neighborhood Services Manager

STAFF REPORT

August 5, 2026
File Number 0800-40

SUBJECT

PL24-0067 – AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A TENTATIVE SUBDIVISION MAP AND ADOPT AN ADDENDUM TO THE ENVIRONMENTAL DOCUMENT FOR THE SUBDIVISION OF ONE LOT INTO 5 RESIDENTIAL LOTS FOR FUTURE DEVELOPMENT ON HAMILTON LANE AND BERNARDO AVENUE

DEPARTMENT

Planning Services, Development Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-90 denying the appeal of the Planning Commission's decision to approve the Tentative Subdivision Map and Addendum for the subdivision of one lot into 5 residential lots for future development on Hamilton Lane and Bernardo Avenue.

Staff Recommendation: Approval (Development Services: Kevin Snyder, AICP, Director of Development Services)

Presenter: Melissa DiMarzo, Assistant Planner II

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Drive Community and Land Development

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.

PREVIOUS ACTION

On April 28, 2026, the project was heard by the Planning Commission, who motioned to approve the project. The motion was approved by a 4-1 vote.

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

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.

Current development proposal:

On March 7, 2024, Robert D'Amaro of Masson & Associates ("Applicant") filed an application to develop 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). 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.

The proposed development consists of a five (5) Lot Tentative Subdivision for the future development of five (5) single-family homes with the addition of a stormwater basin to address stormwater drainage on-site ("Project"). The request also includes the approval of an addendum to the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the site to document the minor changes to the Project from the previously Approved Project.

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 April 28, 2026 Planning Commission Staff Report (Attachment "3").

Further analysis of the Project can be found within Attachment "3" – Planning Commission staff report, dated April 28, 2026.

CITY of ESCONDIDO

STAFF REPORT

PLANNING COMMISSION ACTION

On April 28, 2026, the Planning Commission held a duly noticed public hearing on the Project. A motion to approve the resolution approving the Project was passed by a 4 – 1 vote.

APPEAL

City staff received two (2) public comments prior to the Planning Commission hearing which are included as Attachment "5" to the Planning Commission staff report (Attachment "3"). These comments were limited to general inquiries, and traffic and density concerns. City staff provided the requested information regarding the Project. On the day of the hearing, additional oral and written public comment was provided and was addressed at the public hearing (See Attachment "1").

On May 7, 2026, Heidi Whitman ("Appellant") filed an appeal of the Planning Commission's decision to approve the Project. On May 11, 2026, the Appellant provided a Supplemental Submission to City Council Appeal, and on May 21, 2026, Appellant provided a Second Supplemental Submission to City Council Appeal. On June 4, 2026, the Appellant provided a Third Supplemental Submission to the City Council Appeal. All appeal documents are attached to the Staff Report as Attachment "2".

The Appeal alleges that the environmental review for the Project is insufficient, and raises concerns related to:

1. Adequacy of the environmental review provided for the Project;
2. Movement of soil from grading activities; and
3. Bioretention basin and Stormwater Design.

SUBSEQUENT ACTIONS

Soil and Soil Gas Sampling and Analysis

<u>The Applicant Voluntarily Performed a Soil Study Which Concluded No Further Assessment Is Needed</u>

Following the Planning Commission hearing on April 28, 2026, the Project property owner engaged the preparer of the Phase I Environmental Site Assessment to conduct a voluntary Soil and Soil Gas Sampling Analysis of the Project site. The tests were conducted at 4 locations on the Project site on May 21st, and samples were sent for laboratory analysis, with results provided on June 2, 2026. The results of the testing showed that no Volatile Organic Compounds ("VOCs") were found in either the soil or soil gas that was analyzed. This would indicate that vapor intrusion is not a human pathway of concern at the Project Site, and that further analysis is not warranted. A complete copy of the report is provided as Attachment "7".

CITY of ESCONDIDO

STAFF REPORT

San Diego Regional Water Quality Board Meeting

San Diego Regional Water Quality Control Board Response to Proposed Project

On June 10, 2026, Appellant addressed the San Diego Regional Water Quality Control Board at their regularly scheduled meeting, asking them to look into the proposed Project. The Senior Engineering Geologist for the Board, Sean McClain, responded that they had reviewed the Project in coordination with the Department of Toxic Substances and Control ("DTSC"), and that the plume of contaminants had migrated south, away from the proposed Project site at such a depth that it does not pose a concern to the agencies. A recording of this Board discussion is provided here: San Diego Regional Water Quality Control Board June 2026 Meeting beginning at 6:05 and a transcript is provided as Attachment "8" to this report.

STANDARD OF REVIEW:

The City Council's review of this Appeal is a de novo action, meaning the City Council has full authority to modify any aspect of the action or Project to the same extent the Planning Commission could have required that modification. The Council is not bound by the prior Planning Commission decision.

CITY STAFF RESPONSE TO APPEAL

Legal Framework

Pursuant to California Environmental Quality Act ("CEQA"), several types and classes of projects are exempt from environmental review, and preparation of an Initial Study ("IS") is not required. It was determined that the Project is not categorically or statutorily exempt from CEQA due to the Project size.

If a project is not exempt from environmental review, City staff will research to see if the environmental impacts of the Project were covered in an adopted environmental document. City staff reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) adopted for the Approved Project, and determined that impacts from the Project were adequately addressed in the adopted IS/MND.

Because there was a prior adopted MND for a prior project on the same property, there are two relevant CEQA Guidelines. California Code of Regulations (hereinafter "Guidelines") Section 15162 describes the circumstances under which subsequent or supplemental environmental review is required, while Section 15164 details when an addendum is permissible.

Pursuant the Public Resource Code 21166 (CEQA Guidelines Section 15162), which governs subsequent review, a lead agency (i.e. the City) **may not** require a **new** Environmental Impact Report or Negative Declaration unless, specific findings are made. If none of the conditions described in Section 15162 are triggered then the City may choose to document the environmental review under Section 15164 governing Addendums to an adopted ND/MND.

This determination is governed by the substantial evidence standard. CEQA Guidelines section 15162 requires an agency to prepare an EIR or Negative Declaration when there is substantial evidence that the changes to a project for which a negative declaration has been approved might have a significant impact not previously considered for the project as originally approved. *Friends of College of San Mateo Gardens v. San Mateo County Community College District* (2016) 1 Cal.5th 937.

Response to Issues Raised in Appeal

I. The Addendum is the Appropriate Level of Environmental Review

Appellant asserts that the Addendum to the prior MND was insufficient and that a subsequent EIR should have been prepared. However, staff, along with the consultant who performed the Addendum, fully analyzed the relevant factors and determined that an Addendum was appropriate in this instance.

A. None of the Conditions Listed in Section 15162(a) Have Been Met

Under Section 15162, "When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of" certain factors.

1. No Substantial Changes to the Project Were Identified

Section 15162(a)(1) would allow for a subsequent EIR or MND if "[s]ubstantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects."

Staff determined this trigger was not met, because the only changes to the Approved Project are the inclusion of the stormwater basin, and adjustments to the lot sizes which conform with the requirements of the underlying zoning. The proposed Project is in conformity with all other provisions of the zoning code and general plan land use designation, and the previously Approved Project.

2. No Substantial Change in Circumstances Were Identified

Section 15162(a)(2) would allow for a subsequent EIR or MND if "[s]ubstantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects."

Staff analyzed the Project under this criterion, and based on aerial views, the property appears to exist as it did when it was first approved by the City. The existing biological mitigation measures would address any impacts to vegetation, and there doesn't appear to be any significant change to the existing site.

3. No New Information of Substantial Importance Was Identified

Section 15162(a)(3) would allow for a subsequent EIR or MND if "[n]ew 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 EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

> (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
> (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
> (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 EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of these factors apply. At the time the IS/MND was adopted, the Chatham Barrel Yard was an existing, known, state Superfund site, which has been monitored by state and local agencies since the early 1980s. An Environmental Site Assessment was prepared by Weis Environmental for the project in April of 2025, which concluded that "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."

On February 3, 2026, the Applicant provided a final draft of the Addendum for review. Issues identified during review were the current status of Monitoring Well 57 (MW57) as well as the vegetation removal that was completed without permits or mitigation. Documentation was provided which substantiated that the monitoring well had been decommissioned by the Department of Toxic Substances and Control (DTSC) on November 12, 2008, and subsequently, Well Destruction Permit No. LMON106099 was issued by the County Department of Environmental Health (DEH). Per Hargis + Associates,

Inc., the work was completed on January 16, 2009 (Appendix E to Addendum). Further, the Addendum acknowledged the unpermitted removal of special status vegetation and requirement for mitigation as identified in the prior environmental document and adopted mitigation measures for the previous project.

B. The Addendum Was Sufficient and Complies with CEQA

When there has been a previously adopted MND, the factors discussed above come into play because an in-depth review of the Project has already occurred, the time for challenging that MND has expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process. *See*, *Benton v. Board of Supervisors* (1991) 226 Cal.App. 3rd 1467, 1479.

The Phase I Environmental Site Assessment (ESA) was conducted for the Project by consultant Weis Environmental. The ESA addresses the environmental status of the site, including the adjacency to the barrel yard. The ESA recognized that it was analyzing "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)" and it performed a review of regulatory records and historical information, and performed a subject property reconnaissance before preparing the written findings.

Additionally, the most recent monitoring report for the Chatham Barrel Yard site, completed in April of 2025, states that the monitoring well nearest the Project site (33-G3) has no detectible Volatile Organic Compounds (VOCs), and the well to the north (MW-39) is at 1.3 micrograms per liter. A full copy of the annual report is located here:

https://www.envirostor.dtsc.ca.gov/getfile?filename=/public%2Fdeliverable_documents%2F6715290665%2F2025%2006%2027_ChatPRP_April%202025_Annual%20Rpt.pdf

Based on the information provided by the Applicant in the prepared draft Addendum, including substantiation that the findings listed under Section 15162 do not apply to the project, and a review of the previously adopted IS/MND and relevant mitigation measures, staff determined that a subsequent EIR or MND is not required, and the CEQA Addendum sufficiently addresses any and all potential environmental impacts that may occur as a result of the Project. Pursuant to Section 15164, public review of the Addendum is not required.

II. The Movement of Soil from Grading Activities Was Sufficiently Analyzed

Another issue raised by the Appellant is the construction activities that will result from construction of the five (5) single family homes. Pursuant to the Escondido Municipal Code and Escondido Zoning Code, all construction activities are regulated by existing policies and ordinances codified in the aforementioned codes, especially noise disturbances. The information provided throughout the development review

processes is consistent with information that is typically provided at this stage. Additionally, the City's grading ordinance does require best management practices (BMPS) throughout the construction of the Project and which are enforced by the City's stormwater division.

III. The Biofiltration Basin and Stormwater Design Was Sufficiently Analyzed

As a part of the development review process, a preliminary water quality management plan is submitted and reviewed by the City's Engineering Services. Prior to issuance of any grading permits, the Applicant will be responsible for submittal of a Final Water Quality Management Plan for review and approval which must conform to the preliminary water quality management plan. The appellant states that further review is necessary due to the potential runoff issues, and that a more detailed analysis must be done; however, given the stage at which the Project is in, the appropriate level of analysis was done and approved by the City's Engineering Services.

A. The Project's Basin and Stormwater Infrastructure is Not "Infiltration-Oriented"

Appellant bases her complaints about the Project's stormwater infrastructure on the assertion that "the current project proposes the addition of a 'bioretention basin' and infiltration-oriented stormwater infrastructure as part of the subdivision design." (Attachment "2" - Second Supplemental Submission, p. 1). This statement is incorrect, and reveals a fundamental misunderstanding of the Project's stormwater infrastructure. In fact, the Project's design includes a biofiltration basin that is fully lined with an impermeable liner.

In general terms, a bioretention basin is a shallow, vegetated depression that promotes natural infiltration of stormwater into native soils, filtering pollutants through engineered media. In contrast, a fully lined biofiltration basin is an impermeable, sealed system designed to filter water and redirect it into the municipal storm drain, preventing any groundwater infiltration.

Because Appellant's arguments are all based on what would be required if the Project included a bioretention basin, they are simply not applicable to the Project as designed. If the Project had included a bioretention basin, a geotechnical analysis would likely have been required. However, since the Project included a fully lined biofiltration basin, no further study was needed.

The Project, as proposed, includes a biofiltration structural best management practice (BMP) to meet pollutant control and hydromodification management performance standards in the current MS4 permit and City of Escondido Storm Water Design Manual and Appendices.

The proposed biofiltration BMP design includes a 30-ml PVC impermeable liner to prevent stormwater from infiltrating the underlying soil. Stormwater runoff from the development is conveyed to the biofiltration BMP, treated, and discharged via the underdrain pipe to the outlet pipe, which connects to the City storm drain infrastructure.

There are two Green Street treatment features proposed to treat the off-site impervious area: a Proprietary Biofiltration unit that treats runoff from Hamilton Lane and Bernardo Ave, and a Green Street Bio Swale that receives stormwater runoff from a portion of Hamilton Lane for treatment.

B. The City Analyzed the Project's Basin and Stormwater Infrastructure Under Current Standards

Appellant is correct in her assertion that there has been a change in stormwater and groundwater protection standards since 2007. However, her assertion that the Project was analyzed pursuant to those 2007 standards is incorrect. The MS4 Stormwater permit utilized the most recent adopted standards from 2015, updated in 2018, and was reviewed and approved by the City.

IV. The Recent Soil Study and SDCWQB Hearing Conclude No Further Testing is Recommended

The voluntary soil study conducted by the Applicant after the Planning Commission hearing analyzed samples taken from four locations on the actual Project site and found there were no VOCs in either the soil or soil gas analyzed.

The results of that study are consistent with the findings of the San Diego Regional Water Quality Control Board (SDRWQCB) as noted in the testimony of the Board's Senior Geologist. He stated that he conferred with DTSC and "we looked at where the project is located…but the groundwater contamination is no longer underneath that property." He concluded "we met with the City of San Diego, DTSC, nobody saw a threat to that project. And we concluded that it was a good project to be done." He went on to explain how the plume had migrated far underground and away from the Project site.

Appellant has argued in her appeal that further testing of the site should be performed, and that the relevant government agencies should weigh in on the safety of the Project site. Both of those things have now happened. They have revealed that there were no VOC's found on the site, and that the agencies have analyzed the site and concluded that there is no threat of contamination from the Chatham Barrel Yard plume.

CONCLUSION AND RECOMMENDATION

Based on the analysis discussed throughout this staff report, staff recommends City Council adopt Resolution 2026-90, denying the appeal and upholding the decision of the Planning Commission.

Alternatively, the City Council could grant the appeal and require additional environmental review (either a full EIR or a subsequent MND), or the City Council could continue the hearing and provide staff with direction to conduct additional studies and either revise the addendum or determine whether additional review is needed.

CITY of ESCONDIDO

STAFF REPORT

RESOLUTION

a. Resolution No. 2026-90
b. Resolution No. 2026-90 – Exhibit "A" – Legal Description
c. Resolution No. 2026-90 – Exhibit "B" – Plan Set
d. Resolution No. 2026-90 – Exhibit "C" – Initial Study/Addendum
e. Resolution No. 2026-90 – Exhibit "D" – Revised Mitigation and Monitoring Reporting Program
f. Resolution No. 2026-90 – Exhibit "E" – Findings of Fact/Factors to be Considered
g. Resolution No. 2026-90 – Exhibit "F" – Conditions of Approval

ATTACHMENTS

a. Attachment "1" – Planning Commission Written Public Comment
b. Attachment "2" – Appeal and Supplemental Applications
c. Attachment "3" – April 28, 2026 Planning Commission Staff Report
d. Attachment "4" – CEQA Notice of Determination
e. Attachment "5" – Initial Study/Addendum
f. Attachment "6" - Previously adopted Mitigated Negative Declaration
g. Attachment "7" – Voluntary Soil and Soil Gas Sampling and Analysis Results
h. Attachment "8" – San Diego Regional Water Quality Control Board June 10, 2026 Transcript Excerpt

April 28th, 2026

City of Escondido Planning Commission
201 North Broadway
Escondido, CA 92025

Re: PL24-0067 – Hamilton Lane 5-Lot Tentative Subdivision Map

Dear Chair and Commissioners,

My name is Heidi Whitman, and I live and own directly across the street from the proposed project site. I am writing to express serious concerns regarding the adequacy of the environmental review for this project.

The City is relying on a **2007 Mitigated Negative Declaration (MND)** to support approval of a project in 2026. However, the circumstances surrounding this site have materially changed, and substantial new information has emerged that was not analyzed in the original environmental document. Under CEQA Guidelines Section 15162, this triggers the need for additional environmental review.

1. Proximity to the Chatham Barrel Yard and Updated Contamination Concerns

The project site is located adjacent to the Chatham Barrel Yard, a known Superfund cleanup site with a long history of contamination and ongoing regulatory oversight. While prior documents suggest limited impact, more recent information indicates that concerns remain unresolved.

The **April 2025 monitoring report** indicates that soil vapor contamination has been detected along the plume boundary. Critically, **no soil vapor testing has been conducted directly at the project site**, despite its location at or near the edge of the plume and downgradient from the source area.

Given that soil vapor intrusion is a recognized pathway for human exposure, the absence of site-specific testing raises serious public health concerns. It is not reasonable to conclude that impacts are less than significant without fully evaluating this risk.

Additionally, there are documented community concerns regarding long-term health impacts associated with the Chatham site that have never been fully resolved. I have included testimony from community members in the record to reflect these ongoing concerns. (Below)

2. New Biological Information and Changed Site Conditions

The applicant commissioned a new biological assessment in 2024, which identifies current site conditions, including the presence of **17 mature and protected trees**, several of which qualify as Heritage Coast Live Oaks.

The existence of this updated study demonstrates that conditions have been reassessed nearly two decades after the original MND. If no meaningful changes had occurred, such a study would not have been necessary.

Further, City records indicate that **unpermitted vegetation removal occurred in 2021**, including areas previously identified for mitigation. This activity alone reflects a change in baseline environmental conditions from those analyzed in 2007.

Together, the 2024 biological study and the 2021 vegetation removal constitute new information of substantial importance under CEQA.

3. Impacts to Heritage Coast Live Oaks and Community Character

The project proposes the removal of several mature trees, including some of the **most prominent Heritage Coast Live Oaks on the site**. These trees are located on one of the highest and most visible portions of the property and contribute significantly to the rural character of the surrounding neighborhood.

While replacement planting is proposed, it does not provide an equivalent ecological or visual impact to the loss of mature heritage trees. Treating this impact as insignificant based on a 2007 analysis does not reflect current conditions or community context.

4. Potential Cultural Resource Impacts

There are also credible concerns regarding the potential presence of Native American cultural resources on or near the site, given its proximity to Felicita Creek and known areas of historical significance. It is unclear whether this has been fully evaluated under current standards or whether appropriate tribal consultation has occurred.

This represents an additional impact category that warrants further review.

Overall, it is clear that this project presents new information and potentially significant impacts that were not adequately addressed in the 2007 MND.

Under CEQA, these circumstances require a more thorough environmental analysis. An addendum is not sufficient.

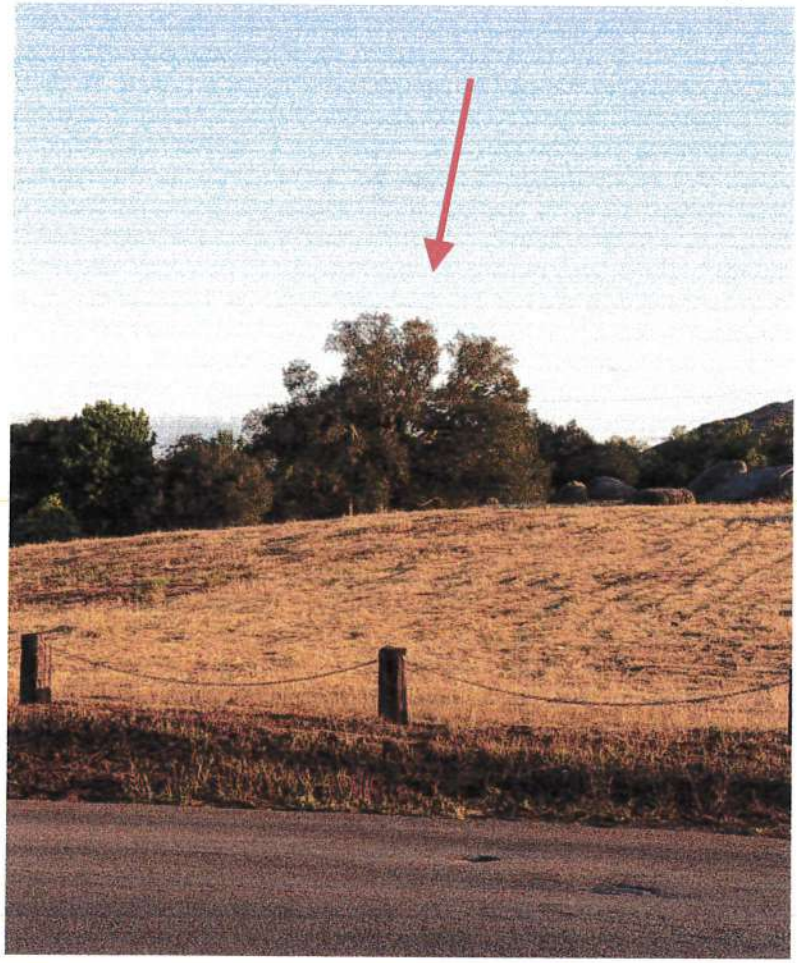
I respectfully request that the Planning Commission require a full Environmental Impact Report (EIR) to ensure that current conditions are properly evaluated and that public health, environmental resources, and community character are fully considered.

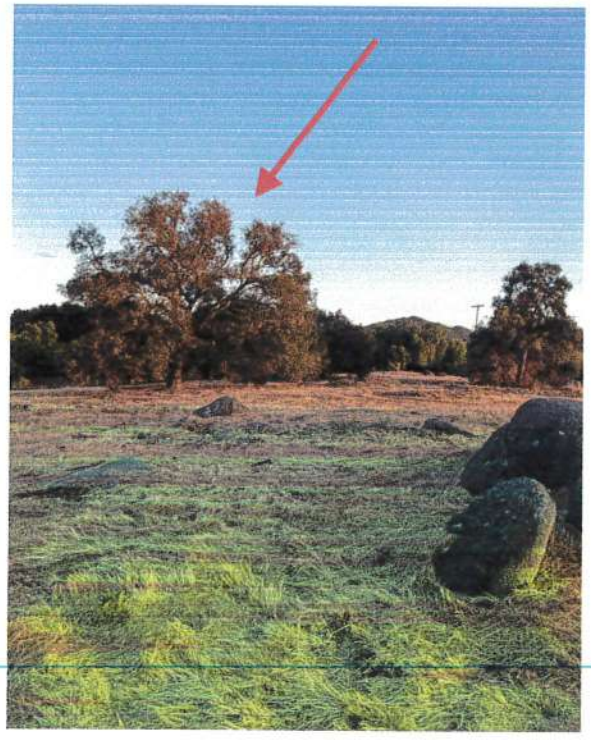
Thank you for your time and consideration.

Sincerely,

Heidi Whitman
2336 Rancho Diego Ct

Prominent Heritage Coast Live Oaks Proposed for Removal - #3, #4





Chatham Barrel Yard community testimony -

Hello. I grew up on 1312 Hamilton Lane and my house backed to the Chatham site. I lived there in the 80's. I went to Del Dios Middle School and San Pasquale HS and had many friends as neighbors, the majority of my friends have experienced rare, health issues, including the rarest of rare brain tumors, one requiring open heart surgery in her 30's with no family history of heart issues, and another that just passed this last summer from colon cancer at the age of 50. They were three sisters who lived on Bernardo and backed up to the dump site. My step dad suffered from bladder cancer in his 50's, again no family history, my next door neighbor died of a rare kidney cancer, a friend who lived next door to the three sisters I mentioned earlier also suffers from a rare brain tumor and she wasnt young woman when it was diagnosed. I myself, suffer from a thyroid disease, and my sister suffers from autoimmune disease as well. We're in our 40's. There were only a few dozen people living around that dump site in the 70's and 80's. The majority of whom have come down with tumors, cancers or lifetime afflictions'...The chemicals found in the soil are directly associated with the diseases we have uncovered.

Sincerely,
Alison Wieseler
(425) 753-0853

North County Group
Sierra Club San Diego
P.O. Box 2141
Escondido, CA 92033

August 28, 2018

Mr. Hossein Nassiri, DTSC Project Manager
5796 Corporate Avenue
Cypress, California 90630

RE: Sierra Club North County Group comments on Five-Year Remedy Review Report for Chatham Brothers Barrel Yard, Escondido

Dear Mr. Nassiri:

The Sierra Club North County Group (NCG) represents 2,700 members in the inland North County area, including in Escondido and environs. Several of our members have contacted us about the issues at the Chatham Brothers Barrel Yard remediation. As we understand it, members of the Chatham family owned the property at 2257 Bernardo Ave, Escondido and ran a hazardous waste processing and collection business for decades. In the early 1980's, massive pollution of the site was discovered and the facility was closed. The Chatham Barrel yard was listed as a state superfund site and emergency soil removal action was conducted. Additionally, on-site water remediation has been on-going for over 20 years.

However, in the intervening decades, the groundwater pollution has spread significantly and can now be found under Felicita County Park and many area homes. Further, the contamination is now entering Felicita Creek in a public area where the public is unwittingly exposed.

In spite of over 30 years of remedial action, much of it passive through the adoption of a passive strategy called 'natural attenuation', the cleanup objectives have not been met. It is clear that more proactive measures must be taken.

We have been notified that the Five-Year Remedy Review Report is underway and NCG would like to provide comments and recommendations for your consideration.

Sierra Club NCG requests the Department of Toxic Substances Control, as lead agency, take the following actions prior to certification of the Review.

1. Make a finding that, after 30 years of implementation of natural attenuation as a remedial action, the remedial objectives have not been met.
2. Direct additional proactive measures to achieve the remedial objectives, especially to stop unbated discharges into Felicita Creek.
3. Establish and timeline of performance for meeting the objectives.

Please add us to your mailing list conservation@sierrablucncg.org .

Thank you for your consideration,

Suzi Sandore, Chair
Sierra Club NCG

cc. David Gibson, Regional Water Quality Control Board

ESCONDIDO CITY CLERK

ESCONDIDO
City of Choice

CITY OF ESCONDIDO
City Clerk
201 North Broadway
Escondido, CA 92025
(760) 839-4617

FOR CITY USE ONLY
_____ Application Code(s)
_____ Fee (Non-Refundable)
_____ Receipt No.
_____ Date Filed
_____ Council Hearing Date
_____ Planning Case File No. (if applicable)

NOTICE OF APPEAL APPLICATION

Applicant: Heidi Whitman (Print) Phone: 781-572-1550

Mailing Address: 2336 Rancho Diego Ct (Street) Escondido (City) 92029 (Zip)

Legal Owner: Heidi Whitman (Print) Phone: (see above)

Property Address: Apn: 238-360-68-00 (Subject of Appeal)

Is legal owner aware of this application? ☑ Yes ☒ ~~No~~

Justification for appeal *(May use additional paper, if necessary):*

See attachment.

Distribution:
Planning Department
City Manager
City Clerk
Other _____
Applicant

Signature of Applicant

5/7/26
Date

CITY OF ESCONDIDO
CITY COUNCIL APPEAL – PL24-0067
Hamilton Lane Residential Subdivision Project

To the Honorable Mayor and Members of the Escondido City Council,

I respectfully submit this formal appeal of the Planning Commission's approval of the Hamilton Lane residential subdivision project (PL24-0067). As a directly impacted homeowner who lives across from the proposed development site, I have serious concerns regarding the adequacy of the environmental review relied upon for approval of this project, particularly given the project's location within the known Chatham Brothers Barrel Yard contamination plume area and the substantial changes in environmental conditions since the original environmental documentation was prepared.

One of the primary issues underlying this appeal is the City's continued reliance on a Mitigated Negative Declaration originally prepared in 2007, nearly two decades ago. Environmental conditions, regulatory understanding, groundwater monitoring data, and surrounding land use conditions have materially changed since that time. Despite the passage of approximately 19 years, the project was advanced using an addendum rather than requiring a more comprehensive and current environmental review. In my opinion, this does not reflect the level of analysis warranted for a project within an area associated with known contamination concerns and a designated state superfund clean up. The Regional Water Quality Control Board itself acknowledged ongoing concerns regarding the Chatham plume in its October 8, 2014 Executive Officer Report. Specifically, staff noted that "the remedy had failed to limit the migration of the groundwater plume" and further stated that there were concerns that the existing natural attenuation remedy "will not restore groundwater quality within a reasonable time frame." Given these unresolved concerns within a designated State Superfund plume area, it is difficult to understand how a project involving grading, excavation, and infiltration based bioretention infrastructure can proceed under environmental analysis that largely relies on documentation prepared in 2007.

Of particular concern is the lack of updated and site-specific soil vapor analysis tied to current conditions. Recent monitoring reports associated with the Chatham plume continue to show the presence of contaminants in nearby areas. However, there does not appear to have been a comprehensive evaluation of soil vapor or subsurface conditions in relation to the proposed grading depths, excavation activities, utility trenching, or future residential exposure pathways. This is especially concerning given the project's location within or adjacent to a known contamination area.

Additionally, the project proposes the removal and relocation of very large granite boulders along with extensive grading. In this region, these formations are often substantially larger below grade than what is visible at the surface, meaning their removal may require deep and disruptive excavation. The environmental documentation does not appear to meaningfully analyze how this level of subsurface disturbance could affect groundwater movement, soil stability, or contaminant migration within the plume area.

I am also concerned about the proposed bioretention basin and stormwater infiltration design. The project includes plans to infiltrate stormwater into soils within or near a known contamination plume area, yet there appears to be limited analysis of whether this could alter groundwater flow patterns, mobilize contaminants, or increase migration risk to surrounding properties. This is a significant issue that warrants a more detailed and current hydrogeologic evaluation.

Beyond the environmental review itself, there are also very real construction related impacts that have not been adequately addressed. The scale of grading, excavation, and boulder removal proposed for this site will generate significant dust, runoff, and disturbance that will directly impact neighboring properties, including my own and those of nearby residents such as Norm and Debbie Greene.

Given the site's slope and soil conditions, there is a clear risk of sediment-laden runoff leaving the project site during grading and storm events. Without a more robust and clearly defined erosion and runoff control plan, adjacent properties could be exposed to sediment, contaminants, and drainage impacts. In addition, dust generated during excavation, particularly if soils contain contaminants, raises concerns about airborne exposure for nearby residents.

These construction phase impacts are not minor or speculative, they are a direct and foreseeable result of the proposed scope of work, and they deserve a higher level of analysis and mitigation than what was presented during the Planning Commission process.

The Planning Commission hearing included only limited discussion of these issues despite public concern. The reliance on an outdated environmental document, combined with the lack of detailed analysis regarding current subsurface conditions, contamination risks, and construction impacts, raises serious questions about whether the project has been adequately evaluated under CEQA.

For these reasons, I respectfully request that the City Council overturn the Planning Commission's approval and require a more thorough and updated environmental review. This should include current soil vapor and subsurface investigation, evaluation of grading and excavation impacts, detailed analysis of the proposed bioretention basin, and a clear assessment of construction related impacts to neighboring properties.

Thank you for your time and consideration.

Sincerely,

Heidi Whitman
2336 Rancho Diego Ct
781-572-1550
Heidiw07@gmail.com

SUPPLEMENTAL SUBMISSION TO CITY COUNCIL APPEAL
PL24-0067 – Hamilton Lane Residential Subdivision Project

To the Honorable Mayor and Members of the Escondido City Council,

I am submitting this supplemental information in support of my filed appeal of the Hamilton Lane residential subdivision project (PL24-0067). This submission provides additional technical context, updated monitoring information, and relevant regulatory considerations that were not adequately addressed in the Planning Commission process or reflected in the project record. This information further supports my position that the environmental review relied upon for project approval is incomplete and does not meet the level of analysis warranted under current site conditions.

I have been in direct communication with the San Diego Regional Water Quality Control Board regarding the project and its location within or adjacent to the Chatham contamination plume area. Based on these communications, I understand that the Water Board is actively reviewing and investigating aspects of the project as they relate to groundwater quality, contamination, and stormwater infiltration. I will be submitting these communications as part of the administrative record. The involvement of the responsible regulatory agency underscores that there remains uncertainty regarding current site conditions and potential environmental risks, which warrants a full and comprehensive EIR/environmental review than what has been relied upon to date.

A central concern remains the project's proposal to include a bioretention/biofiltration basin designed to infiltrate stormwater into underlying soils without sufficient site specific analysis of whether such infiltration is appropriate given known contamination conditions. The project application and supporting environmental documentation do not appear to include a site specific hydrogeologic evaluation, groundwater quality assessment, soil vapor investigation, contaminant migration analysis, or infiltration compatibility study that would evaluate the safety and feasibility of infiltration within or near a mapped contamination plume. This omission is significant. The San Diego Regional Water Quality Control Board has made clear that infiltration feasibility determinations must be supported by site specific technical analysis, including geotechnical evaluation, testing, and documented conclusions sufficient to support the determination. The absence of this level of analysis in the project record raises serious concerns about whether the proposed stormwater design complies with applicable regulatory expectations and adequately protects public health and groundwater quality.

Recent monitoring data further underscores the need for updated and site specific evaluation. The most recent monitoring report April 2025 monitoring report shows results that impact the site or are adjacent or close by can be found on pages 48-51. Soil Vapor Monitoring shows results of contamination (pp 10-12) from the plume at the outside edge along Felicita road, but have not been monitored near the site. The site in question is in or at the northern edge of the plumes and could be a source of soil gas vapor. Monitoring for this is something that must be done prior to building housing in this area.

Without site specific soil vapor testing and subsurface evaluation, there is no meaningful way to determine whether future residential development could be subject to vapor intrusion or other

exposure pathways. Monitoring of these conditions is something that must be conducted prior to the construction of housing in this area.

These concerns are compounded by the project's design, which proposes stormwater infiltration in an area where contamination has been documented but not fully characterized at the site level. The introduction of infiltration infrastructure has the potential to alter subsurface conditions, mobilize contaminants, or change groundwater flow patterns in ways that have not been evaluated in the current environmental record. The project staff report confirms the inclusion of a bioretention basin as part of the proposed development, yet concludes that no additional environmental review is required and that reliance on an addendum to a previously adopted Mitigated Negative Declaration is sufficient. Given the presence of updated monitoring data, the lack of site specific investigation, and the nature of the proposed stormwater design, this conclusion does not appear to be supported by substantial evidence.

Under CEQA, additional environmental review is required where new information of substantial importance becomes available, where previously unexamined impacts may occur, or where existing analysis is no longer adequate due to changed circumstances. Recent monitoring data demonstrates that contamination remains present in the vicinity of the project, site specific conditions have not been evaluated, and the project introduces infiltration infrastructure that has not been meaningfully analyzed in the context of current environmental conditions. In addition, the fact that the Regional Water Quality Control Board is actively reviewing the project further supports the conclusion that environmental conditions and regulatory considerations have evolved since the original environmental document was prepared. These factors collectively indicate that reliance on a nearly 20 year old environmental document, supplemented only by an addendum, is insufficient.

For these reasons, I respectfully request that the City Council require preparation of a full Environmental Impact Report. At a minimum, such review should include current site specific soil vapor and vapor intrusion analysis, groundwater and hydrogeologic investigation, evaluation of grading and excavation impacts on subsurface conditions, detailed analysis of the proposed bioretention basin and infiltration feasibility, and an assessment of contaminant transport and potential exposure pathways associated with both construction and long term residential use.

This issue is not a minor technical deficiency but rather a fundamental question of environmental safety and adequacy of analysis. Approving a project that proposes stormwater infiltration within or near a known contamination plume, without conducting site specific investigation, introduces uncertainty and potential risk that has not been properly evaluated. At a minimum, the City should require the level of analysis necessary to ensure that future residents, neighboring properties, and groundwater resources are not adversely impacted.

Thank you for your time and consideration.

Sincerely,
Heidi Whitman

Attachment "2"

Item9.

Gmail

Heidi Whitman <heidiw07@gmail.com>

Hamiton Lane project

Heidi Whitman <heidiw07@gmail.com> Tue, May 5, 2026 at 4:44 PM
To: Sarah.Mearon@waterboards.ca.gov

Hi Sarah,
Thank you so much for taking a look into this, really appreciate it. Myself, along with other neighbors, have serious concerns about the contamination plume and the proposed removal of very large embedded granite formations that to my understanding have not been thoroughly analyzed by the city. I'll be formally appealing the Planning Commission's approval of the project this Thursday. There's no immediate rush on my end, I'm more focused on making sure a complete and accurate understanding of current site conditions is considered, especially given the city's reliance on a much older environmental document from 2007 with just an addendum. I attended the planning commission hearing and there was *very* surface level discussion before approval (commissioners said they didn't get complaints from residents about smells etc so they concluded the Chatham plume is a non issue) but did not analyze any regional well monitoring data etc.

One of my main concerns is whether the proposed grading, excavation, and proposed bioretention basin have been evaluated against current groundwater conditions and any potential contamination, particularly given the site's location within the Chatham plume area. The project also proposes the removal and relocation of *very* large embedded granite boulders (photo attached), which in this region are often significantly larger below grade than what is visible at the surface. Neighbors have run into this issue when excavating for a pool. The extent of excavation required to remove these formations could result in substantial subsurface disturbance.

The most recent April 2025 monitoring report includes data relevant to this site and nearby areas (see pages 48–51). Soil vapor monitoring results (pp. 10–12) show contamination associated with the plume along Felicita Road, however, comparable monitoring does not appear to have been conducted on the project site. The contaminants associated with the Chatham Barrel Yard site are known to be volatile and mobile. Unlike areas that are upgradient and have been approved for development, this location appears to be downgradient and within known contamination areas.

Please let me know if there is anything I should be providing to help your review, or if there are specific aspects of the project you'd recommend highlighting from a water quality standpoint.

Thanks again for your time, I truly appreciate your guidance on this!

Best,
Heidi Whitman
2336 Rancho Diego Ct
781-572-1550

On Tue, May 5, 2026 at 12:54 PM Mearon, Sarah@Waterboards <Sarah.Mearon@waterboards.ca.gov> wrote:

> Hello
>
> My supervisor forwarded your email (copied below) to me regarding a project near the Chatham Brothers waste site. I will need some time to look into the issues you have raised. Currently we do not have any involvement in the work you described. I can try to get back to you by the end of this week if that is ok.
>
> -Sarah
>
> Hi,
> I'm a resident who lives next to the proposed subdivision project at the southeast corner of Bernardo Ave and Hamilton Lane in Escondido (PL24-0067), located within/downgradient to the Chaltham waste contamination plume (superfund site) and I wanted to reach out to see if your office is aware of it or involved in any review.
>
> From what I can tell in the City's materials, the project includes grading, relocation of large subsurface boulders, and construction of a bioretention (infiltration) basin. The site also references existing monitoring wells and past oversight tied to the Chatham Brothers waste site.
>
> I'm trying to understand whether there has been any recent evaluation of groundwater conditions on this site or soil vapor monitoring particularly in relation to the current status or extent of any contamination plume, whether

Attachment "2"

Item9.

infiltration (via the proposed basin) has been evaluated for compatibility with site conditions, or potential impact from excavation or subsurface disturbance.

The City appears to be relying on an older environmental document (from 2007), and I'm not seeing anything clearly addressing current conditions or how these new site changes interact with them.
I want to confirm whether your office is aware of or has reviewed this project, any updated groundwater or contamination related analysis has been done since the April 2025 report and if this type of infiltration basin would typically require review given the site history.

I'm planning to raise this with the City as well and wanted to understand whether the Regional Board has had any involvement.

If there's someone more specific I should be directing this to, I'd really appreciate being pointed in the right direction.
Thanks for your time, I appreciate any guidance you can provide.

Best,

Heidi Whitman
781-572-1550
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CALIFORNIA Water Boards

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4 attachments



Hamilton_Boulder_removal.jpg
609K

Attachment "2"



GiantBoulders2_HamiltonLn.jpg
6841K



hamiltonLnboulders.jpg
1870K



HamiltonLn_Boulder_Relocation.jpg
1304K

CALIFORNIA Water Boards

EDMUND G. BROWN JR. GOVERNOR

MATTHEW RODRIQUEZ SECRETARY FOR ENVIRONMENTAL PROTECTION

San Diego Regional Water Quality Control Board

April 28, 2017 Sent via E-mail

San Diego County Municipal Storm Water Copermittees

Subject: San Diego Water Board's Expectations of Documentation To Support a Determination of Priority Development Project Infiltration Infeasibility

This letter provides information to clarify the California Regional Water Quality Control Board, San Diego Region's (San Diego Water Board) expectation on the types of documentation needed to support a storm water infiltration infeasibility determination made by a Copermittee during the development planning project approval process. The San Diego Water Board would review such supporting documentation during a storm water municipal program audit of the development planning infiltration and retention requirements in the *National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems Draining the Watersheds within the San Diego Region* (Regional MS4 Permit).

The San Diego Water Board participated in a collaborative meeting on February 14, 2017, to discuss challenges associated with the requirement for development projects to infiltrate storm water onsite, including low impact development, retention, and infiltration best management practices. Meeting participants included Copermittees, members of the Building Industry Association, members of the geotechnical engineering community and the public. As an outcome of the meeting, participants requested the San Diego Water Board provide information on the type of documentation expected in a Copermittee' project development file to support a determination that infiltration[1] is not technically feasible at a development site.

Provision E.3 of the Regional MS4 Permit requires each Copermittee to use their land use and planning authorities to implement a Development Planning Program in accordance with the strategies in an accepted Water Quality Improvement Plan (WQIP). Implementation of Development Planning Programs must include, in part, priority development project structural BMP performance requirements, which requires each priority development project to implement onsite structural BMPs to control pollutants in storm water that may be discharged from a project. Priority development projects must implement low impact development BMPs and structural controls designed to retain (e.g., infiltrate) onsite, pollutants contained in the volume of storm water runoff produced from a 24-hour 85th percentile storm event to the Maximum Extent Practical (MEP). The

[1] Provision E.3.c(1)(a) requires each Priority Development Project be required to implement LID BMPs that are designed to retain on site the pollutants contained in the volume of storm water runoff produced from a 24-hour 85th percentile storm event. Retain means intercept, store, infiltrate, evaporate, and evapotranspire.

Regional MS4 Permit identifies numeric design criteria and mitigation requirements, if retention or biofiltration is not technically feasible on the project site.

The San Diego County Copermittees developed a BMP Design Manual that includes a general process to evaluate infiltration feasibility on a project site based on site conditions and a professional engineer's assessment. A San Diego Water Board audit of a Copermittees' land development program would look at a Copermittees' adherence to the outlined process in the BMP Design Manual and look to the documented rationale for support of an infiltration feasibility determination.

BMP Design Manual Section 3.3.4 *Developing Conceptual Storm Water Control* Strategies, describes a systematic approach to determining BMP feasibility categories (i.e. full, partial, or no infiltration condition). However, additional language could be added to more clearly describe when the Copermittee expects infiltration feasibility analysis to be conducted. Additionally, Form 8 in Appendix I to the BMP Design Manual could be revised to allow for submittal of comprehensive narrative rationale supportive of a determination that infiltration is technically infeasibility. It is the San Diego Water Boards expectation that the process to determine a site's infiltration feasibility, be initiated as early as possible in the entitlement process and ideally within the environmental alternative assessment / mitigation stage, and/or project conditions of approval stage. The San Diego Water Board considers such early consideration as compliance with the MEP standard.

The systematic approach should also create a robust transparent record supporting the determinations and actions of the jurisdiction. The record for determining the feasibility of infiltration at a site should at a minimum document: 1) when in the entitlement process did a geotechnical engineer analyze the site for infiltration feasibility; 2) scope and results of testing, if conducted[2], by a geotechnical engineer; 3) public health and safety requirements that affect infiltration locations; and 4) conclusions and recommendation of the jurisdiction's and applicant's geotechnical engineer. The record should also include a detailed narrative, documenting early and frequent site design discussions of potential infiltration locations between jurisdiction staff and the project geotechnical engineer, which should clearly identify, but not be limited to, the following:

- The development status of the site prior to the project application (i.e., new development with raw ungraded land, or redevelopment with existing graded conditions);
- The history of design discussions for the site proposed project, resulting in the final design determination;

[2] A Copermittee retains full authority to require additional or more recent testing and/or studies to substantiate findings needed to make a determination on infiltration feasibility (See Appendix I-Form 8). In certain circumstances, a Copermittee may also be able to rely on existing current data and/or studies to support a determination on infiltration infeasibility.

- The consideration of site design alternatives to achieve infiltration or partial infiltration on site;
- The physical impairments (i.e., fire road egress, public safety considerations, sewer lines, etc.) and public safety concerns; and
- The extent low impact development BMP requirements were included in the project site design.

During a San Diego Water Board audit, the above supporting documentation should be available in the project file as part of the Copermittee's compliance record on implementation of provision E.3.a of the Regional MS4 Permit. The record should be in sufficient technical detail to support the finding of technical infeasibility to infiltrate onsite. If a Copermittee determines that it is infeasible to infiltrate onsite, the Copermittee may allow a priority development project to utilize flow-thru treatment control BMPs to treat runoff leaving the site, AND mitigate for the design capture volume not reliably retained onsite pursuant to provision E.3.(c)(b) of the Regional MS4 Permit.

San Diego Water Board staff encourage Copermittees to continue their outreach efforts to collaborate with the San Diego Water Board and the geotechnical engineering community.

Please contact Ms. Laurie Walsh, Senior Water Resources Control Engineering of the Storm Water Management Unit at 619-521-3373 or at Laurie.Walsh@waterboards.ca.gov if you have any questions.

Respectfully,

David W. Gibson
Executive Officer

DWG:jgs:law:rnm

Distribution via email: San Diego County Copermittees

cc via email: Orange County Copermittees
Riverside County Copermittees

Tech Staff Info & Use	
Order No.	R9-2013-0001, as amended by Orders Nos. R9-2015-0001 and R9-2015-0100
NPDES No.	CAS0109266
Place ID	786088

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SECOND SUPPLEMENTAL SUBMISSION TO CITY COUNCIL APPEAL

PL24-0067 – Hamilton Lane Residential Subdivision Project

To the Honorable Mayor and Members of the Escondido City Council,

I am submitting this Second Supplemental Submission in support of my previously filed appeal and prior supplemental submission regarding the Hamilton Lane residential subdivision project (PL24-0067). This supplemental information provides additional regulatory context including correspondence with the DTSC, updated stormwater and MS4 permit details, and further technical information regarding infiltration feasibility requirements and groundwater protection standards applicable to the proposed project.

This supplemental submission is intended to further support and expand upon the concerns previously raised regarding the adequacy of the environmental review relied upon for approval of this project, particularly given the project's location within or adjacent to the known Chatham contamination plume area and the projects inclusion of infiltration-oriented stormwater infrastructure.

I have also been in direct communication with Ahmad Aboughaida, Project Manager/Hazardous Substances Engineer with the Site Mitigation and Restoration Program, who manages the Chatham cleanup case. Based on these communications, I understand that he is actively reviewing the project as it pertains to the ongoing site cleanup efforts and the groundwater plume conditions associated with the Chatham contamination area. The involvement of the agency responsible for oversight of the cleanup effort in conjunction with the San Diego Regional Water Board further underscores that there remain active environmental and groundwater related considerations relevant to the proposed project and its stormwater infiltration design.

The current project proposes the addition of a "bioretention basin" and infiltration-oriented stormwater infrastructure as part of the subdivision design. The City staff report specifically states that the applicant submitted a request for a five-lot subdivision "with the addition of a bioretention basin to address stormwater drainage on-site." The environmental analysis section similarly states that "[t]he Project entails a 5-lot tentative subdivision map with a bioretention basin." The project landscape plans further identify the feature as a "BIOBASIN" and "RAIN GARDEN."

At the same time, the City continues to rely upon a Mitigated Negative Declaration originally prepared in 2007, concluding that the prior environmental document "remains valid per CEQA." The staff report further concludes that "no subsequent EIR or mitigated negative declaration is required."

The City's current environmental analysis repeatedly emphasizes that the prior environmental review remains sufficient, despite the substantial evolution of stormwater and groundwater protection standards since 2007. The staff report states that "the adoption of an addendum to the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the site… as the original environmental document prepared for the site remains valid per CEQA." The Environmental Analysis section further concludes that "City staff concluded that the Mitigated Negative Declaration ("MND") prepared for the prior Approved Project fully analyzed and mitigated all potentially significant environmental impacts… and therefore, no subsequent EIR or mitigated negative declaration is required." The report additionally states that "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…"

These conclusions are central to the City's reliance on the 2007 environmental framework despite the addition of infiltration-oriented stormwater infrastructure and the materially updated MS4 permit, and groundwater protection standards that now govern stormwater infiltration analysis in sensitive environmental settings.

The Fifth Term Permit, or Regional MS4 Permit, shifts the focus of the permit requirements from a minimum level of actions to be implemented by the Copermittees to identifying outcomes to be achieved by those actions.

Regulatory requirements moved from checklist/minimum-action stormwater compliance toward outcome-based water quality regulation.

This issue is particularly important because the current project proposes infiltration-oriented stormwater infrastructure in an environmentally sensitive setting involving known groundwater contamination concerns. Since approval of the original 2007 project, the Regional MS4 Permit framework has materially changed. The San Diego Regional Water Quality Control Board itself has described the 2013 MS4 Permit as a major "paradigm shift" from prior permit structures, noting that modern stormwater permits are substantially more detailed and outcome-focused than earlier generations of regulation. Likewise, the Regional Model BMP Design Manual was specifically developed to replace earlier SUSMP-era requirements associated with the prior 2007 permit framework. These updated standards reflect a substantially more advanced regulatory understanding of infiltration feasibility, groundwater protection, and contaminant migration risks than existed when the original MND was prepared.

The County of San Diego BMP Design Manual (September 2020), prepared pursuant to updated Regional Municipal Separate Storm Sewer System (MS4) Permit requirements, specifically states that the Regional MS4 Permit requires local jurisdictions to implement LID standards through BMP design requirements. The San Diego Regional Water

Quality Control Board further issued guidance regarding the technical documentation required to support infiltration feasibility determinations during the entitlement and environmental review process.

These updated regulatory expectations and documentation standards did not exist in their current form when the original 2007 environmental document relied upon by the City was prepared.

Importantly, the original environmental record already acknowledged contamination related conditions associated with the Chatham plume area. The 2007 Mitigated Negative Declaration specifically references groundwater monitoring wells MW57 and MW28 and states that monitoring access must remain available to the “Chatham Brothers RP Group.” The adopted mitigation measures further required that “[n]o wells for drinking water or irrigation are to be drilled on site.”

Despite the acknowledged presence of contamination related conditions and groundwater monitoring infrastructure, the current public project record does not appear to include a plume specific infiltration analysis evaluating whether the proposed stormwater infiltration system could alter contaminant migration pathways, groundwater flow characteristics, soil vapor conditions, or long-term groundwater quality impacts.

I have not identified within the project record any site specific hydrogeologic evaluation, infiltration compatibility analysis, contaminant transport modeling, or soil vapor intrusion analysis addressing the interaction between the proposed infiltration basin and the known Chatham contamination plume area.

This omission is particularly significant because the updated MS4/LID regulatory framework reflects a substantially more advanced understanding of groundwater risk pathways and infiltration related impacts than existed in 2007.

Notably, the original 2007 MND stated that the project would comply with the “latest National Pollution Discharge Elimination System (NPDES) standards.” However, the “latest” standards applicable in 2007 are not the same as those governing stormwater infiltration today. Since that time, Regional MS4 Permit requirements, LID mandates, infiltration feasibility standards, and groundwater protection guidance have substantially evolved, particularly regarding infiltration BMPs near sensitive environmental conditions and contamination concerns.

In addition, DTSC personnel responsible for oversight of the Chatham cleanup effort, including Ahmad Aboughaida, Project Manager/Hazardous Substances Engineer with the Site Mitigation and Restoration Program, are actively reviewing the project as it relates to the groundwater plume and ongoing remediation efforts. The fact that the agency

overseeing the cleanup effort is currently evaluating the project further supports the need for updated environmental review and agency coordination before any approvals move forward.

Under CEQA, additional environmental review is required where changed circumstances or new information of substantial importance demonstrates that prior environmental analysis may no longer adequately evaluate current environmental conditions or project impacts.

The combination of updated MS4 regulatory requirements, the project's proposed infiltration-oriented bioretention basin, the acknowledged presence of contamination-related conditions and groundwater monitoring wells, and the apparent absence of a plume specific infiltration analysis collectively raises serious questions regarding whether reliance on a nearly 20-year-old environmental framework remains adequate for this project. As a copermittee under the Regional MS4 Permit, the City is required to implement applicable stormwater, Low Impact Development (LID), and infiltration requirements through its land use and project approval processes.

For these reasons, I respectfully request that the City Council require preparation of a full Environmental Impact Report, or at minimum require comprehensive updated technical review addressing infiltration feasibility, groundwater quality, contaminant migration pathways, hydrogeologic impacts, soil vapor and vapor intrusion potential, and the interaction between the proposed bioretention basin and the known Chatham plume area.

This issue is not a minor technical deficiency but rather a fundamental question regarding the adequacy of environmental review and whether current groundwater protection standards have been meaningfully applied to a project proposing stormwater infiltration within or adjacent to a known contamination plume area.

Thank you for your time and consideration.

Sincerely,

Heidi Whitman

References / Citations

Hamilton Lane Project Application and Staff Report, PL24-0067 (April 28, 2026)

County of San Diego BMP Design Manual (September 2020) https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction/BMP_Design_Manual.html

Attachment "2"

Item9.

Gmail

Heidi Whitman <heidiw07@gmail.com>

Time Sensitive: Hamilton Lane Project - Chatham Plume / Infiltration Concerns

Heidi Whitman <heidiw07@gmail.com> Fri, May 15, 2026 at 10:52 AM
To: "Aboughaida, Ahmad@DTSC" <Ahmad.Aboughaida@dtsc.ca.gov>

Hi Ahmed,

Here is the link to the Planning Commission agenda packet for the project, the project materials begin on page 13.
https://mccmeetings.blob.core.usgovcloudapi.net/escondidca-pubu/MEET-Packet-68a9f7e5df1b4686a3d86cf849508c8b.pdf

Thanks for taking the time to review this. Really appreciate your willingness to take a look given the ongoing DTSC oversight of the Chatham site and the potential concerns associated with the proposed project given its location within the plume.

From my understanding of regional and state guidelines, California stormwater guidance consistently treats proposed stormwater infiltration basins near contaminated groundwater plumes as requiring heightened scrutiny and a site specific feasibility analysis which I do not see in the public project file. I attended the planning commission hearing as well and there was no discussion of this proposed infiltration bio basin as it pertains to the plume and to long term remediation clean up efforts. In addition to the infiltration and plume compatibility concerns, my appeal also raises broader issues regarding the project's reliance on a 2007 environmental document despite substantially updated environmental conditions. Stormwater and infiltration guidance in California and at the regional level has evolved significantly since the 2007 environmental review, especially regarding groundwater protection, infiltration feasibility, and evaluation of contamination risks associated with infiltration BMPs, including current plume oversight, soil vapor considerations. Additionally, multiple large scale embedded boulders are proposed to be removed and relocated. In this area, large granite boulder formations often extend well below grade and require significant excavation and disturbance. A neighbor in the surrounding community could not proceed with excavating a pool for this reason. Removal of these boulders could alter the contamination plume flow and affect nearby properties. No hydrogeologic analysis or groundwater flow evaluation is referenced in the project application as it pertains to the plume. As an impacted resident directly across from this proposed project, myself and neighbors surrounding the site have serious concerns about the lack of record and analysis.

Thanks again and please let me know if there is any additional information or documents that would be helpful as you review. :)

Best,
Heidi Whitman
(781) 572-1550

On Thu, May 14, 2026 at 10:24 AM Aboughaida, Ahmad@DTSC <Ahmad.Aboughaida@dtsc.ca.gov> wrote:

> Hi Heidi,
>
> Thank you for your email. Do you happen to have a link to the project workplans for this new development so that I can discuss it with my team? To my knowledge, DTSC was not notified of this development. Thanks,
>
> **Ahmad Aboughaida**
>
> Project Manager/Hazardous Substances Engineer
>
> Site Mitigation & Restoration Program
>
> Ahmad.Aboughaida@dtsc.ca.gov

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Attachment "2"

Item9.

Department of Toxic Substances Control

California Environmental Protection Agency

From: Heidi Whitman <heidiw07@gmail.com>
Sent: Tuesday, May 12, 2026 1:33 PM
To: Aboughaida, Ahmad@DTSC <Ahmad.Aboughaida@dtsc.ca.gov>
Subject: Time Sensitive: Hamilton Lane Project - Chatham Plume / Infiltration Concerns

Hi Mr. Aboughaida,

Sarah Mearon with the Regional Water Quality Control Board suggested I reach out to you regarding the proposed Hamilton Lane residential project in Escondido, given your role managing the Chatham cleanup case and the time sensitivity of the project approval.

I recently filed an appeal of the project with the City of Escondido and wanted to provide the materials for your reference. My concerns primarily relate to the project's proposed grading, large embedded boulder formation removal and proposed bioretention basin designed for on site stormwater infiltration in proximity to the Chatham groundwater plume area and ongoing cleanup site. Based on my review of the public project record, I was unable to identify site specific groundwater, soil vapor, contaminant migration, or infiltration compatibility analysis evaluating whether the proposed development and infiltration infrastructure are appropriate under current site conditions or compatible with longterm remediation considerations. In speaking with nearby residents, I also know there are broader community concerns regarding potential impacts associated with development, runoff and infiltration activities in and around the plume area and potential risk to nearby residents and properties.

I also wanted to ask whether DTSC has been consulted or provided input regarding the project's proposed infiltration infrastructure and residential use in relation to the active cleanup area. I've attached my appeal and supplemental materials for your reference in case they are helpful as part of DTSC's ongoing oversight of the cleanup case.

Thank you for your time and consideration, and please let me know if there is any additional information I can provide.
Best regards,

Heidi Whitman
2336 Rancho Diego Ct
781-572-1550

THIRD SUPPLEMENTAL SUBMISSION TO CITY COUNCIL APPEAL
PL24-0067 – Hamilton Lane Residential Subdivision Project

I'm including data from the 2024 monitoring report as well as the 2025 monitoring report for the Chatham plume. I've linked both reports below.

While the 2024 and 2025 Chatham Reports say that contaminant concentrations have generally declined over time, the monitoring data also confirms that significant contamination remains in multiple monitoring wells and is fluctuating. One of the key monitoring wells they use to demonstrate improvement, MW-67, still detected contamination in 2025 after showing non-detect results in 2024. More importantly, several nearby wells continue to show contamination at levels *many* times higher than California drinking water standards.

My concern is not whether the plume is getting better over time. My concern is that the plume still exists. The project proposes an infiltration bio-basin directly within or adjacent to a known contaminated groundwater area, yet no site-specific groundwater movement analysis or soil vapor study has been provided to show that infiltrating stormwater won't affect the plume or nearby properties.

April 2025 monitoring report:

MW-72 contained Trichloroethylene (TCE) at 84 µg/L ---- **x17 times the CA drinking water standard**
MW-70 contained TCE at 53 µg/L ---- **x11 times the CA drinking water standard**
MW-66 contained TCE at 49 µg/L ---- **x10 times CA drinking water standard**
MW-69 contained TCE at 32 µg/L ----- **x6 times the CA drinking water standard**

California's drinking water standard (MCL) for TCE is 5 µg/L.

Monitoring well MW 67 shows an INCREASE in contaminants from 2024 to 2025

Date	TCE	PCE	cis-1,2-DCE	1,2-DCA	1,1-DCE	1,1-DCA	1,4-dioxane
4/29/2024	<1.0	<1.0	<1.0	<0.50	<1.0	<1.0	--
4/22/2025	4.4	2.3	<1.0	0.53	1.6	<1.0	--

The 2025 rebound at MW-67 from non-detect to detectable VOCs shows the plume is still chemically active and variable and requires further analysis.

The project documents also repeatedly describe the proposed stormwater plan as having a "bioretention basin." The Planning Commission Staff Report says that the project includes "the addition of a bioretention basin to address stormwater drainage on-site" (Staff Report p. 14) and later states that "the Project entails a 5-lot tentative subdivision map with a bioretention basin"

(Staff Report p. 20). The landscape plan further says "BIOBASIN PLANT WITH NATIVE FLOWERING WETLAND SPECIES TO CREATE ACTIVE RAIN GARDEN"

The phrase "active rain garden" is not the language someone uses for a decorative landscape feature. It suggests the basin is intended to actively receive stormwater runoff and function as a stormwater BMP.

If the City's position is that this basin is not intended to infiltrate stormwater, then the record should clearly explain why. Does the design include an impermeable liner, underdrain, or another feature that prevents infiltration? The project record repeatedly identifies the site as having a "bioretention basin," "BIOBASIN," and "rain garden." Please see attachment for the landscape plan where this is referenced. A rain garden/bio basin in land-use planning is generally understood as a stormwater BMP designed to capture, retain and infiltrate runoff into the underlying soil unless specified otherwise.

In the regional water board BMP Design Manual, bioretention infrastructure is designed to infiltrate stormwater into underlying soils unless modified with features such as underdrains or other engineering controls. I have not located any plans or technical studies in the project record identifying an underdrain, impermeable liner or other feature that would prevent infiltration. If the City's position is that the basin is not intended to infiltrate stormwater, the supporting engineering analysis should be clearly identified in the project record. Please reference SD county's BMP policy manual here.

"County of San Diego BMP Design Manual (Manual) provides guidance for land development and public improvement projects to comply with the 2013 Municipal Separate Storm Sewer System (MS4) Permit (Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100). This is the second update to the 2016 Manual and replaces the January 2019 version of the BMP Design Manual. It is focused on project design requirements and related post-construction requirements, not on the construction process itself."

Chapter 3, specifically chapter 3.3.4 in the manual says - Soil or groundwater contamination issues within the site or in the vicinity of the site must be considered during infiltration feasibility screening

In its April 28, 2017 guidance memorandum, the Water Board specifically referenced Section 3.3.4 of the BMP Design Manual, which outlines a systematic process for determining whether a site is appropriate for full infiltration, partial infiltration, or no infiltration. The Water Board further explained that these determinations should be supported by a documented technical record developed early in the entitlement process, including geotechnical analysis, supporting testing, and consideration of public health and safety factors.

As I've mentioned before, I'm not asking the City to stop development. I'm asking why a project adjacent/within a known VOC plume can move forward in 2026 without site-specific analysis addressing infiltration and soil vapor concerns.

Chapter 5

Storm Water Pollutant Control Requirements for PDPs

PDPs are required to implement storm water pollutant control BMPs to maximize retention of stormwater and reduce the quantity of pollutants in storm water discharges. This chapter outlines the process for PDPs to demonstrate compliance with these requirements.

This chapter should be followed after referencing project planning elements and site design/source control elements discussed in Chapters 3 and 4 respectively. The steps in this chapter pertain specifically to storm water pollutant control BMPs. These criteria must be met regardless of whether hydromodification management applies; however, the overall sequencing of project development may be different if hydromodification management applies. For guidance on how to integrate both hydromodification management and pollutant control BMPs (in cases where both requirements apply), see Sections 3.4.3, 5.4 and Chapter 6.

Attachment "2"
Item9.

5. Estimate potential runoff reduction and the DCV that could be achieved with si BMPs (Appendix B.1).

6. Based on the remaining runoff after accounting for steps 2 to 5, estimate BMP space requirements. Identify applicable structural BMP requirements (i.e. storm water pollutant control versus hydromodification management) and conduct approximate sizing calculations to determine the overall amount of storage volume and/or footprint area required for BMPs. Use worksheets presented in Appendix B to estimate sizing requirements for different types of BMPs.

7. Conduct a preliminary screening of infiltration feasibility conditions to identify areas that are more or less conducive to infiltration. Recommended factors to consider include:

    a. Soil types (determined from available geotechnical testing data, soil maps, site observations, and/or other data sources)

    b. Approximate infiltration rates at various points on the site, obtained via approximate methods (e.g. simple pit test), if practicable

    c. Groundwater elevations

    d. Proposed depths of fill

    e. New or existing utilities that will remain with development

    f. Soil or groundwater contamination issues within the site or in the vicinity of the site

    g. Slopes and other potential geotechnical hazards that are unavoidable as part of site development

    h. Safety and accessibility considerations

    This assessment is not intended to be final or account for all potential factors. Rather, it is intended to help in identifying site opportunities and constraints as they relate to site planning. After potential BMP locations are established, a more detailed feasibility analysis is necessary (see Section 3.4). Additionally, Appendix B and D provide methods for geotechnical and groundwater assessment applicable for screening at the planning level and design-level requirements. The County may allow alternate assessment methods with appropriate documentation at its discretion.

8. Identify tentative BMP locations based on preliminary feasibility screening, natural opportunities for BMPs (e.g. low areas of the site, areas near storm drain or stream connections), and other BMP sites that can potentially be created through effective site design (e.g. oddly configured or otherwise unbuildable parcels, easements and landscape amenities including open space and buffers which can double as locations for bioretention or biofiltration facilities).

9. Consider how storm water management BMPs will be accessed for inspection and maintenance and provide necessary site planning allowances (access roads, inspection openings, setbacks, etc.) and coordinate with the County for additional design requirements or allowed BMPs if required for BMPs in public easements or are part of a community facilities district maintained by the County. In addition consider the use of the site. Some BMPs may not be suitable for maintenance by individual home owners.

10. Document site planning and opportunity assessment activities as a record of the decisions that led to the development of the final storm water management plan. The SWQMP primarily shows the complete design rather than the preliminary steps in the process. Ho

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3.3.4 Developing Conceptual Storm Water Control Strategies

This step applies to PDPs. The goal of this step is to develop conceptual storm water control strategies that are compatible with the site conditions, including siting and preliminary selection of structural BMPs. At this phase of project planning, it is typically still possible for storm water considerations to influence the site layout to better accommodate storm water design requirements. The end product of this step should be a general, but concrete understanding of the storm water management parameters for each DMA, the compatibility of this approach with the site design, and preliminary estimates of BMP selection. For simpler sites, this step could be abbreviated in favor of skipping forward to design-level analyses in Section 3.4. However, for larger or more complex sites, this section can provide considerable value and help allow evaluation of storm water management requirements on common ground with other site planning considerations.

The following systematic approach is recommended:

1. Review the preliminary site information gathered in Section 3.2, specifically related to information gathered and summarized in the PDP SWQMP Site Information Checklist (Step 3 of PDP SWQMP).
2. Identify self-mitigating, de minimis areas, and potential self-retaining DMAs that can be isolated from the remainder of the site (See Section 5.2).
3. Estimate the DCV for each remaining DMA (See Appendix B.1).
4. Determine if there is a potential opportunity for harvest and use of storm water from the project site. See Appendix B.4.2 for harvest and use feasibility screening, which is based on water demand at the project site. For most sites, there is limited opportunity, so evaluating this factor early can help simplify later decisions.

Attachment "2"
Item9.

5. Estimate potential runoff reduction and the DCV that could be achieved with [illegible]gn BMPs (Appendix B.1).

6. Based on the remaining runoff after accounting for steps 2 to 5, estimate BMP space requirements. Identify applicable structural BMP requirements (i.e. storm water pollutant control versus hydromodification management) and conduct approximate sizing calculations to determine the overall amount of storage volume and/or footprint area required for BMPs. Use worksheets presented in Appendix B to estimate sizing requirements for different types of BMPs.

7. Conduct a preliminary screening of infiltration feasibility conditions to identify areas that are more or less conducive to infiltration. Recommended factors to consider include:

    a. Soil types (determined from available geotechnical testing data, soil maps, site observations, and/or other data sources)

    b. Approximate infiltration rates at various points on the site, obtained via approximate methods (e.g. simple pit test), if practicable

    c. Groundwater elevations

    d. Proposed depths of fill

    e. New or existing utilities that will remain with development

    f. Soil or groundwater contamination issues within the site or in the vicinity of the site

    g. Slopes and other potential geotechnical hazards that are unavoidable as part of site development

    h. Safety and accessibility considerations

    This assessment is not intended to be final or account for all potential factors. Rather, it is intended to help in identifying site opportunities and constraints as they relate to site planning. After potential BMP locations are established, a more detailed feasibility analysis is necessary (see Section 3.4). Additionally, Appendix B and D provide methods for geotechnical and groundwater assessment applicable for screening at the planning level and design-level requirements. The County may allow alternate assessment methods with appropriate documentation at its discretion.

8. Identify tentative BMP locations based on preliminary feasibility screening, natural opportunities for BMPs (e.g. low areas of the site, areas near storm drain or stream connections), and other BMP sites that can potentially be created through effective site design (e.g. oddly configured or otherwise unbuildable parcels, easements and landscape amenities including open space and buffers which can double as locations for bioretention or biofiltration facilities).

9. Consider how storm water management BMPs will be accessed for inspection and maintenance and provide necessary site planning allowances (access roads, inspection openings, setbacks, etc.) and coordinate with the County for additional design requirements or allowed BMPs if required for BMPs in public easements or are part of a community facilities district maintained by the County. In addition consider the use of the site. Some BMPs may not be suitable for maintenance by individual home owners.

10. Document site planning and opportunity assessment activities as a record of the decisions that led to the development of the final storm water management plan. The SWQMP primarily shows the complete design rather than the preliminary steps in the process. [illegible]er,

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applicants must describe how storm water management objectives have been co... as early as possible in the site planning process and how opportunities to incorporate B... ve been identified.



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 AND GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.

PRELIMINARY LANDSCAPE PLAN

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.

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:

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.

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

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

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)

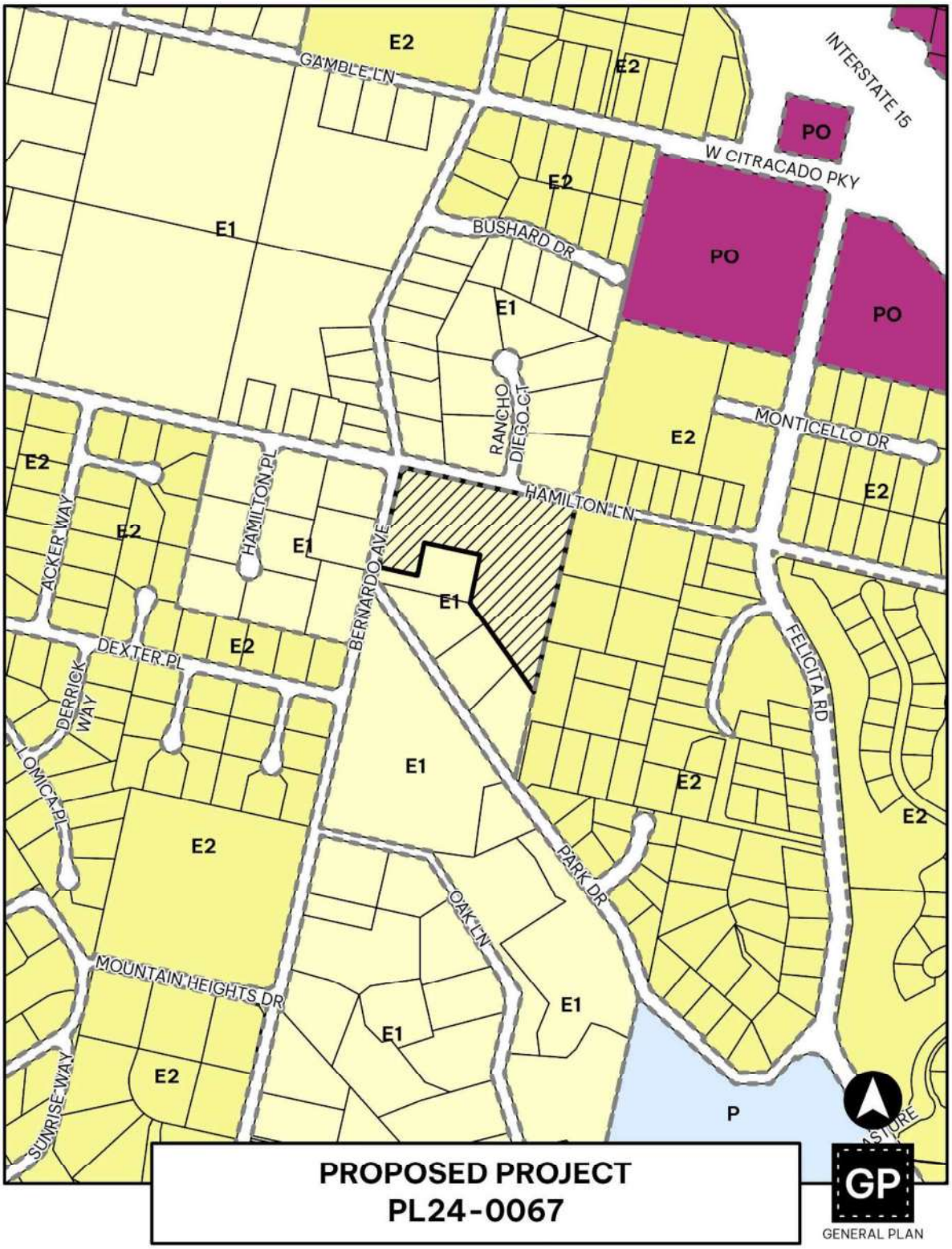
4. Draft Planning Commission Resolution No. 2026-03 including Exhibits A, B, C, D, E, and F

   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

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




GAMBLE LN
E2
E2
INTERSTATE 15
PO
W CITRACADO PKY
E2
E1
BUSHARD DR
PO
PO
E1
RANCHO DIEGO CT
MONTICELLO DR
E2
E2
E2
HAMILTON PL
HAMILTON LN
E2
ACKER WAY
E1
E2
E1
BERNARDO AVE
FELICITA RD
DEXTER PL
E2
DERRICK WAY
E1
E2
LOMICA RD
E2
PARK DR
OAK LN
MOUNTAIN HEIGHTS DR
E1
E1
E2
P
SUNRISE WAY
PROPOSED PROJECT
PL24-0067
GP
GENERAL PLAN


GAMBLE LN
County
INTERSTATE 15
RE-20
W CITRACADO PKY
County
BUSHARD DR
RE-40
RE-20
RE-40
County
RANCHO DIEGO CT
RE-20
MONTICELLO DR
RE-20
HAMILTON PL
HAMILTON LN
County
ACKER WAY
RE-20
RE-40
RE-40
BERNARDO AVE
DEXTER PL
DERRICK WAY
FELICITA RD
County
LOMICA PL
RE-20
County
PD-R
PARK DR
RE-40
OAK LN
MOUNTAIN HEIGHTS DR
County
County
County
SUNRISE WAY
PROPOSED PROJECT
PL24-0067
Z
ZONING

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:

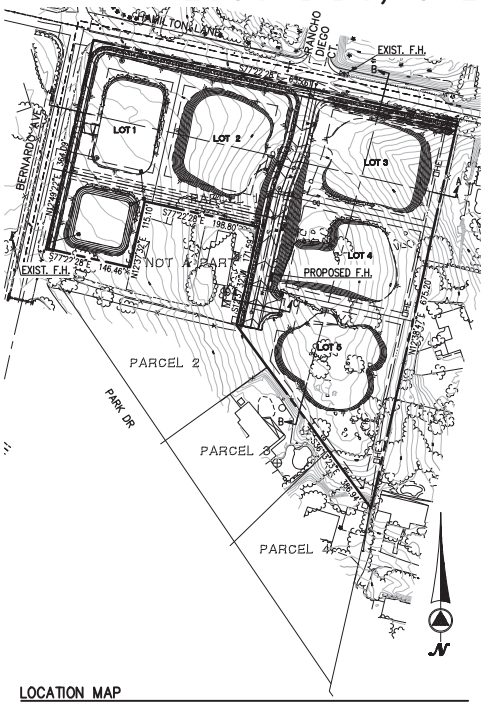
GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	PACIFIC BELL TELEPHONE
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

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

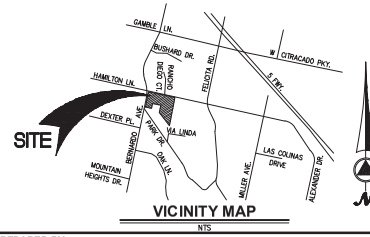
APPROXIMATE GRADING QUANTITIES:

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.

TITLE SHEET

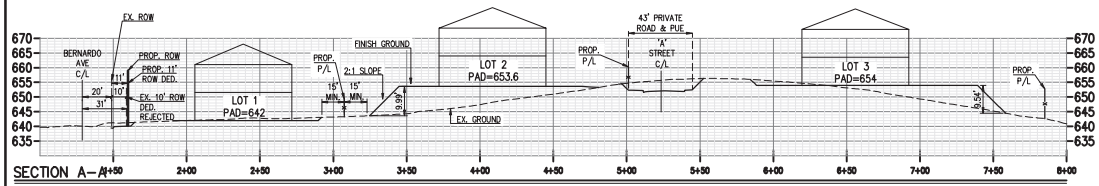
TENTATIVE MAP - TRACT PL24-0067

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



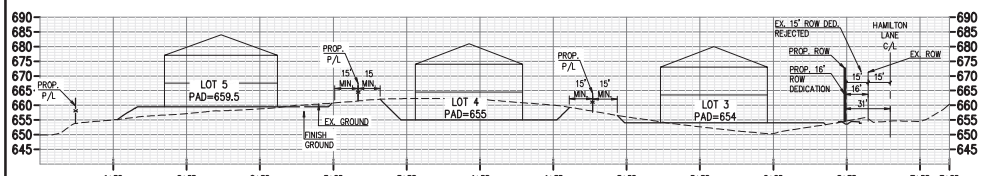
VICINITY MAP

NTS



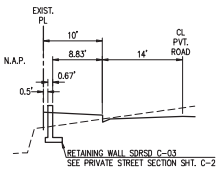
SECTION A–A

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.

PREPARED BY:

MASSON & ASSOCIATES, INC.
planning ▲ engineering ▲ surveying ▲ telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786
www.massor-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

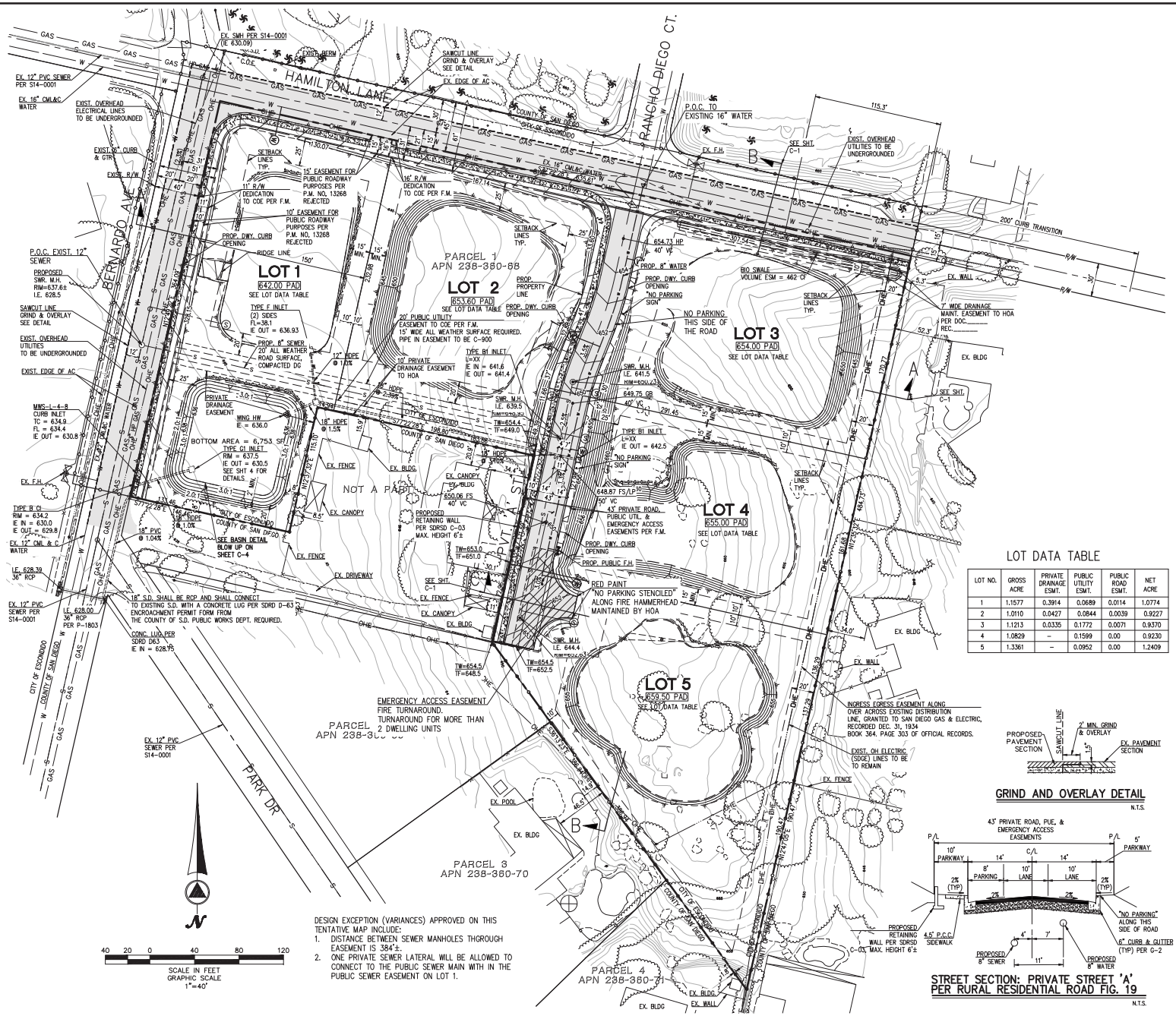
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

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

DATE: Nov 06, 25 9:56pm by: Robert D'Amaro P:\Projects\Bernardo Ave & Hamilton Ln - Escondido, CA\Drawings\Tentative Map\Tentative Map.dwg

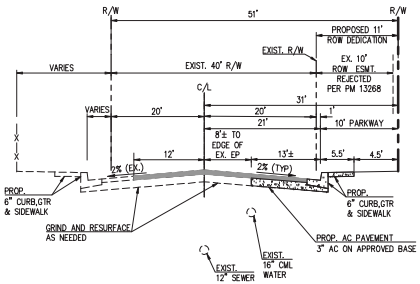


DESIGN EXCEPTION (VARIANCES) APPROVED ON THIS TENTATIVE MAP INCLUDE:

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.

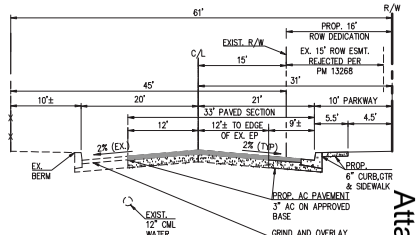
LOT DATA TABLE

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.



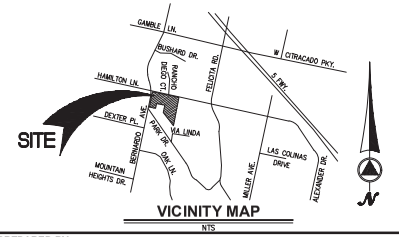
STREET SECTION: HAMILTON LANE

N.T.S.

Attachment "3"

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:

MASSON & ASSOCIATES, INC.

planning ▲ engineering ▲ surveying ▲ telecom

1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786

www.massor-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

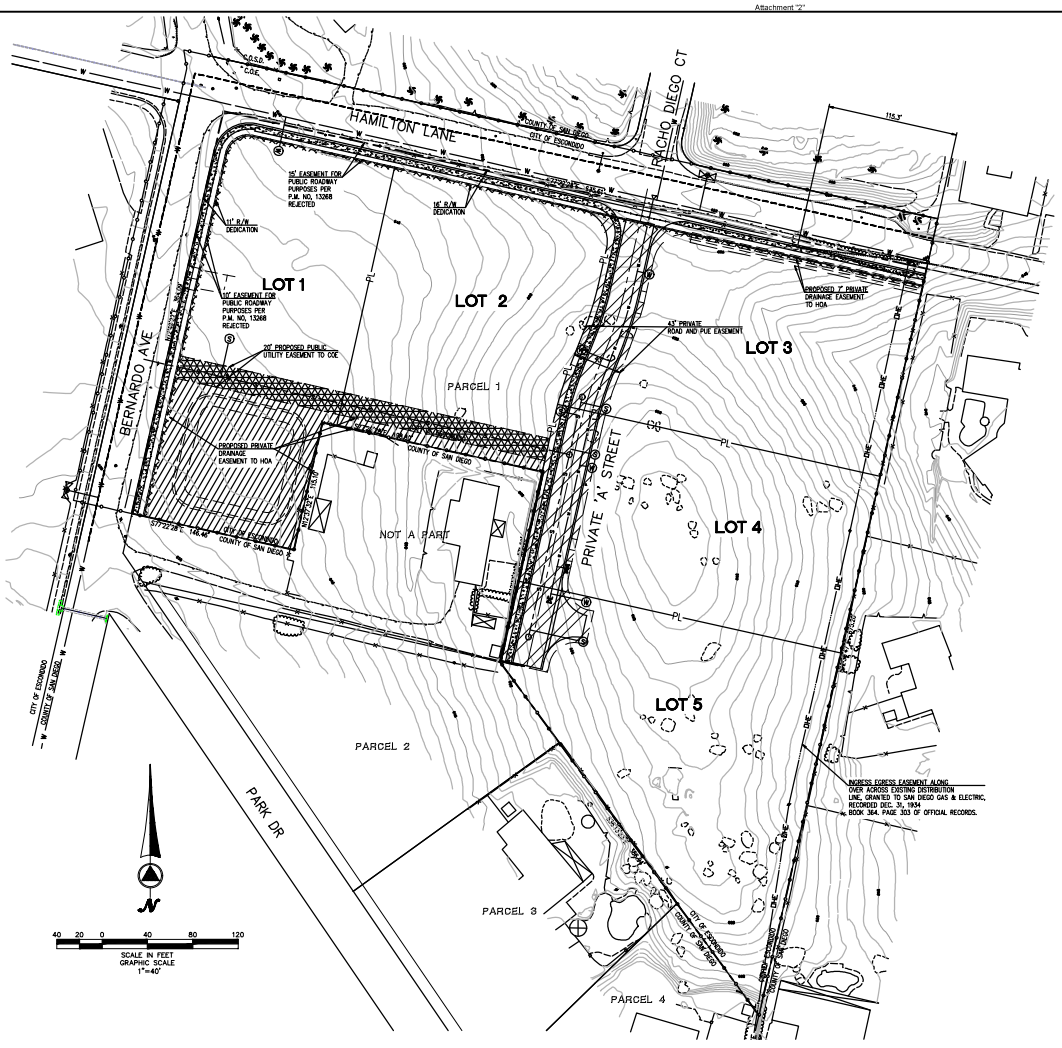
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

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

Attachment "2"



NOTE:

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

LEGEND:

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED PRIVATE DRAINAGE EASEMENT

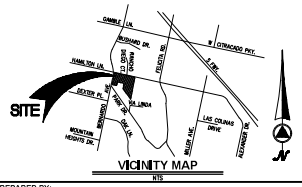
PROPOSED PRIVATE ROAD EASEMENT

PROPOSED RIGHT OF WAY DEDICATION

ENCUMBRANCE MAP

TENTATIVE MAP

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



PREPARED BY:
MASSON & ASSOCIATES, INC.
planning • engineering • surveying • mla.com
1120 Sycamore Ave Suite 201
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P. 760.741.3570
F. 760.741.1756
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
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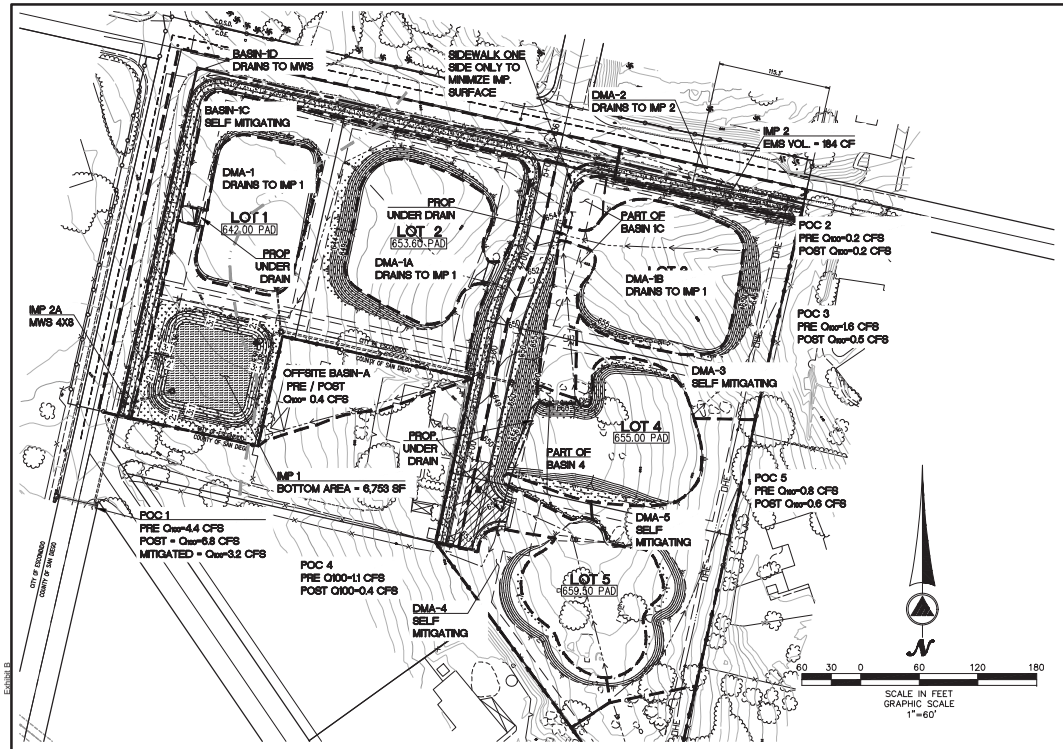
OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

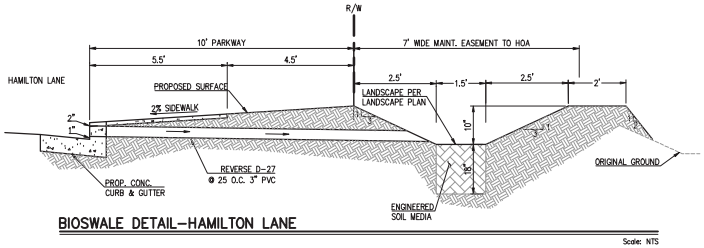
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

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

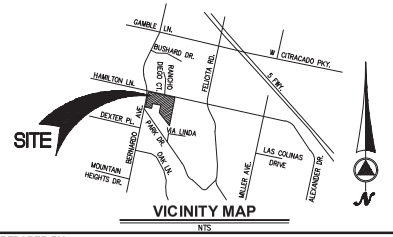
Scale: NTS

Attachment "3"

STORM WATER QUALITY PLAN

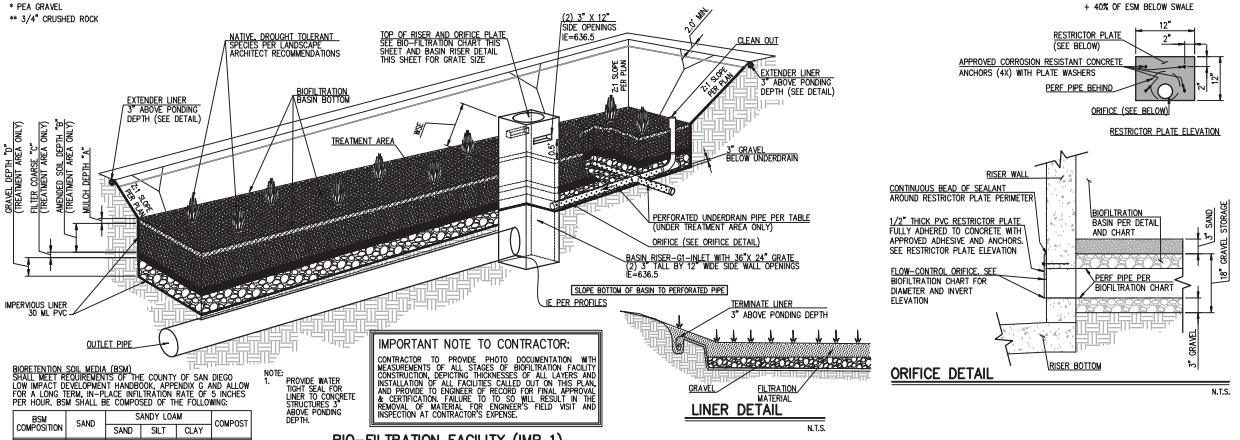
TENTATIVE MAP

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



VICINITY MAP

NTS



LINER DETAIL

N.T.S.

ORIFICE DETAIL

N.T.S.

RESTRICTOR PLATE ELEVATION

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

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.

BIO-FILTRATION FACILITY (IMP 1)

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.massor-assoc.com

ASSESSOR'S PARCEL NO:
238-360-68

LEGAL DESCRIPTION:
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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

Exhibit B



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) 882-2469
E-mail:
georgemercerassociates@gmail.com

LICENSED LANDSCAPE ARCHITECT
Expires 12-31-26
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 92025

Attachment "3"

CHANGES

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

PROGRESS PRINT DATE

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 times. 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 the 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

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.		

Attachment "3"
Item9.

MITIGATION MONITORING REPORT

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

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.		
HAZARDOUS 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 QUALITY					
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"

Item9.

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.:	178088
Rec'd by:	P.B.
Related Cases:	2005-46-PZ, TR 931, 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

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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:

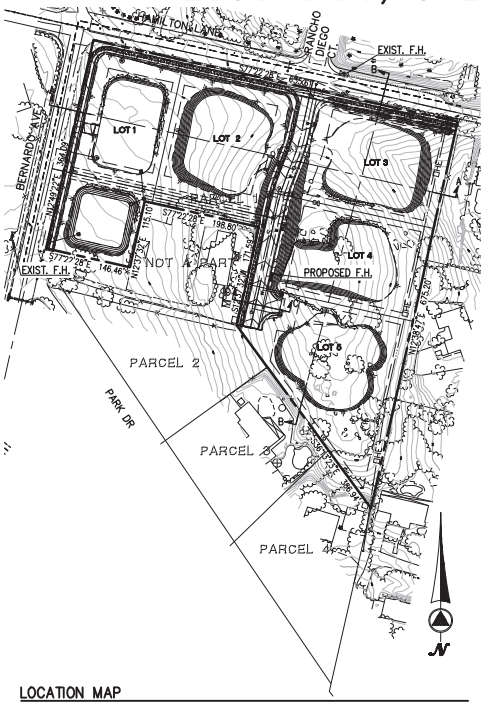
GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	PACIFIC BELL TELEPHONE
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

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

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

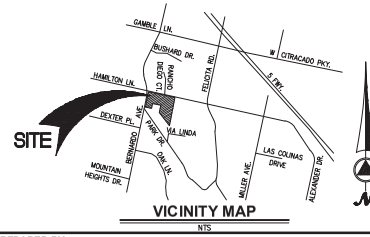
APPROXIMATE GRADING QUANTITIES:

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

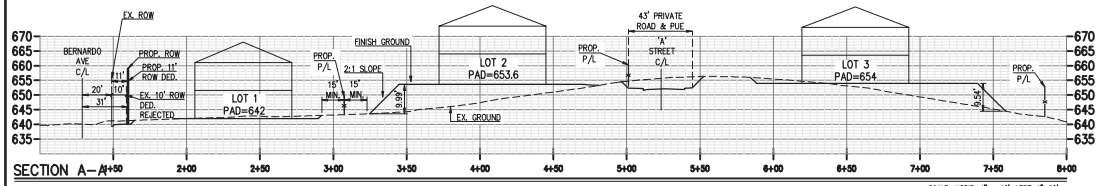
TENTATIVE MAP - TRACT PL24-0067

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



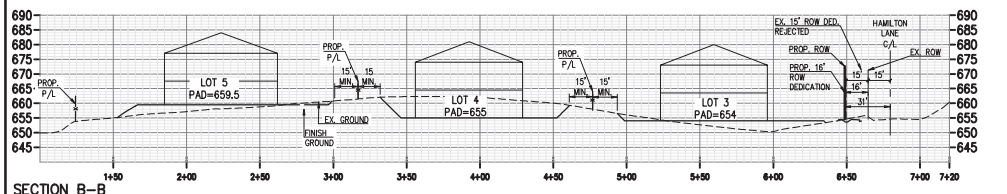
VICINITY MAP

NTS



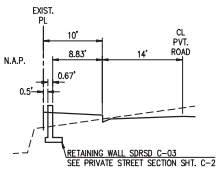
SECTION A–A

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.

PREPARED BY:
MASSON & ASSOCIATES, INC.
planning ▲ engineering ▲ surveying ▲ telecom
1120 Sycamore Ave Suite 2D
Vista, CA 92081
P. 760.741.3570
F. 760.741.1786
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

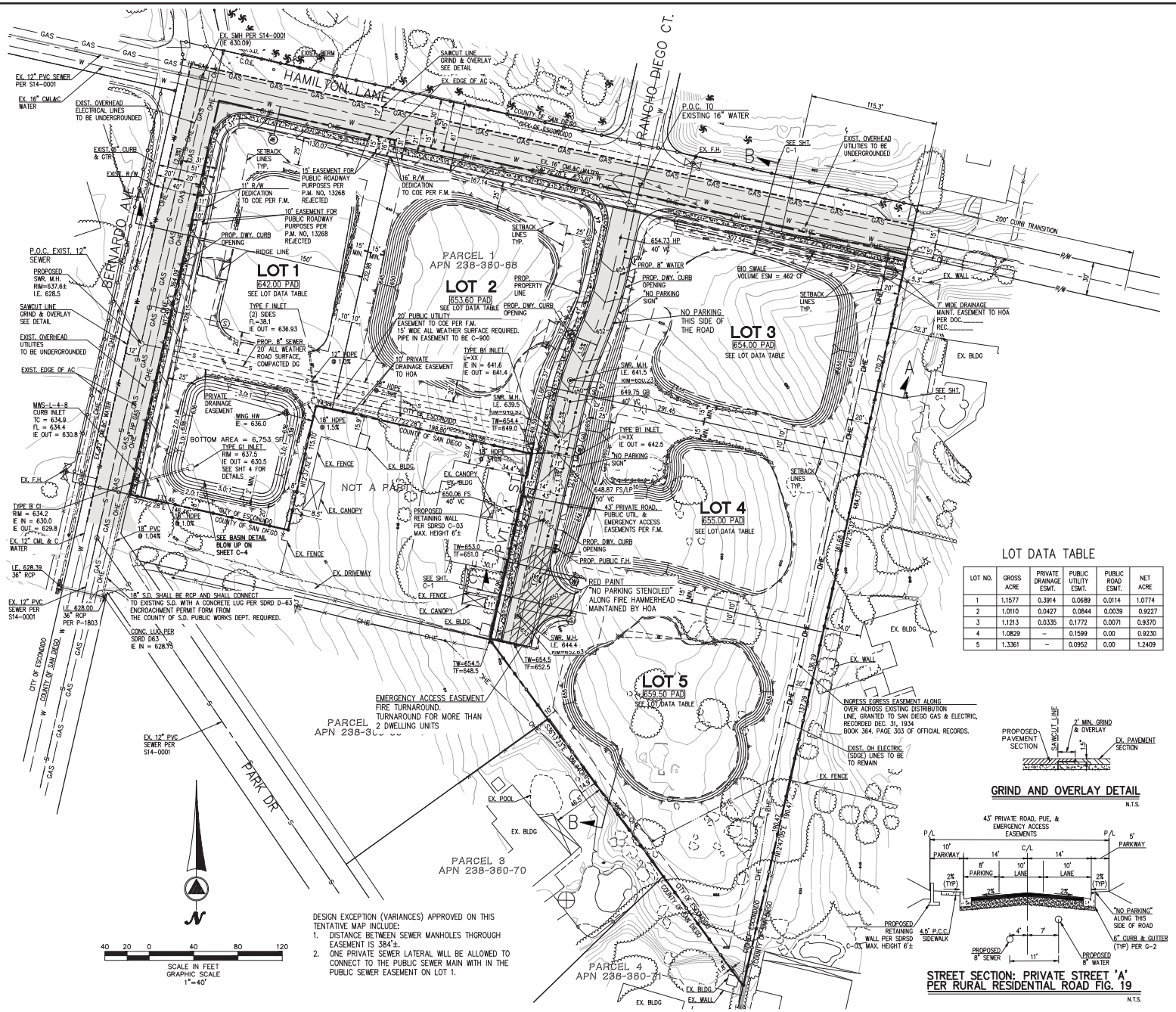
Original Date: JANUARY 2024

Sheet C-1

Exhibit B

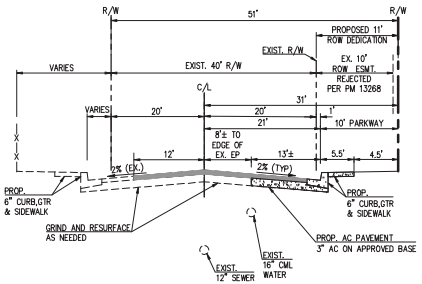
Attachment "3"

Item9.



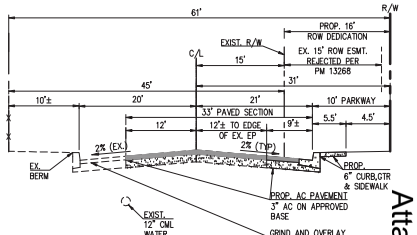
DESIGN EXCEPTION (VARIANCES) APPROVED ON THIS TENTATIVE MAP INCLUDE:

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

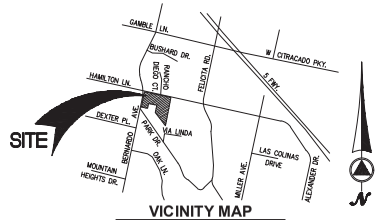
N.T.S.

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

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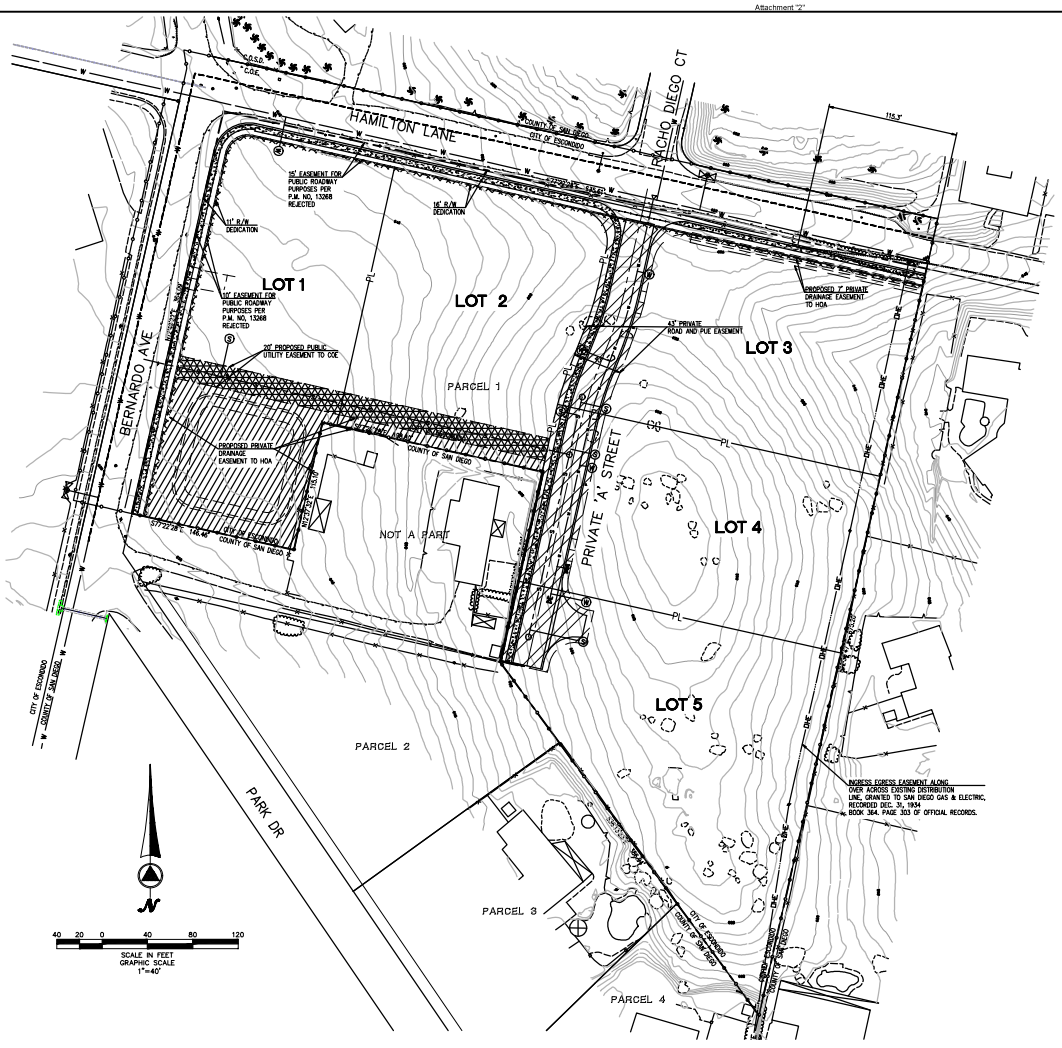
Original Date: JANUARY 2024

Sheet C-1 of 4

Attachment "3"

Item9.

Attachment "2"



NOTE:

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

LEGEND:

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED PRIVATE DRAINAGE EASEMENT

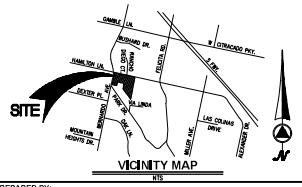
PROPOSED PRIVATE ROAD EASEMENT

PROPOSED RIGHT OF WAY DEDICATION

ENCUMBRANCE MAP

TENTATIVE MAP

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



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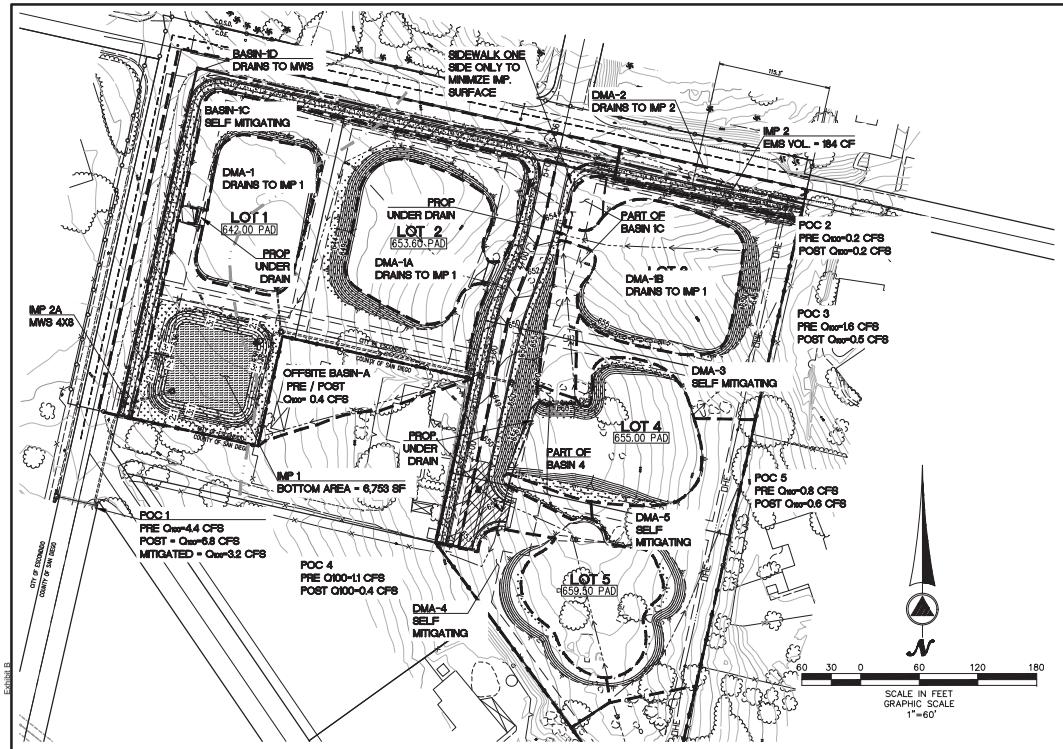
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HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

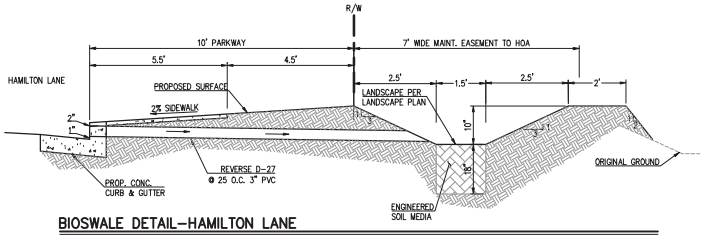
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

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

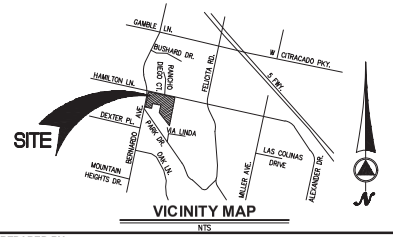
Scale: NTS

Attachment "3"

STORM WATER QUALITY PLAN

TENTATIVE MAP

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



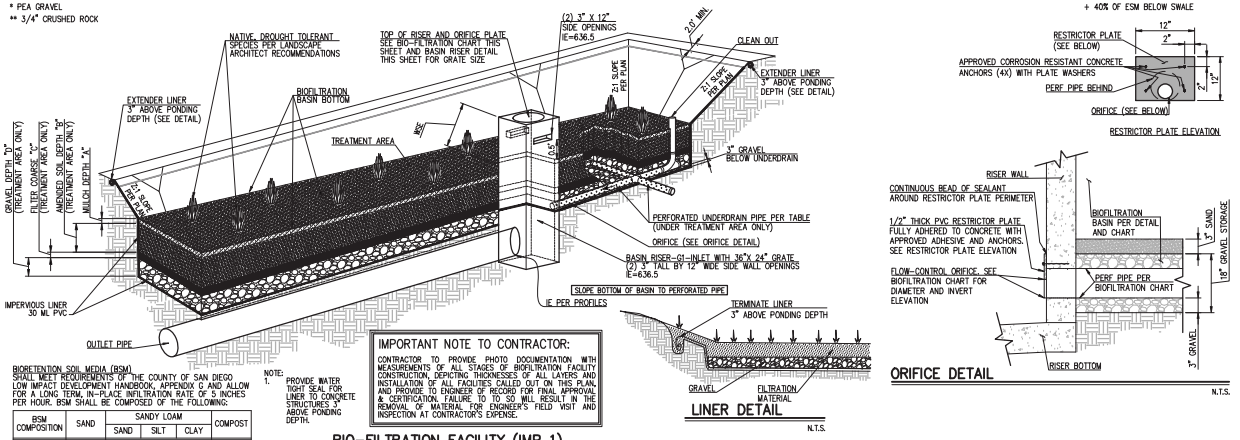
VICINITY MAP

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.

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.

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.massor-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

Exhibit B



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) 882-2469
E-mail:
georgemercerassociates@gmail.com
LICENSED LANDSCAPE ARCHITECT
Registered Professional Landscape Architect
George L. Mercer
License Number 2498
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 92025

CHANGES

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

PROGRESS PRINT DATE

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

SHEET L-1
OF 1 SHEET

Exhibit B

Attachment "3"

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.

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	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

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Hamilton Lane Escondido Detailed Report

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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
Single Family Housing	5.00	Dwelling Unit	1.62	9,750	58,564	—	14.0	—

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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	2,556
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	2,556
% 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

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% 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)

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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

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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	

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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	[illegible]

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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

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Exhibit C

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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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 Ma... Mo...nt	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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-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	—	

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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	

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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	CO2
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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

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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
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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	0.00

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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

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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	—	

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	0.61

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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
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	

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

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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

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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

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	

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Item9.
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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

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Item9.
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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

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Item9.

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	

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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

Attachment "3"
Item9.
314

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	CO2
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)

Attachment "3"
Item9.
315

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

Attachment "3"
316
Item9.

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

Attachment "3"
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Item9.

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

Attachment "3"
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Item9.

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Attachment "3"

Item9.

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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.

Attachment "3"
Item9.
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Exhibit C

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

Attachment "3"

7.2 Healthy Places Index Scores

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Item9.

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	—

Attachment "3"

Item9.

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Exhibit C

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

Attachment "3"

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Item9.

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.

Attachment "3"
Item9.
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8. User Changes to Default Data

Screen	Justification
Operations: Hearths	No fireplaces or wood stoves

Attachment "3"
Item9.
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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

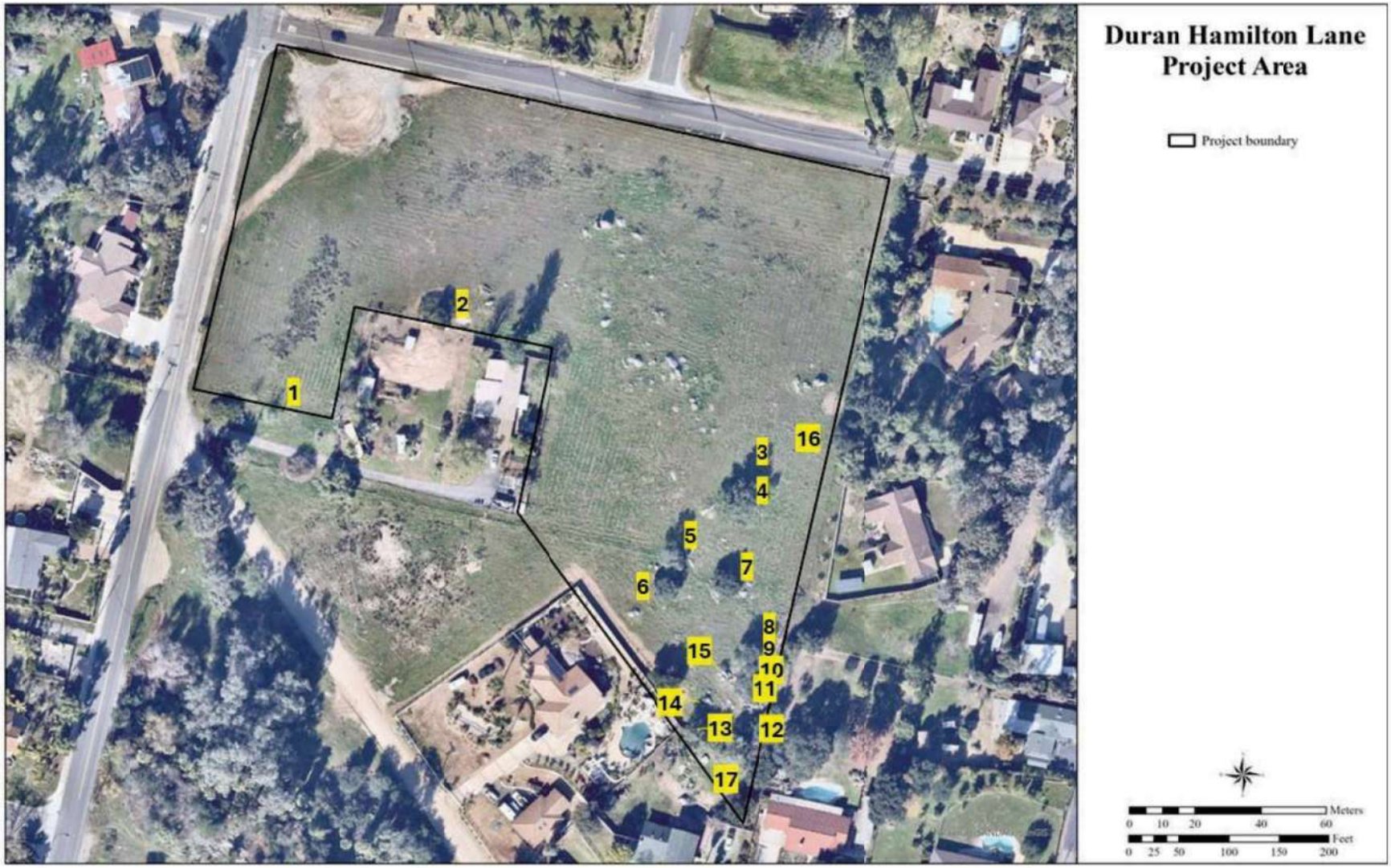


Figure 2: Trees measured at the Hamilton Lane parcel.

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.

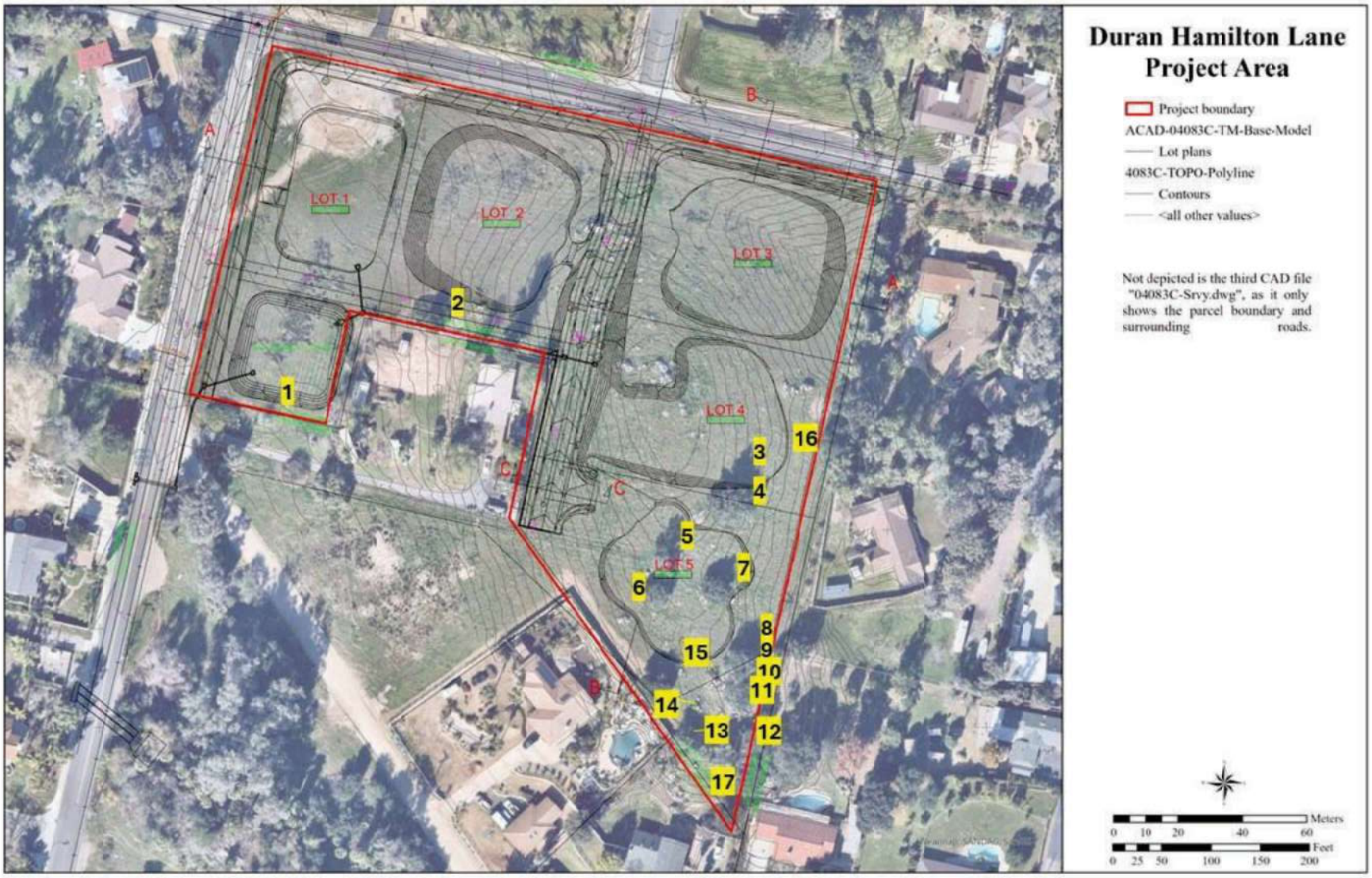


Figure3: Proposed project over an aerial image of the site and tree locations.

Attachment "3"

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.

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Attachments

Attachment 1: Weed Abatement Notice

Attachment 2: Photos

Attachment 1: Weed Abatement Notice

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-0496 (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.

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.

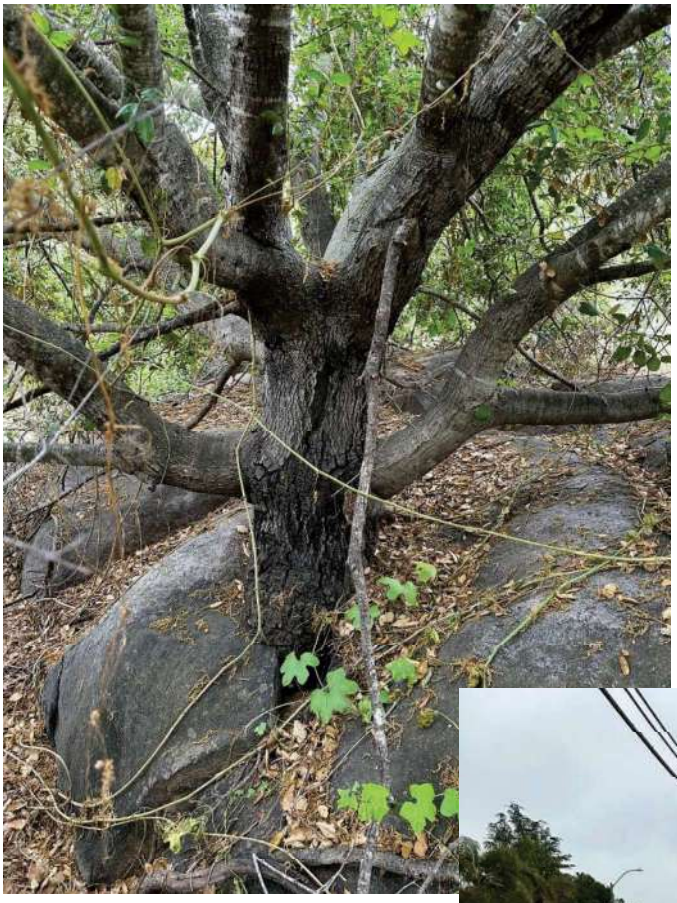


Photo 5: Underneath oaks growing in the south of the site.



Photo 6: Looking east along Hamilton Lane.

Appendix C - Weed Abatement Orders

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-0496 (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.

Attachment "3"

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

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
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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

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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.

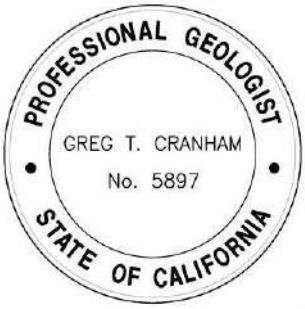
HARGIS + ASSOCIATES, INC.

Mr. Ed Modiano
May 21, 2009
Page 2

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

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

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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

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Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

FIGURE 2
SITE PLAN



Figure 2 - Site Plan

1100 Hamilton Lane
Escondido, California

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Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

FIGURE 3
TOPOGRAPHIC MAP

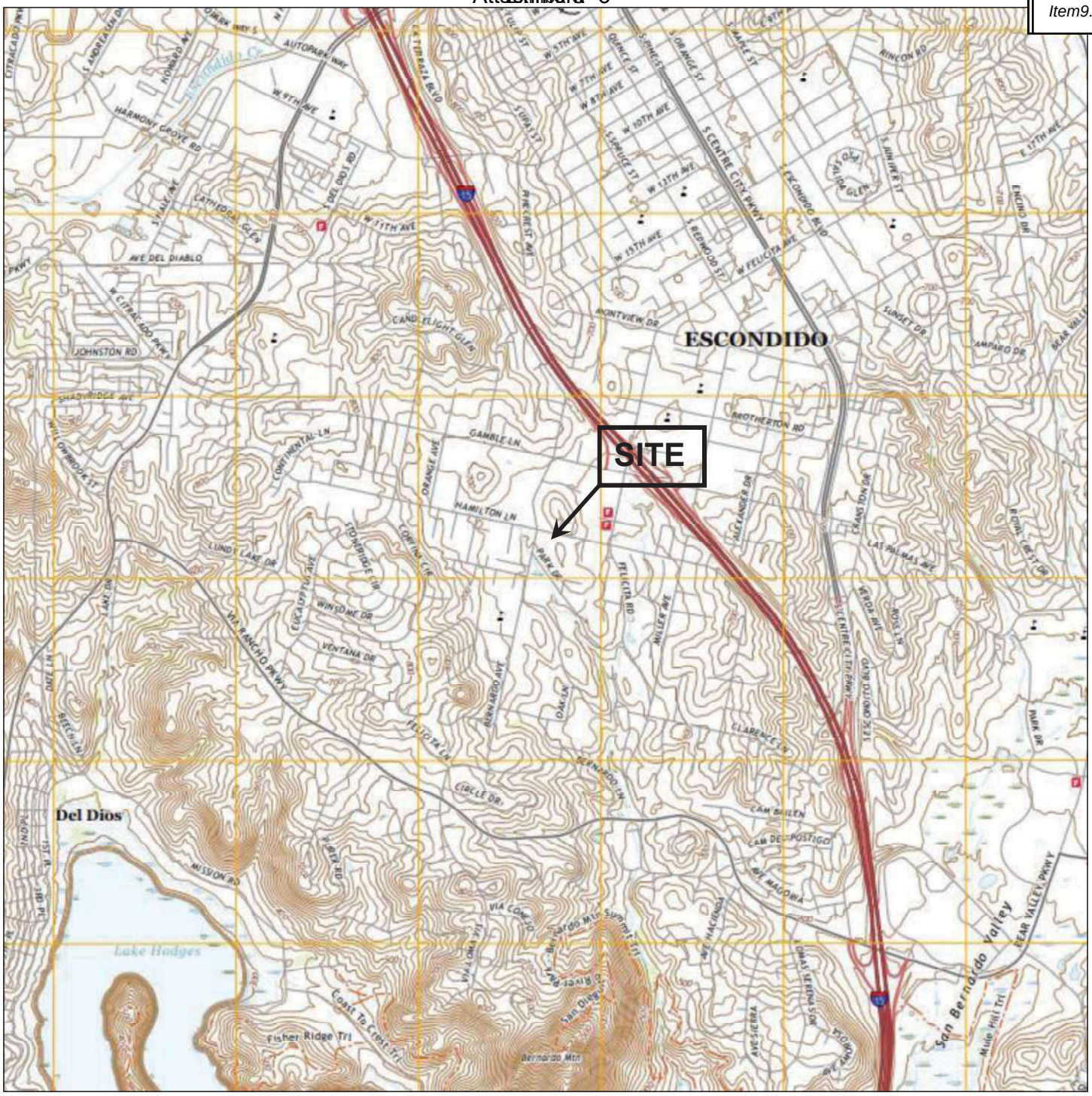


Figure 3 - Topographic Map

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

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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

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.

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

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:]

ATTACHMENT ONE
(CONTINUED)

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.]

ATTACHMENT ONE
(CONTINUED)

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

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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.

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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

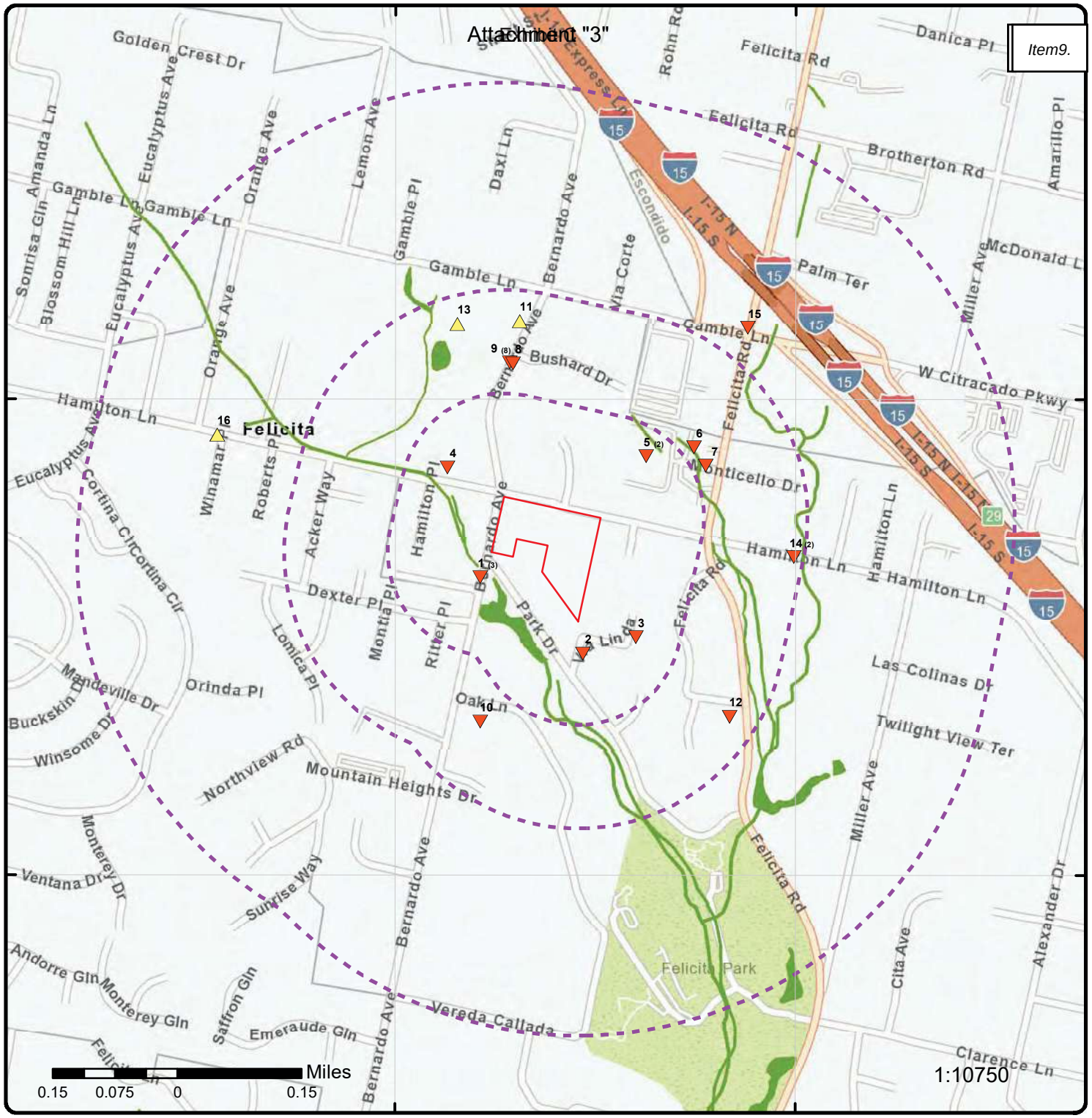
Order Number: 25030401545

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

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Map: 0.5 Mile Radius

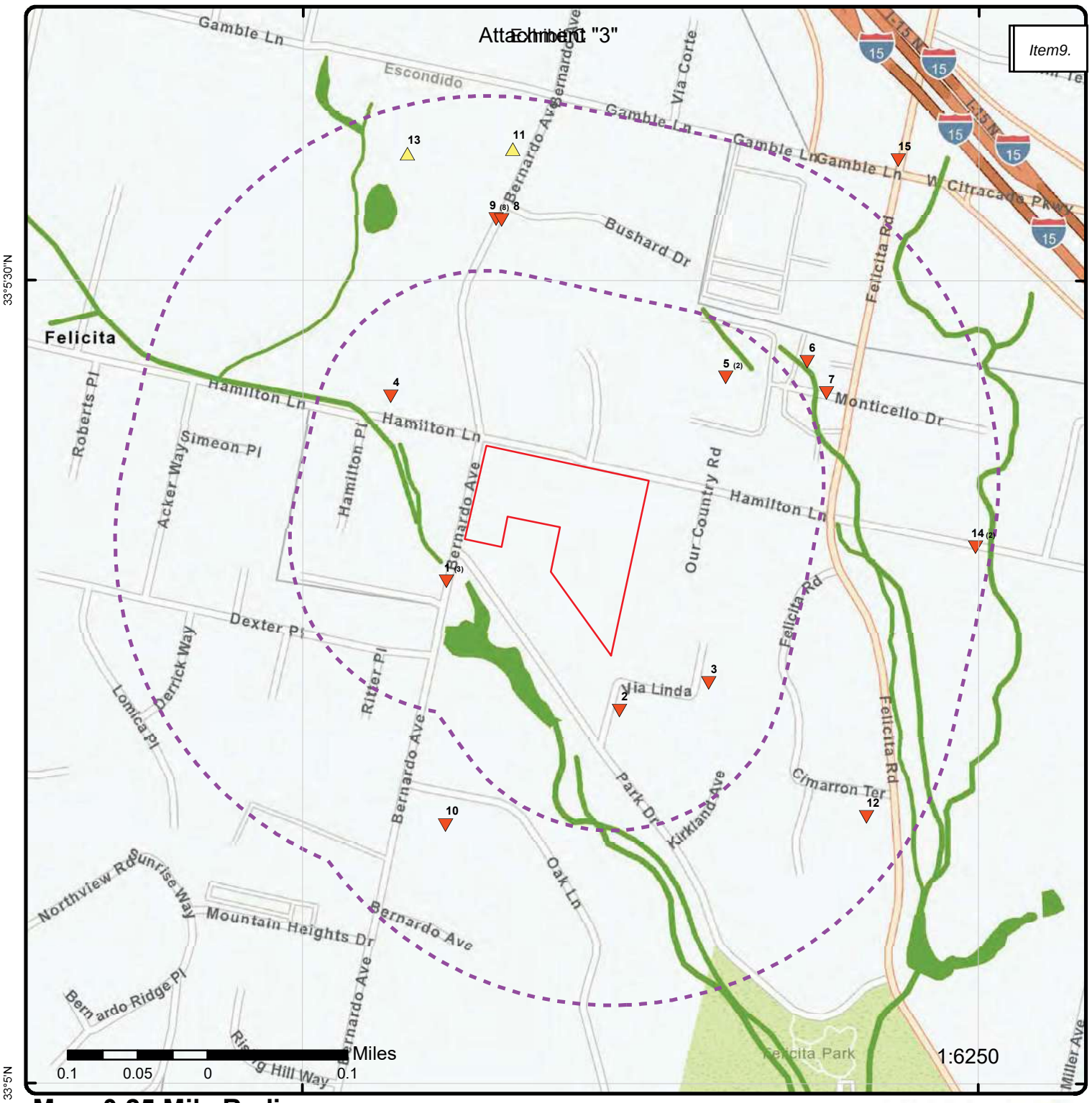
Order Number: 25030401545

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

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Map: 0.25 Mile Radius

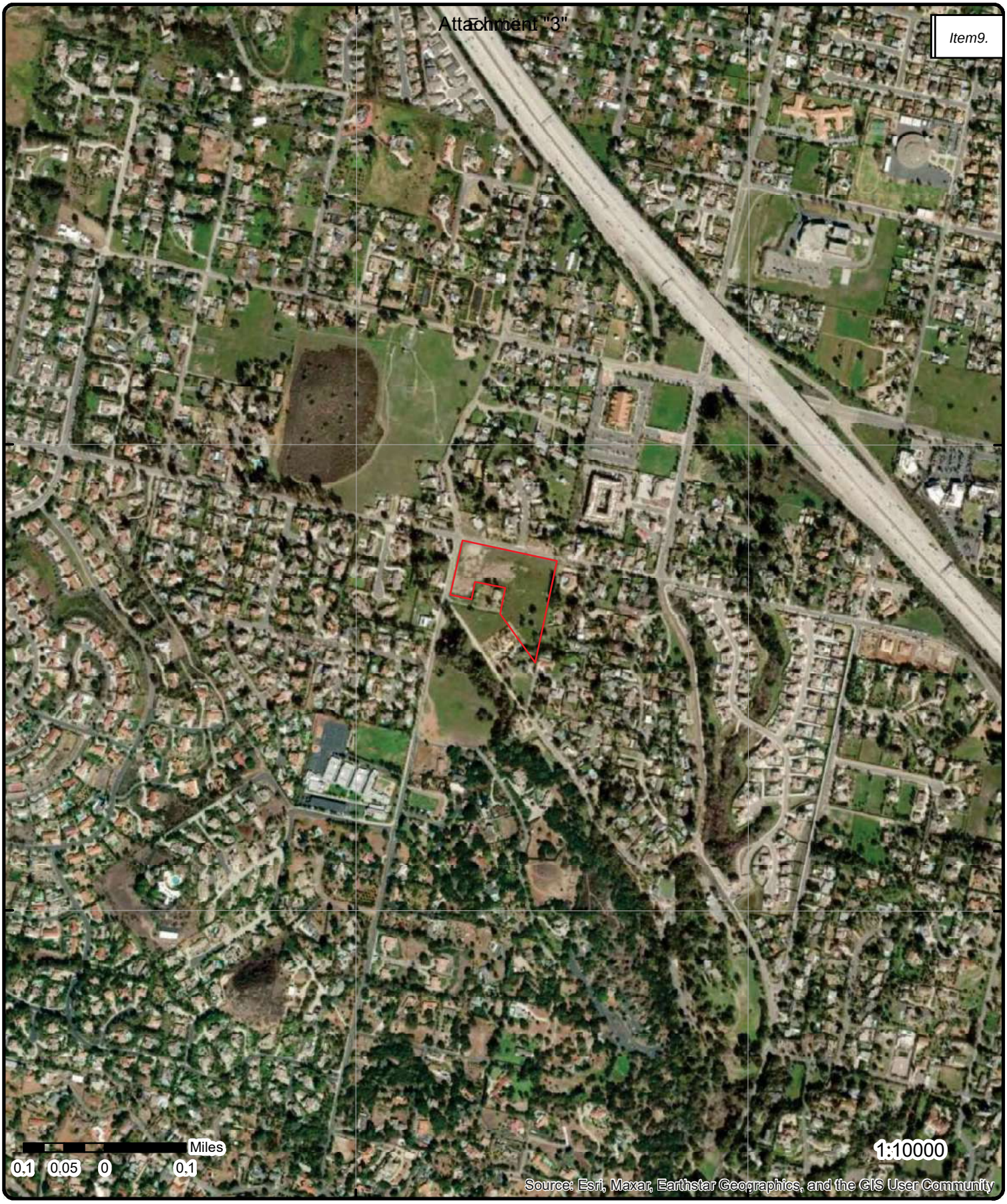
Order Number: 25030401545

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

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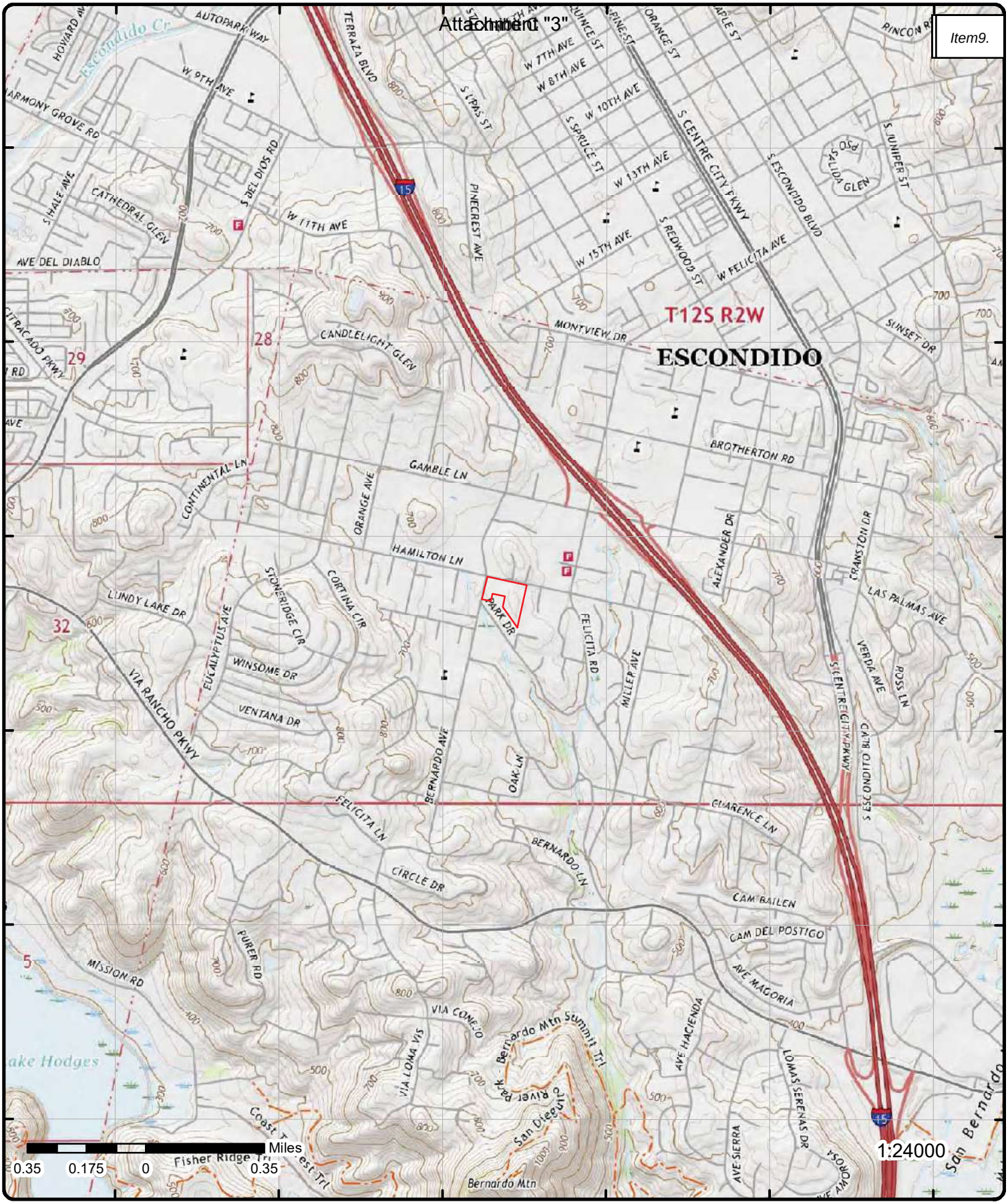
Aerial Year: 2024

Address: 1100 Hamilton Lane, Escondido, CA

Source: ESRI World Imagery

Order Number: 25030401545

© ERIS Information



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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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
Facility ID No: 37-000-001394
EPA ID No:
Active Permit: true
Permit Status: Permit Renewed
Bus Phone: 760-735-9478
Bus Fax: 0
Last Updated: 06/21/2023 02:35:09 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: 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
Child Record ID: DEH2016-HCHEM-0124236
CAS No: 68476-34-6
Last Updated: 01/17/2018 05:44:42 PM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 144156
Child Record ID: DEH2018-HCHEM-0167469
CAS No: 68476-34-6
Last Updated: 07/18/2020 01:19:27 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 361748
Child Record ID: DEH2020-HCHEM-0279699
CAS No: 68476-34-6
Last Updated: 05/27/2023 01:05:44 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 590167
Child Record ID: DEH2023-HCHEM-0373362
CAS No: 68476-34-6
Last Updated: 06/21/2023 02:35:09 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 66730
Child Record ID: DEH2016-HCHEM-0124235
CAS No: 8006-61-9
Last Updated: 01/17/2018 05:44:42 PM
Chemical Name: Gasoline
Common Name Inventory: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 144155
Child Record ID: DEH2018-HCHEM-0167468
CAS No: 8006-61-9
Last Updated: 07/18/2020 01:19:27 AM
Chemical Name: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site
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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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	

Receive Dt: 20040621
Generator Code Description: Large Quantity Generator
Handler Name: CHATHAM SITE PRP GROUP

9	1 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROS 2257 BERNARDO AVE ESCONDIDO CA 92025	CERCLIS

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:
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:
RNON NPL Status Desc: Other Cleanup Activity: State-Lead Cleanup

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
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:
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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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?

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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?

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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	**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
Acres:	42 ACRES		

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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	***Assembly:***	76
Status Date:	2023-08-31 00:00:00	***Division Branch:***	Southern California Schools & Brownfields Outreach
Site Code:	401654	***Funding:***	Responsible Party
Site Type:	Voluntary Cleanup	***Lead Agency:***	SAN DIEGO COUNTY
Site Type Detailed:	Voluntary Agreement	***Project Manager:***	Greg Sweel
Special Program:		***Supervisor:***	Scarlett Zhai
City:	Escondido	***Restricted Use:***	YES
County:	SAN DIEGO	***Senate:***	40
Congres Dis:	50	***Site Mgmt Req:***	NONE SPECIFIED
State:	CA	***Acres:***	42
Latitude:	33.088902	***Zip:***	92069
Longitude:	-117.083368		

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

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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
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

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

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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
Status Date: 2005-07-01 00:00:00
Site Code:
Site Type: Military Evaluation
Site Type Detailed: FUDS
Special Program:
City: Escondido
County: SAN DIEGO
Congres Dis: 50
State : CA
Latitude: 33.1002777777778
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

Assembly: 76
Division Branch: Cleanup Cypress
Funding: DERA
Lead Agency: SMBRP
Project Manager:
Supervisor: Eileen Mananian
Restricted Use: NO
Senate: 40
Site Mgmt Req: NONE SPECIFIED
Acres: 0
Zip:

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	***Llmethod:***	
Staff:	JABRAHAM	***Lldesc:***	
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

ERIS

HISTORICAL AERIALS

Project Property: 1100 Hamilton Lane
1100 Hamilton Lane
Escondido CA 92029

Project No:

Requested By: Weis Environmental, LLC

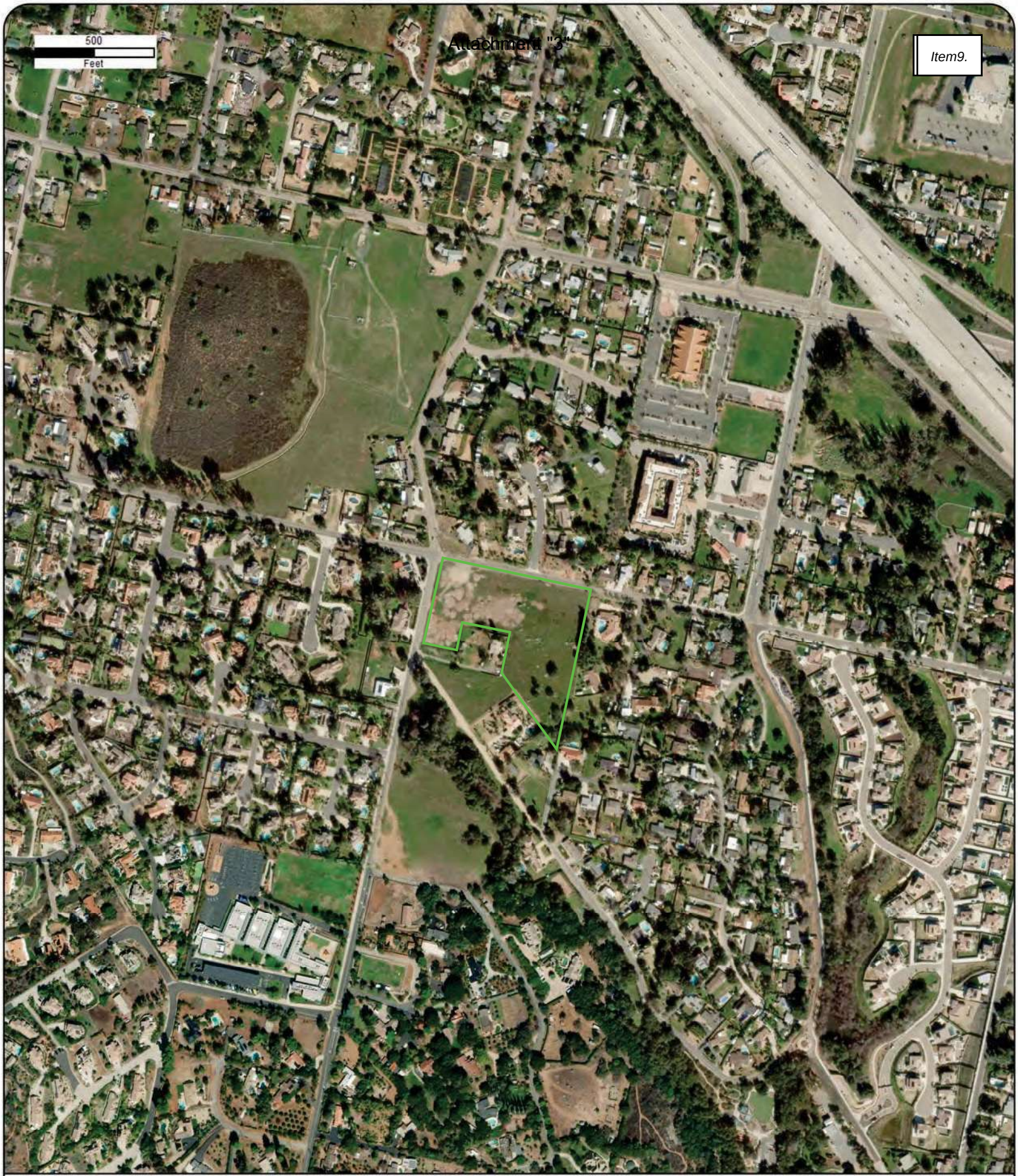
Order No: 25030401545

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'
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Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

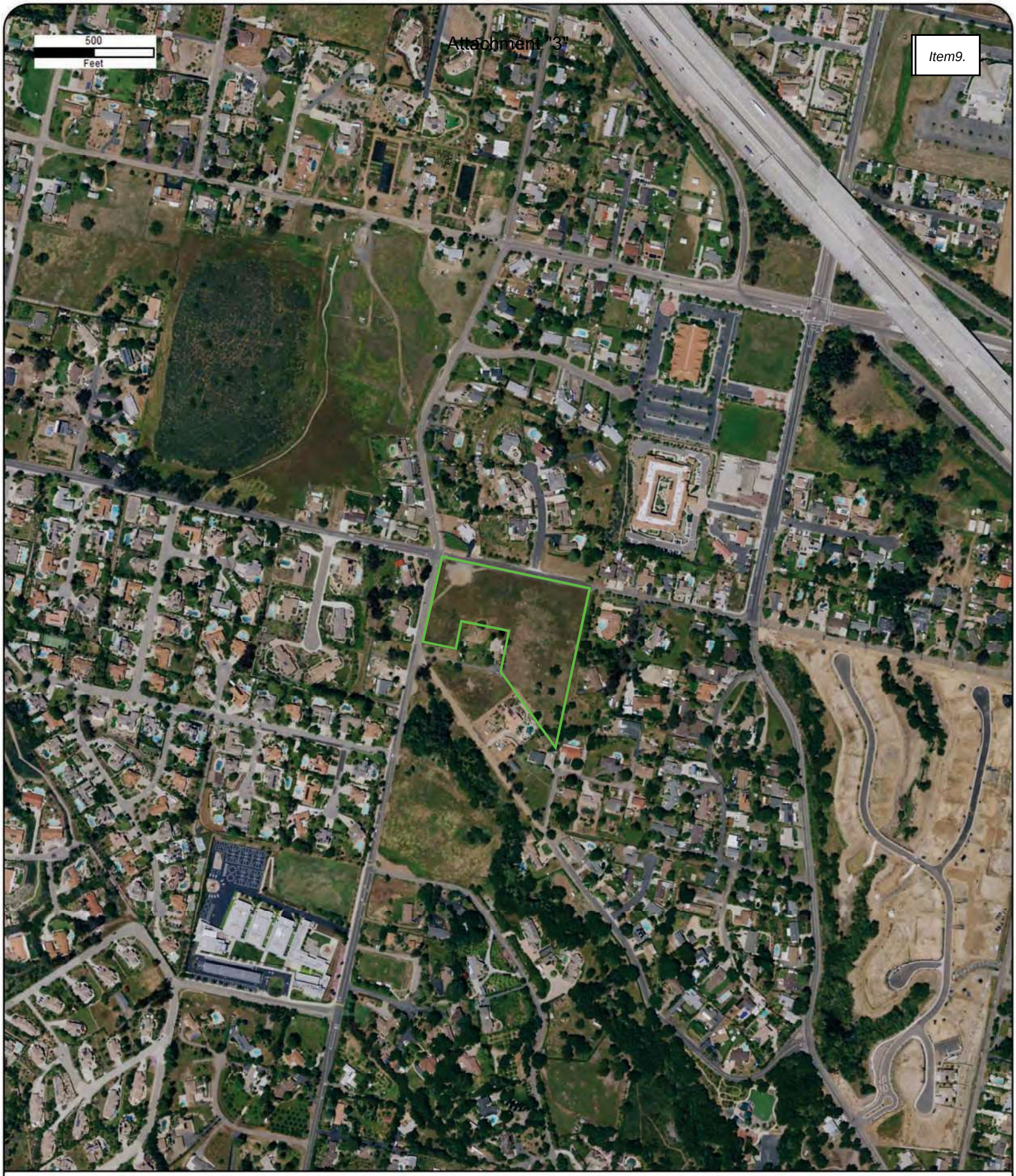


Year: 2022
Source: USDA
Scale: 1" = 500'
Comment:

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

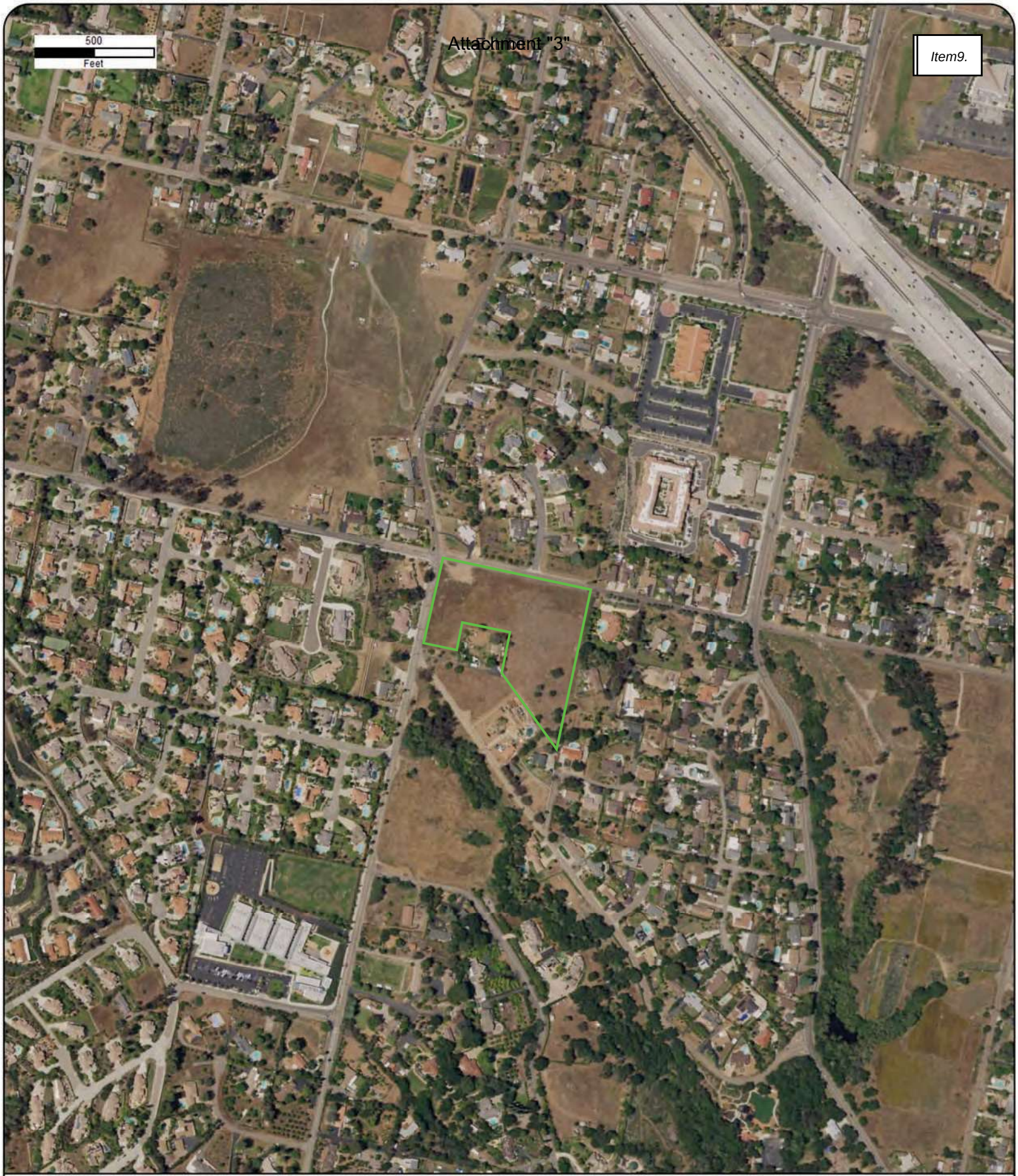


Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



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

ERIS

Attachment "3"



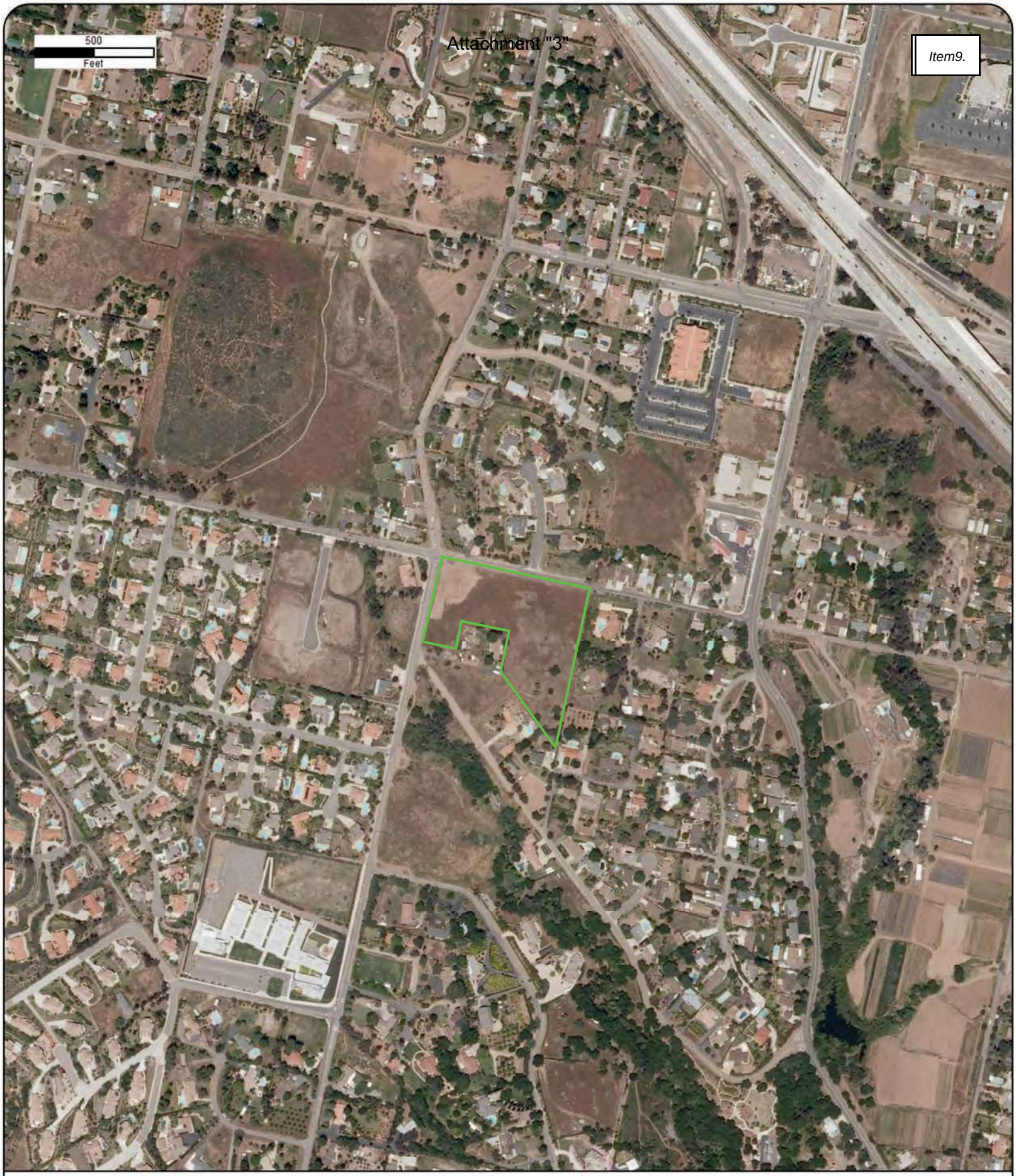
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Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "3"



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "3"



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "3"

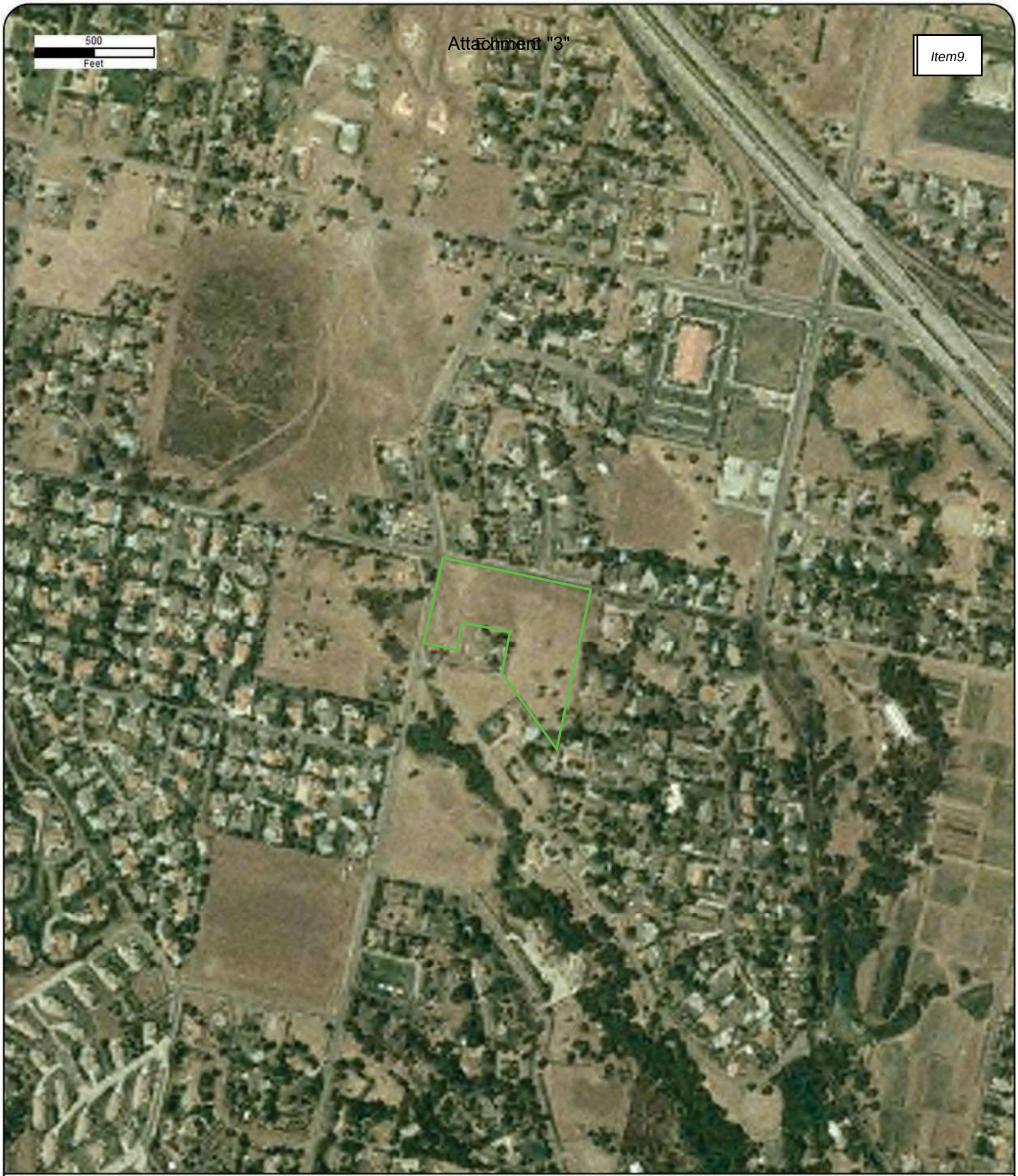


Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

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Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



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



Year: 1996
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



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



Year: 1980
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1974
Source: Private
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1967
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1963
Source: CAS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545



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



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

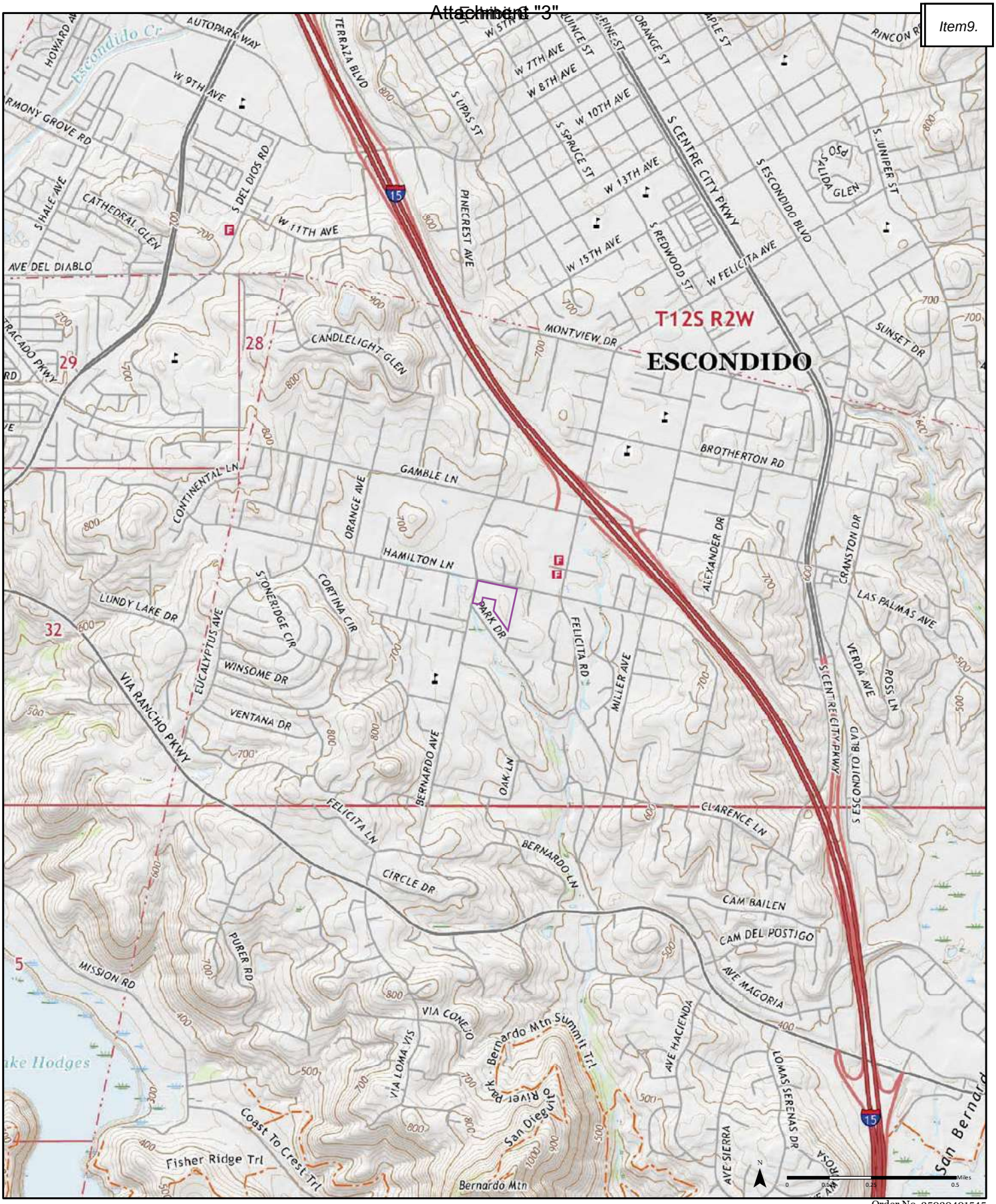
Project Property:	1100 Hamilton Lane
	1100 Hamilton Lane Escondido CA 92029
Project No:	None
Requested By:	Weis Environmental, LLC
Order No:	25030401545
Date Completed:	March 05, 2025

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.



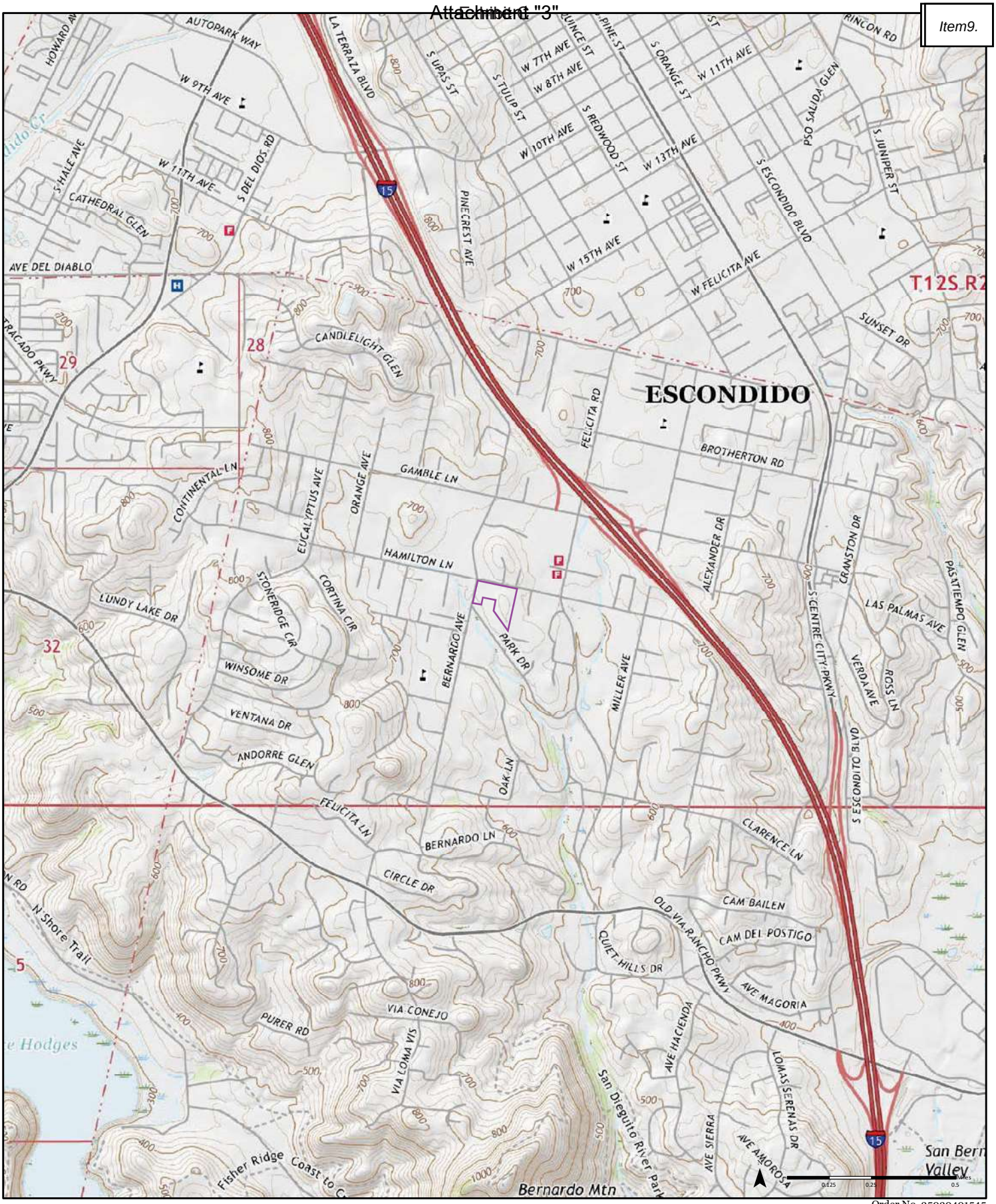
Order No. 25030401545

2022



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



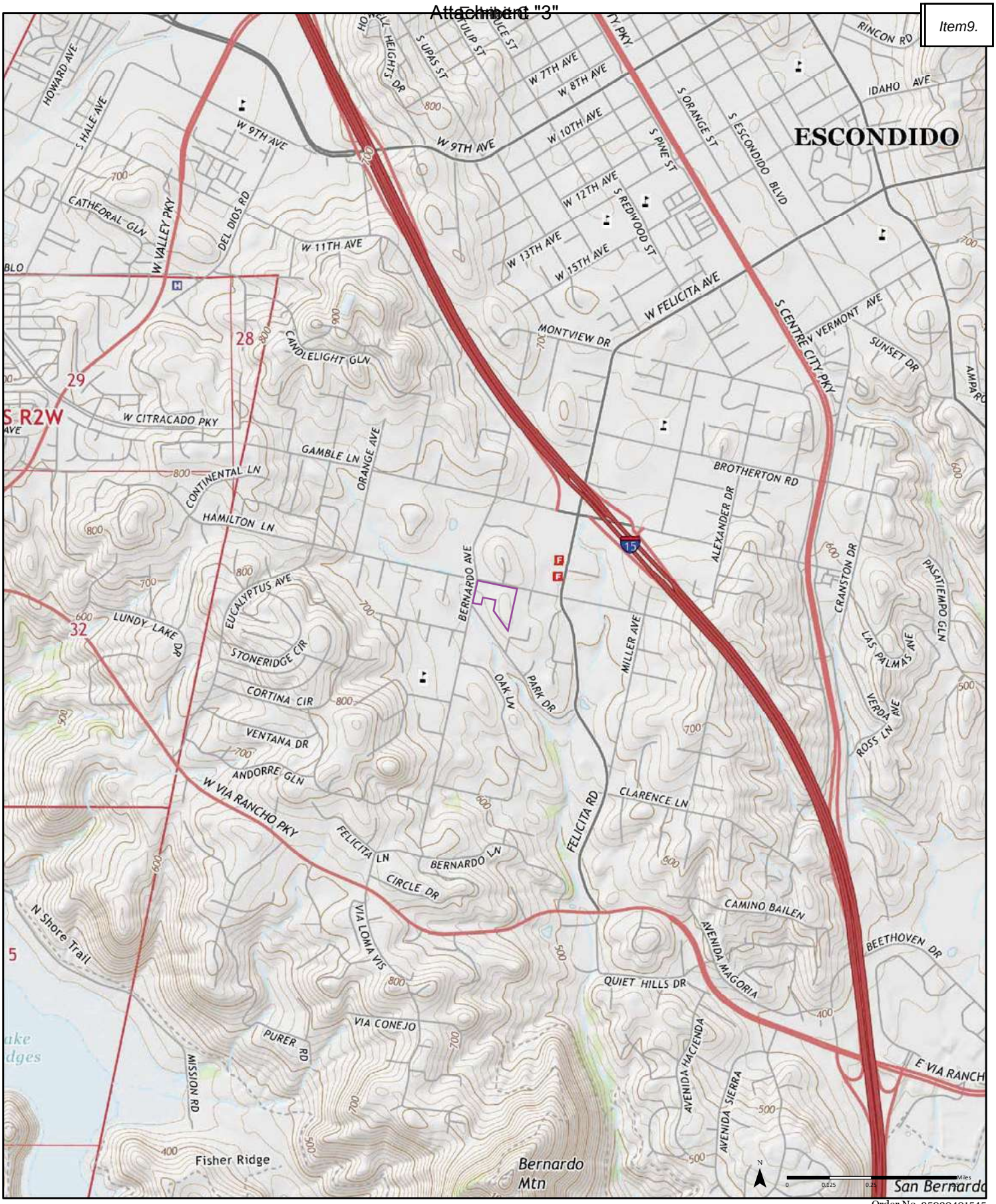
Order No. 25030401545

2018



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



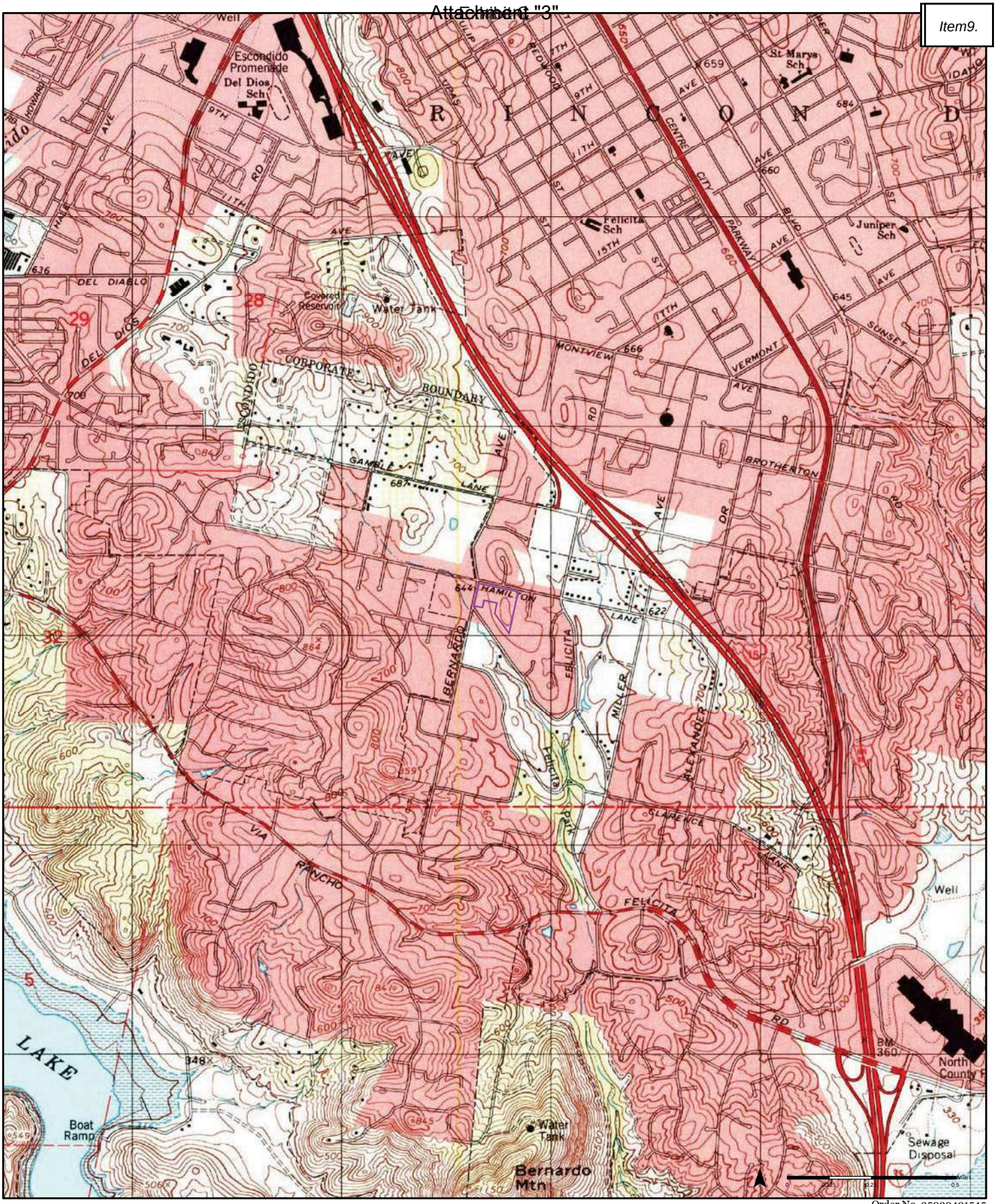
Order No. 25030401545

2015



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



1996 (1-1996)

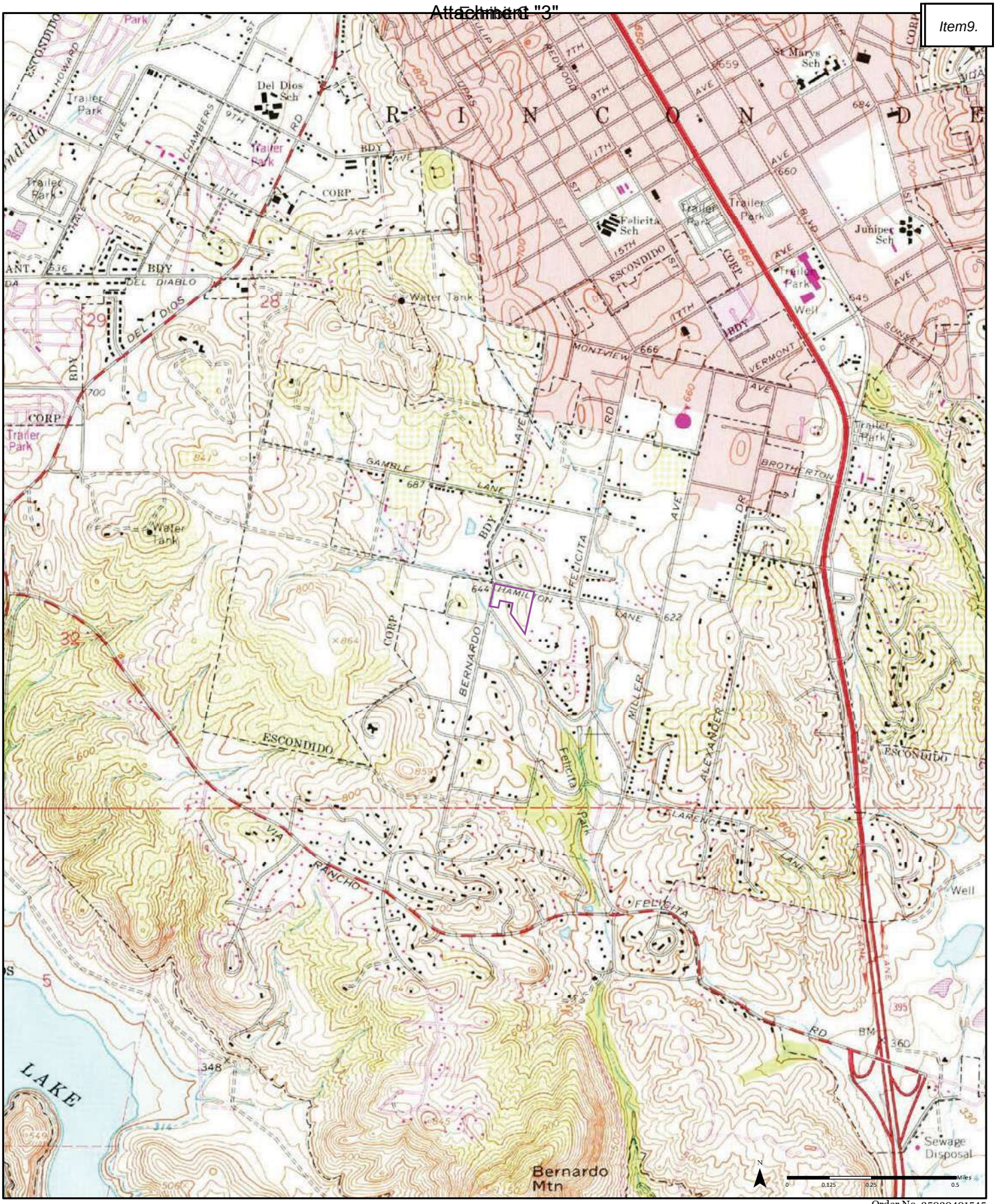
Aerial Photo Year: 1996

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1996)



Source: USGS 7.5 Minute Topographic Map



1975 *(1-1975)*

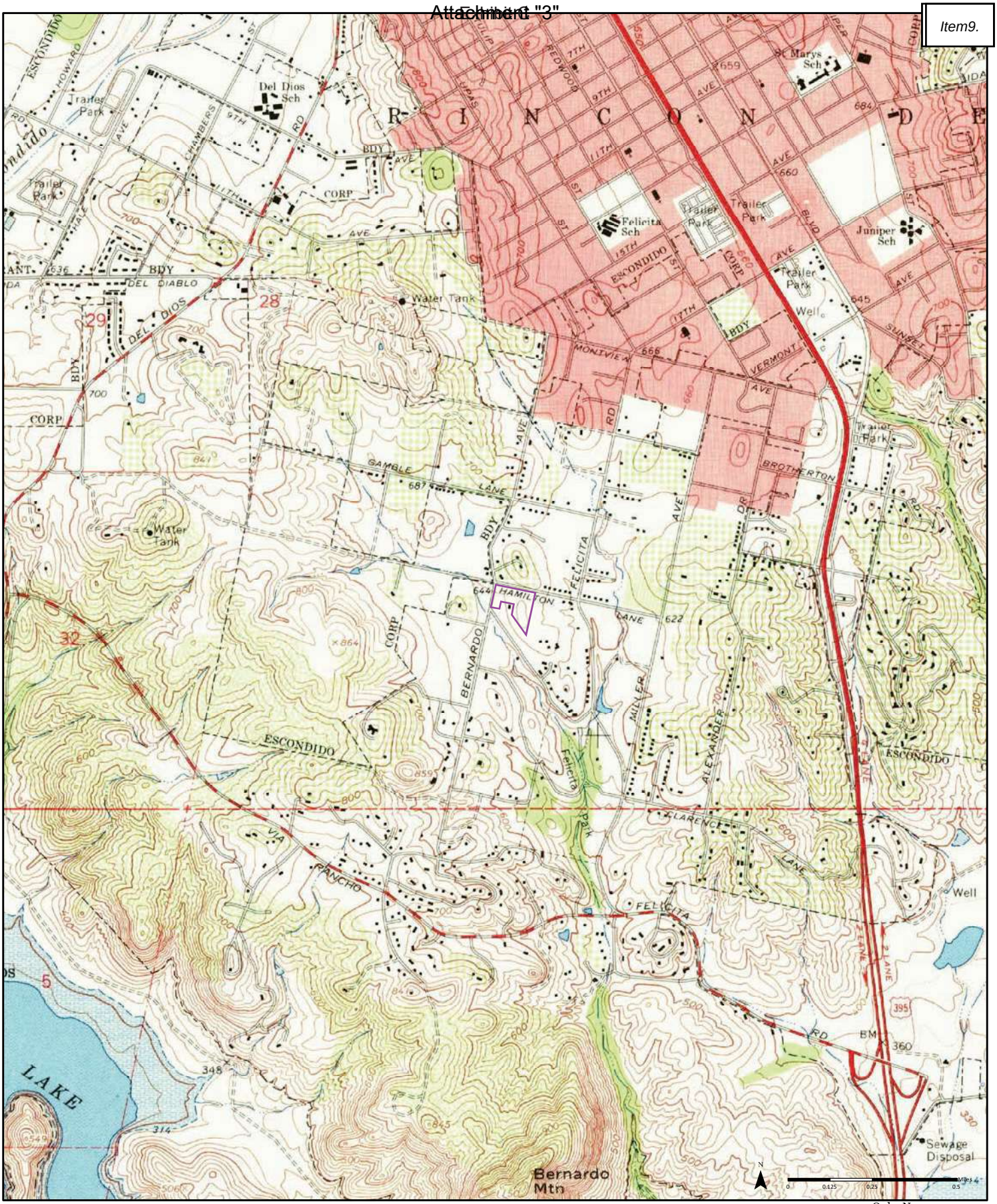
Aerial Photo Year: 1967
Photo Revision Year: 1975

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1975)



Source: USGS 7.5 Minute Topographic Map



1968 (1-1968)

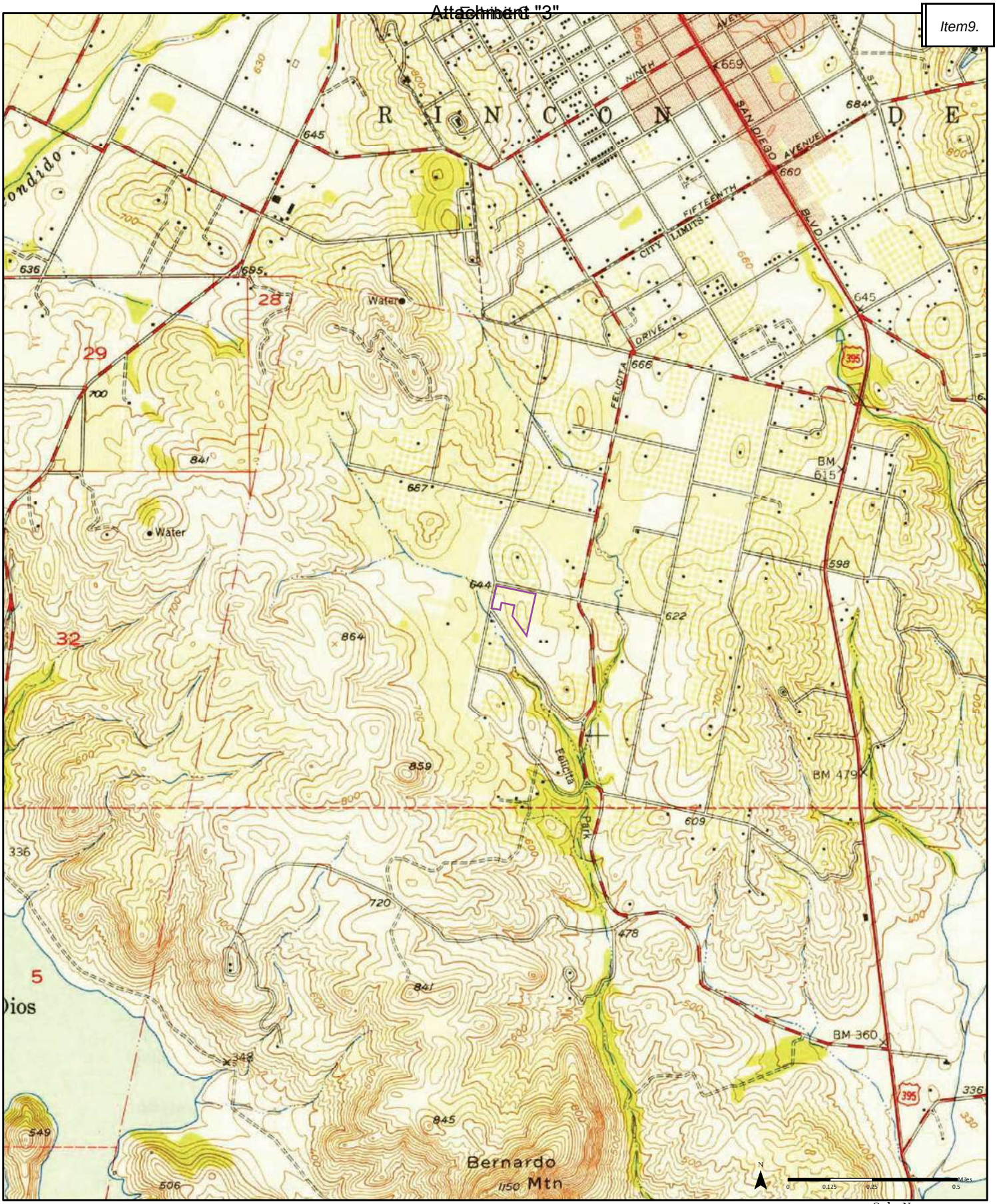
Aerial Photo Year: 1967

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1968)



Source: USGS 7.5 Minute Topographic Map



1949 (1-1949)
Aerial Photo Year: 1947

Order No. 25030401545

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)*

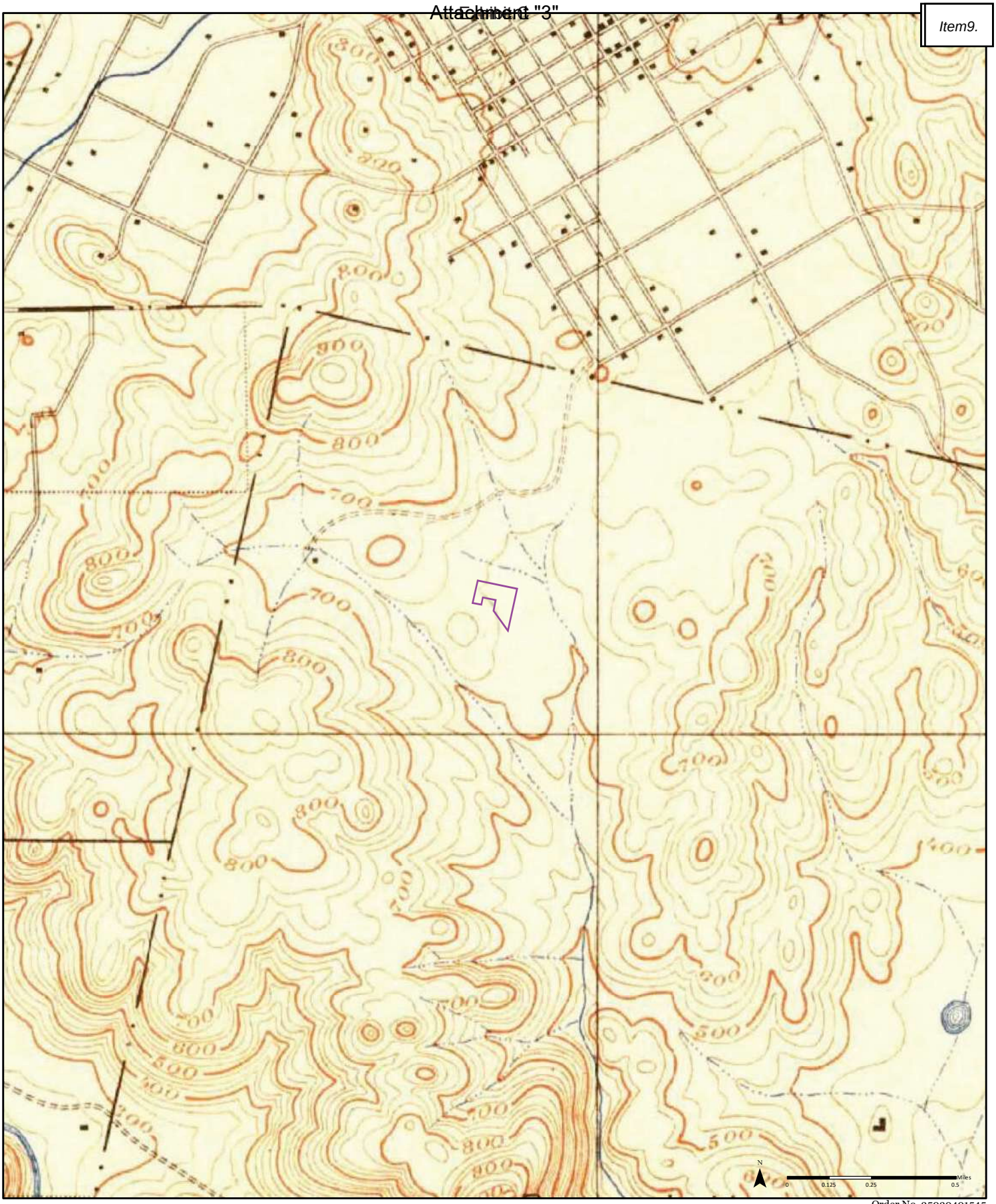
Aerial Photo Year: 1939

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1942)



Source: USGS 15 Minute Topographic Map



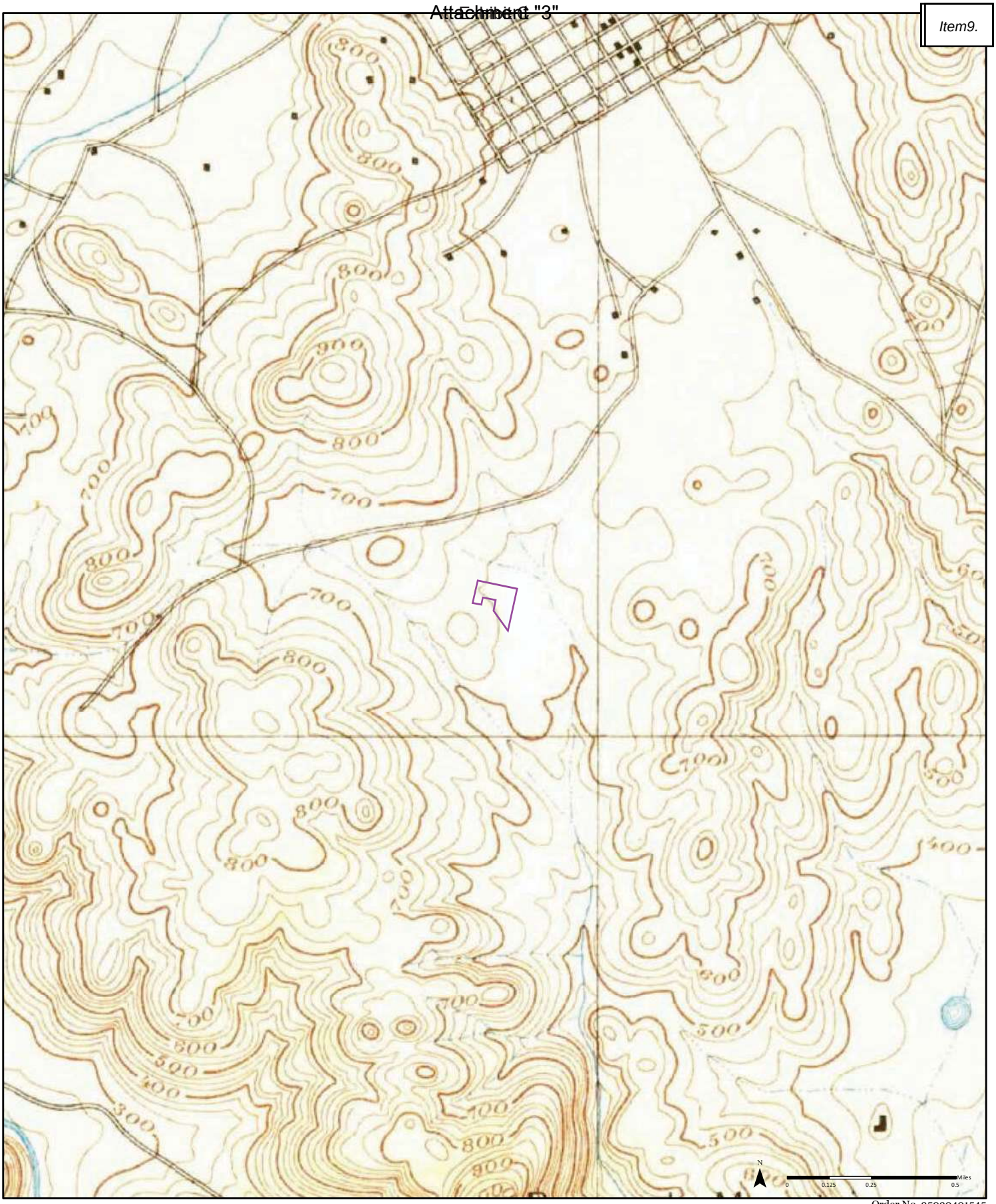
Order No. 25030401545

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

Weis ENVIRONMENTAL

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 — Date: 02/11/25

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:

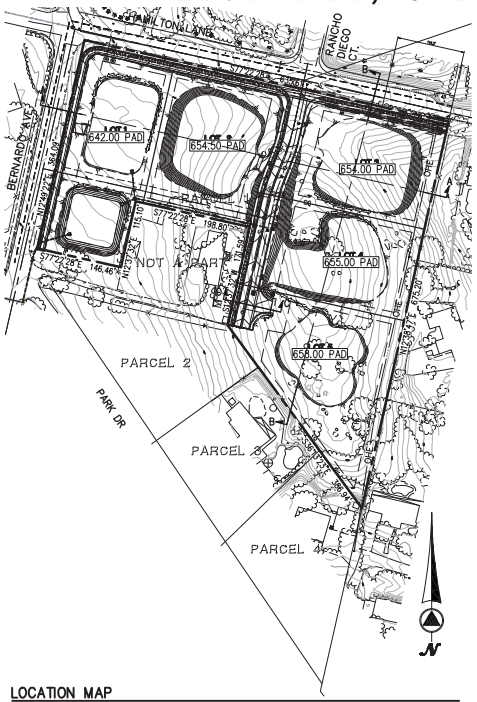
GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	PACIFIC BELL TELEPHONE
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

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
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:

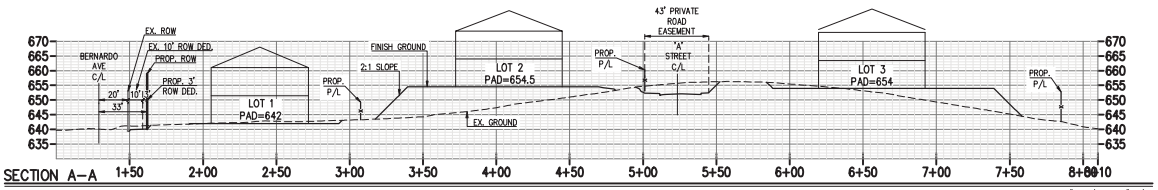
1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR 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

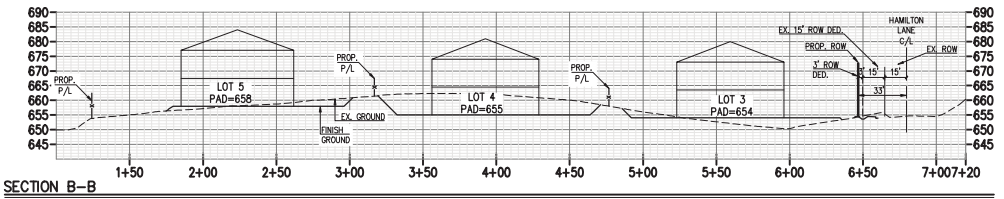
APPROXIMATE GRADING QUANTITIES:

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 NECESSARY.



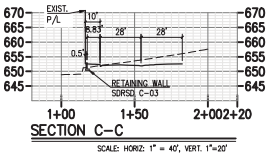
SECTION A–A

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



SECTION B–B

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



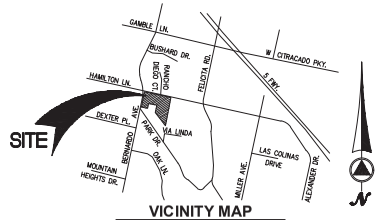
SECTION C–C

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.massor-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

Attachment "3"

Item9.

674

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**

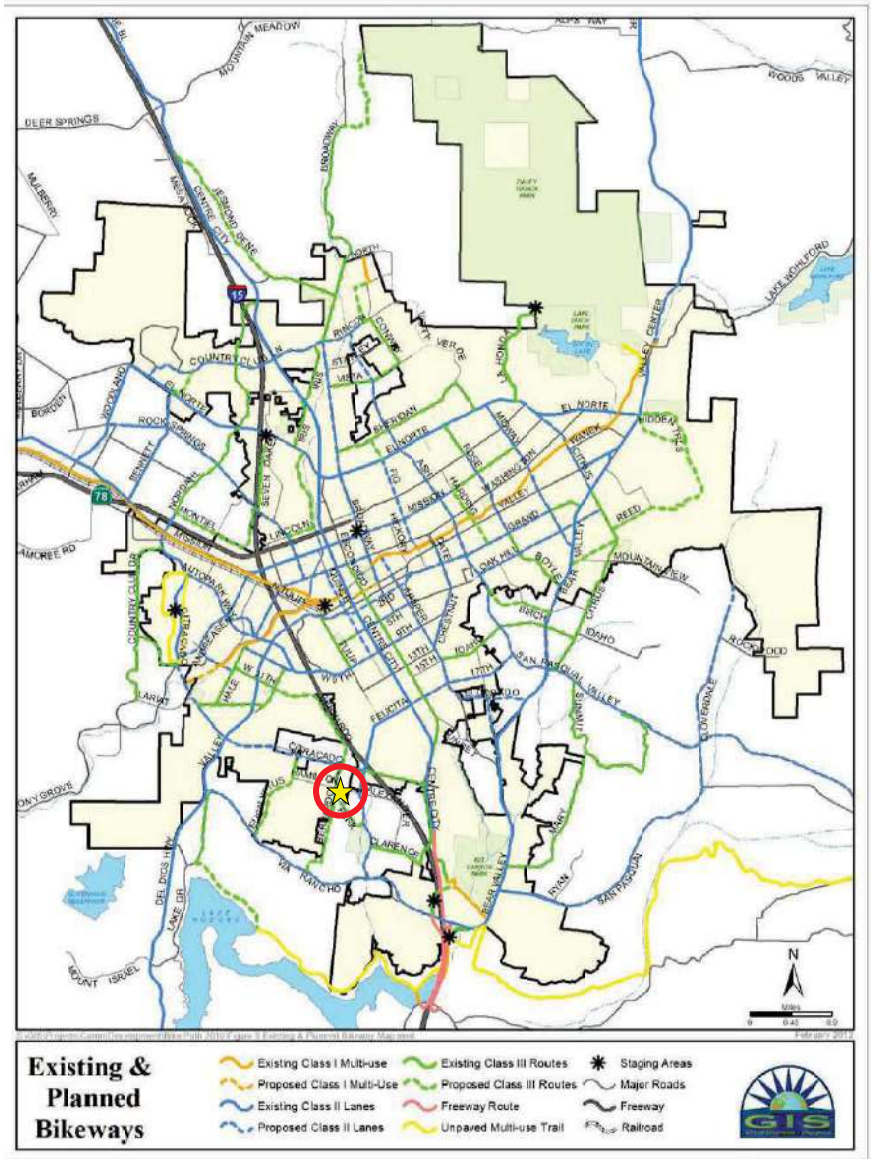
Notes:

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

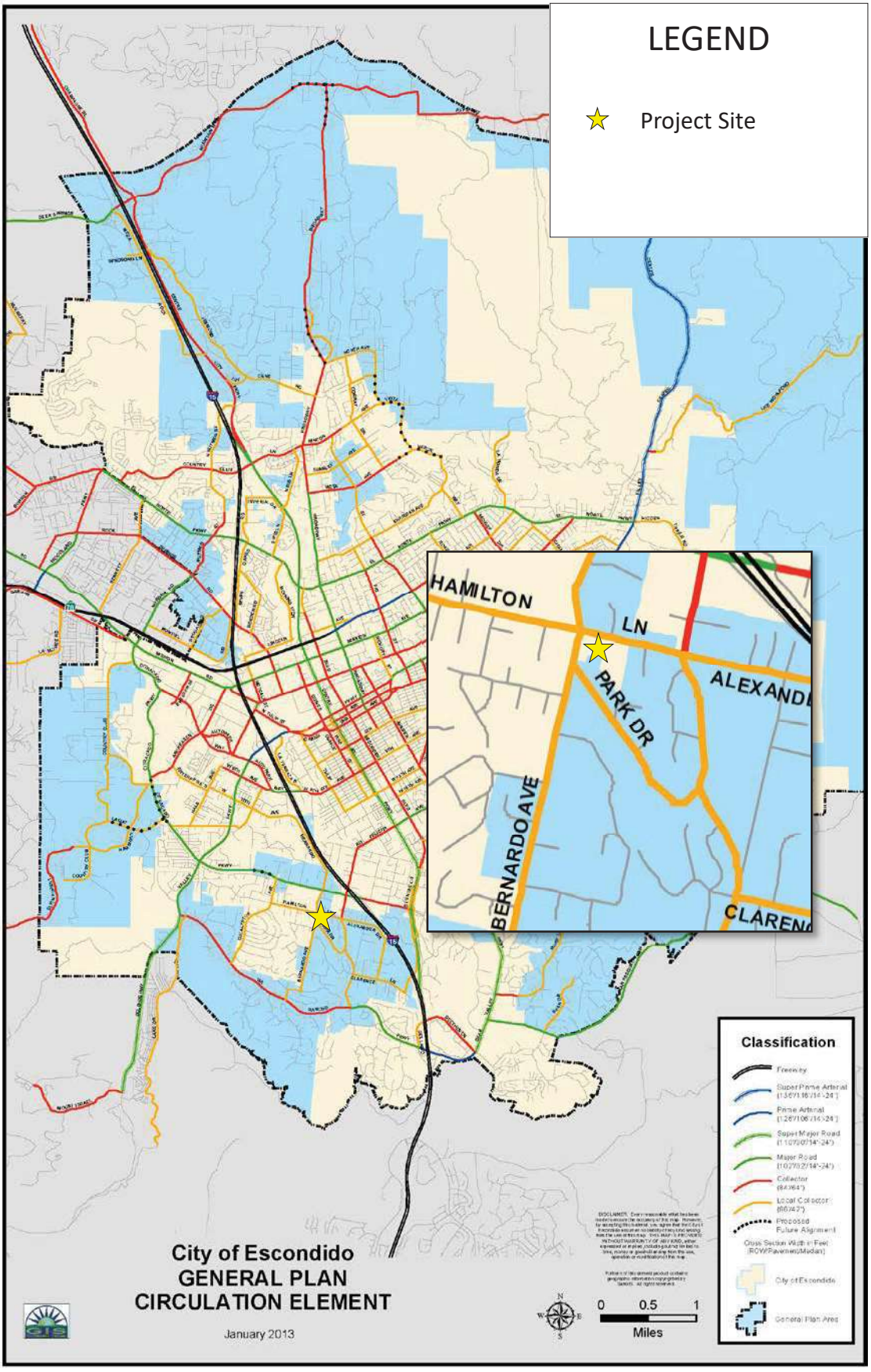
Exhibit C



Source: City of Escondido Bicycle Master Plan, Figure ES 1

Circulation Element

Exhibit E



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 not 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

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.

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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.**

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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.**

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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).

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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

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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.

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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

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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 If 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

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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

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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

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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).

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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.

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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.

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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.

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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,

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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.

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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.

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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

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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.

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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)



CITY OF ESCONDIDO
PLANNING SERVICES
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

NOTICE OF DETERMINATION

DATE: August 5, 2026

TO: ___ Office of Planning Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St. Rm 113
Sacramento, CA 95814

FROM: City of Escondido
201 North Broadway
Escondido, CA 92025
(Lead Agency)

___ San Diego County Recorder's Office
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS: A-33

SUBJECT: **Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.**

Hamilton 5-Lot Subdivision - Case No. PL24-0067
Project Title/Case No.

N/A — State Clearinghouse Number (if submitted to State Clearinghouse)

City of Escondido — Lead Agency

Masson & Associates (Robert D'Amaro) 200 E. Washington Street, Escondido, CA 92025 (760)741-3570
Project Applicant, Address and Phone Number

Melissa DiMarzo, Assistant Planner II, City of Escondido 760-839-4531 Melissa.DiMarzo@escondido.gov
Contact Person — Telephone Number — Email

Project Location (Include County): 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)

Project Description: Denial of an appeal of a Planning Commission decision to approve 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. In accordance with the California Environmental Quality Act (CEQA), an Addendum ("First Addendum") was prepared for the Project, and demonstrates based on substantial evidence that the prior environmental analysis in the Initial Study/Mitigated Negative Declaration ("IS/MND") prepared for the adoption of the previous Project, 2005-06-AN, 2005-46-PZ, Tract 931, ER 2005-33 adequately addresses the potential environmental effects of the Project, and supports a finding that the Project would not raise any significant new issues nor exceed the level of impacts idenitifed in the previously adopted IS/MND requiring additional anaylsis under CEQA. Approval of the Project includes preparation of a First Addendum prepared in accordance with section 15164 of the CEQA Guidelines. There are no changes or additions that meet

any of the requirements for preparing a subsequent or supplemental MND per Sections 15162-15163 of the State CEQA Guidelines.

This is to advise that on **August 5, 2026**, the Escondido City Council (Lead Agency) has denied the appeal of a Planning Commission decision to approve the above described project and adopted a First Addendum to an Initial Study/Mitigated Negative Declaration (City File No.PL24-0067; Resolution No. 2026-03), and has made the following determinations regarding the proposed project:

1. The project will **not** have a significant effect on the environment.

2. A First Addendum to the previously adopted IS/MND prepared for the previous project, 2005-06-AN, 2005-46-PZ, Tract 931, ER 2005-33, was prepared, and found that the Project does **not** trigger the conditions requiring preparation of a Supplemental or Subsequent MND under CEQA Guidelines 15162.

3. Mitigation measures **were** made a condition of approval for this project.

4. Mitigation measures **were** adopted for this project.

5. A revised mitigation reporting or monitoring plan **was** adopted for this Project.

6. A Statement of Overriding Considerations was **not** adopted for this project.

7. Findings identified in CEQA Guidelines Section 15091 were **not** made pursuant to the provisions of CEQA.

This is to certify that a copy of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. ER 2005-03 and Ordinance No. 2007-11, Resolution No. 2007-58; Resolution No. 2026-03; Resoultion 2026-90), and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Services, 201 N. Broadway, Escondido, California 92025. Telephone number: 760-839-4671. The City of Escondido has complied with CEQA in preparation of the First Addendum for this Project.

Name of Official Filing Notice: Melissa DiMarzo, Assistant Planner II

City of Escondido
Lead Agency

Signature: _____

Date: August 5, 2026

Date Received for Filing _____

Filing Fee Transmitted to County Clerk $50.00

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.

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	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

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Hamilton Lane Escondido Detailed Report

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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
Single Family Housing	5.00	Dwelling Unit	1.62	9,750	58,564	—	14.0	—

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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

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% 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	2,559
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)

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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

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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

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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

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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

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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	—	[illegible]
Re	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	[illegible]

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

Attachment "5"

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 Ma... Mo...nt	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—

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Item9.

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Attachment "5"

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Item9.

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

Attachment "5"

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Item9.

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Attachment "5"

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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

Attachment "5"

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

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Item9.

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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	—	

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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	0

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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	CO2
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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	0.00
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	0.00

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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	—	

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	

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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

Attachment "5"

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

805

Item9.

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

Attachment "5"

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

Attachment "5"
807
Item9.

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Attachment "5"
Item9.
808

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Attachment "5"

Item9.

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

Attachment "5"
Item9.
810

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Attachment "5"
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Item9.

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

Attachment "5"
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Item9.

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

Attachment "5"
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Item9.

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

Attachment "5"
Item9.
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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	CO2
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)

Attachment "5"
Item9.
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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

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Item9.

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

Attachment "5"
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Item9.

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

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Item9.

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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

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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

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Item9.

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

Attachment "5"

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

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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

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5.3 Mitigated

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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

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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

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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

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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

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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

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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 (MMBtu/yr)

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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

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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

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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.

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Exhibit C

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

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7.2 Healthy Places Index Scores

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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	—

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Exhibit C

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

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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 Health & Equity Custom Measures created.

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8. User Changes to Default Data

Screen	Justification
Operations: Hearths	No fireplaces or wood stoves

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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.



1100 Hamilton Lane, Escondido, APN 238-360-27-38

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

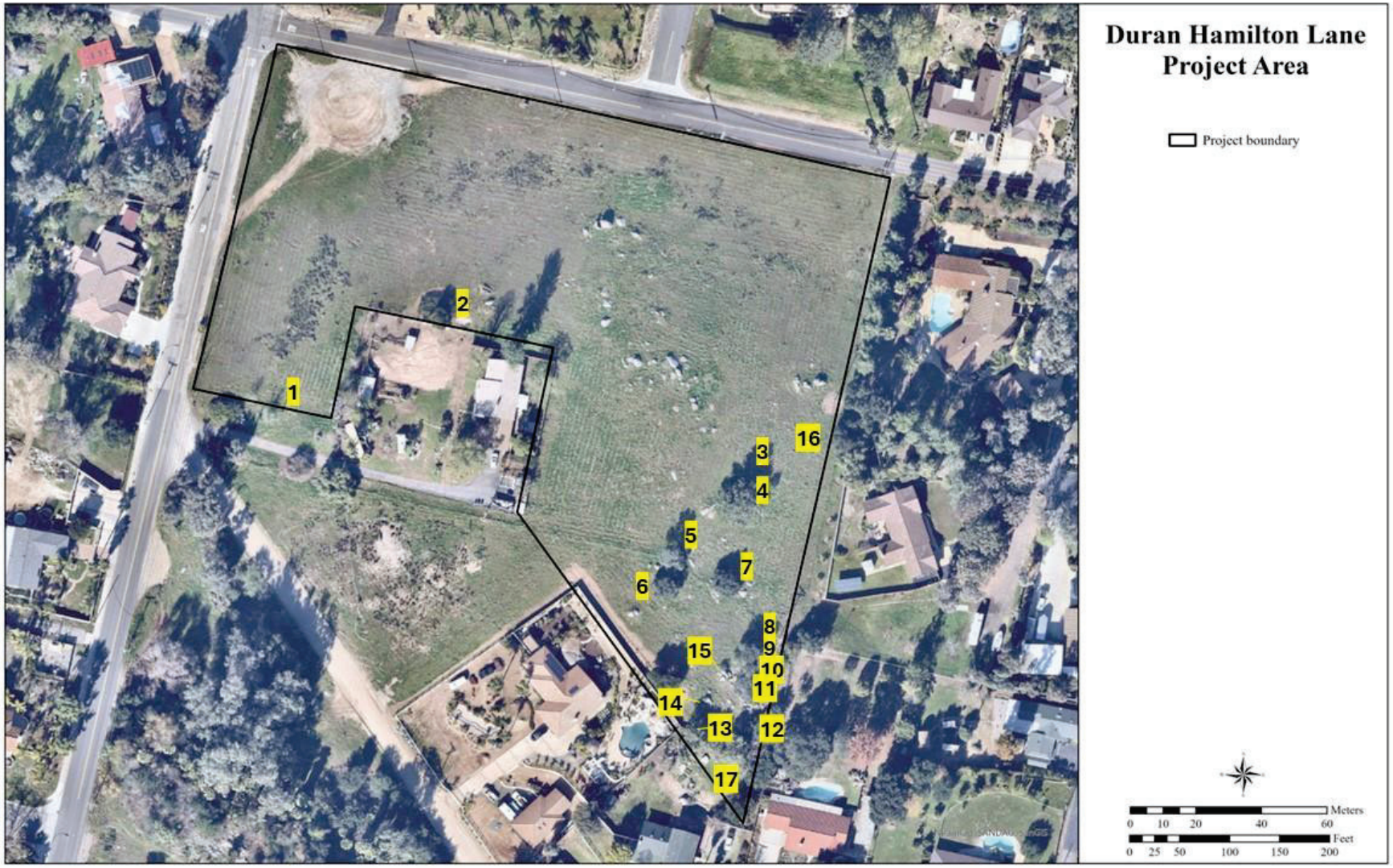


Figure 2: Trees measured at the Hamilton Lane parcel.

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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.

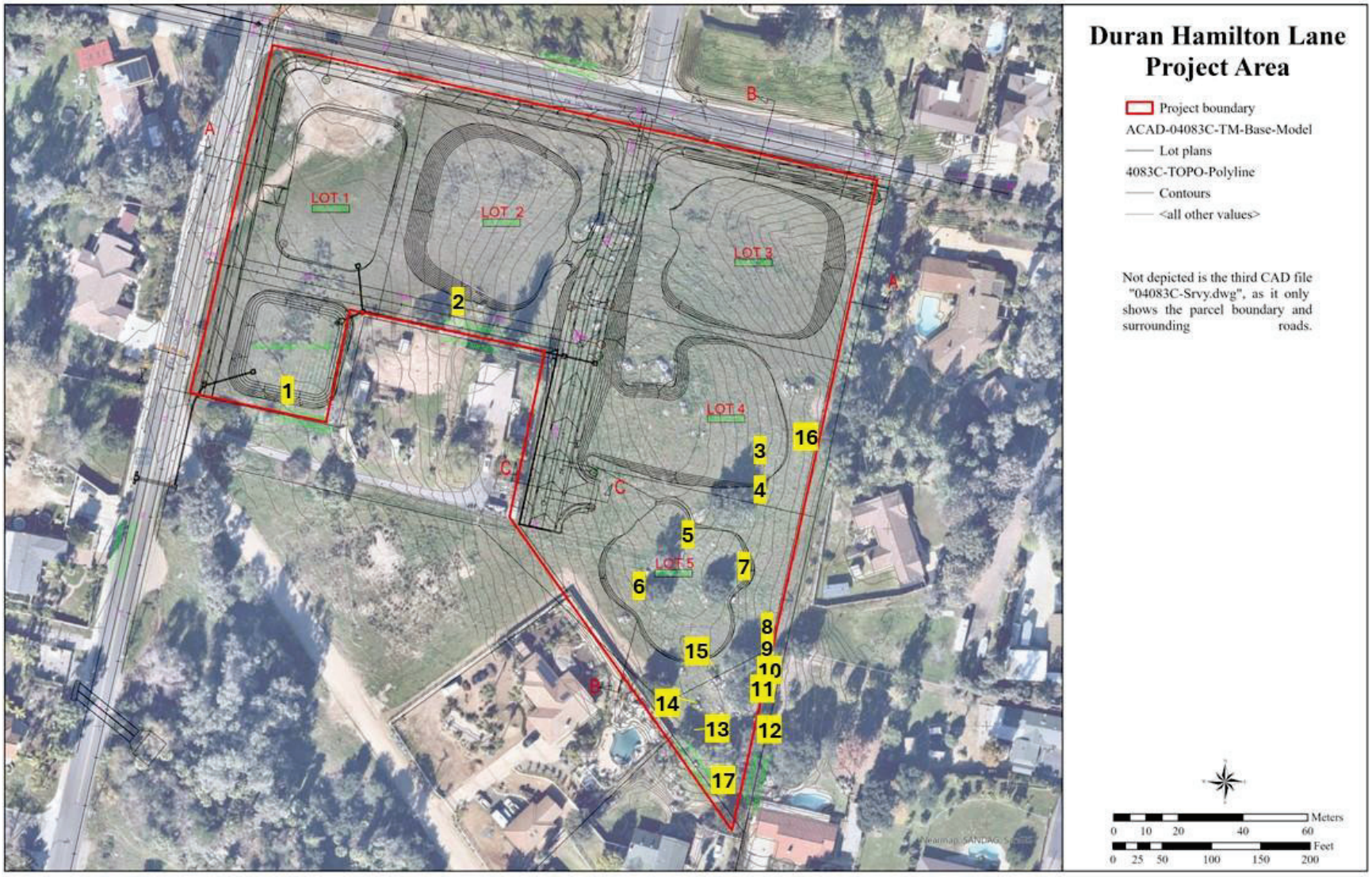


Figure3: Proposed project over an aerial image of the site and tree locations.

Attachment "5"

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

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Attachments

Attachment 1: Weed Abatement Notice

Attachment 2: Photos

Attachment 1: Weed Abatement Notice

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-0496 (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.

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.

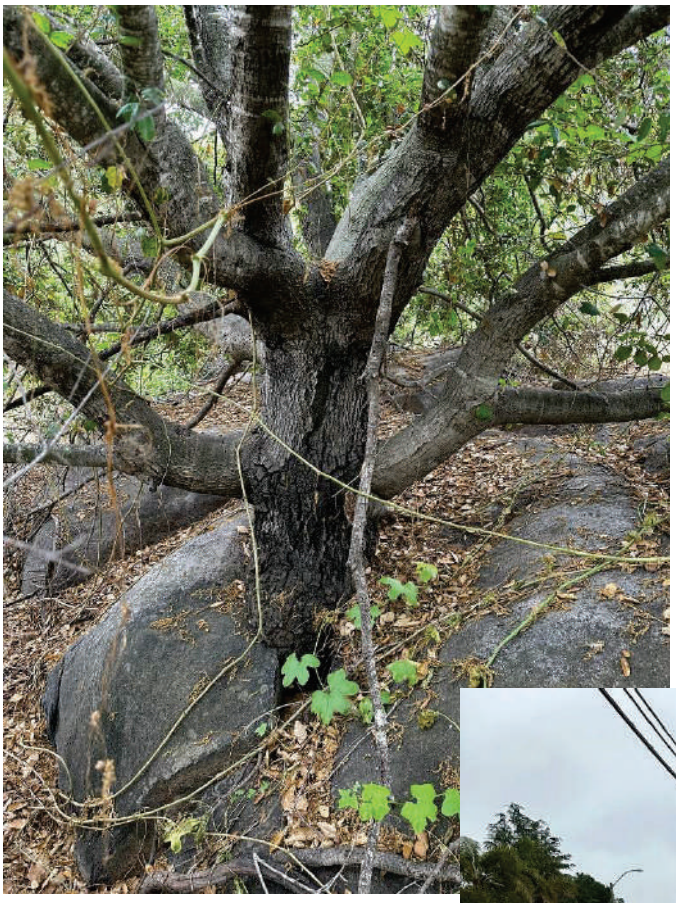


Photo 5: Underneath oaks growing in the south of the site.



Photo 6: Looking east along Hamilton Lane.

Appendix C - Weed Abatement Orders

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-0496 (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.

Attachment 1 "5"

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

Attachment 1 "5"

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.

Mr. Ed Modiano
May 21, 2009
Page 2

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

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Appendix A User Provided Information
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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

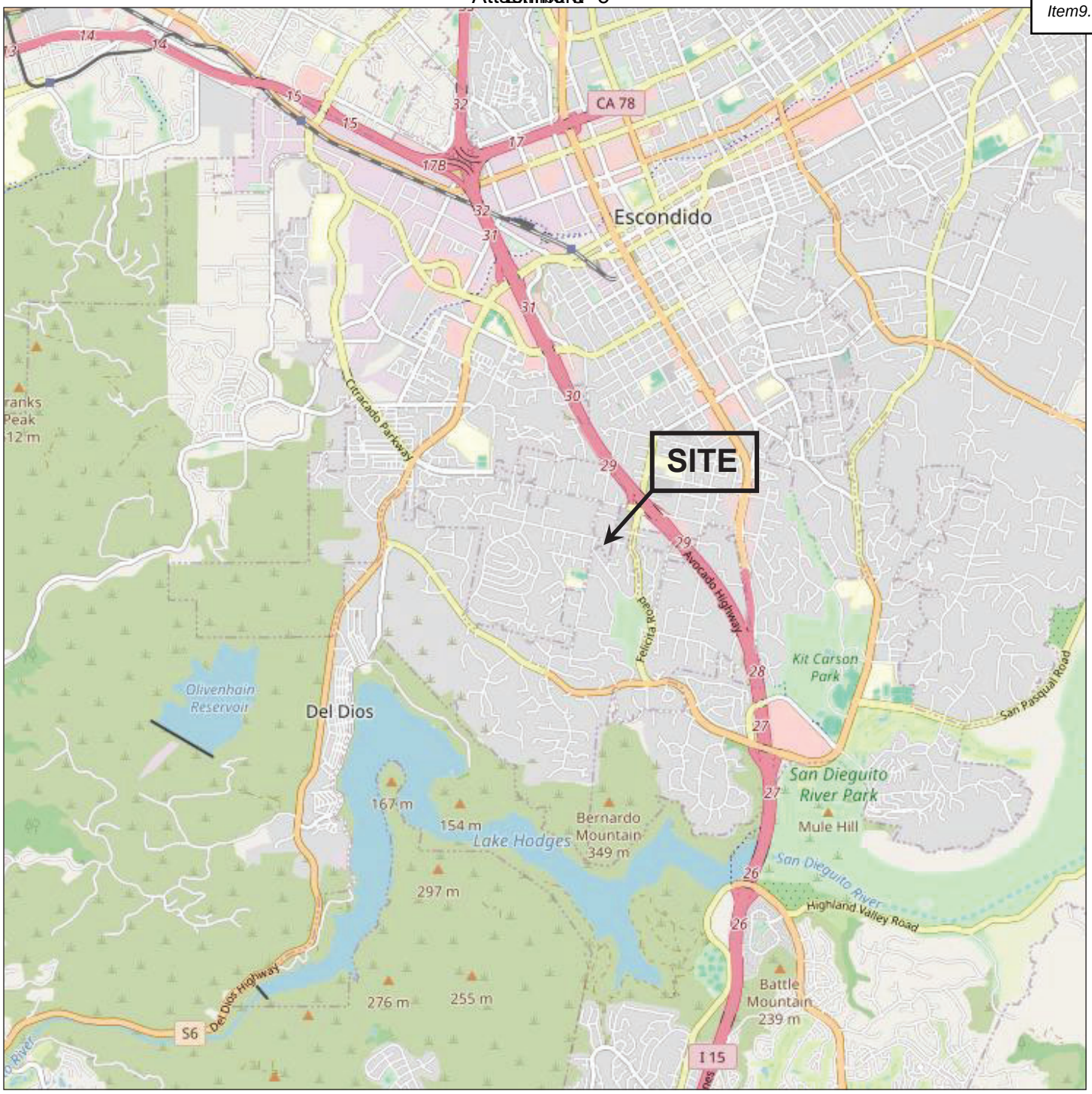


Figure 1 - Vicinity Map

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

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

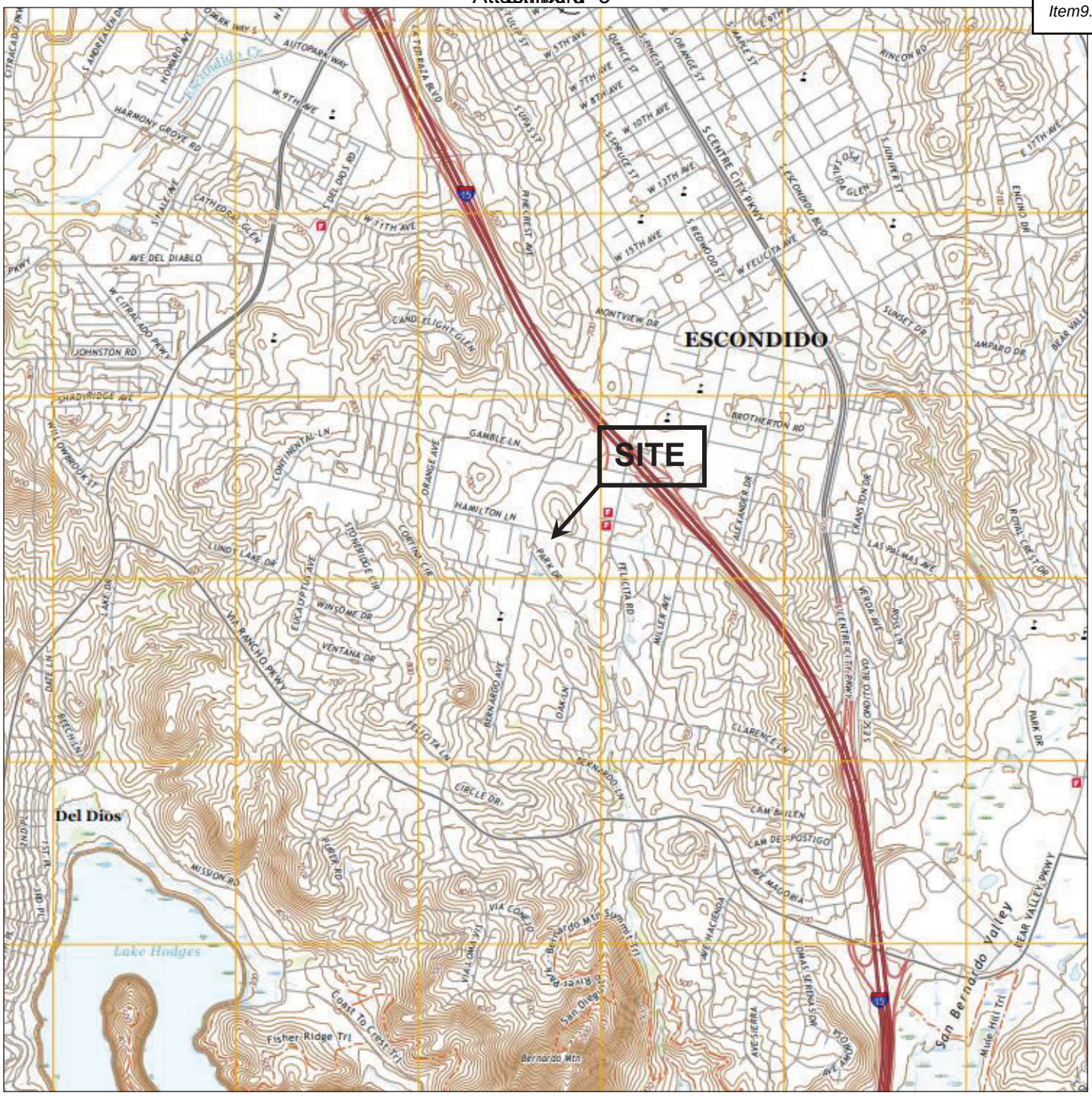


Figure 3 - Topographic Map

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

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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

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.

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

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:]

ATTACHMENT ONE
(CONTINUED)

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.]

ATTACHMENT ONE
(CONTINUED)

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

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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.

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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



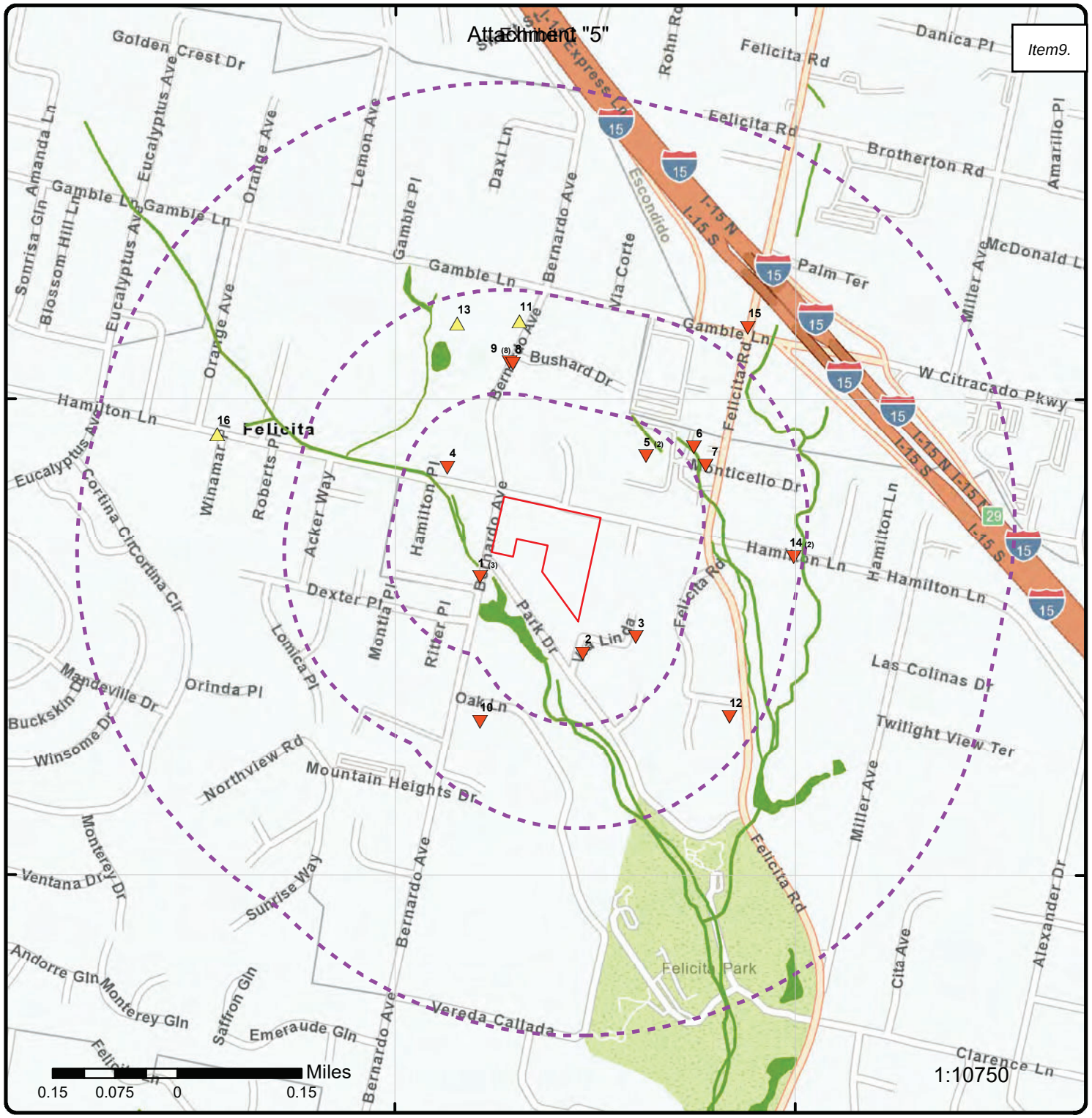
Map: 1.0 Mile Radius

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
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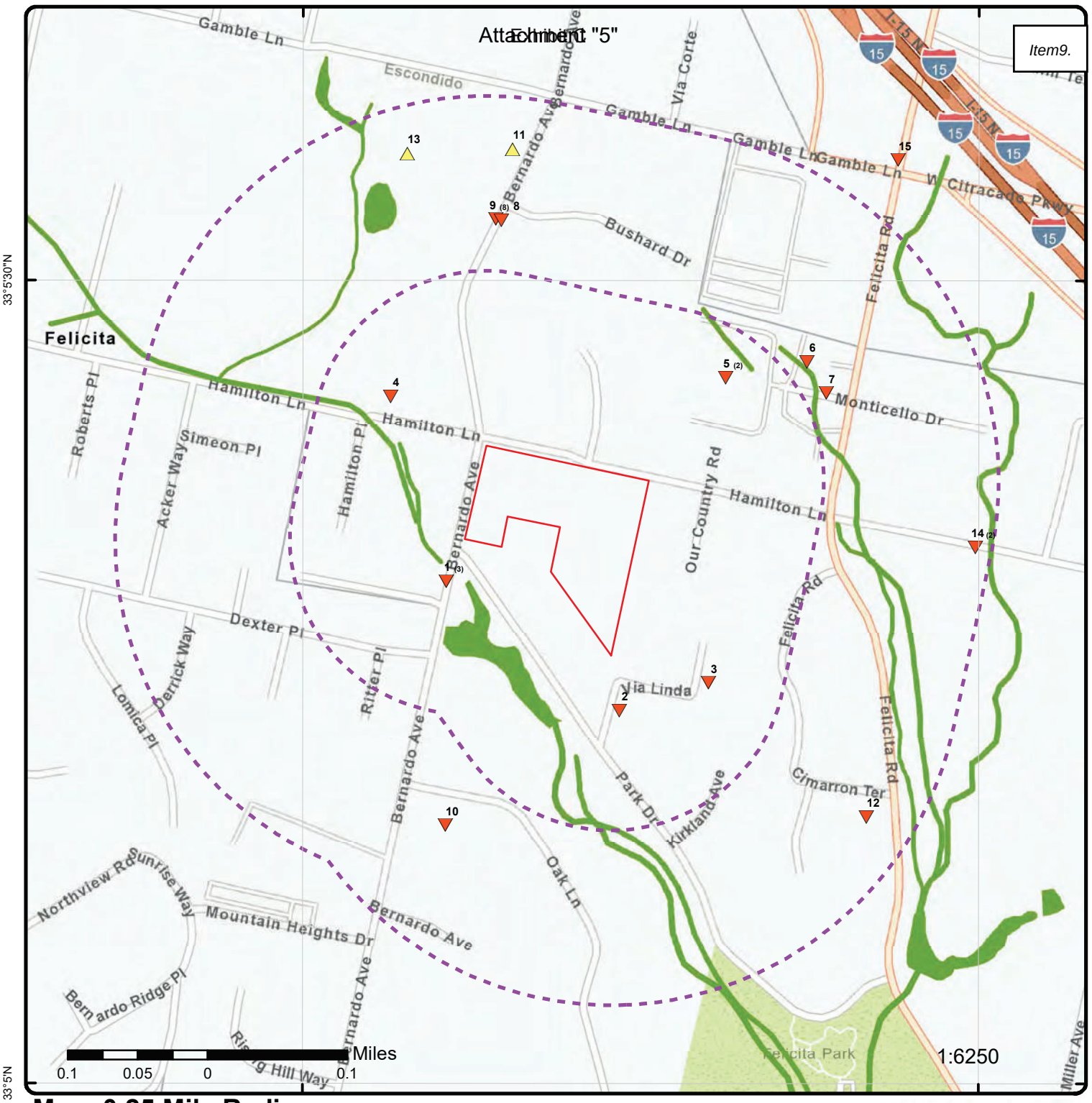
Map: 0.5 Mile Radius

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
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Map: 0.25 Mile Radius

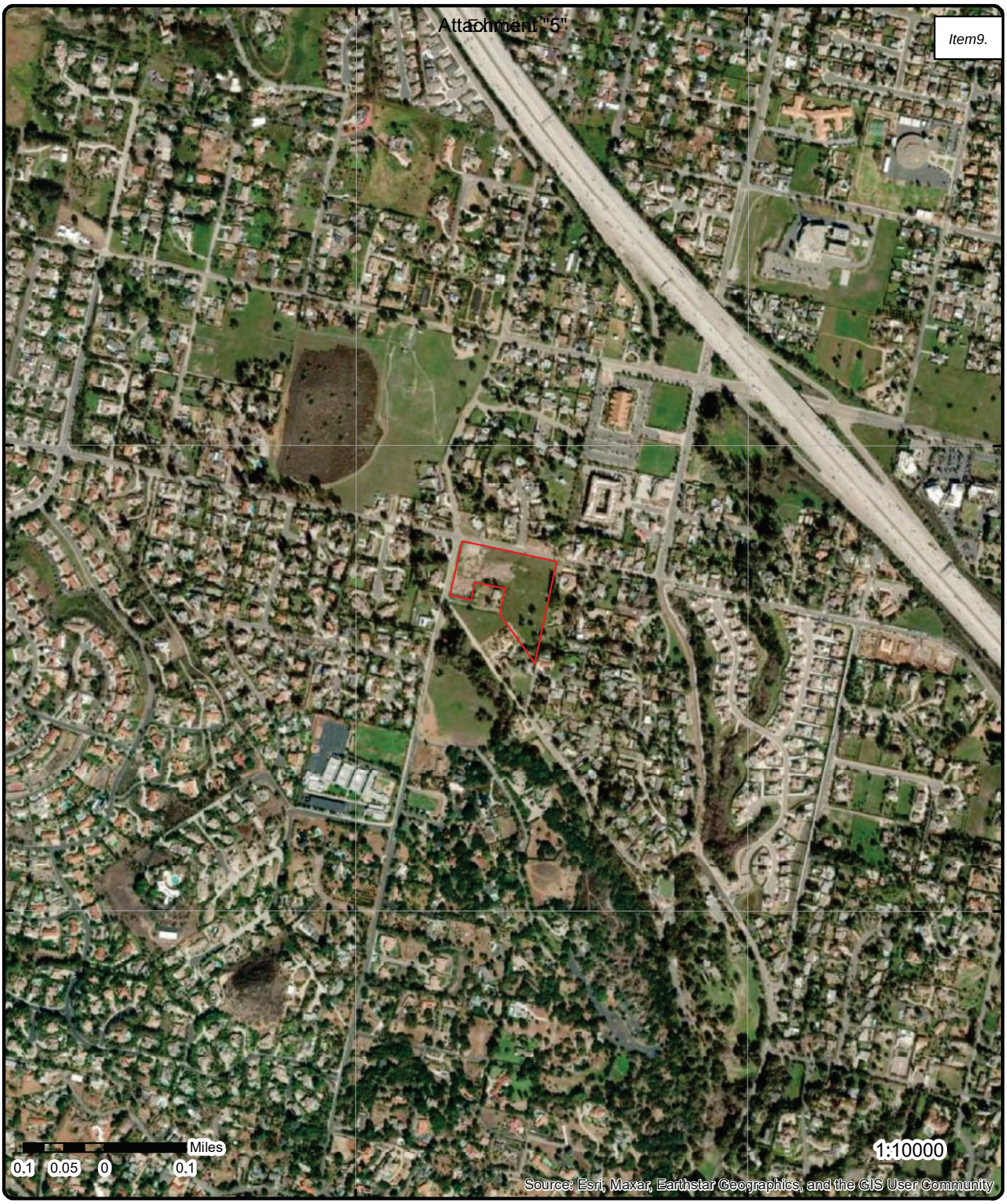
Order Number: 25030401545

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
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Attachment "5"



Aerial **Year: 2024**

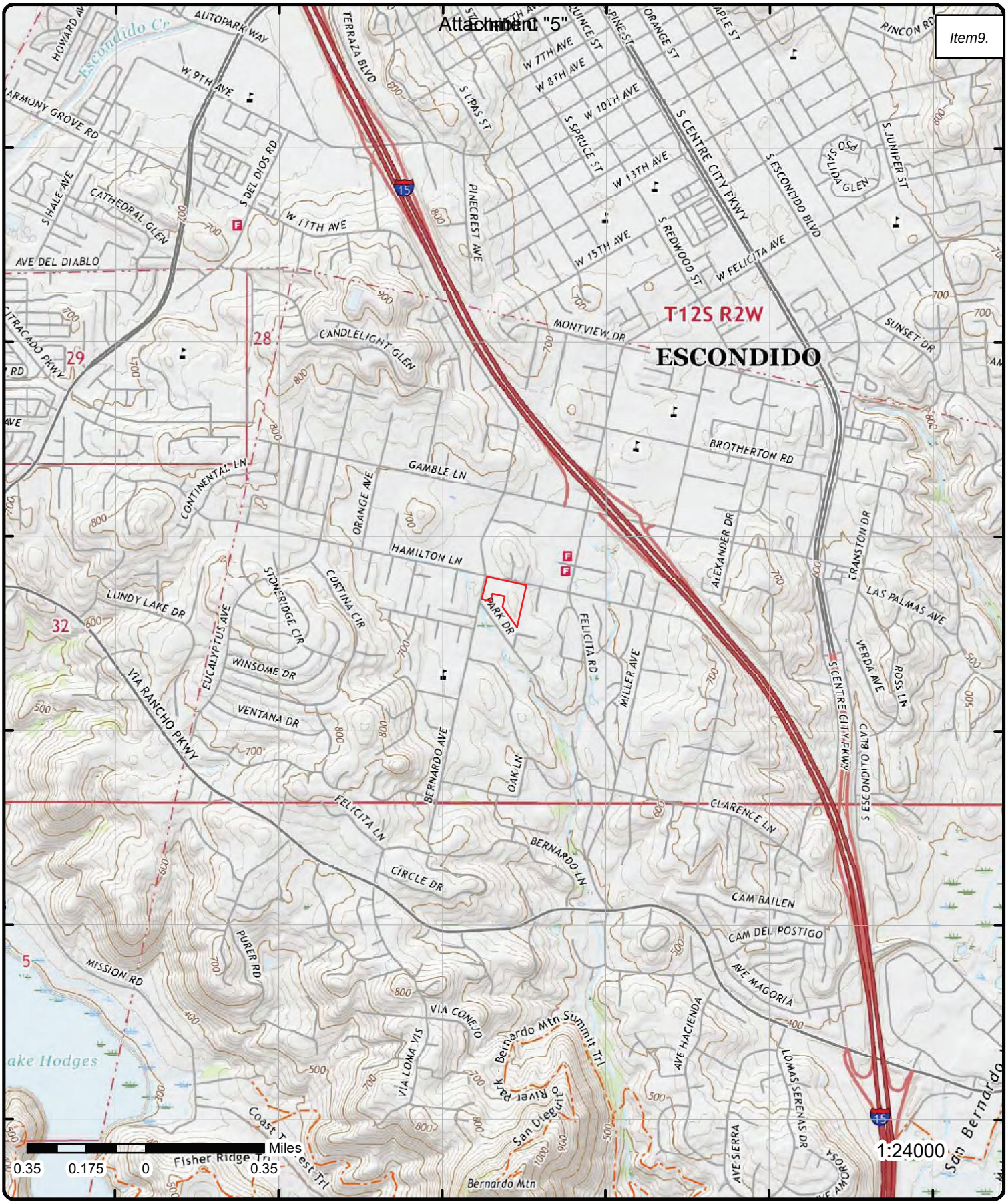
Address: 1100 Hamilton Lane, Escondido, CA

Source: ESRI World Imagery

Order Number: 25030401545

ERIS

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Topographic Map

Year: 2022

Order Number: 25030401545

Address: 1100 Hamilton Lane, CA

Quadrangle(s): Escondido CA

Source: USGS Topographic Map

ERIS

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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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
Facility ID No: 37-000-001394
EPA ID No:
Active Permit: true
Permit Status: Permit Renewed
Bus Phone: 760-735-9478
Bus Fax: 0
Last Updated: 06/21/2023 02:35:09 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: 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
Child Record ID: DEH2016-HCHEM-0124236
CAS No: 68476-34-6
Last Updated: 01/17/2018 05:44:42 PM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 144156
Child Record ID: DEH2018-HCHEM-0167469
CAS No: 68476-34-6
Last Updated: 07/18/2020 01:19:27 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 361748
Child Record ID: DEH2020-HCHEM-0279699
CAS No: 68476-34-6
Last Updated: 05/27/2023 01:05:44 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 590167
Child Record ID: DEH2023-HCHEM-0373362
CAS No: 68476-34-6
Last Updated: 06/21/2023 02:35:09 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 66730
Child Record ID: DEH2016-HCHEM-0124235
CAS No: 8006-61-9
Last Updated: 01/17/2018 05:44:42 PM
Chemical Name: Gasoline
Common Name Inventory: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 144155
Child Record ID: DEH2018-HCHEM-0167468
CAS No: 8006-61-9
Last Updated: 07/18/2020 01:19:27 AM
Chemical Name: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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	

Receive Dt: 20040621
Generator Code Description: Large Quantity Generator
Handler Name: CHATHAM SITE PRP GROUP

9	1 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROS 2257 BERNARDO AVE ESCONDIDO CA 92025	CERCLIS

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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	**Assembly:**	76
Status Date:	2023-08-31 00:00:00	**Division Branch:**	Southern California Schools & Brownfields Outreach
Site Code:	401654	**Funding:**	Responsible Party
Site Type:	Voluntary Cleanup	**Lead Agency:**	SAN DIEGO COUNTY
Site Type Detailed:	Voluntary Agreement	**Project Manager:**	Greg Sweel
Special Program:		**Supervisor:**	Scarlett Zhai
City:	Escondido	**Restricted Use:**	YES
County:	SAN DIEGO	**Senate:**	40
Congres Dis:	50	**Site Mgmt Req:**	NONE SPECIFIED
State:	CA	**Acres:**	42
Latitude:	33.088902	**Zip:**	92069
Longitude:	-117.083368		

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

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

[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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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
Status Date: 2005-07-01 00:00:00
Site Code:
Site Type: Military Evaluation
Site Type Detailed: FUDS
Special Program:
City: Escondido
County: SAN DIEGO
Congres Dis: 50
State : CA
Latitude: 33.1002777777778
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

Assembly: 76
Division Branch: Cleanup Cypress
Funding: DERA
Lead Agency: SMBRP
Project Manager:
Supervisor: Eileen Mananian
Restricted Use: NO
Senate: 40
Site Mgmt Req: NONE SPECIFIED
Acres: 0
Zip:

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: FED

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: ENVIRO

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 OIL

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 SAND

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 CH

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

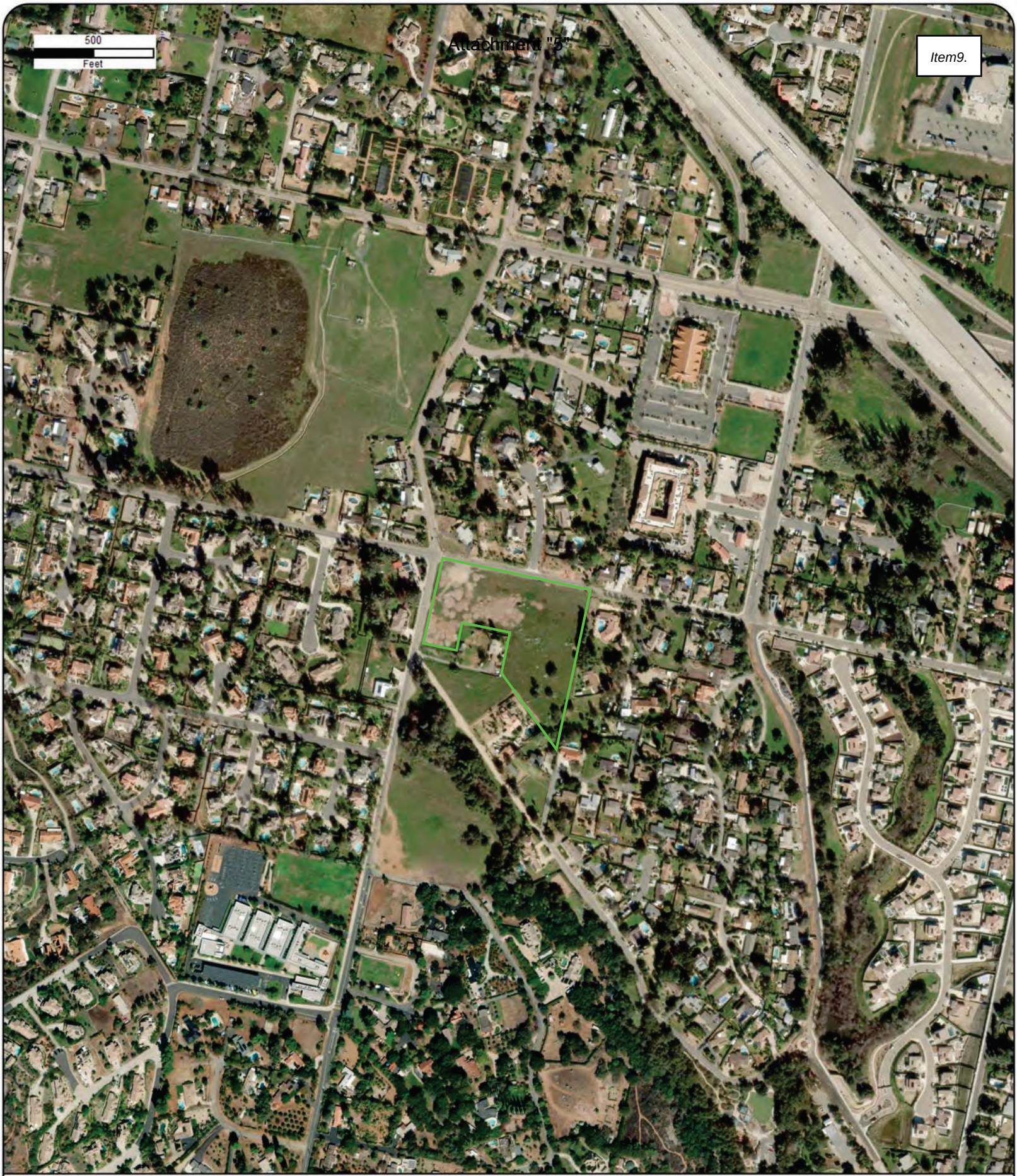
Order No: 25030401545

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

Attachment "5"



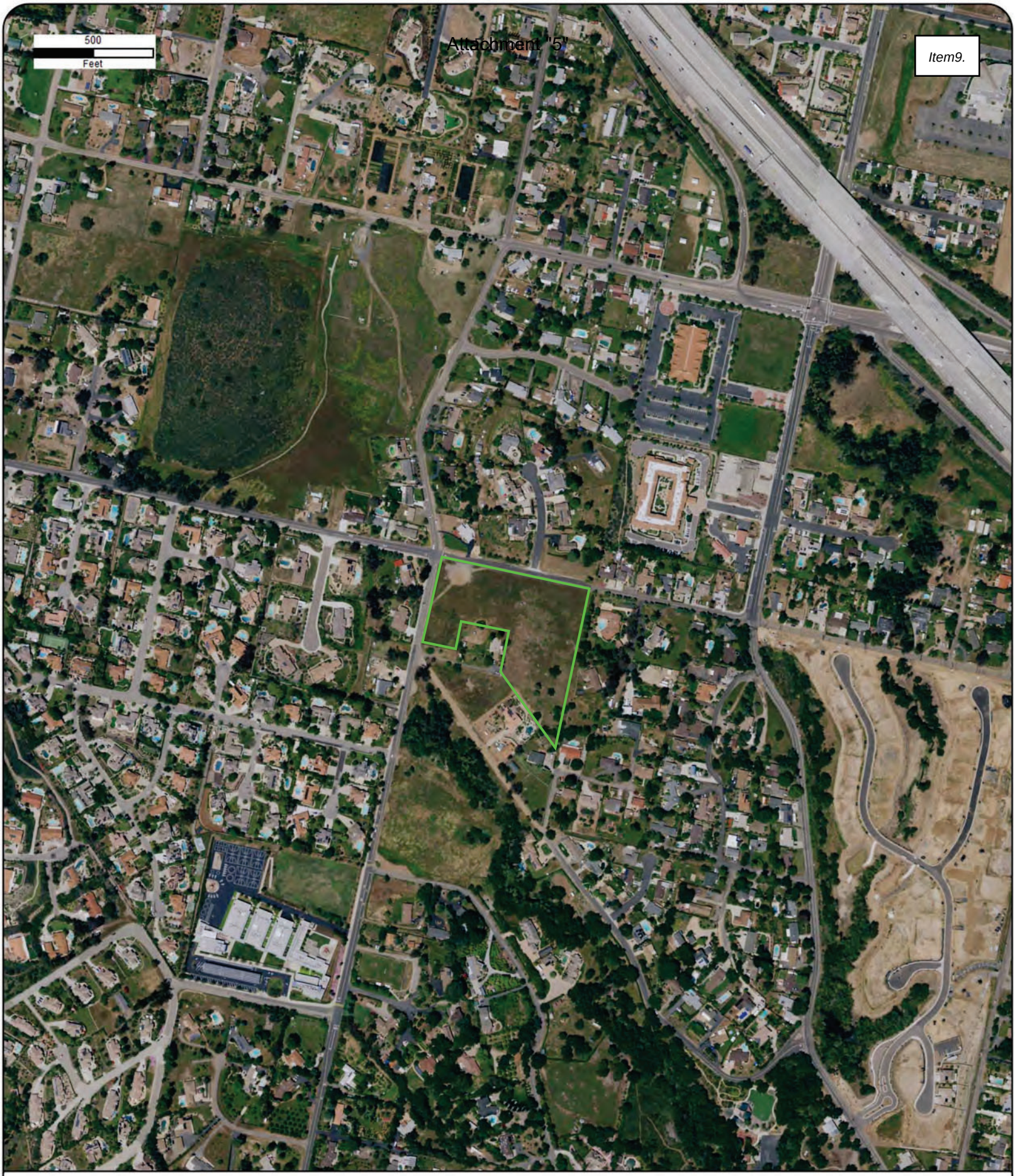
Year: 2022
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment '5'



Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "5"



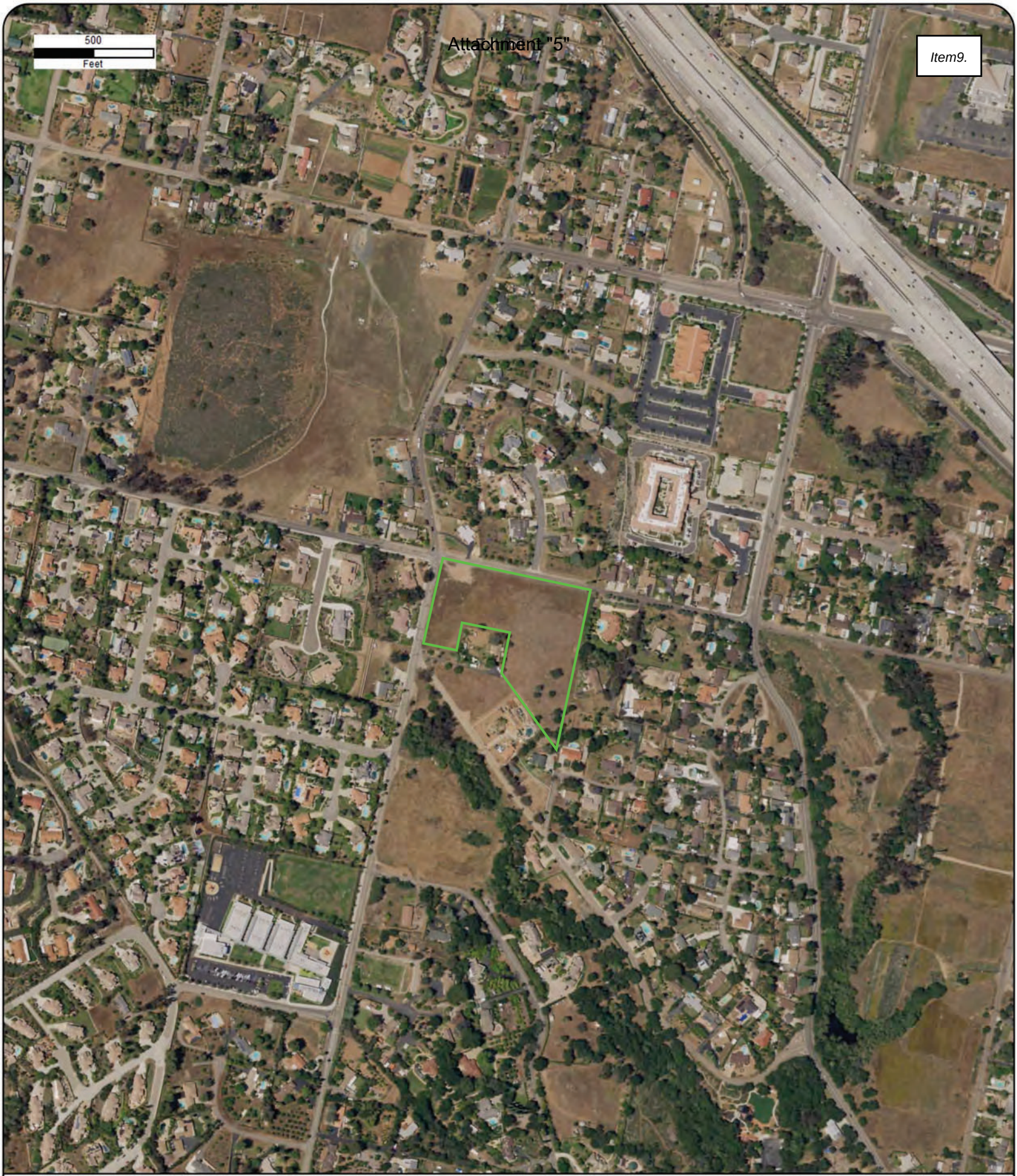
Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "5"



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

ERIS

Attachment "5"

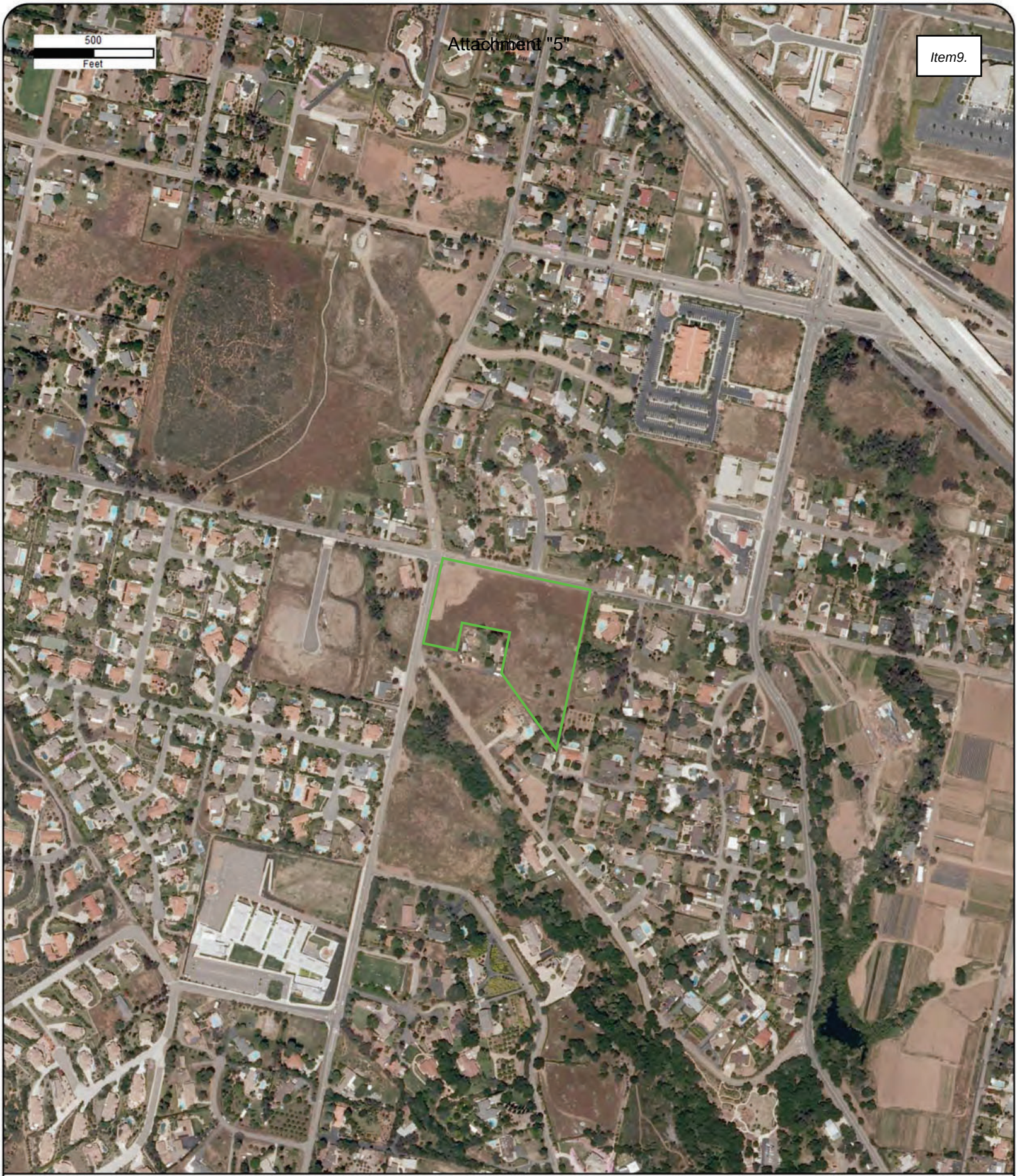


Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "5"



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "5"

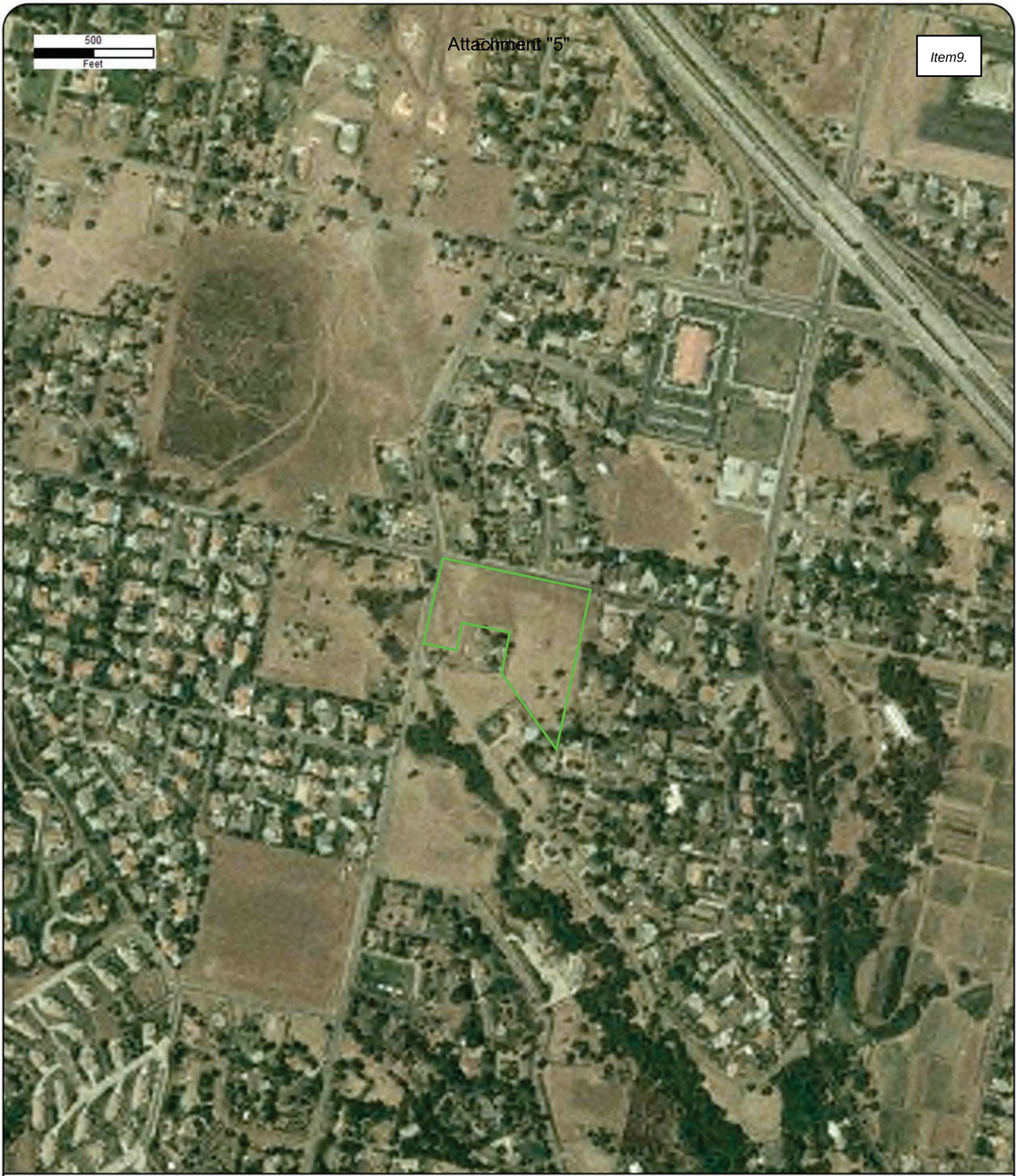


Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



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



Year: 1996
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1995
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Attachment "5"



Year: 1985
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1980
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1974
Source: Private
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1967
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1963
Source: CAS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 1953
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

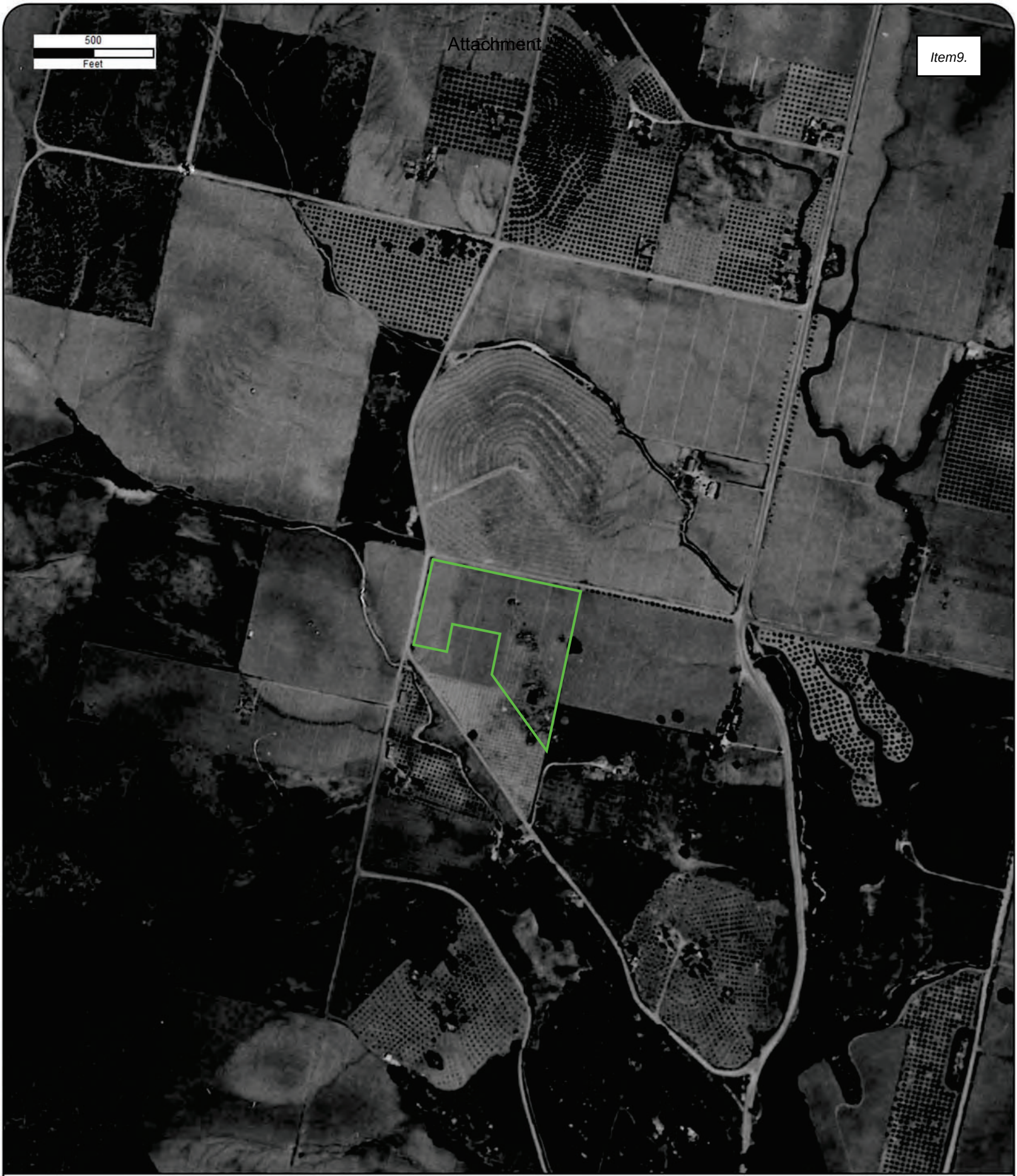


Year: 1947
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



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

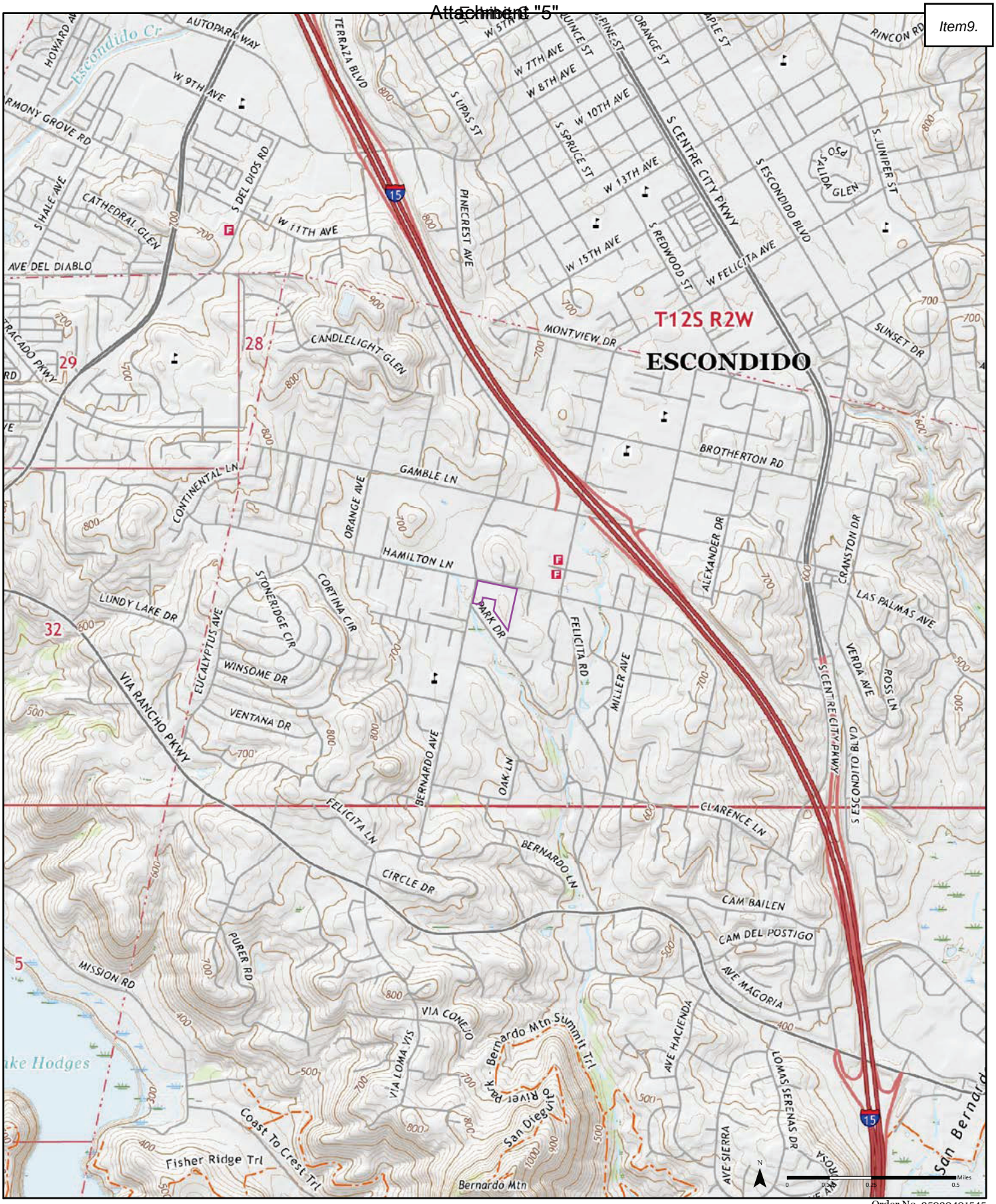
Project Property:	1100 Hamilton Lane
	1100 Hamilton Lane Escondido CA 92029
Project No:	None
Requested By:	Weis Environmental, LLC
Order No:	25030401545
Date Completed:	March 05, 2025

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.



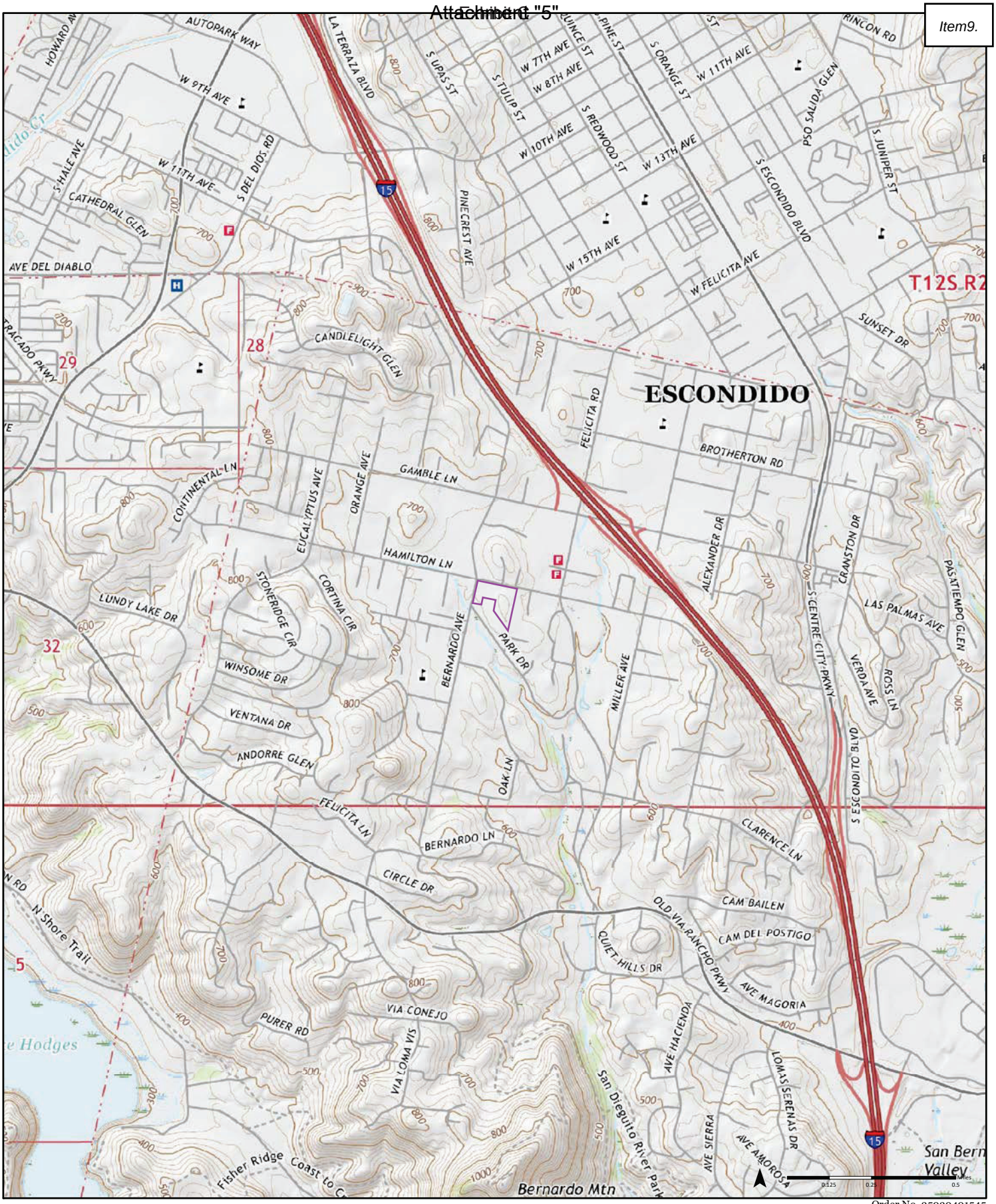
Order No. 25030401545

2022



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



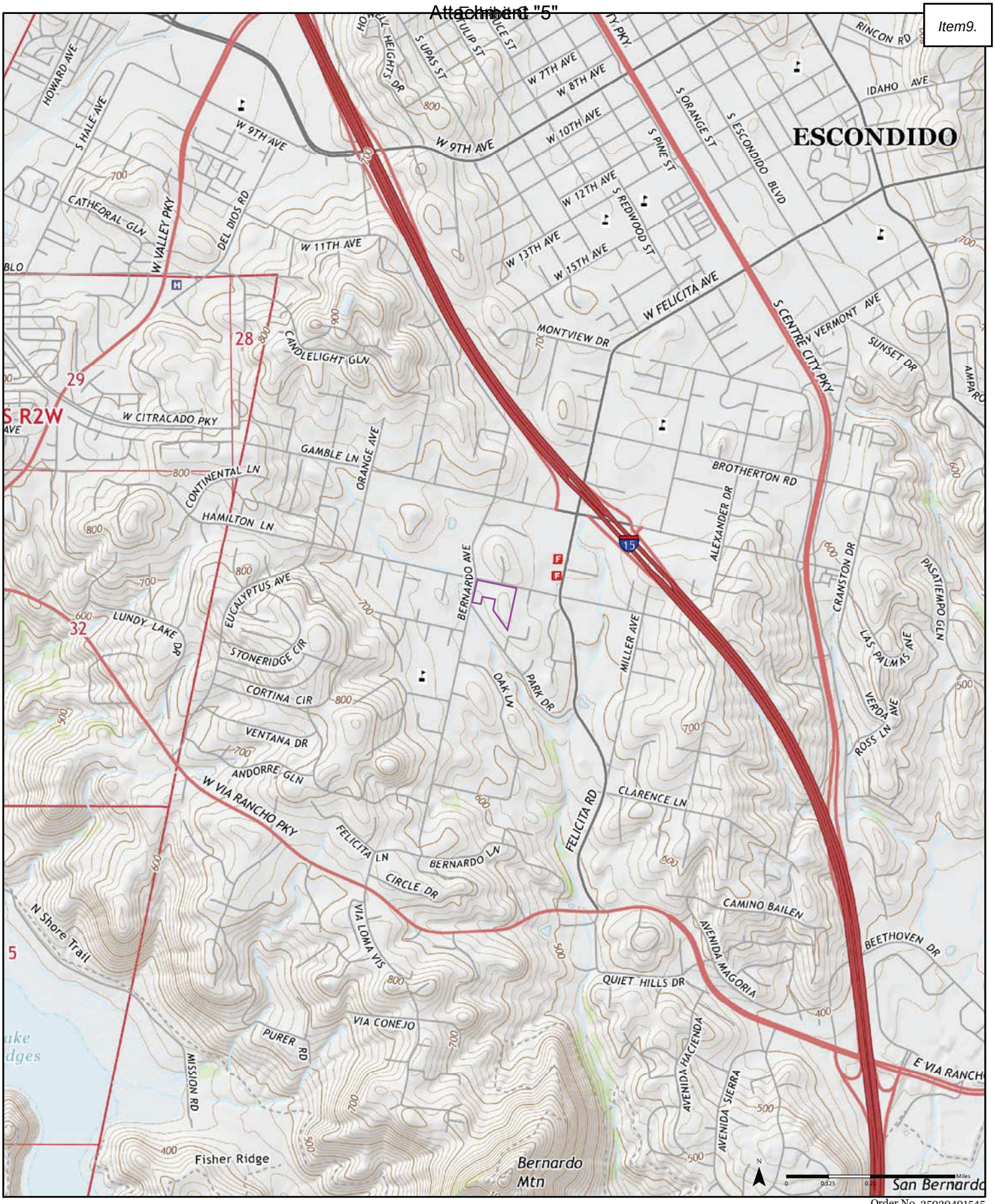
Order No. 25030401545

2018



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



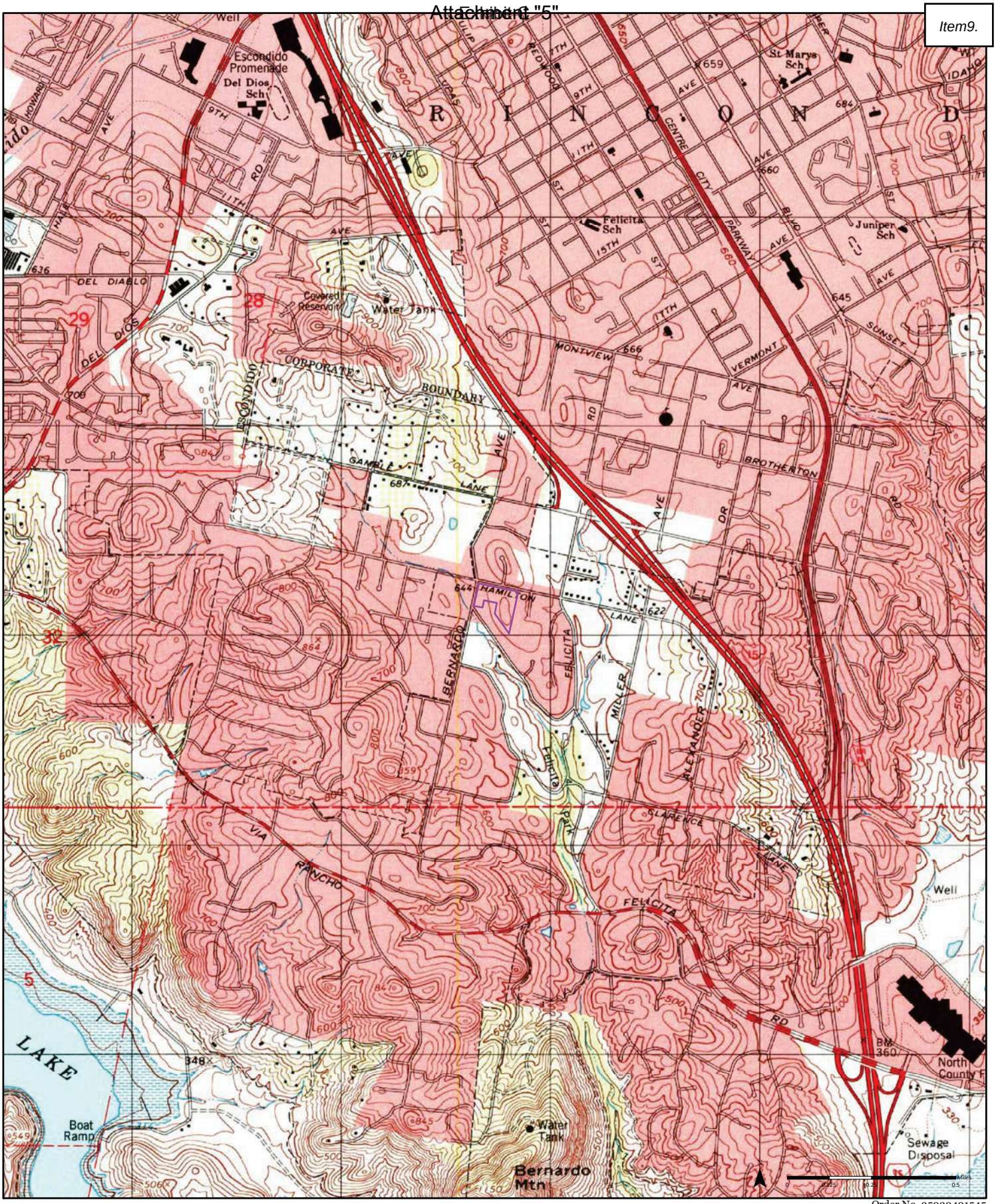
Order No. 25030401545

2015



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map



1996 (1-1996)

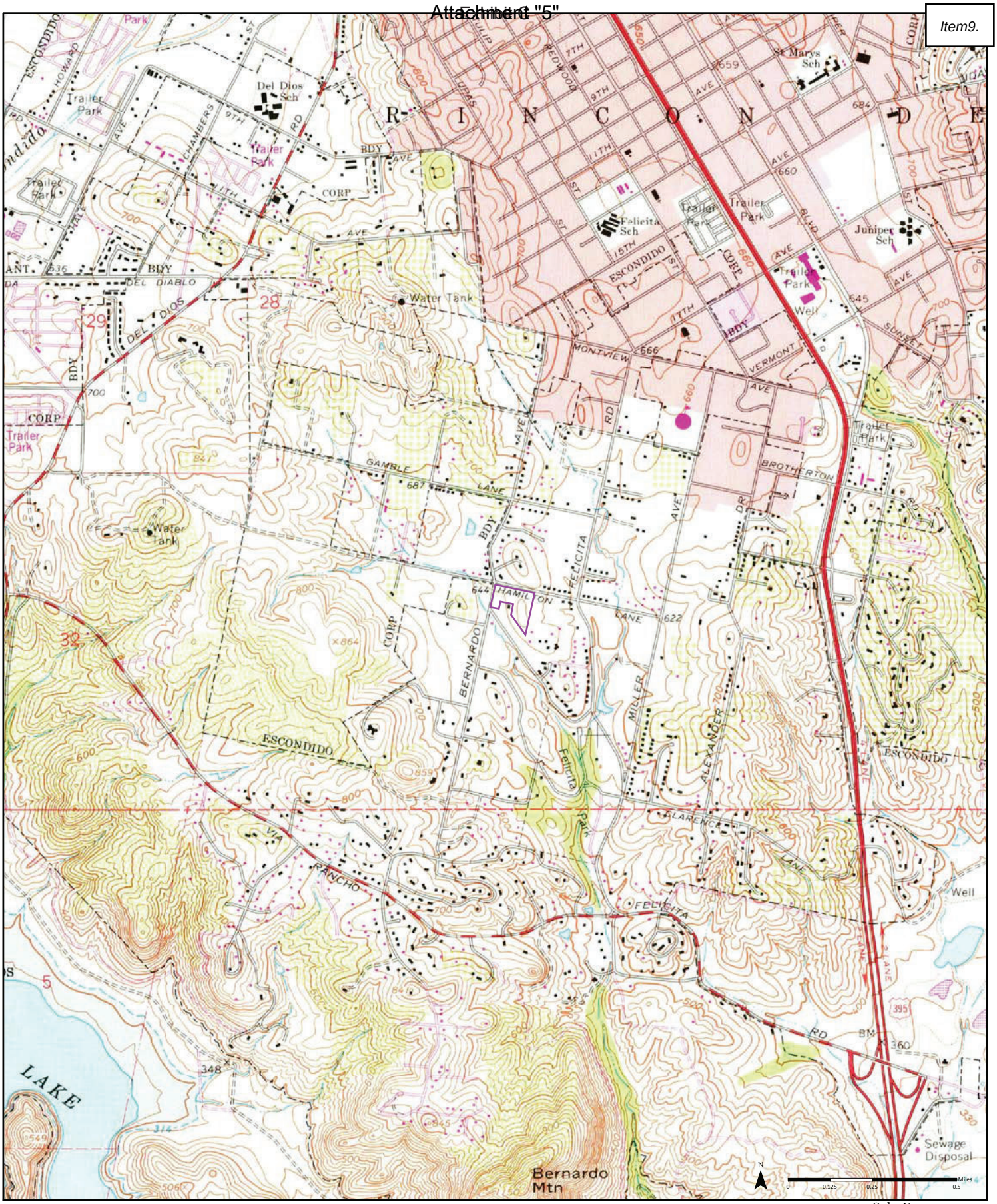
Aerial Photo Year: 1996

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1996)



Source: USGS 7.5 Minute Topographic Map



Order No. 25030401545

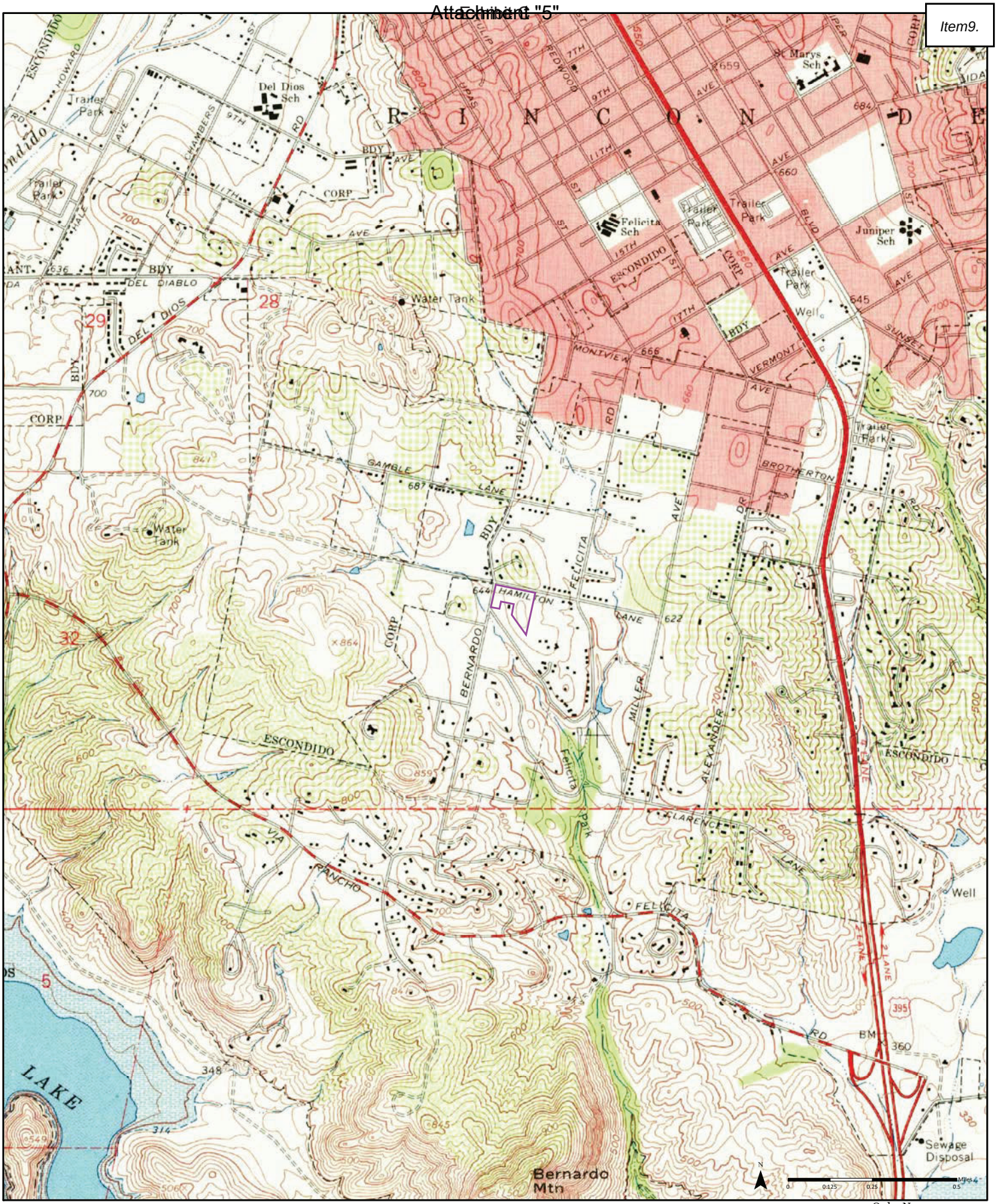
1975 *(1-1975)*

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)

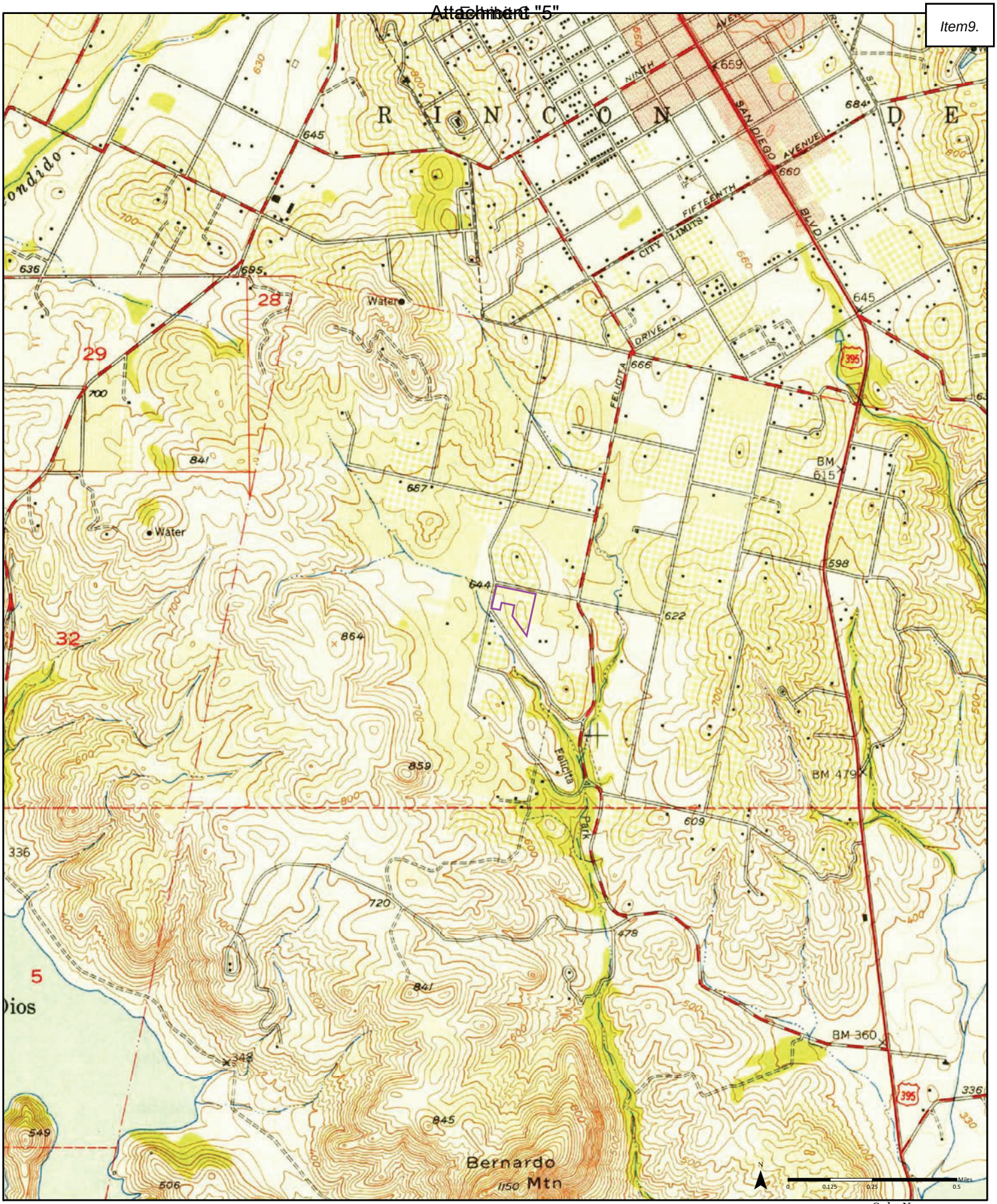
Aerial Photo Year: 1967

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



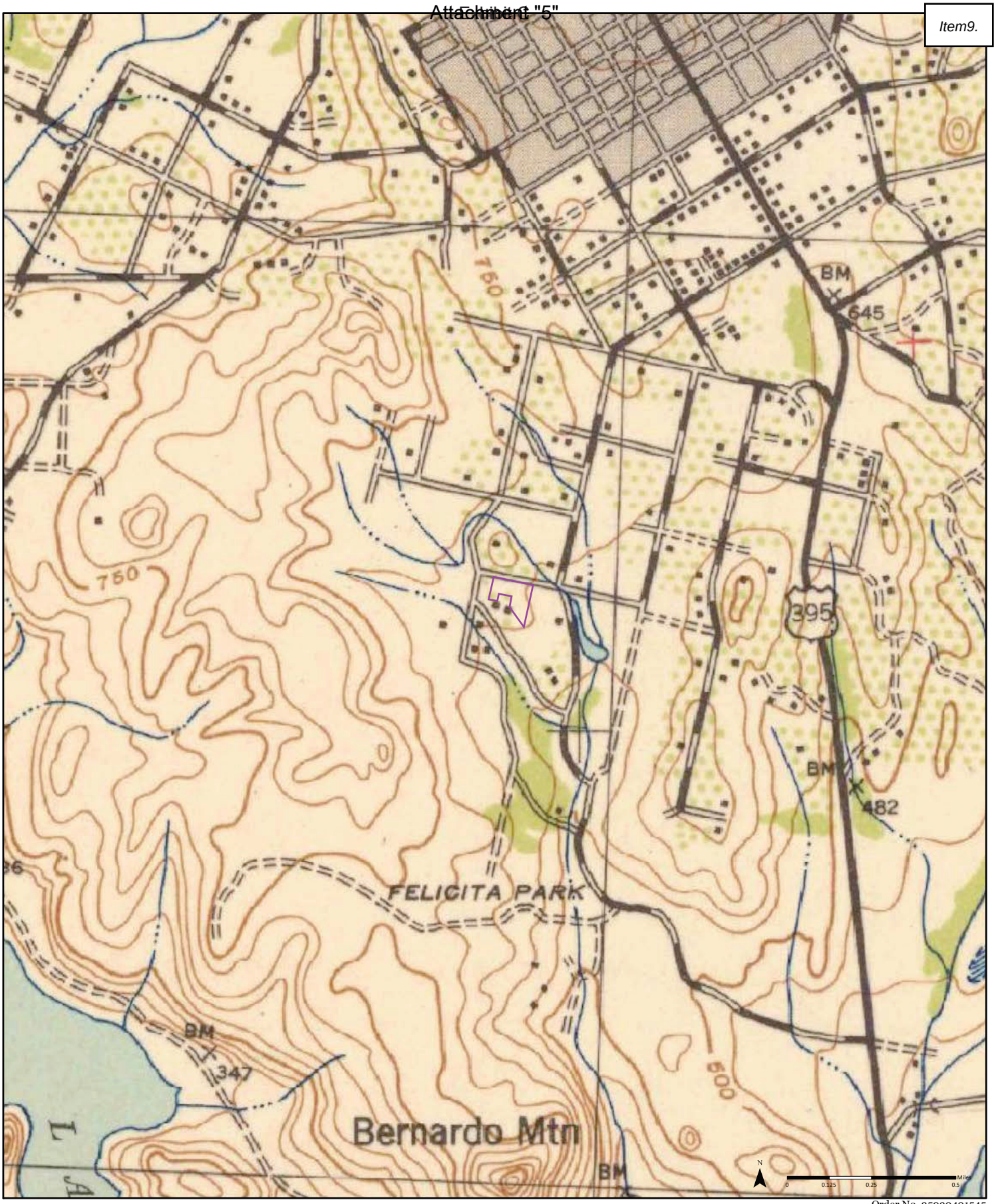
1948 *(1-1948)*
Aerial Photo Year: 1947

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1948)



Source: USGS 7.5 Minute Topographic Map



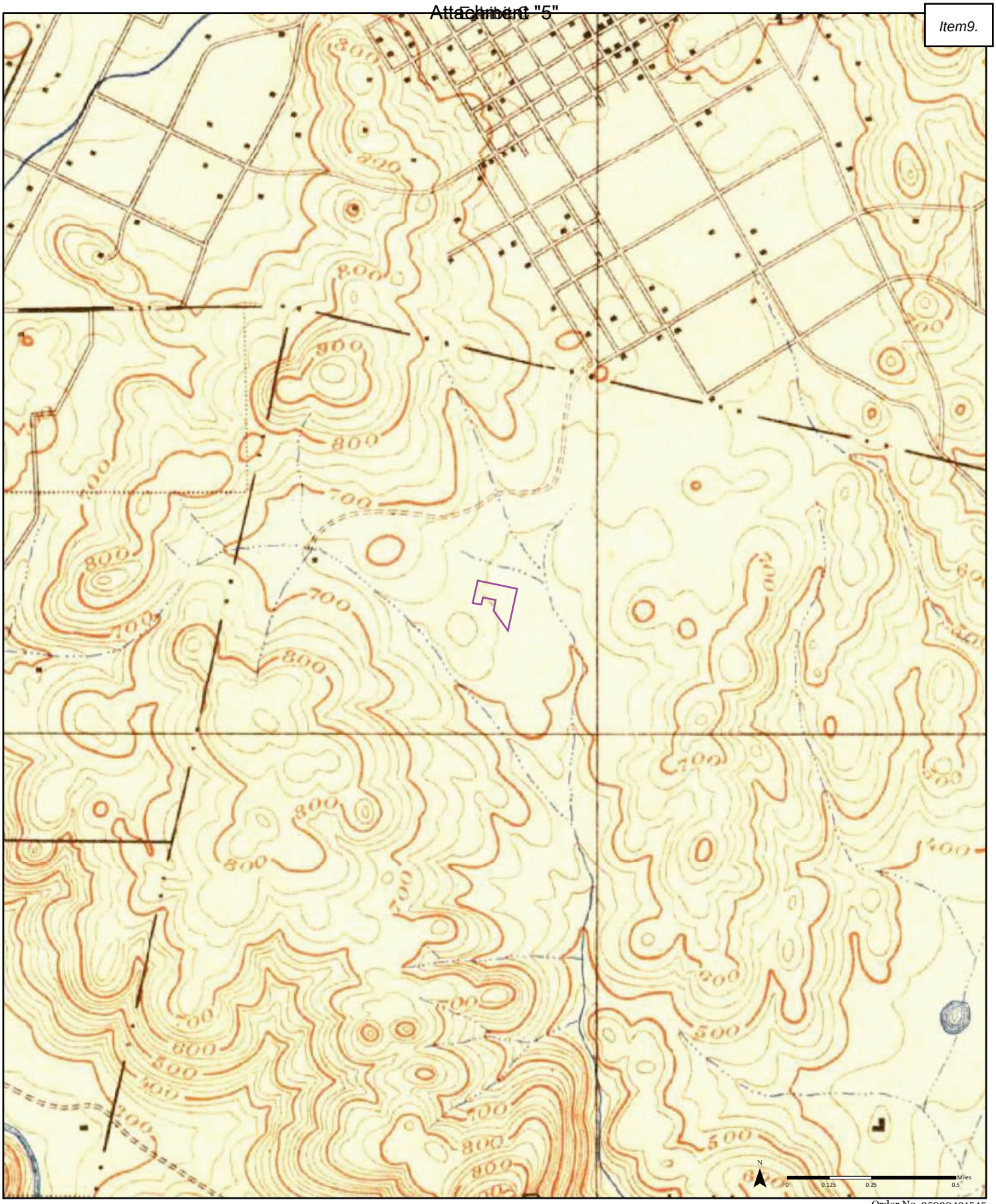
1942 (1-1942)
Aerial Photo Year: 1939

Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1942)



Source: USGS 15 Minute Topographic Map



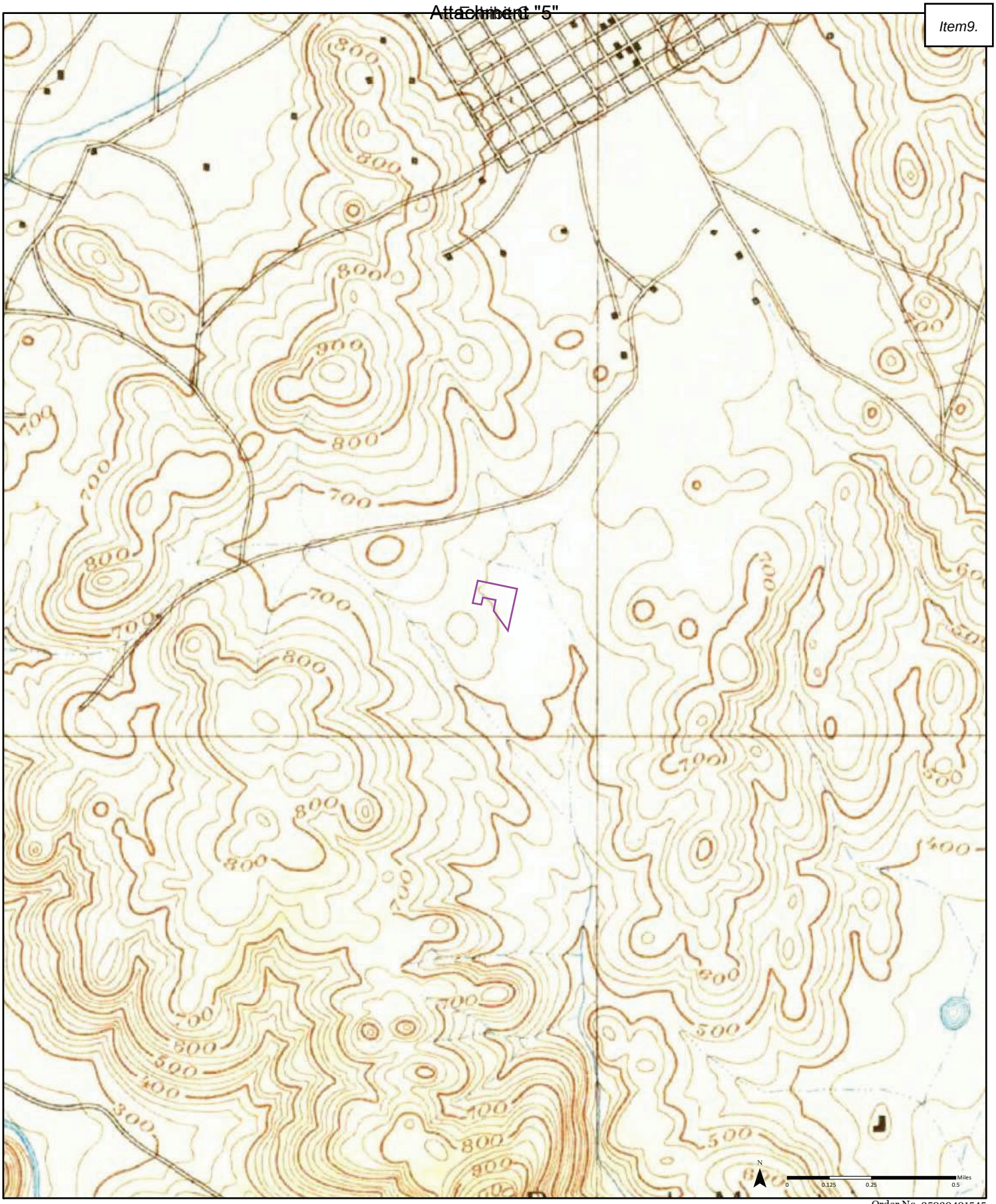
Order No. 25030401545

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

Exhibit C

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:

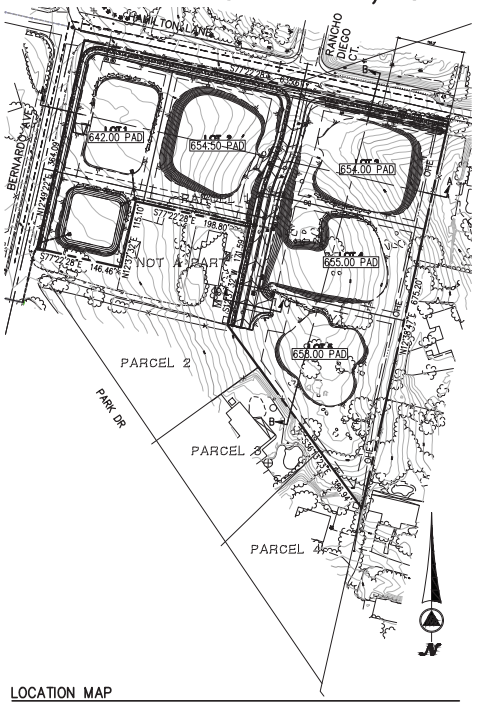
GAS & ELECTRIC.....SAN DIEGO GAS AND ELECTRIC
TELEPHONE.....PACIFIC BELL TELEPHONE
WATER.....RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER.....CITY OF ESCONDIDO
STORM WATER.....CITY OF ESCONDIDO
FIRE.....CITY OF ESCONDIDO
POLICE.....CITY OF ESCONDIDO
SCHOOLS.....ESCONDIDO UNION SCHOOL DIST.

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
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:

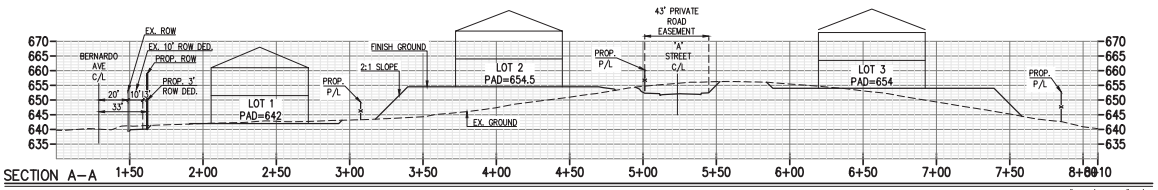
1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR 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:

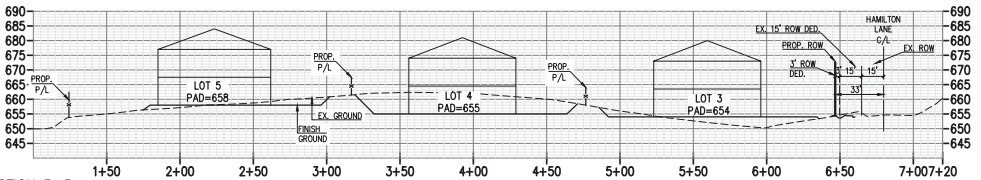
C-1 -TITLE SHEET, CROSS SECTIONS
C-2 -PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE MAP AND STREET SECTIONS.
C-3 -ENCUMBRANCE MAP
C-4 -STORM WATER QUALITY PLAN

APPROXIMATE GRADING QUANTITIES:

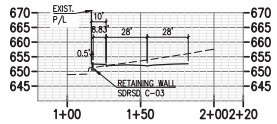
CUT=8,700 CY.
FILL=8,700 C.Y.
BALANCED SITE
NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING NECESSARY.



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



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



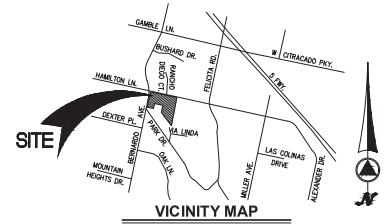
SECTION C-C
SCALE: HORIZ: 1" = 40', VERT. 1"=20'

Attachment "5"

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

Plotted: 26-JAN-24 08:46 AM By: LEE DURAN
F:\Projects\Escondido\Hamilton Bernardo\Tentative Map\Hamilton Bernardo TM.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:

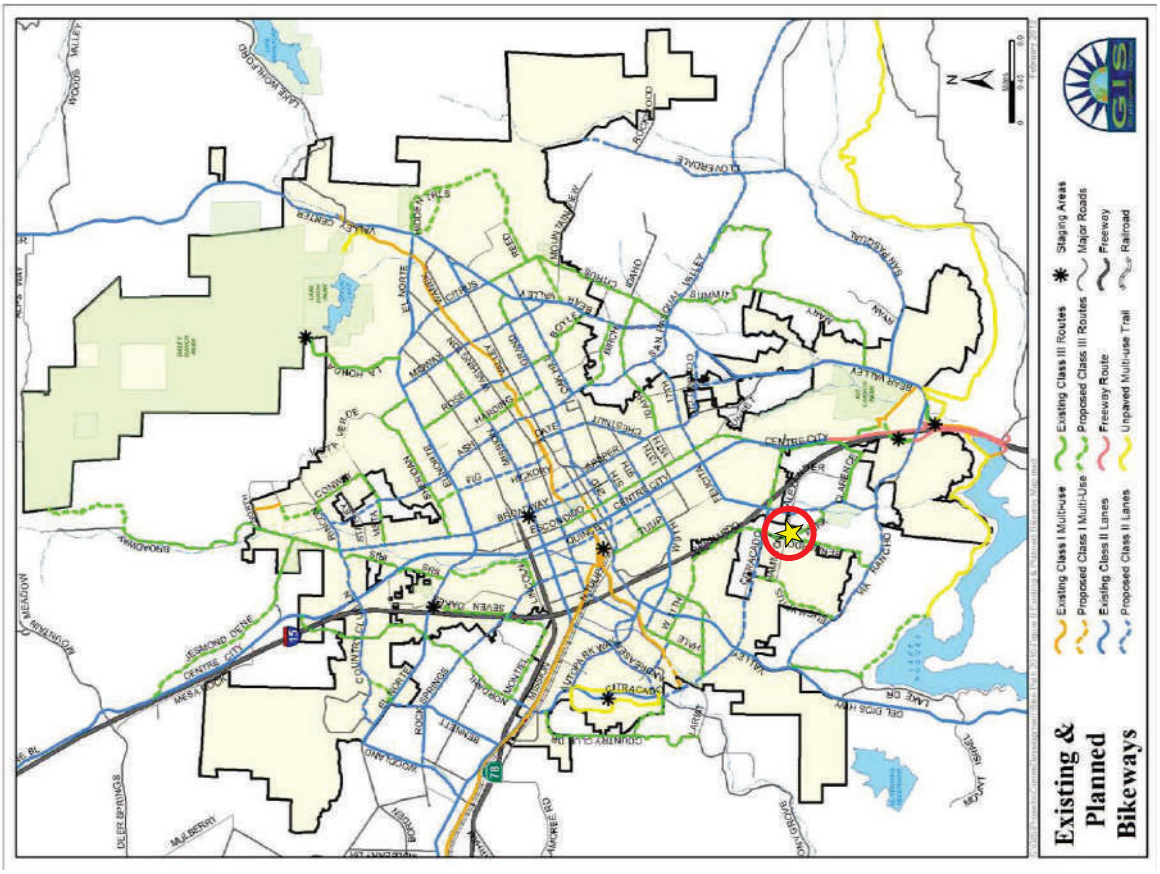
du: dwelling unit

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

LEGEND

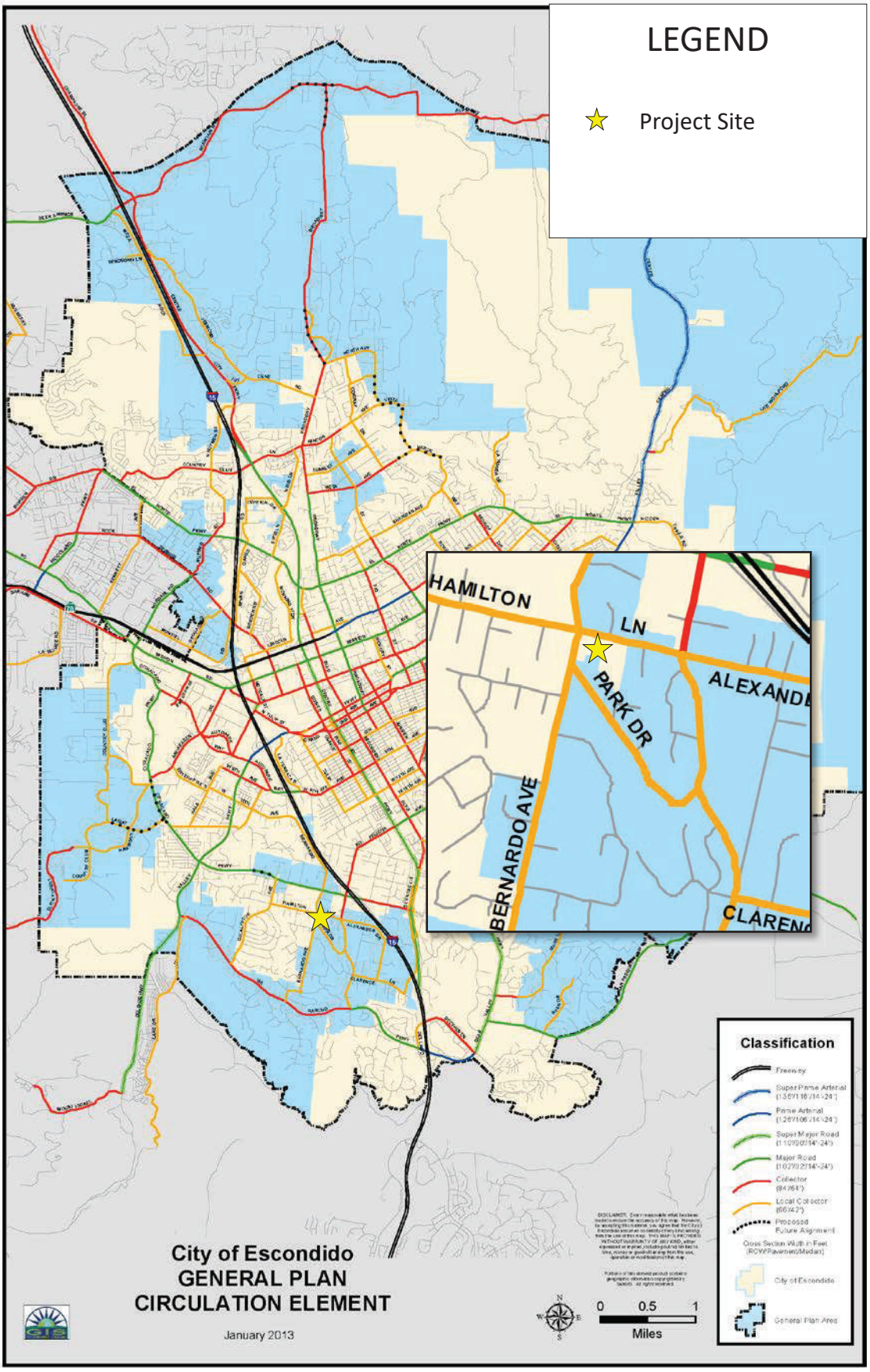
- Project Site
- 0.25-mile radius



Source: City of Escondido Bicycle Master Plan, Figure ES 1

Circulation Element

Exhibit E



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.

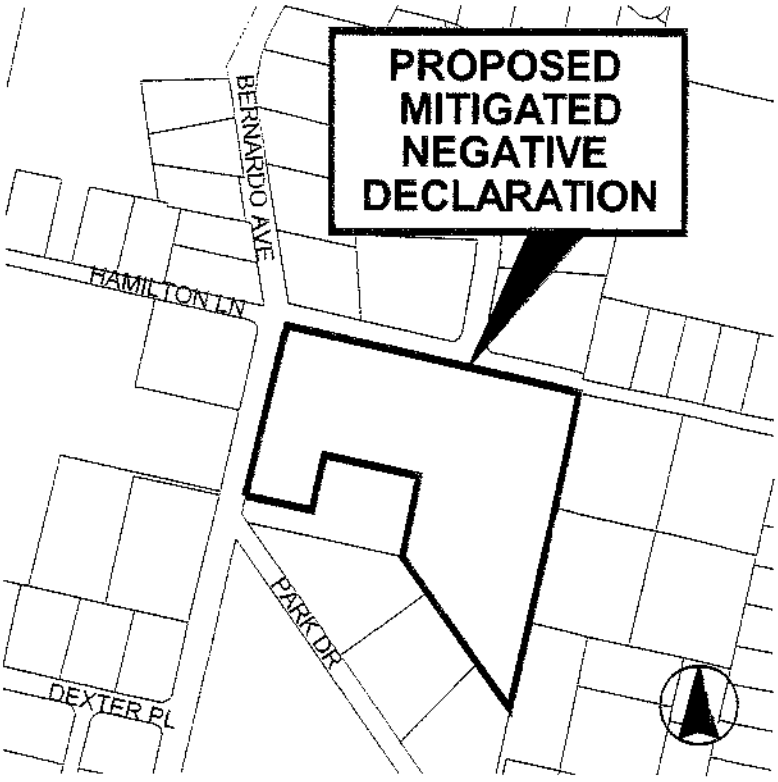
The review and comment period will end April 11, 2007. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025. Written comments relevant to environmental 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 times. 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 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 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 constructio 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

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.		

Attachment "G"
Item9.

MITIGATION MONITORING REPORT

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

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 "6"

Item9.

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

4. SANDAG Summary of Trip Generation Rates

5. Escondido Drainage Master Plan (1995)

Dept. of Fish & Game
NCTD

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:

Mesa Associates, Inc. (760) 741-9570

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

1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008
(760) 585-7070
www.weisenviro.com

June 5, 2026

Lee Duran
Hamilton Bernardo LLC
PO Box 1795
La Jolla, CA 92038

Subject: Soil and Soil Gas Sampling and Analysis Results
1100 Hamilton Lane
Escondido, California

Dear Mr. Duran:

Weis Environmental, LLC has conducted soil and soil gas sampling and analysis at the property at located at 1100 Hamilton Lane in Escondido, California (Site). A Vicinity Map is included as Figure 1. 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.

We previously completed a Phase I Environmental Site Assessment of the Site in April 2025. No recognized environmental conditions in connection with the Site were identified and additional assessment was not considered to be warranted.

It is our understanding that you intend to subdivide the Site in to multiple residential lots. As part of this process, an inquiry from the City was reportedly received regarding potential environmental impacts to the Site resulting from the former Chatham Brothers Barrel Yard facility located nearby to the north-northwest at 2257 Bernardo Avenue. While no apparent impacts from this off-Site property are anticipated to have occurred, soil and soil gas sampling and analysis has been conducted in an abundance of caution.

Methodology

We prepared a health and safety plan that outlined the procedures that our personnel and subcontractors followed to minimize the potential for health and safety hazards during the course of work performed at the Site.

Soil Sampling and Analysis

Four soil sampling locations were selected at the Site (see attached Site Plan – Figure 2) identified as S1 through S4. Representative soil samples were collected from relatively shallow depths (upper two feet) at these locations using a stainless steel hand auger. The hand auger was decontaminated between uses by washing with a non-phosphate detergent/tap water solution followed by a triple rinse of distilled/deionized water. Disposable field equipment was placed into plastic trash bags for proper disposal. All persons collecting samples wore clean nitrile gloves and limited contact with the samples. Gloves were changed between samples. Sample containers were prepared by the analytical laboratory and sealed to ensure cleanliness and eventual sample integrity.

Soil samples were collected in laboratory prepared glass jars. The lids of the containers were not removed at any time prior to sample collection and were tightly closed after sample collection. Sample labels were firmly attached to the containers with appropriate information printed on the labels. Once the sample containers were filled, they were placed immediately in coolers on ice to maintain the samples at 4ºC +/- 2ºC. The samples were then logged on to an appropriate chain of custody. The samples were then packaged for transport to their respective analytical laboratories with chain-of-custody forms placed inside of the shipping container/cooler. The samples were packaged so that they would not leak or spill from the containers.

The four soil samples were analyzed by for Title 22 Metals by United States Environmental Protection Agency (EPA) test Methods 6010B and 7471, volatile organic compounds (VOCs) by EPA test Method 8260B and polychlorinated biphenyls (PCBs) by EPA test Method 8082.

Soil Gas Sampling and Analysis

Immediately adjacent to each soil sampling location, soil gas samples were collected at depths of approximately five feet and identified as SG1 through SG4 (see attached Site Plan – Figure 2). Manually driven holes for soil gas probe installation were advanced to depths of approximately five feet using a slide or electric rotary hammer and two-inch diameter stainless steel rods. Soil gas probe installation was conducted by Baseline Analytical of Huntington Beach, California. Polyethylene tubing (1/4-inch diameter) equipped with an anchor was inserted through the probe holes and extended to the target sampling depths. The probes were gently lifted up from the bottoms of the boreholes and sand was poured down the boreholes to encase the filter with one foot of sand pack. Approximately one foot of dry granular bentonite was then placed on top of the sand pack. The soil gas well was then completed to the surface with hydrated bentonite.

The probes were allowed to set for at least two hours prior to purging and sampling to allow the bentonite time to properly seal. After two hours following the installation of each probe, Baseline purged the probes. Purge volumes of the soil gas probes were calculated. A total of three volumes of air were purged from each probe. Prior to purging and sampling, a shut-in test was conducted on the sampling train to check for leaks in the above-ground fittings. The shut-in test was conducted by attaching the complete sample train assembly to the termination valve on the probe. With the valve attached to the probe in the “off” position, the vacuum pump was used to evacuate the sample train of air to a minimum measured vacuum of approximately 100 inches of water. The vacuum was observed on a vacuum gauge that was part of the vacuum pump assembly. The vacuum gauge was observed for one minute and all above ground connections were considered “air-tight” if the pressure on the gauge did not noticeably dissipate. If there was an observable loss in vacuum, the fittings in the sample

assembly were checked and tightened, and the test repeated. Sampling did not commence until the above ground fittings were deemed airtight.

Following purging, Baseline collected soil gas samples from the probes in to evacuated Summa™ canisters which were connected to the tubing exiting the surface of the ground. During the purging and sampling, a leak check compound (isopropyl alcohol) was also introduced to the areas around the probes. This compound was not detected by the analytical laboratory indicating that there were no upset conditions relative to the construction of the soil gas probes. All soil gas samples were analyzed for VOCs by EPA test Method TO-15 by Baseline. After the samples were collected, the probes were removed from the boreholes. All sampling locations were backfilled and capped with concrete.

Results

Analytical data is summarized below. The analytical laboratory reports and chains of custody are also attached.

Soil

Title 22 Metals

Thirteen (13) of the 17 Title 22 Metals were detected at or above analytical laboratory method detection limits in one or more of the soil samples obtained during the sampling effort. A summary of the metals results is provided below.

- Antimony, cadmium, selenium and silver were not detected at or above the laboratory method detection limits.

- Arsenic was detected in the samples at a maximum concentration of 2.4 milligrams per kilogram (mg/kg). The detections are below the State of California Total Threshold Limit Concentration (TTLC) of 500 mg/kg. The detections of this element were not compared to published Region 2 Regional Water Quality Control Board Environmental Screening Levels (ESLs) or EPA Regional Screening Levels (RSLs) as these lookup values are set at concentrations below what is typically naturally occurring for this element in southern California soils. The arsenic detections reported are well within what can be expected to be naturally occurring and therefore such detections do not represent an adverse risk to human health for a residential land use scenario.

- Barium was detected in the samples at a maximum concentration of 120 mg/kg. The detections are below the TTLC of 10,000 mg/kg and the ESL and RSL for residential soil of 15,000 mg/kg.

- Beryllium was detected in the samples at a maximum concentration of 0.25 mg/kg. The detections are below the TTLC of 75 mg/kg and the ESL and RSL for residential soil of 16 mg/kg and 160 mg/kg, respectively.

- Chromium was detected in the samples at a maximum concentration of 33 mg/kg. The detections are below the TTLC of 2,500 mg/kg and the ESL and RSL for residential soil of 120,000 mg/kg and 85,000 mg/kg, respectively.

- Cobalt was detected in the samples at a maximum concentration of 10 mg/kg. The detections are below the TTLC of 8,000 mg/kg and the ESL and RSL for residential soil of 23 mg/kg.

- Copper was detected in the samples at a maximum concentration of 19 mg/kg. The detections are below the TTLC of 2,500 mg/kg and the ESL and RSL for residential soil of 3,100 mg/kg.

- Lead was detected in the samples at a maximum concentration of 2.7 mg/kg. The detections are below the TTLC of 1,000 mg/kg and the ESL and RSL for residential soil of 80 mg/kg and 200 mg/kg, respectively.

- Mercury was detected in the samples at a maximum concentration of 0.0065 mg/kg. The detections are below the TTLC of 20 mg/kg and the ESL and RSL for residential soil of 0.67 mg/kg and 7.1 mg/kg, respectively.

- Molybdenum was detected in the samples at a maximum concentration of 0.25 mg/kg. The detections are below the TTLC of 3,500 mg/kg and the ESL and RSL for residential soil of 390 mg/kg.

- Nickel was detected in the samples at a maximum concentration of 12 mg/kg. The detections are below the TTLC of 2,000 mg/kg and the ESL and RSL for residential soil of 820 mg/kg.

- Thallium was detected in the samples at a maximum concentration of 0.77 mg/kg. The detections are below the TTLC of 700 mg/kg and the ESL and RSL for residential soil of 0.78 mg/kg.

- Vanadium was detected in the samples at a maximum concentration of 71 mg/kg. The detections are below the TTLC of 2,400 mg/kg and the ESL and RSL for residential soil of 390 mg/kg.

- Zinc was detected in the samples at a maximum concentration of 29 mg/kg. The detections are below the TTLC of 5,000 mg/kg and the ESL and RSL for residential soil of 23,000 mg/kg.

VOCs

VOCs were not detected at or above the laboratory method reporting limits.

PCBs

PCBs were not detected at or above the laboratory method reporting limits.

Soil Gas

VOCs were not detected at or above the laboratory method reporting limits.

Conclusions and Recommendations

Conclusions of the sampling and analysis are as follows:

- No soil impacts were identified during this assessment.
- VOCs were not detected in soil gas samples obtained at the Site. This would indicate that vapor intrusion is not a human exposure pathway of concern at the Site.
- Additional assessment at the Site is not warranted.

Limitations

The services provided by our firm have been performed in accordance with practices and standards generally accepted by environmental scientists practicing in this industry. No other warranty, either express or implied, is made. The results and conclusions described herein do not purport to identify any and all sources or locations of potentially impacted media that may exist at the Site. Levels of contaminants measured at a given location may not be representative of conditions in other areas on the Site. In addition, conditions may change at any particular location as a function of time in response to natural conditions, chemical reactions, and other factors. Our conclusions regarding the condition of the Site does not represent a warranty that all areas of the Site are similar to those sampled. We are not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Closure

We appreciate the opportunity to be of service on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at 760.585.7070.

Sincerely,

Daniel Weis, R.E.H.S.
Environmental Manager

Eric M. Cathcart, MS, PG
Senior Geologist
California Professional Geologist #7548

Attachments

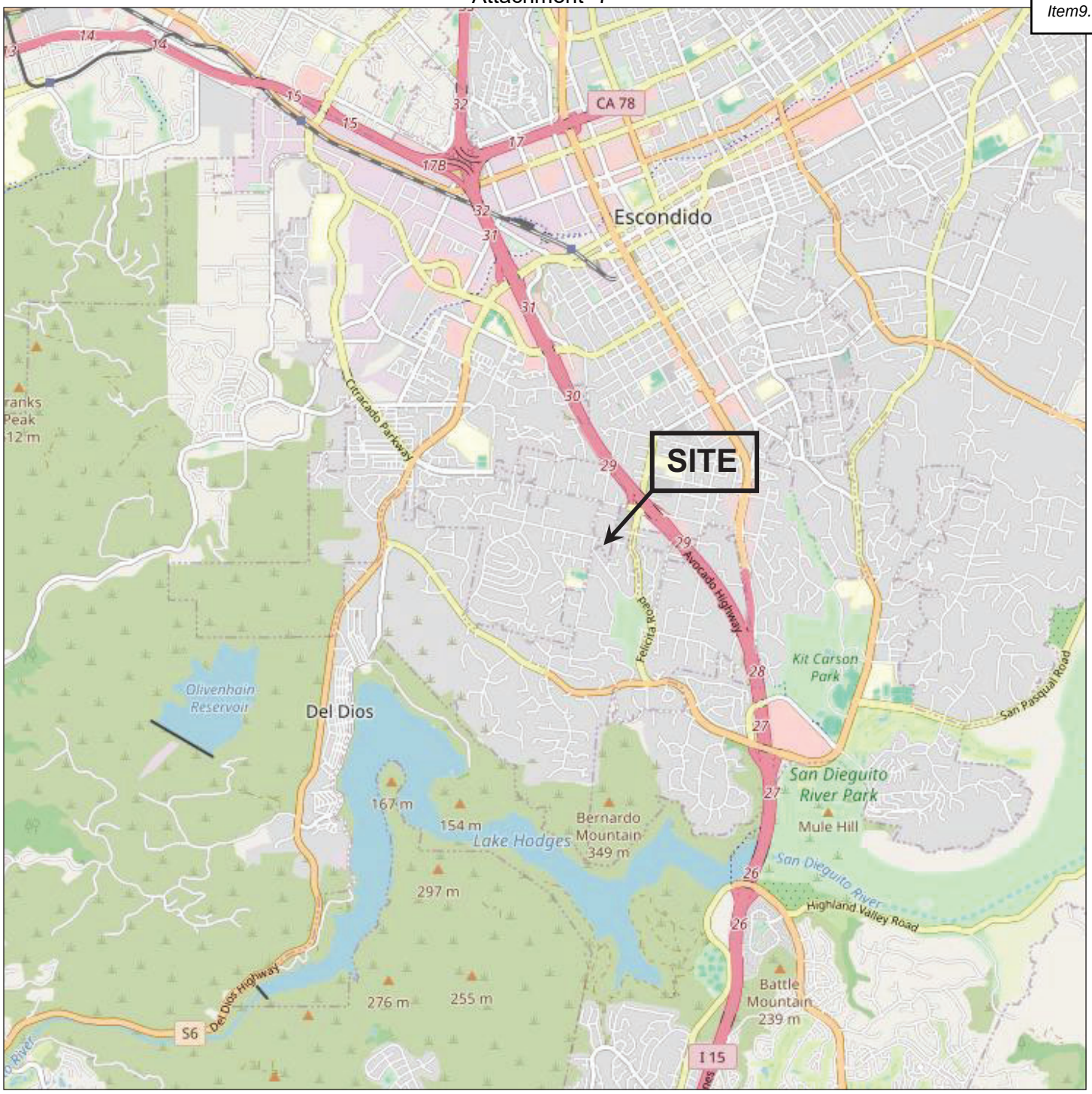


Figure 1 - Vicinity Map

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL



Figure 2 - Site Plan

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

June 02, 2026

Dan Weis
Weis Environmental, LLC
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

TEL: (760) 585-7070
FAX:

Workorder No.: N084195

RE: 1100 Hamilton Lane Escondido, CA

Attention: Dan Weis

Enclosed are the results for sample(s) received on May 22, 2026 by ASSET Laboratories. The sample(s) are tested for the parameters as indicated in the enclosed chain of custody in accordance with the applicable laboratory certifications.

The reported results relate only to the samples as received and parameters tested by the laboratory.

Thank you for the opportunity to service the needs of your company.

Please feel free to call me at (562) 219-7435 if I can be of further assistance to your company.

Sincerely,

for

Ferdinand Paul Lugtu
Laboratory Director

The cover letter is an integral part of this analytical report. This Laboratory Report cannot be reproduced in part or in its entirety without written permission from the client and ASSET Laboratories - California.

ASSET Laboratories **Date:** *02-Jun-26*

CLIENT: Weis Environmental, LLC
Project: 1100 Hamilton Lane Escondido, CA
Lab Order: N084195

CASE NARRATIVE

SAMPLE RECEIVING/GENERAL COMMENTS:

All sample containers were received intact with proper chain of custody documentation.

Information on sample receipt conditions including discrepancies can be found in attached Sample Receipt Checklist Form.

Cooler temperature and sample preservation were verified upon receipt of samples if applicable.

Samples were analyzed within method holding time.

Results were J-Flag. "J" is used to flag those results that are between the PQL (Practical Quantitation Limit) and the calculated MDL (Method Detection Limit). Results that are "J" Flagged are estimated values since it becomes difficult to accurately quantitate the analyte near the MDL.

Analytical Comments for EPA 6010B:

Matrix Spike (MS) and Matrix Spike Duplicate (MSD) are outside recovery criteria for Antimony in QC samples N084189-001B-MS and N084189-001B-MSD possibly due to matrix interference. The associated Laboratory Control Sample (LCS) recovery was acceptable.

Analytical Comments for EPA 8082:

Matrix Spike (MS) is outside recovery criteria for Aroclor 1260 in QC sample N084180-001B-MS possibly due to matrix interference. The associated Laboratory Control Sample (LCS) recovery was acceptable.

RPD for Matrix Spike (MS)/Matrix Spike Duplicate (MSD) is outside criteria for Aroclor 1260 in QC sample N084180-001B-MS/MSD; however, the analytical batch was validated by the Laboratory Control Sample (LCS).

Analytical Comments for EPA 8260B:

Matrix Spike (MS) is outside recovery criteria for Chloroethane in QC sample N084148-006BMS possibly due to matrix interference. The associated Laboratory Control Sample (LCS) recovery was acceptable.

ASSET Laboratories

Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Project: 1100 Hamilton Lane Escondido, CA
Lab Order: N084195
Contract No:

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Matrix	Collection Date	Date Received	Date Reported
N084195-001A	S1	Soil	5/21/2026 2:10:00 AM	5/22/2026	6/2/2026
N084195-001B	S1	Soil	5/21/2026 2:10:00 AM	5/22/2026	6/2/2026
N084195-002A	S2	Soil	5/21/2026 2:26:00 AM	5/22/2026	6/2/2026
N084195-002B	S2	Soil	5/21/2026 2:26:00 AM	5/22/2026	6/2/2026
N084195-003A	S3	Soil	5/21/2026 2:35:00 AM	5/22/2026	6/2/2026
N084195-003B	S3	Soil	5/21/2026 2:35:00 AM	5/22/2026	6/2/2026
N084195-004A	S4	Soil	5/21/2026 2:47:00 AM	5/22/2026	6/2/2026
N084195-004B	S4	Soil	5/21/2026 2:47:00 AM	5/22/2026	6/2/2026

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S1
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:10:00 AM
Lab ID: N084195-001
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
TOTAL METALS BY ICP							
	EPA 3050B			**EPA 6010B**			
RunID: **CA01638-ICP01_260527A**	QC Batch: **132107**			PrepDate:	**5/27/2026**		Analyst: **JSP**
Antimony	ND	0.28	2.0		mg/Kg	1	5/27/2026 04:46 PM
Arsenic	1.2	0.11	1.0		mg/Kg	1	5/27/2026 04:46 PM
Barium	49	0.090	1.0		mg/Kg	1	5/27/2026 04:46 PM
Beryllium	0.17	0.090	1.0	J	mg/Kg	1	5/27/2026 04:46 PM
Cadmium	ND	0.15	1.0		mg/Kg	1	5/27/2026 04:46 PM
Chromium	15	0.12	1.0		mg/Kg	1	5/27/2026 04:46 PM
Cobalt	6.7	0.040	1.0		mg/Kg	1	5/27/2026 04:46 PM
Copper	8.8	0.34	2.0		mg/Kg	1	5/27/2026 04:46 PM
Lead	2.3	0.14	1.0		mg/Kg	1	5/27/2026 04:46 PM
Molybdenum	0.25	0.11	1.0	J	mg/Kg	1	5/27/2026 04:46 PM
Nickel	4.2	0.13	1.0		mg/Kg	1	5/27/2026 04:46 PM
Selenium	ND	0.39	1.0		mg/Kg	1	5/27/2026 04:46 PM
Silver	ND	0.13	1.0		mg/Kg	1	5/27/2026 04:46 PM
Thallium	ND	0.24	2.0		mg/Kg	1	5/27/2026 04:46 PM
Vanadium	37	0.070	1.0		mg/Kg	1	5/27/2026 04:46 PM
Zinc	16	0.12	1.0		mg/Kg	1	5/27/2026 04:46 PM
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,1,1,2-Tetrachloroethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,1,1-Trichloroethane	ND	2.0	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,1,2,2-Tetrachloroethane	ND	1.4	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,1,2-Trichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,1-Dichloroethane	ND	2.2	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,1-Dichloroethene	ND	2.0	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,1-Dichloropropene	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2,3-Trichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2,3-Trichloropropane	ND	1.5	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2,4-Trichlorobenzene	ND	0.85	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2,4-Trimethylbenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2-Dibromo-3-chloropropane	ND	2.3	10		µg/Kg	1	5/26/2026 02:35 PM
1,2-Dibromoethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2-Dichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2-Dichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,2-Dichloropropane	ND	1.2	5.0		µg/Kg	1	5/26/2026 02:35 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S1
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:10:00 AM
Lab ID: N084195-001
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,3,5-Trimethylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,3-Dichlorobenzene	ND	1.3	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,3-Dichloropropane	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
1,4-Dichlorobenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 02:35 PM
2,2-Dichloropropane	ND	2.0	5.0		µg/Kg	1	5/26/2026 02:35 PM
2-Butanone	ND	27	50		µg/Kg	1	5/26/2026 02:35 PM
2-Chlorotoluene	ND	0.94	5.0		µg/Kg	1	5/26/2026 02:35 PM
4-Chlorotoluene	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
4-Isopropyltoluene	ND	2.2	5.0		µg/Kg	1	5/26/2026 02:35 PM
Benzene	ND	0.96	5.0		µg/Kg	1	5/26/2026 02:35 PM
Bromobenzene	ND	0.91	5.0		µg/Kg	1	5/26/2026 02:35 PM
Bromodichloromethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 02:35 PM
Bromoform	ND	0.85	5.0		µg/Kg	1	5/26/2026 02:35 PM
Bromomethane	ND	2.4	5.0		µg/Kg	1	5/26/2026 02:35 PM
Carbon tetrachloride	ND	1.7	5.0		µg/Kg	1	5/26/2026 02:35 PM
Chlorobenzene	ND	0.76	5.0		µg/Kg	1	5/26/2026 02:35 PM
Chloroethane	ND	2.7	5.0		µg/Kg	1	5/26/2026 02:35 PM
Chloroform	ND	2.0	5.0		µg/Kg	1	5/26/2026 02:35 PM
Chloromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 02:35 PM
cis-1,2-Dichloroethene	ND	1.9	5.0		µg/Kg	1	5/26/2026 02:35 PM
cis-1,3-Dichloropropene	ND	0.81	5.0		µg/Kg	1	5/26/2026 02:35 PM
Dibromochloromethane	ND	0.96	5.0		µg/Kg	1	5/26/2026 02:35 PM
Dibromomethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
Dichlorodifluoromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 02:35 PM
Ethylbenzene	ND	0.79	5.0		µg/Kg	1	5/26/2026 02:35 PM
Freon-113	ND	2.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
Hexachlorobutadiene	ND	2.0	5.0		µg/Kg	1	5/26/2026 02:35 PM
Isopropylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 02:35 PM
m,p-Xylene	ND	1.4	10		µg/Kg	1	5/26/2026 02:35 PM
Methylene chloride	ND	2.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
MTBE	ND	1.9	5.0		µg/Kg	1	5/26/2026 02:35 PM
n-Butylbenzene	ND	2.4	5.0		µg/Kg	1	5/26/2026 02:35 PM
n-Propylbenzene	ND	1.9	5.0		µg/Kg	1	5/26/2026 02:35 PM
Naphthalene	ND	1.9	5.0		µg/Kg	1	5/26/2026 02:35 PM
o-Xylene	ND	0.71	5.0		µg/Kg	1	5/26/2026 02:35 PM
sec-Butylbenzene	ND	2.0	5.0		µg/Kg	1	5/26/2026 02:35 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S1
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:10:00 AM
Lab ID: N084195-001
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
Styrene	ND	0.71	5.0		µg/Kg	1	5/26/2026 02:35 PM
tert-Butylbenzene	ND	2.1	5.0		µg/Kg	1	5/26/2026 02:35 PM
Tetrachloroethene	ND	1.4	5.0		µg/Kg	1	5/26/2026 02:35 PM
Toluene	ND	0.96	5.0		µg/Kg	1	5/26/2026 02:35 PM
trans-1,2-Dichloroethene	ND	1.7	5.0		µg/Kg	1	5/26/2026 02:35 PM
Trichloroethene	ND	0.99	5.0		µg/Kg	1	5/26/2026 02:35 PM
Trichlorofluoromethane	ND	2.3	5.0		µg/Kg	1	5/26/2026 02:35 PM
Vinyl chloride	ND	1.8	5.0		µg/Kg	1	5/26/2026 02:35 PM
Surr: 1,2-Dichloroethane-d4	128	0	70-146		%REC	1	5/26/2026 02:35 PM
Surr: 4-Bromofluorobenzene	94.4	0	80-124		%REC	1	5/26/2026 02:35 PM
Surr: Dibromofluoromethane	124	0	73-136		%REC	1	5/26/2026 02:35 PM
Surr: Toluene-d8	102	0	80-120		%REC	1	5/26/2026 02:35 PM
PCBS BY GC/ECD							
		EPA 3546			**EPA 8082**		
RunID: **NV00922-GC7_260528B**	QC Batch: **132114**			PrepDate:	**5/27/2026**		Analyst: **KP**
Aroclor 1016	ND	8.2	17		µg/Kg	1	5/28/2026 03:19 PM
Aroclor 1221	ND	10	33		µg/Kg	1	5/28/2026 03:19 PM
Aroclor 1232	ND	10	33		µg/Kg	1	5/28/2026 03:19 PM
Aroclor 1242	ND	8.3	17		µg/Kg	1	5/28/2026 03:19 PM
Aroclor 1248	ND	8.9	17		µg/Kg	1	5/28/2026 03:19 PM
Aroclor 1254	ND	9.3	17		µg/Kg	1	5/28/2026 03:19 PM
Aroclor 1260	ND	8.4	17		µg/Kg	1	5/28/2026 03:19 PM
Surr: Decachlorobiphenyl	88.2	0	34-120		%REC	1	5/28/2026 03:19 PM
Surr: Tetrachloro-m-xylene	86.4	0	33-120		%REC	1	5/28/2026 03:19 PM
TOTAL MERCURY BY COLD VAPOR TECHNIQUE							
			EPA 7471A				
RunID: **NV00922-AA3_260527C**	QC Batch: **132093**			PrepDate:	**5/26/2026**		Analyst: **DJ**
Mercury	ND	0.034	0.10		mg/Kg	1	5/27/2026 12:51 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S2
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:26:00 AM
Lab ID: N084195-002
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
TOTAL METALS BY ICP							
	EPA 3050B			**EPA 6010B**			
RunID: **CA01638-ICP01_260527A**	QC Batch: **132107**			PrepDate:	**5/27/2026**		Analyst: **JSP**
Antimony	ND	0.28	2.0		mg/Kg	1	5/27/2026 04:49 PM
Arsenic	1.7	0.11	1.0		mg/Kg	1	5/27/2026 04:49 PM
Barium	120	0.090	1.0		mg/Kg	1	5/27/2026 04:49 PM
Beryllium	0.17	0.090	1.0	J	mg/Kg	1	5/27/2026 04:49 PM
Cadmium	ND	0.15	1.0		mg/Kg	1	5/27/2026 04:49 PM
Chromium	26	0.12	1.0		mg/Kg	1	5/27/2026 04:49 PM
Cobalt	10	0.040	1.0		mg/Kg	1	5/27/2026 04:49 PM
Copper	18	0.34	2.0		mg/Kg	1	5/27/2026 04:49 PM
Lead	2.3	0.14	1.0		mg/Kg	1	5/27/2026 04:49 PM
Molybdenum	0.13	0.11	1.0	J	mg/Kg	1	5/27/2026 04:49 PM
Nickel	8.8	0.13	1.0		mg/Kg	1	5/27/2026 04:49 PM
Selenium	ND	0.39	1.0		mg/Kg	1	5/27/2026 04:49 PM
Silver	ND	0.13	1.0		mg/Kg	1	5/27/2026 04:49 PM
Thallium	0.63	0.24	2.0	J	mg/Kg	1	5/27/2026 04:49 PM
Vanadium	64	0.070	1.0		mg/Kg	1	5/27/2026 04:49 PM
Zinc	27	0.12	1.0		mg/Kg	1	5/27/2026 04:49 PM
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,1,1,2-Tetrachloroethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,1,1-Trichloroethane	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,1,2,2-Tetrachloroethane	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,1,2-Trichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,1-Dichloroethane	ND	2.2	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,1-Dichloroethene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,1-Dichloropropene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2,3-Trichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2,3-Trichloropropane	ND	1.5	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2,4-Trichlorobenzene	ND	0.85	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2,4-Trimethylbenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2-Dibromo-3-chloropropane	ND	2.3	10		µg/Kg	1	5/26/2026 03:02 PM
1,2-Dibromoethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2-Dichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2-Dichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,2-Dichloropropane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:02 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S2
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:26:00 AM
Lab ID: N084195-002
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**				PrepDate:		Analyst: **AC**
1,3,5-Trimethylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,3-Dichlorobenzene	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,3-Dichloropropane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
1,4-Dichlorobenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:02 PM
2,2-Dichloropropane	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:02 PM
2-Butanone	ND	27	50		µg/Kg	1	5/26/2026 03:02 PM
2-Chlorotoluene	ND	0.94	5.0		µg/Kg	1	5/26/2026 03:02 PM
4-Chlorotoluene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
4-Isopropyltoluene	ND	2.2	5.0		µg/Kg	1	5/26/2026 03:02 PM
Benzene	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:02 PM
Bromobenzene	ND	0.91	5.0		µg/Kg	1	5/26/2026 03:02 PM
Bromodichloromethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:02 PM
Bromoform	ND	0.85	5.0		µg/Kg	1	5/26/2026 03:02 PM
Bromomethane	ND	2.4	5.0		µg/Kg	1	5/26/2026 03:02 PM
Carbon tetrachloride	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:02 PM
Chlorobenzene	ND	0.76	5.0		µg/Kg	1	5/26/2026 03:02 PM
Chloroethane	ND	2.7	5.0		µg/Kg	1	5/26/2026 03:02 PM
Chloroform	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:02 PM
Chloromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:02 PM
cis-1,2-Dichloroethene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:02 PM
cis-1,3-Dichloropropene	ND	0.81	5.0		µg/Kg	1	5/26/2026 03:02 PM
Dibromochloromethane	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:02 PM
Dibromomethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
Dichlorodifluoromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:02 PM
Ethylbenzene	ND	0.79	5.0		µg/Kg	1	5/26/2026 03:02 PM
Freon-113	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
Hexachlorobutadiene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:02 PM
Isopropylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:02 PM
m,p-Xylene	ND	1.4	10		µg/Kg	1	5/26/2026 03:02 PM
Methylene chloride	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
MTBE	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:02 PM
n-Butylbenzene	ND	2.4	5.0		µg/Kg	1	5/26/2026 03:02 PM
n-Propylbenzene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:02 PM
Naphthalene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:02 PM
o-Xylene	ND	0.71	5.0		µg/Kg	1	5/26/2026 03:02 PM
sec-Butylbenzene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:02 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S2
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:26:00 AM
Lab ID: N084195-002
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
Styrene	ND	0.71	5.0		µg/Kg	1	5/26/2026 03:02 PM
tert-Butylbenzene	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:02 PM
Tetrachloroethene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:02 PM
Toluene	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:02 PM
trans-1,2-Dichloroethene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:02 PM
Trichloroethene	ND	0.99	5.0		µg/Kg	1	5/26/2026 03:02 PM
Trichlorofluoromethane	ND	2.3	5.0		µg/Kg	1	5/26/2026 03:02 PM
Vinyl chloride	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:02 PM
Surr: 1,2-Dichloroethane-d4	127	0	70-146		%REC	1	5/26/2026 03:02 PM
Surr: 4-Bromofluorobenzene	94.0	0	80-124		%REC	1	5/26/2026 03:02 PM
Surr: Dibromofluoromethane	123	0	73-136		%REC	1	5/26/2026 03:02 PM
Surr: Toluene-d8	102	0	80-120		%REC	1	5/26/2026 03:02 PM
PCBS BY GC/ECD							
		EPA 3546			**EPA 8082**		
RunID: **NV00922-GC7_260528B**	QC Batch: **132114**			PrepDate:	**5/27/2026**		Analyst: **KP**
Aroclor 1016	ND	8.2	17		µg/Kg	1	5/28/2026 03:35 PM
Aroclor 1221	ND	10	33		µg/Kg	1	5/28/2026 03:35 PM
Aroclor 1232	ND	10	33		µg/Kg	1	5/28/2026 03:35 PM
Aroclor 1242	ND	8.3	17		µg/Kg	1	5/28/2026 03:35 PM
Aroclor 1248	ND	9.0	17		µg/Kg	1	5/28/2026 03:35 PM
Aroclor 1254	ND	9.3	17		µg/Kg	1	5/28/2026 03:35 PM
Aroclor 1260	ND	8.4	17		µg/Kg	1	5/28/2026 03:35 PM
Surr: Decachlorobiphenyl	95.0	0	34-120		%REC	1	5/28/2026 03:35 PM
Surr: Tetrachloro-m-xylene	94.2	0	33-120		%REC	1	5/28/2026 03:35 PM
TOTAL MERCURY BY COLD VAPOR TECHNIQUE							
			EPA 7471A				
RunID: **NV00922-AA3_260527C**	QC Batch: **132093**			PrepDate:	**5/26/2026**		Analyst: **DJ**
Mercury	0.065	0.034	0.10	J	mg/Kg	1	5/27/2026 12:58 PM

Qualifiers:

B	Analyte detected in the associated Method Blank
H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit
	Results are wet unless otherwise specified
(M)	Test is modified
E	Value above quantitation range
J	Analyte detected below quantitation limits
S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S3
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:35:00 AM
Lab ID: N084195-003
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
TOTAL METALS BY ICP							
	EPA 3050B			**EPA 6010B**			
RunID: **CA01638-ICP01_260527A**	QC Batch: **132107**			PrepDate:	**5/27/2026**		Analyst: **JSP**
Antimony	ND	0.28	2.0		mg/Kg	1	5/27/2026 04:52 PM
Arsenic	1.4	0.11	1.0		mg/Kg	1	5/27/2026 04:52 PM
Barium	100	0.090	1.0		mg/Kg	1	5/27/2026 04:52 PM
Beryllium	0.25	0.090	1.0	J	mg/Kg	1	5/27/2026 04:52 PM
Cadmium	ND	0.15	1.0		mg/Kg	1	5/27/2026 04:52 PM
Chromium	23	0.12	1.0		mg/Kg	1	5/27/2026 04:52 PM
Cobalt	8.6	0.040	1.0		mg/Kg	1	5/27/2026 04:52 PM
Copper	13	0.34	2.0		mg/Kg	1	5/27/2026 04:52 PM
Lead	2.7	0.14	1.0		mg/Kg	1	5/27/2026 04:52 PM
Molybdenum	0.15	0.11	1.0	J	mg/Kg	1	5/27/2026 04:52 PM
Nickel	8.7	0.13	1.0		mg/Kg	1	5/27/2026 04:52 PM
Selenium	ND	0.39	1.0		mg/Kg	1	5/27/2026 04:52 PM
Silver	ND	0.13	1.0		mg/Kg	1	5/27/2026 04:52 PM
Thallium	0.45	0.24	2.0	J	mg/Kg	1	5/27/2026 04:52 PM
Vanadium	56	0.070	1.0		mg/Kg	1	5/27/2026 04:52 PM
Zinc	23	0.12	1.0		mg/Kg	1	5/27/2026 04:52 PM
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,1,1,2-Tetrachloroethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,1,1-Trichloroethane	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,1,2,2-Tetrachloroethane	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,1,2-Trichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,1-Dichloroethane	ND	2.2	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,1-Dichloroethene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,1-Dichloropropene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2,3-Trichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2,3-Trichloropropane	ND	1.5	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2,4-Trichlorobenzene	ND	0.85	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2,4-Trimethylbenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2-Dibromo-3-chloropropane	ND	2.3	10		µg/Kg	1	5/26/2026 03:29 PM
1,2-Dibromoethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2-Dichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2-Dichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,2-Dichloropropane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:29 PM

Qualifiers:

B	Analyte detected in the associated Method Blank
H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit
	Results are wet unless otherwise specified
(M)	Test is modified
E	Value above quantitation range
J	Analyte detected below quantitation limits
S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S3
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:35:00 AM
Lab ID: N084195-003
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,3,5-Trimethylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,3-Dichlorobenzene	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,3-Dichloropropane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
1,4-Dichlorobenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:29 PM
2,2-Dichloropropane	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:29 PM
2-Butanone	ND	27	50		µg/Kg	1	5/26/2026 03:29 PM
2-Chlorotoluene	ND	0.94	5.0		µg/Kg	1	5/26/2026 03:29 PM
4-Chlorotoluene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
4-Isopropyltoluene	ND	2.2	5.0		µg/Kg	1	5/26/2026 03:29 PM
Benzene	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:29 PM
Bromobenzene	ND	0.91	5.0		µg/Kg	1	5/26/2026 03:29 PM
Bromodichloromethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:29 PM
Bromoform	ND	0.85	5.0		µg/Kg	1	5/26/2026 03:29 PM
Bromomethane	ND	2.4	5.0		µg/Kg	1	5/26/2026 03:29 PM
Carbon tetrachloride	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:29 PM
Chlorobenzene	ND	0.76	5.0		µg/Kg	1	5/26/2026 03:29 PM
Chloroethane	ND	2.7	5.0		µg/Kg	1	5/26/2026 03:29 PM
Chloroform	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:29 PM
Chloromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:29 PM
cis-1,2-Dichloroethene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:29 PM
cis-1,3-Dichloropropene	ND	0.81	5.0		µg/Kg	1	5/26/2026 03:29 PM
Dibromochloromethane	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:29 PM
Dibromomethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
Dichlorodifluoromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:29 PM
Ethylbenzene	ND	0.79	5.0		µg/Kg	1	5/26/2026 03:29 PM
Freon-113	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
Hexachlorobutadiene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:29 PM
Isopropylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:29 PM
m,p-Xylene	ND	1.4	10		µg/Kg	1	5/26/2026 03:29 PM
Methylene chloride	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
MTBE	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:29 PM
n-Butylbenzene	ND	2.4	5.0		µg/Kg	1	5/26/2026 03:29 PM
n-Propylbenzene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:29 PM
Naphthalene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:29 PM
o-Xylene	ND	0.71	5.0		µg/Kg	1	5/26/2026 03:29 PM
sec-Butylbenzene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:29 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S3
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:35:00 AM
Lab ID: N084195-003
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
Styrene	ND	0.71	5.0		µg/Kg	1	5/26/2026 03:29 PM
tert-Butylbenzene	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:29 PM
Tetrachloroethene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:29 PM
Toluene	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:29 PM
trans-1,2-Dichloroethene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:29 PM
Trichloroethene	ND	0.99	5.0		µg/Kg	1	5/26/2026 03:29 PM
Trichlorofluoromethane	ND	2.3	5.0		µg/Kg	1	5/26/2026 03:29 PM
Vinyl chloride	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:29 PM
Surr: 1,2-Dichloroethane-d4	127	0	70-146		%REC	1	5/26/2026 03:29 PM
Surr: 4-Bromofluorobenzene	92.4	0	80-124		%REC	1	5/26/2026 03:29 PM
Surr: Dibromofluoromethane	123	0	73-136		%REC	1	5/26/2026 03:29 PM
Surr: Toluene-d8	103	0	80-120		%REC	1	5/26/2026 03:29 PM
PCBS BY GC/ECD							
	EPA 3546			**EPA 8082**			
RunID: **NV00922-GC7_260528B**	QC Batch: **132114**			PrepDate:	**5/27/2026**		Analyst: **KP**
Aroclor 1016	ND	8.2	17		µg/Kg	1	5/28/2026 03:50 PM
Aroclor 1221	ND	10	33		µg/Kg	1	5/28/2026 03:50 PM
Aroclor 1232	ND	10	33		µg/Kg	1	5/28/2026 03:50 PM
Aroclor 1242	ND	8.3	17		µg/Kg	1	5/28/2026 03:50 PM
Aroclor 1248	ND	9.0	17		µg/Kg	1	5/28/2026 03:50 PM
Aroclor 1254	ND	9.3	17		µg/Kg	1	5/28/2026 03:50 PM
Aroclor 1260	ND	8.4	17		µg/Kg	1	5/28/2026 03:50 PM
Surr: Decachlorobiphenyl	88.3	0	34-120		%REC	1	5/28/2026 03:50 PM
Surr: Tetrachloro-m-xylene	90.0	0	33-120		%REC	1	5/28/2026 03:50 PM
TOTAL MERCURY BY COLD VAPOR TECHNIQUE							
			EPA 7471A				
RunID: **NV00922-AA3_260527C**	QC Batch: **132093**			PrepDate:	**5/26/2026**		Analyst: **DJ**
Mercury	ND	0.034	0.099		mg/Kg	1	5/27/2026 01:00 PM

Qualifiers:

B	Analyte detected in the associated Method Blank
H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit
	Results are wet unless otherwise specified
(M)	Test is modified
E	Value above quantitation range
J	Analyte detected below quantitation limits
S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S4
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:47:00 AM
Lab ID: N084195-004
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
TOTAL METALS BY ICP							
	EPA 3050B			**EPA 6010B**			
RunID: **CA01638-ICP01_260527A**	QC Batch: **132107**			PrepDate:	**5/27/2026**		Analyst: **JSP**
Antimony	ND	0.28	2.0		mg/Kg	1	5/27/2026 04:55 PM
Arsenic	2.4	0.11	1.0		mg/Kg	1	5/27/2026 04:55 PM
Barium	100	0.090	1.0		mg/Kg	1	5/27/2026 04:55 PM
Beryllium	0.18	0.090	1.0	J	mg/Kg	1	5/27/2026 04:55 PM
Cadmium	ND	0.15	1.0		mg/Kg	1	5/27/2026 04:55 PM
Chromium	33	0.12	1.0		mg/Kg	1	5/27/2026 04:55 PM
Cobalt	10	0.040	1.0		mg/Kg	1	5/27/2026 04:55 PM
Copper	19	0.34	2.0		mg/Kg	1	5/27/2026 04:55 PM
Lead	2.7	0.14	1.0		mg/Kg	1	5/27/2026 04:55 PM
Molybdenum	0.23	0.11	1.0	J	mg/Kg	1	5/27/2026 04:55 PM
Nickel	12	0.13	1.0		mg/Kg	1	5/27/2026 04:55 PM
Selenium	ND	0.39	1.0		mg/Kg	1	5/27/2026 04:55 PM
Silver	ND	0.13	1.0		mg/Kg	1	5/27/2026 04:55 PM
Thallium	0.77	0.24	2.0	J	mg/Kg	1	5/27/2026 04:55 PM
Vanadium	71	0.070	1.0		mg/Kg	1	5/27/2026 04:55 PM
Zinc	29	0.12	1.0		mg/Kg	1	5/27/2026 04:55 PM
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,1,1,2-Tetrachloroethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,1,1-Trichloroethane	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,1,2,2-Tetrachloroethane	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,1,2-Trichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,1-Dichloroethane	ND	2.2	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,1-Dichloroethene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,1-Dichloropropene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2,3-Trichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2,3-Trichloropropane	ND	1.5	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2,4-Trichlorobenzene	ND	0.85	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2,4-Trimethylbenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2-Dibromo-3-chloropropane	ND	2.3	10		µg/Kg	1	5/26/2026 03:56 PM
1,2-Dibromoethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2-Dichlorobenzene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2-Dichloroethane	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,2-Dichloropropane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:56 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S4
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:47:00 AM
Lab ID: N084195-004
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
1,3,5-Trimethylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,3-Dichlorobenzene	ND	1.3	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,3-Dichloropropane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
1,4-Dichlorobenzene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:56 PM
2,2-Dichloropropane	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:56 PM
2-Butanone	ND	27	50		µg/Kg	1	5/26/2026 03:56 PM
2-Chlorotoluene	ND	0.94	5.0		µg/Kg	1	5/26/2026 03:56 PM
4-Chlorotoluene	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
4-Isopropyltoluene	ND	2.2	5.0		µg/Kg	1	5/26/2026 03:56 PM
Benzene	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:56 PM
Bromobenzene	ND	0.91	5.0		µg/Kg	1	5/26/2026 03:56 PM
Bromodichloromethane	ND	1.2	5.0		µg/Kg	1	5/26/2026 03:56 PM
Bromoform	ND	0.85	5.0		µg/Kg	1	5/26/2026 03:56 PM
Bromomethane	ND	2.4	5.0		µg/Kg	1	5/26/2026 03:56 PM
Carbon tetrachloride	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:56 PM
Chlorobenzene	ND	0.76	5.0		µg/Kg	1	5/26/2026 03:56 PM
Chloroethane	ND	2.7	5.0		µg/Kg	1	5/26/2026 03:56 PM
Chloroform	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:56 PM
Chloromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:56 PM
cis-1,2-Dichloroethene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:56 PM
cis-1,3-Dichloropropene	ND	0.81	5.0		µg/Kg	1	5/26/2026 03:56 PM
Dibromochloromethane	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:56 PM
Dibromomethane	ND	1.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
Dichlorodifluoromethane	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:56 PM
Ethylbenzene	ND	0.79	5.0		µg/Kg	1	5/26/2026 03:56 PM
Freon-113	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
Hexachlorobutadiene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:56 PM
Isopropylbenzene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:56 PM
m,p-Xylene	ND	1.4	10		µg/Kg	1	5/26/2026 03:56 PM
Methylene chloride	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
MTBE	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:56 PM
n-Butylbenzene	ND	2.4	5.0		µg/Kg	1	5/26/2026 03:56 PM
n-Propylbenzene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:56 PM
Naphthalene	ND	1.9	5.0		µg/Kg	1	5/26/2026 03:56 PM
o-Xylene	ND	0.71	5.0		µg/Kg	1	5/26/2026 03:56 PM
sec-Butylbenzene	ND	2.0	5.0		µg/Kg	1	5/26/2026 03:56 PM

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	S	Spike/Surrogate outside of limits due to matrix interference
	Results are wet unless otherwise specified	DO	Surrogate Diluted Out
(M)	Test is modified		

ASSET Laboratories

ANALYTICAL RESULTS

Print Date: *02-Jun-26*

CLIENT: Weis Environmental, LLC
Client Sample ID: S4
Lab Order: N084195
Project: 1100 Hamilton Lane Escondido, CA
Collection Date: 5/21/2026 2:47:00 AM
Lab ID: N084195-004
Matrix: SOIL

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
VOLATILE ORGANIC COMPOUNDS BY GC/MS							
			EPA 8260B				
RunID: **CA01638-MS10_260526A**	QC Batch: **CA26VS064**			PrepDate:			Analyst: **AC**
Styrene	ND	0.71	5.0		µg/Kg	1	5/26/2026 03:56 PM
tert-Butylbenzene	ND	2.1	5.0		µg/Kg	1	5/26/2026 03:56 PM
Tetrachloroethene	ND	1.4	5.0		µg/Kg	1	5/26/2026 03:56 PM
Toluene	ND	0.96	5.0		µg/Kg	1	5/26/2026 03:56 PM
trans-1,2-Dichloroethene	ND	1.7	5.0		µg/Kg	1	5/26/2026 03:56 PM
Trichloroethene	ND	0.99	5.0		µg/Kg	1	5/26/2026 03:56 PM
Trichlorofluoromethane	ND	2.3	5.0		µg/Kg	1	5/26/2026 03:56 PM
Vinyl chloride	ND	1.8	5.0		µg/Kg	1	5/26/2026 03:56 PM
Surr: 1,2-Dichloroethane-d4	129	0	70-146		%REC	1	5/26/2026 03:56 PM
Surr: 4-Bromofluorobenzene	96.2	0	80-124		%REC	1	5/26/2026 03:56 PM
Surr: Dibromofluoromethane	122	0	73-136		%REC	1	5/26/2026 03:56 PM
Surr: Toluene-d8	103	0	80-120		%REC	1	5/26/2026 03:56 PM
PCBS BY GC/ECD							
	EPA 3546			**EPA 8082**			
RunID: **NV00922-GC7_260528B**	QC Batch: **132114**			PrepDate:	**5/27/2026**		Analyst: **KP**
Aroclor 1016	ND	8.1	16		µg/Kg	1	5/28/2026 04:06 PM
Aroclor 1221	ND	10	33		µg/Kg	1	5/28/2026 04:06 PM
Aroclor 1232	ND	10	33		µg/Kg	1	5/28/2026 04:06 PM
Aroclor 1242	ND	8.3	16		µg/Kg	1	5/28/2026 04:06 PM
Aroclor 1248	ND	8.9	16		µg/Kg	1	5/28/2026 04:06 PM
Aroclor 1254	ND	9.2	16		µg/Kg	1	5/28/2026 04:06 PM
Aroclor 1260	ND	8.3	16		µg/Kg	1	5/28/2026 04:06 PM
Surr: Decachlorobiphenyl	101	0	34-120		%REC	1	5/28/2026 04:06 PM
Surr: Tetrachloro-m-xylene	99.0	0	33-120		%REC	1	5/28/2026 04:06 PM
TOTAL MERCURY BY COLD VAPOR TECHNIQUE							
			EPA 7471A				
RunID: **NV00922-AA3_260527C**	QC Batch: **132093**			PrepDate:	**5/26/2026**		Analyst: **DJ**
Mercury	ND	0.034	0.099		mg/Kg	1	5/27/2026 01:03 PM

Qualifiers:

B	Analyte detected in the associated Method Blank
H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit
	Results are wet unless otherwise specified
(M)	Test is modified
E	Value above quantitation range
J	Analyte detected below quantitation limits
S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: 7471_S

Sample ID	MB-132093	SampType:	MBLK	TestCode:	7471_S	Units:	mg/Kg	Prep Date:	5/26/2026	RunNo:	219936
Client ID:	PBS	Batch ID:	132093	TestNo:	EPA 7471A			Analysis Date:	5/27/2026	SeqNo:	7751475

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	ND	0.034	0.10									

Sample ID	LCS-132093	SampType:	LCS	TestCode:	7471_S	Units:	mg/Kg	Prep Date:	5/26/2026	RunNo:	219936
Client ID:	LCSS	Batch ID:	132093	TestNo:	EPA 7471A			Analysis Date:	5/27/2026	SeqNo:	7751476

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.451	0.034	0.10	0.4167	0	108	80	120				

Sample ID	N084189-001B-MS	SampType:	MS	TestCode:	7471_S	Units:	mg/Kg	Prep Date:	5/26/2026	RunNo:	219936
Client ID:	ZZZZZZ	Batch ID:	132093	TestNo:	EPA 7471A			Analysis Date:	5/27/2026	SeqNo:	7751480

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.484	0.034	0.10	0.4166	0.03540	108	75	125				

Sample ID	N084189-001B-MSD	SampType:	MSD	TestCode:	7471_S	Units:	mg/Kg	Prep Date:	5/26/2026	RunNo:	219936
Client ID:	ZZZZZZ	Batch ID:	132093	TestNo:	EPA 7471A			Analysis Date:	5/27/2026	SeqNo:	7751481

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.482	0.034	0.10	0.4154	0.03540	108	75	125	0.4836	0.265	20	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: 8082SOIL_M

Sample ID **LCS-132114 PCB**	SampType: **LCS**	TestCode: **8082SOIL_M**	Units: **µg/Kg**	Prep Date: **5/27/2026**	RunNo: **220022**
Client ID: **LCSS**	Batch ID: **132114**	TestNo: **EPA 8082**	**EPA 3546**	Analysis Date: **5/28/2026**	SeqNo: **7757816**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	167.342	8.2	16	166.7	0	100	47	120				
Aroclor 1260	168.548	8.4	16	166.7	0	101	50	120				
Surr: Decachlorobiphenyl	15.212	0		16.67		91.3	34	120				
Surr: Tetrachloro-m-xylene	14.875	0		16.67		89.2	33	120				

Sample ID **MB-132114**	SampType: **MBLK**	TestCode: **8082SOIL_M**	Units: **µg/Kg**	Prep Date: **5/27/2026**	RunNo: **220022**
Client ID: **PBS**	Batch ID: **132114**	TestNo: **EPA 8082**	**EPA 3546**	Analysis Date: **5/28/2026**	SeqNo: **7757817**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	ND	8.2	16									
Aroclor 1221	ND	10	33									
Aroclor 1232	ND	10	33									
Aroclor 1242	ND	8.3	16									
Aroclor 1248	ND	8.9	16									
Aroclor 1254	ND	9.2	16									
Aroclor 1260	ND	8.4	16									
Surr: Decachlorobiphenyl	14.578	0		16.67		87.4	34	120				
Surr: Tetrachloro-m-xylene	14.103	0		16.67		84.6	33	120				

Sample ID **N084180-001B-MS**	SampType: **MS**	TestCode: **8082SOIL_M**	Units: **µg/Kg**	Prep Date: **5/27/2026**	RunNo: **220022**
Client ID: **ZZZZZZ**	Batch ID: **132114**	TestNo: **EPA 8082**	**EPA 3546**	Analysis Date: **5/28/2026**	SeqNo: **7757819**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	172.275	8.2	17	167.1	0	103	24	125				
Aroclor 1260	208.343	8.4	17	167.1	0	125	25	121				S
Surr: Decachlorobiphenyl	13.795	0		16.71		82.5	34	120				
Surr: Tetrachloro-m-xylene	13.357	0		16.71		79.9	33	120				

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out
- Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: 8082SOIL_M

Sample ID **N084180-001B-MSD** SampType: **MSD** TestCode: **8082SOIL_M** Units: **µg/Kg** Prep Date: **5/27/2026** RunNo: **220022**
Client ID: **ZZZZZZ** Batch ID: **132114** TestNo: **EPA 8082** **EPA 3546** Analysis Date: **5/28/2026** SeqNo: **7757820**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	150.014	8.2	17	167.2	0	89.7	24	125	172.3	13.8	20	
Aroclor 1260	154.088	8.4	17	167.2	0	92.1	25	121	208.3	29.9	20	R
Surr: Decachlorobiphenyl	12.590	0		16.73		75.3	34	120		0		
Surr: Tetrachloro-m-xylene	12.874	0		16.73		77.0	33	120		0		

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_6010_S

Sample ID	LCS-132107	SampType:	LCS	TestCode:	CA_6010_S	Units:	mg/Kg	Prep Date:	5/27/2026	RunNo:	219912
Client ID:	LCSS	Batch ID:	132107	TestNo:	EPA 6010B	EPA 3050B		Analysis Date:	5/27/2026	SeqNo:	7750043

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	24.629	0.28	2.0	25.00	0	98.5	80	120				
Arsenic	24.378	0.11	1.0	25.00	0	97.5	80	120				
Barium	25.930	0.090	1.0	25.00	0	104	80	120				
Beryllium	25.743	0.090	1.0	25.00	0	103	80	120				
Cadmium	25.484	0.15	1.0	25.00	0	102	80	120				
Chromium	26.744	0.12	1.0	25.00	0	107	80	120				
Cobalt	25.563	0.040	1.0	25.00	0	102	80	120				
Copper	27.083	0.34	2.0	25.00	0	108	80	120				
Lead	26.217	0.14	1.0	25.00	0	105	80	120				
Molybdenum	26.674	0.11	1.0	25.00	0	107	80	120				
Nickel	25.476	0.13	1.0	25.00	0	102	80	120				
Selenium	22.760	0.39	1.0	25.00	0	91.0	80	120				
Silver	28.650	0.13	1.0	25.00	0	115	80	120				
Thallium	25.931	0.24	2.0	25.00	0	104	80	120				
Vanadium	26.588	0.070	1.0	25.00	0	106	80	120				
Zinc	24.941	0.12	1.0	25.00	0	99.8	80	120				

Sample ID	MB-132107	SampType:	MBLK	TestCode:	CA_6010_S	Units:	mg/Kg	Prep Date:	5/27/2026	RunNo:	219912
Client ID:	PBS	Batch ID:	132107	TestNo:	EPA 6010B	EPA 3050B		Analysis Date:	5/27/2026	SeqNo:	7750044

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	0.382	0.28	2.0									J
Arsenic	ND	0.11	1.0									
Barium	ND	0.090	1.0									
Beryllium	ND	0.090	1.0									
Cadmium	ND	0.15	1.0									
Chromium	ND	0.12	1.0									
Cobalt	ND	0.040	1.0									
Copper	ND	0.34	2.0									
Lead	ND	0.14	1.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_6010_S

Sample ID **MB-132107**	SampType: **MBLK**	TestCode: **CA_6010_S**	Units: **mg/Kg**	Prep Date: **5/27/2026**	RunNo: **219912**
Client ID: **PBS**	Batch ID: **132107**	TestNo: **EPA 6010B**	**EPA 3050B**	Analysis Date: **5/27/2026**	SeqNo: **7750044**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Molybdenum	ND	0.11	1.0									
Nickel	ND	0.13	1.0									
Selenium	ND	0.39	1.0									
Silver	ND	0.13	1.0									
Thallium	ND	0.24	2.0									
Vanadium	ND	0.070	1.0									
Zinc	ND	0.12	1.0									

Sample ID **N084189-001B-MS**	SampType: **MS**	TestCode: **CA_6010_S**	Units: **mg/Kg**	Prep Date: **5/27/2026**	RunNo: **219912**
Client ID: **ZZZZZZ**	Batch ID: **132107**	TestNo: **EPA 6010B**	**EPA 3050B**	Analysis Date: **5/27/2026**	SeqNo: **7750048**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	12.653	0.28	2.0	25.00	0.3250	49.3	75	125				S
Arsenic	34.929	0.11	1.0	25.00	11.75	92.7	75	125				
Barium	126.807	0.090	1.0	25.00	107.0	79.1	75	125				
Beryllium	24.203	0.090	1.0	25.00	0.2935	95.6	75	125				
Cadmium	23.374	0.15	1.0	25.00	0	93.5	75	125				
Chromium	32.893	0.12	1.0	25.00	7.138	103	75	125				
Cobalt	28.142	0.040	1.0	25.00	4.370	95.1	75	125				
Copper	35.471	0.34	2.0	25.00	6.523	116	75	125				
Lead	25.358	0.14	1.0	25.00	1.807	94.2	75	125				
Molybdenum	23.808	0.11	1.0	25.00	0.2230	94.3	75	125				
Nickel	28.639	0.13	1.0	25.00	4.479	96.6	75	125				
Selenium	20.708	0.39	1.0	25.00	0	82.8	75	125				
Silver	28.362	0.13	1.0	25.00	0	113	75	125				
Thallium	21.816	0.24	2.0	25.00	0.2810	86.1	75	125				
Vanadium	62.705	0.070	1.0	25.00	34.68	112	75	125				
Zinc	61.875	0.12	1.0	25.00	35.81	104	75	125				

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out

Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_6010_S

Sample ID **N084189-001B-MSD** SampType: **MSD** TestCode: **CA_6010_S** Units: **mg/Kg** Prep Date: **5/27/2026** RunNo: **219912**
Client ID: **ZZZZZZ** Batch ID: **132107** TestNo: **EPA 6010B** **EPA 3050B** Analysis Date: **5/27/2026** SeqNo: **7750049**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	12.620	0.28	2.0	25.00	0.3250	49.2	75	125	12.65	0.261	20	S
Arsenic	34.996	0.11	1.0	25.00	11.75	93.0	75	125	34.93	0.192	20	
Barium	126.591	0.090	1.0	25.00	107.0	78.2	75	125	126.8	0.171	20	
Beryllium	24.167	0.090	1.0	25.00	0.2935	95.5	75	125	24.20	0.151	20	
Cadmium	23.386	0.15	1.0	25.00	0	93.5	75	125	23.37	0.0492	20	
Chromium	32.819	0.12	1.0	25.00	7.138	103	75	125	32.89	0.227	20	
Cobalt	28.120	0.040	1.0	25.00	4.370	95.0	75	125	28.14	0.0764	20	
Copper	35.385	0.34	2.0	25.00	6.523	115	75	125	35.47	0.241	20	
Lead	25.426	0.14	1.0	25.00	1.807	94.5	75	125	25.36	0.268	20	
Molybdenum	23.762	0.11	1.0	25.00	0.2230	94.2	75	125	23.81	0.193	20	
Nickel	28.629	0.13	1.0	25.00	4.479	96.6	75	125	28.64	0.0332	20	
Selenium	20.654	0.39	1.0	25.00	0	82.6	75	125	20.71	0.264	20	
Silver	28.291	0.13	1.0	25.00	0	113	75	125	28.36	0.251	20	
Thallium	21.685	0.24	2.0	25.00	0.2810	85.6	75	125	21.82	0.602	20	
Vanadium	62.582	0.070	1.0	25.00	34.68	112	75	125	62.70	0.196	20	
Zinc	61.933	0.12	1.0	25.00	35.81	104	75	125	61.87	0.0945	20	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **C260526-LCS** SampType: **LCS** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **LCSS** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749167**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	40.620	1.1	5.0	40.00	0	102	80	123				
1,1,1-Trichloroethane	42.100	2.0	5.0	40.00	0	105	80	129				
1,1,2,2-Tetrachloroethane	36.330	1.4	5.0	40.00	0	90.8	76	126				
1,1,2-Trichloroethane	39.430	1.3	5.0	40.00	0	98.6	80	120				
1,1-Dichloroethane	44.660	2.2	5.0	40.00	0	112	76	128				
1,1-Dichloroethene	39.240	2.0	5.0	40.00	0	98.1	75	120				
1,1-Dichloropropene	38.070	1.1	5.0	40.00	0	95.2	80	124				
1,2,3-Trichlorobenzene	43.310	1.1	5.0	40.00	0	108	80	120				
1,2,3-Trichloropropane	39.450	1.5	5.0	40.00	0	98.6	80	123				
1,2,4-Trichlorobenzene	42.770	0.85	5.0	40.00	0	107	80	123				
1,2,4-Trimethylbenzene	44.420	1.4	5.0	40.00	0	111	80	122				
1,2-Dibromo-3-chloropropane	39.510	2.3	10	40.00	0	98.8	74	129				
1,2-Dibromoethane	40.780	1.2	5.0	40.00	0	102	80	122				
1,2-Dichlorobenzene	38.820	1.1	5.0	40.00	0	97.0	80	120				
1,2-Dichloroethane	39.240	1.3	5.0	40.00	0	98.1	78	129				
1,2-Dichloropropane	39.160	1.2	5.0	40.00	0	97.9	80	120				
1,3,5-Trimethylbenzene	42.940	1.7	5.0	40.00	0	107	80	126				
1,3-Dichlorobenzene	40.270	1.3	5.0	40.00	0	101	80	120				
1,3-Dichloropropane	39.930	1.1	5.0	40.00	0	99.8	80	120				
1,4-Dichlorobenzene	38.480	1.4	5.0	40.00	0	96.2	80	120				
2,2-Dichloropropane	39.440	2.0	5.0	40.00	0	98.6	80	126				
2-Butanone	361.680	27	50	400.0	0	90.4	50	152				
2-Chlorotoluene	41.730	0.94	5.0	40.00	0	104	80	124				
4-Chlorotoluene	41.750	1.1	5.0	40.00	0	104	80	124				
4-Isopropyltoluene	41.970	2.2	5.0	40.00	0	105	80	124				
Benzene	38.920	0.96	5.0	40.00	0	97.3	80	120				
Bromobenzene	40.080	0.91	5.0	40.00	0	100	80	120				
Bromodichloromethane	39.130	1.2	5.0	40.00	0	97.8	80	126				
Bromoform	43.030	0.85	5.0	40.00	0	108	80	126				
Bromomethane	43.870	2.4	5.0	40.00	0	110	51	143				

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out

Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **C260526-LCS** SampType: **LCS** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **LCSS** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749167**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon tetrachloride	37.550	1.7	5.0	40.00	0	93.9	78	140				
Chlorobenzene	39.960	0.76	5.0	40.00	0	99.9	80	120				
Chloroethane	48.240	2.7	5.0	40.00	0	121	66	131				
Chloroform	42.030	2.0	5.0	40.00	0	105	80	124				
Chloromethane	42.610	1.8	5.0	40.00	0	107	52	143				
cis-1,2-Dichloroethene	43.650	1.9	5.0	40.00	0	109	80	120				
cis-1,3-Dichloropropene	36.090	0.81	5.0	40.00	0	90.2	80	120				
Dibromochloromethane	38.230	0.96	5.0	40.00	0	95.6	80	125				
Dibromomethane	40.800	1.1	5.0	40.00	0	102	80	120				
Dichlorodifluoromethane	30.760	1.8	5.0	40.00	0	76.9	53	141				
Ethylbenzene	39.380	0.79	5.0	40.00	0	98.4	80	120				
Freon-113	39.650	2.1	5.0	40.00	0	99.1	76	126				
Hexachlorobutadiene	37.470	2.0	5.0	40.00	0	93.7	80	120				
Isopropylbenzene	41.300	1.7	5.0	40.00	0	103	80	127				
m,p-Xylene	83.540	1.4	10	80.00	0	104	80	129				
Methylene chloride	40.520	2.1	5.0	40.00	0	101	64	125				
MTBE	42.790	1.9	5.0	40.00	0	107	69	131				
n-Butylbenzene	41.580	2.4	5.0	40.00	0	104	80	123				
n-Propylbenzene	40.250	1.9	5.0	40.00	0	101	80	129				
Naphthalene	37.270	1.9	5.0	40.00	0	93.2	71	120				
o-Xylene	40.200	0.71	5.0	40.00	0	101	80	124				
sec-Butylbenzene	39.290	2.0	5.0	40.00	0	98.2	80	126				
Styrene	44.090	0.71	5.0	40.00	0	110	80	122				
tert-Butylbenzene	42.230	2.1	5.0	40.00	0	106	80	126				
Tetrachloroethene	36.620	1.4	5.0	40.00	0	91.6	80	125				
Toluene	37.610	0.96	5.0	40.00	0	94.0	80	120				
trans-1,2-Dichloroethene	40.420	1.7	5.0	40.00	0	101	72	127				
Trichloroethene	36.900	0.99	5.0	40.00	0	92.2	80	120				
Trichlorofluoromethane	42.200	2.3	5.0	40.00	0	106	73	134				
Vinyl chloride	38.210	1.8	5.0	40.00	0	95.5	65	126				

Qualifiers:

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- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out

Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **C260526-LCS**	SampType: **LCS**	TestCode: **CA_8260SOI**	Units: **µg/Kg**	Prep Date:			RunNo: **219881**
Client ID: **LCSS**	Batch ID: **CA26VS064**	TestNo: **EPA 8260B**		Analysis Date: **5/26/2026**			SeqNo: **7749167**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: 1,2-Dichloroethane-d4	53.470	0		50.00		107	70	146				
Surr: 4-Bromofluorobenzene	51.580	0		50.00		103	80	124				
Surr: Dibromofluoromethane	54.420	0		50.00		109	73	136				
Surr: Toluene-d8	50.390	0		50.00		101	80	120				

Sample ID **N084148-006BMS**	SampType: **MS**	TestCode: **CA_8260SOI**	Units: **µg/Kg**	Prep Date:			RunNo: **219881**
Client ID: **ZZZZZZ**	Batch ID: **CA26VS064**	TestNo: **EPA 8260B**		Analysis Date: **5/26/2026**			SeqNo: **7749168**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	39.810	1.1	5.0	40.00	0	99.5	76	121				
1,1,1-Trichloroethane	43.630	2.0	5.0	40.00	0	109	58	125				
1,1,2,2-Tetrachloroethane	38.720	1.4	5.0	40.00	0	96.8	56	157				
1,1,2-Trichloroethane	40.450	1.3	5.0	40.00	0	101	78	129				
1,1-Dichloroethane	46.060	2.2	5.0	40.00	0	115	62	124				
1,1-Dichloroethene	39.130	2.0	5.0	40.00	0	97.8	53	120				
1,1-Dichloropropene	39.520	1.1	5.0	40.00	0	98.8	61	122				
1,2,3-Trichlorobenzene	40.780	1.1	5.0	40.00	0	102	51	140				
1,2,3-Trichloropropane	40.850	1.5	5.0	40.00	0	102	74	138				
1,2,4-Trichlorobenzene	37.520	0.85	5.0	40.00	0	93.8	47	150				
1,2,4-Trimethylbenzene	42.230	1.4	5.0	40.00	0	106	60	126				
1,2-Dibromo-3-chloropropane	43.770	2.3	10	40.00	0	109	70	149				
1,2-Dibromoethane	43.190	1.2	5.0	40.00	0	108	80	132				
1,2-Dichlorobenzene	37.400	1.1	5.0	40.00	0	93.5	71	125				
1,2-Dichloroethane	40.320	1.3	5.0	40.00	0	101	75	133				
1,2-Dichloropropane	39.450	1.2	5.0	40.00	0	98.6	76	120				
1,3,5-Trimethylbenzene	40.930	1.7	5.0	40.00	0	102	62	125				
1,3-Dichlorobenzene	37.890	1.3	5.0	40.00	0	94.7	42	151				
1,3-Dichloropropane	40.420	1.1	5.0	40.00	0	101	80	123				
1,4-Dichlorobenzene	36.800	1.4	5.0	40.00	0	92.0	67	120				
2,2-Dichloropropane	40.460	2.0	5.0	40.00	0	101	56	122				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **N084148-006BMS** SampType: **MS** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **ZZZZZZ** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749168**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
2-Butanone	421.350	27	50	400.0	0	105	55	163				
2-Chlorotoluene	39.270	0.94	5.0	40.00	0	98.2	63	127				
4-Chlorotoluene	39.790	1.1	5.0	40.00	0	99.5	70	121				
4-Isopropyltoluene	39.570	2.2	5.0	40.00	0	98.9	53	125				
Benzene	38.770	0.96	5.0	40.00	0	96.9	71	120				
Bromobenzene	37.840	0.91	5.0	40.00	0	94.6	76	120				
Bromodichloromethane	41.000	1.2	5.0	40.00	0	103	78	124				
Bromoform	44.730	0.85	5.0	40.00	0	112	79	137				
Bromomethane	42.700	2.4	5.0	40.00	0	107	41	132				
Carbon tetrachloride	39.680	1.7	5.0	40.00	0	99.2	55	132				
Chlorobenzene	38.560	0.76	5.0	40.00	0	96.4	73	120				
Chloroethane	51.830	2.7	5.0	40.00	0	130	42	128				S
Chloroform	42.500	2.0	5.0	40.00	0	106	67	122				
Chloromethane	41.480	1.8	5.0	40.00	0	104	45	127				
cis-1,2-Dichloroethene	44.520	1.9	5.0	40.00	0	111	68	120				
cis-1,3-Dichloropropene	36.330	0.81	5.0	40.00	0	90.8	78	120				
Dibromochloromethane	38.740	0.96	5.0	40.00	0	96.9	80	127				
Dibromomethane	41.920	1.1	5.0	40.00	0	105	80	121				
Dichlorodifluoromethane	33.210	1.8	5.0	40.00	0	83.0	40	121				
Ethylbenzene	38.040	0.79	5.0	40.00	0	95.1	64	120				
Freon-113	41.360	2.1	5.0	40.00	0	103	52	123				
Hexachlorobutadiene	34.110	2.0	5.0	40.00	0	85.3	48	128				
Isopropylbenzene	40.840	1.7	5.0	40.00	0	102	58	127				
m,p-Xylene	81.560	1.4	10	80.00	0	102	64	128				
Methylene chloride	41.460	2.1	5.0	40.00	0	104	60	120				
MTBE	44.850	1.9	5.0	40.00	0	112	74	130				
n-Butylbenzene	38.980	2.4	5.0	40.00	0	97.5	52	124				
n-Propylbenzene	39.580	1.9	5.0	40.00	0	99.0	61	127				
Naphthalene	38.800	1.9	5.0	40.00	0	97.0	47	153				
o-Xylene	39.840	0.71	5.0	40.00	0	99.6	63	125				

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out
- Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **N084148-006BMS** SampType: **MS** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **ZZZZZZ** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749168**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
sec-Butylbenzene	38.680	2.0	5.0	40.00	0	96.7	54	128				
Styrene	42.520	0.71	5.0	40.00	0	106	66	123				
tert-Butylbenzene	40.690	2.1	5.0	40.00	0	102	58	123				
Tetrachloroethene	35.500	1.4	5.0	40.00	0	88.8	58	123				
Toluene	37.730	0.96	5.0	40.00	0	94.3	67	120				
trans-1,2-Dichloroethene	42.740	1.7	5.0	40.00	0	107	58	120				
Trichloroethene	36.360	0.99	5.0	40.00	0	90.9	60	125				
Trichlorofluoromethane	45.550	2.3	5.0	40.00	0	114	49	128				
Vinyl chloride	42.880	1.8	5.0	40.00	0	107	49	120				
Surr: 1,2-Dichloroethane-d4	53.140	0		50.00		106	70	146				
Surr: 4-Bromofluorobenzene	51.890	0		50.00		104	80	124				
Surr: Dibromofluoromethane	54.090	0		50.00		108	73	136				
Surr: Toluene-d8	49.580	0		50.00		99.2	80	120				

Sample ID **N084148-006BMSD** SampType: **MSD** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **ZZZZZZ** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749169**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	38.870	1.1	5.0	40.00	0	97.2	76	121	39.81	2.39	20	
1,1,1-Trichloroethane	41.440	2.0	5.0	40.00	0	104	58	125	43.63	5.15	20	
1,1,2,2-Tetrachloroethane	36.630	1.4	5.0	40.00	0	91.6	56	157	38.72	5.55	20	
1,1,2-Trichloroethane	40.410	1.3	5.0	40.00	0	101	78	129	40.45	0.0989	20	
1,1-Dichloroethane	44.140	2.2	5.0	40.00	0	110	62	124	46.06	4.26	20	
1,1-Dichloroethene	37.360	2.0	5.0	40.00	0	93.4	53	120	39.13	4.63	20	
1,1-Dichloropropene	38.460	1.1	5.0	40.00	0	96.2	61	122	39.52	2.72	20	
1,2,3-Trichlorobenzene	41.540	1.1	5.0	40.00	0	104	51	140	40.78	1.85	20	
1,2,3-Trichloropropane	39.230	1.5	5.0	40.00	0	98.1	74	138	40.85	4.05	20	
1,2,4-Trichlorobenzene	38.910	0.85	5.0	40.00	0	97.3	47	150	37.52	3.64	20	
1,2,4-Trimethylbenzene	41.440	1.4	5.0	40.00	0	104	60	126	42.23	1.89	20	
1,2-Dibromo-3-chloropropane	45.140	2.3	10	40.00	0	113	70	149	43.77	3.08	20	

Qualifiers:

B Analyte detected in the associated Method Blank
E Value above quantitation range
H Holding times for preparation or analysis exceeded
J Analyte detected below quantitation limits
ND Not Detected at the Reporting Limit
R RPD outside accepted recovery limits
S Spike/Surrogate outside of limits due to matrix interference
DO Surrogate Diluted Out
Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **N084148-006BMSD** SampType: **MSD** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **ZZZZZZ** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749169**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2-Dibromoethane	44.900	1.2	5.0	40.00	0	112	80	132	43.19	3.88	20	
1,2-Dichlorobenzene	36.690	1.1	5.0	40.00	0	91.7	71	125	37.40	1.92	20	
1,2-Dichloroethane	39.970	1.3	5.0	40.00	0	99.9	75	133	40.32	0.872	20	
1,2-Dichloropropane	40.130	1.2	5.0	40.00	0	100	76	120	39.45	1.71	20	
1,3,5-Trimethylbenzene	39.600	1.7	5.0	40.00	0	99.0	62	125	40.93	3.30	20	
1,3-Dichlorobenzene	36.950	1.3	5.0	40.00	0	92.4	42	151	37.89	2.51	20	
1,3-Dichloropropane	40.380	1.1	5.0	40.00	0	101	80	123	40.42	0.0990	20	
1,4-Dichlorobenzene	35.710	1.4	5.0	40.00	0	89.3	67	120	36.80	3.01	20	
2,2-Dichloropropane	37.520	2.0	5.0	40.00	0	93.8	56	122	40.46	7.54	20	
2-Butanone	410.410	27	50	400.0	0	103	55	163	421.4	2.63	20	
2-Chlorotoluene	37.600	0.94	5.0	40.00	0	94.0	63	127	39.27	4.34	20	
4-Chlorotoluene	37.880	1.1	5.0	40.00	0	94.7	70	121	39.79	4.92	20	
4-Isopropyltoluene	37.500	2.2	5.0	40.00	0	93.8	53	125	39.57	5.37	20	
Benzene	37.680	0.96	5.0	40.00	0	94.2	71	120	38.77	2.85	20	
Bromobenzene	37.480	0.91	5.0	40.00	0	93.7	76	120	37.84	0.956	20	
Bromodichloromethane	40.540	1.2	5.0	40.00	0	101	78	124	41.00	1.13	20	
Bromoform	44.230	0.85	5.0	40.00	0	111	79	137	44.73	1.12	20	
Bromomethane	40.420	2.4	5.0	40.00	0	101	41	132	42.70	5.49	20	
Carbon tetrachloride	37.940	1.7	5.0	40.00	0	94.8	55	132	39.68	4.48	20	
Chlorobenzene	37.320	0.76	5.0	40.00	0	93.3	73	120	38.56	3.27	20	
Chloroethane	42.800	2.7	5.0	40.00	0	107	42	128	51.83	19.1	20	
Chloroform	40.890	2.0	5.0	40.00	0	102	67	122	42.50	3.86	20	
Chloromethane	38.580	1.8	5.0	40.00	0	96.5	45	127	41.48	7.24	20	
cis-1,2-Dichloroethene	40.250	1.9	5.0	40.00	0	101	68	120	44.52	10.1	20	
cis-1,3-Dichloropropene	36.940	0.81	5.0	40.00	0	92.4	78	120	36.33	1.67	20	
Dibromochloromethane	38.840	0.96	5.0	40.00	0	97.1	80	127	38.74	0.258	20	
Dibromomethane	41.080	1.1	5.0	40.00	0	103	80	121	41.92	2.02	20	
Dichlorodifluoromethane	31.600	1.8	5.0	40.00	0	79.0	40	121	33.21	4.97	20	
Ethylbenzene	37.190	0.79	5.0	40.00	0	93.0	64	120	38.04	2.26	20	
Freon-113	39.210	2.1	5.0	40.00	0	98.0	52	123	41.36	5.34	20	

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out
- Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **N084148-006BMSD**	SampType: **MSD**	TestCode: **CA_8260SOI**	Units: **µg/Kg**	Prep Date:	RunNo: **219881**
Client ID: **ZZZZZZ**	Batch ID: **CA26VS064**	TestNo: **EPA 8260B**		Analysis Date: **5/26/2026**	SeqNo: **7749169**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Hexachlorobutadiene	34.740	2.0	5.0	40.00	0	86.9	48	128	34.11	1.83	20	
Isopropylbenzene	38.910	1.7	5.0	40.00	0	97.3	58	127	40.84	4.84	20	
m,p-Xylene	78.610	1.4	10	80.00	0	98.3	64	128	81.56	3.68	20	
Methylene chloride	41.460	2.1	5.0	40.00	0	104	60	120	41.46	0	20	
MTBE	44.930	1.9	5.0	40.00	0	112	74	130	44.85	0.178	20	
n-Butylbenzene	37.030	2.4	5.0	40.00	0	92.6	52	124	38.98	5.13	20	
n-Propylbenzene	36.940	1.9	5.0	40.00	0	92.4	61	127	39.58	6.90	20	
Naphthalene	39.700	1.9	5.0	40.00	0	99.2	47	153	38.80	2.29	20	
o-Xylene	38.750	0.71	5.0	40.00	0	96.9	63	125	39.84	2.77	20	
sec-Butylbenzene	36.150	2.0	5.0	40.00	0	90.4	54	128	38.68	6.76	20	
Styrene	41.740	0.71	5.0	40.00	0	104	66	123	42.52	1.85	20	
tert-Butylbenzene	38.370	2.1	5.0	40.00	0	95.9	58	123	40.69	5.87	20	
Tetrachloroethene	35.240	1.4	5.0	40.00	0	88.1	58	123	35.50	0.735	20	
Toluene	36.090	0.96	5.0	40.00	0	90.2	67	120	37.73	4.44	20	
trans-1,2-Dichloroethene	40.060	1.7	5.0	40.00	0	100	58	120	42.74	6.47	20	
Trichloroethene	36.410	0.99	5.0	40.00	0	91.0	60	125	36.36	0.137	20	
Trichlorofluoromethane	41.790	2.3	5.0	40.00	0	104	49	128	45.55	8.61	20	
Vinyl chloride	39.910	1.8	5.0	40.00	0	99.8	49	120	42.88	7.17	20	
Surr: 1,2-Dichloroethane-d4	55.500	0		50.00		111	70	146		0		
Surr: 4-Bromofluorobenzene	52.010	0		50.00		104	80	124		0		
Surr: Dibromofluoromethane	55.440	0		50.00		111	73	136		0		
Surr: Toluene-d8	50.780	0		50.00		102	80	120		0		

Sample ID **C260526-MB2**	SampType: **MBLK**	TestCode: **CA_8260SOI**	Units: **µg/Kg**	Prep Date:	RunNo: **219881**
Client ID: **PBS**	Batch ID: **CA26VS064**	TestNo: **EPA 8260B**		Analysis Date: **5/26/2026**	SeqNo: **7749170**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	1.1	5.0									
1,1,1-Trichloroethane	ND	2.0	5.0									
1,1,2,2-Tetrachloroethane	ND	1.4	5.0									

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike/Surrogate outside of limits due to matrix interference
- DO Surrogate Diluted Out

Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **C260526-MB2** SampType: **MBLK** TestCode: **CA_8260SOI** Units: **µg/Kg** Prep Date: RunNo: **219881**
Client ID: **PBS** Batch ID: **CA26VS064** TestNo: **EPA 8260B** Analysis Date: **5/26/2026** SeqNo: **7749170**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,2-Trichloroethane	ND	1.3	5.0									
1,1-Dichloroethane	ND	2.2	5.0									
1,1-Dichloroethene	ND	2.0	5.0									
1,1-Dichloropropene	ND	1.1	5.0									
1,2,3-Trichlorobenzene	ND	1.1	5.0									
1,2,3-Trichloropropane	ND	1.5	5.0									
1,2,4-Trichlorobenzene	ND	0.85	5.0									
1,2,4-Trimethylbenzene	ND	1.4	5.0									
1,2-Dibromo-3-chloropropane	ND	2.3	10									
1,2-Dibromoethane	ND	1.2	5.0									
1,2-Dichlorobenzene	ND	1.1	5.0									
1,2-Dichloroethane	ND	1.3	5.0									
1,2-Dichloropropane	ND	1.2	5.0									
1,3,5-Trimethylbenzene	ND	1.7	5.0									
1,3-Dichlorobenzene	ND	1.3	5.0									
1,3-Dichloropropane	ND	1.1	5.0									
1,4-Dichlorobenzene	ND	1.4	5.0									
2,2-Dichloropropane	ND	2.0	5.0									
2-Butanone	ND	27	50									
2-Chlorotoluene	ND	0.94	5.0									
4-Chlorotoluene	ND	1.1	5.0									
4-Isopropyltoluene	ND	2.2	5.0									
Benzene	ND	0.96	5.0									
Bromobenzene	ND	0.91	5.0									
Bromodichloromethane	ND	1.2	5.0									
Bromoform	ND	0.85	5.0									
Bromomethane	ND	2.4	5.0									
Carbon tetrachloride	ND	1.7	5.0									
Chlorobenzene	ND	0.76	5.0									
Chloroethane	ND	2.7	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID **C260526-MB2**	SampType: **MBLK**	TestCode: **CA_8260SOI**	Units: **µg/Kg**	Prep Date:	RunNo: **219881**
Client ID: **PBS**	Batch ID: **CA26VS064**	TestNo: **EPA 8260B**		Analysis Date: **5/26/2026**	SeqNo: **7749170**

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Chloroform	ND	2.0	5.0									
Chloromethane	ND	1.8	5.0									
cis-1,2-Dichloroethene	ND	1.9	5.0									
cis-1,3-Dichloropropene	ND	0.81	5.0									
Dibromochloromethane	ND	0.96	5.0									
Dibromomethane	ND	1.1	5.0									
Dichlorodifluoromethane	ND	1.8	5.0									
Ethylbenzene	ND	0.79	5.0									
Freon-113	ND	2.1	5.0									
Hexachlorobutadiene	ND	2.0	5.0									
Isopropylbenzene	ND	1.7	5.0									
m,p-Xylene	ND	1.4	10									
Methylene chloride	ND	2.1	5.0									
MTBE	ND	1.9	5.0									
n-Butylbenzene	ND	2.4	5.0									
n-Propylbenzene	ND	1.9	5.0									
Naphthalene	ND	1.9	5.0									
o-Xylene	ND	0.71	5.0									
sec-Butylbenzene	ND	2.0	5.0									
Styrene	ND	0.71	5.0									
tert-Butylbenzene	ND	2.1	5.0									
Tetrachloroethene	ND	1.4	5.0									
Toluene	ND	0.96	5.0									
trans-1,2-Dichloroethene	ND	1.7	5.0									
Trichloroethene	ND	0.99	5.0									
Trichlorofluoromethane	ND	2.3	5.0									
Vinyl chloride	ND	1.8	5.0									
Surr: 1,2-Dichloroethane-d4	60.480	0		50.00		121	70	146				
Surr: 4-Bromofluorobenzene	47.040	0		50.00		94.1	80	124				
Surr: Dibromofluoromethane	60.300	0		50.00		121	73	136				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

CLIENT: Weis Environmental, LLC
Work Order: N084195
Project: 1100 Hamilton Lane Escondido, CA

ANALYTICAL QC SUMMARY REPORT

TestCode: CA_8260SOIL

Sample ID	C260526-MB2	SampType:	MBLK	TestCode:	CA_8260SOI	Units:	µg/Kg	Prep Date:		RunNo:	219881
Client ID:	PBS	Batch ID:	CA26VS064	TestNo:	EPA 8260B			Analysis Date:	5/26/2026	SeqNo:	7749170

Analyte	Result	MDL	PQL	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Toluene-d8	51.190	0		50.00		102	80	120				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
J	Analyte detected below quantitation limits	ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits
S	Spike/Surrogate outside of limits due to matrix interference	DO	Surrogate Diluted Out		Calculations are based on raw values

WEIEN01 C: 5/29/2026 12:00 AM
FOLDER R: 5/22/2026
N084195-005A 1 of 1

ASSET LABORATORIES
ANALYTICAL SUPPORT SERVICES FOR ENVIRONMENTAL TECHNOLOGIES

CHAIN OF CUSTODY RECORD

Page 1 of 1

Client: Weis Environmental, LLC	**Report to:** CLIENT	**Bill to:** CLIENT	**EDD Requirement**
Address: 1938 Kellogg Avenue, Suite 116	**Company:**	**Address:**	Excel EDD ☐ Geotracker ☐ Labspec ☐ Others ☐
Address: Carlsbad, CA 92008	**Email:**		
Phone: 760-585-7070 **Fax:**	**Address:**	**Email to:** **PO#**	Specify
Submitted By: Dan Weis		**Phone:** **Fax:**	Global ID
Title: Environmental Manager	**Phone:** **Fax:**		
Signature: Date: 5/21/26	**Sampled By:** Dan Weis		
I hereby authorize ASSET Labs to perform the tests indicated below:	*I attest to the validity and authenticity of this sample. I am aware that tampering with or intentionally mislabeling the sample location, date or time of collection is considered fraud and may be grounds for legal action.*		
Project Name: 1100 Hamilton Lane	**Signature:**	**Date** 5/21/26	
Project Number: Escondido, CA			

Matrix: Ground ☐ Sediment ☐ Potable ☐ Soil X NPDES ☐ Other Solid ☐ Surface ☐

Analyses Requested: Title 22 Metals; PCBs 8082; VOCs 8260

QA/QC: RTNE ☐ RWQCB ☐ CalTrans ☐ Level III ☐ LEVEL IV ☐ Regulatory ☐ Specify State:

Sampe Receipt Condition

	Y	N
1. Chilled	☐	☐
2. Headspace	☐	☐
3. Container Intact	X	☐
4. Seal Present	☐	☐
5. IR number	2	
6. Method of Cooling	ice	

Sample Temp: 3.2°C

Courier: Asset
Tracking No.

Item No.	Laboratory Work Order No.	Sample ID/Location	Date	Time	Water	Solid	Others	Turn Around Time	No. of container	Container Type	PRESERVATION	Remarks
1	N084195 -001	S1	5/21/26	2:10		Soil		E5	1	G	C	
2	-002	S2		2:26					1			
3	-003	S3		2:35					1			
4	-004	S4		2:47					1			
5												
6												
7												
8												
9												
10												
11												
12												

Relinquished by (Signature and Printed Name)	Date / Time	Received by (Signature and Printed Name)	Date / Time
	5/22/26 8:27 Hr.	CHARLOTTE PRAVIDA	5/22/26 1335
CHARLOTTE PRAVIDA	5/22/26 1631		1631 5/22/26
	1647	MARCUS CARTIN	1000 5/23/26

Turn Around Time (TAT)
- ☐ A < 24 Hrs or Same Day TAT
- ☐ B = Next Workday
- ☐ C = 2 Workdays
- ☐ D = 3 Workdays
- X E = Routine 5 Workdays

TAT Starts at 8 AM the following day if samples received after 3:00 PM.

Special Instruction: LV: 2.0°C IR#4 SW#4091

5 Days

Terms
1. All samples will be disposed in 45 days upon receipt and records will be destroyed in 5 years upon submission of final report.
2. TAT is 5-7 business days, surcharges will apply for rush analysis
   Same Day 24 Hrs = 200% Next Day = 100% 2 Workdays = 50% 3 Workdays = 35% 4 Workdays = 20%
3. Level III QC/LD formats will be an additional 3% of the total project price.
   Surcharge for Level III Data Packages, 15% for Level IV Data Packages. Surcharge applied on total project price.
5. Trip Blanks and Equipment Blanks are billable sample.
6. ASSET Laboratories is not responsible for samples collected using incorrect methodology.
7. Terms are net 30 Days.
8. All reports are submitted in electronic format. Please inform ASSET Laboratories if hard copy of report is needed.
9. For subcontract analysis, TAT and Surcharges will vary.

Preservatives:

H = HCl	N = HNO_3	S = H_2SO_4	C = 4°C	
Z = Zn(AC)2	O = NaOH	T = $Na_2S_2O_3$		
Others/Specify:				

Container Type:

T = Tube	V = VOA	P = P
J = Jar	B = Tedlar	G = G
M = Metal	P = Plastic	C = C

White = Laboratory Copy
Yellow = Customer's Copy

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Attachment "7"

Item9.

ASSET Laboratories

Please review the checklist below. Any NO signifies non-compliance. Any non-compliance will be noted and must be understood as having an impact on the quality of the data. All tests will be performed as requested regardless of any compliance issues.

If you have any questions or further instruction, please contact our Project Coordinator at (702) 307-2659.

Cooler Received/Opened On:	5/22/2026	Workorder:	N084195
Rep sample Temp (Deg C):	3.2	IR Gun ID:	2
Temp Blank:	☑ Yes ☐ No		
Carrier name:	ASSET		
Last 4 digits of Tracking No.:	NA	Packing Material Used:	None
Cooling process:	☑ Ice ☐ Ice Pack ☐ Dry Ice ☐ Other ☐ None		

Sample Receipt Checklist

1. Shipping container/cooler in good condition?	Yes ☑	No ☐	Not Present ☐
2. Custody seals intact, signed, dated on shippping container/cooler?	Yes ☐	No ☐	Not Present ☑
3. Custody seals intact on sample bottles?	Yes ☐	No ☐	Not Present ☑
4. Chain of custody present?	Yes ☑	No ☐	
5. Sampler's name present in COC?	Yes ☑	No ☐	
6. Chain of custody signed when relinquished and received?	Yes ☑	No ☐	
7. Chain of custody agrees with sample labels?	Yes ☑	No ☐	
8. Samples in proper container/bottle?	Yes ☑	No ☐	
9. Sample containers intact?	Yes ☑	No ☐	
10. Sufficient sample volume for indicated test?	Yes ☑	No ☐	
11. All samples received within holding time?	Yes ☑	No ☐	
12. Temperature of rep sample or Temp Blank within acceptable limit?	Yes ☑	No ☐	NA ☐
13. Water - VOA vials have zero headspace?	Yes ☐	No ☐	NA ☑
14. Water - pH acceptable upon receipt? Example: pH > 12 for (CN,S); pH<2 for Metals	Yes ☐	No ☐	NA ☑
15. Did the bottle labels indicate correct preservatives used?	Yes ☐	No ☐	NA ☑
16. Were there Non-Conformance issues at login?	Yes ☐	No ☐	NA ☑
Was Client notified?	Yes ☐	No ☐	NA ☑

Comments: Subsample for 8082. Received at Las Vegas Lab on 5/23/2026 at 2.0°C, IR#4, via SW#4091.

Checklist Completed By: AES *Annalesia S.* 5/26/2026

Reviewed By: TM For: Ian Almario 05/29/2026

ASSET Laboratories

WORK ORDER Summary

29-May-26

WorkOrder: N084195

Client ID: WEIEN01

Project: 1100 Hamilton Lane Escondido, CA **QC Level:** RTNE **Date Received:** 5/22/2026 4:31 PM

Comments:

Sample ID	Client Sample ID	Date Collected	Date Due	Matrix	Test No	Test Name	Hld	MS	Sub	Storage
N084195-001A	S1	5/21/2026 2:10:00 AM	6/2/2026	Soil	EPA 3546	Microwave Extraction	☐	☐	☐	WS
			6/2/2026		EPA 8082	PCBs BY GC/ECD	☐	☐	☐	WS
N084195-001B			6/2/2026			MERCURY PREP	☑	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☐	☐	☐	WS-CA
			6/2/2026		EPA 3050B	Prep for Metals Soil	☐	☐	☐	WS-CA
			6/2/2026		EPA 6010B	TOTAL METALS BY ICP	☐	☐	☐	WS-CA
			6/2/2026			MERCURY PREP	☐	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☑	☐	☐	WS-CA
			6/2/2026		EPA 8260B	VOLATILE ORGANIC COMPOUNDS BY GC/MS	☐	☐	☐	WS-CA
N084195-002A	S2	5/21/2026 2:26:00 AM	6/2/2026		EPA 3546	Microwave Extraction	☐	☐	☐	WS
			6/2/2026		EPA 8082	PCBs BY GC/ECD	☐	☐	☐	WS
N084195-002B			6/2/2026			MERCURY PREP	☑	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☐	☐	☐	WS-CA
			6/2/2026		EPA 3050B	Prep for Metals Soil	☐	☐	☐	WS-CA
			6/2/2026		EPA 6010B	TOTAL METALS BY ICP	☐	☐	☐	WS-CA
			6/2/2026			MERCURY PREP	☐	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☑	☐	☐	WS-CA
			6/2/2026		EPA 8260B	VOLATILE ORGANIC COMPOUNDS BY GC/MS	☐	☐	☐	WS-CA
N084195-003A	S3	5/21/2026 2:35:00 AM	6/2/2026		EPA 3546	Microwave Extraction	☐	☐	☐	WS
			6/2/2026		EPA 8082	PCBs BY GC/ECD	☐	☐	☐	WS

Attachment "7"
Item9.
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ASSET Laboratories

WORK ORDER Summary

29-May-26

WorkOrder: N084195

Client ID: WEIEN01

Project: 1100 Hamilton Lane Escondido, CA **QC Level:** RTNE **Date Received:** 5/22/2026 4:31 PM

Comments:

Sample ID	Client Sample ID	Date Collected	Date Due	Matrix	Test No	Test Name	Hld	MS	Sub	Storage
N084195-003B	S3	5/21/2026 2:35:00 AM	6/2/2026	Soil		MERCURY PREP	☑	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☐	☐	☐	WS-CA
			6/2/2026		EPA 3050B	Prep for Metals Soil	☐	☐	☐	WS-CA
			6/2/2026		EPA 6010B	TOTAL METALS BY ICP	☐	☐	☐	WS-CA
			6/2/2026			MERCURY PREP	☐	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☑	☐	☐	WS-CA
			6/2/2026		EPA 8260B	VOLATILE ORGANIC COMPOUNDS BY GC/MS	☐	☐	☐	WS-CA
N084195-004A	S4	5/21/2026 2:47:00 AM	6/2/2026		EPA 3546	Microwave Extraction	☐	☐	☐	WS
			6/2/2026		EPA 8082	PCBs BY GC/ECD	☐	☐	☐	WS
N084195-004B			6/2/2026			MERCURY PREP	☑	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☐	☐	☐	WS-CA
			6/2/2026		EPA 3050B	Prep for Metals Soil	☐	☐	☐	WS-CA
			6/2/2026		EPA 6010B	TOTAL METALS BY ICP	☐	☐	☐	WS-CA
			6/2/2026			MERCURY PREP	☐	☐	☐	WS-CA
			6/2/2026		EPA 7471A	TOTAL MERCURY BY COLD VAPOR TECHNIQUE	☑	☐	☐	WS-CA
			6/2/2026		EPA 8260B	VOLATILE ORGANIC COMPOUNDS BY GC/MS	☐	☐	☐	WS-CA
N084195-005A	FOLDER	6/2/2026	6/2/2026		Folder	Folder	☐	☐	☐	LAB
			6/2/2026		Folder	Folder	☐	☐	☐	LAB

Attachment "7"
Item9.
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526 | SNA | 42514091

526 - 4251409

Shipper's Name and Address ADVANCED TECHNOLOGY LABORATORIES 3151 W POST RD LAS VEGAS, NV 89118 US +1 (702) 307-2659	Shipper's Account Number 74299 - 1
Consignee's Name and Address ADVANCED TECHNOLOGY LABORATORIES 3151 W POST RD LAS VEGAS, NV 89118 US +1 (702) 307-2659	Consignee's Account Number
Issuing Carrier's Agent Name and City	
Agent's IATA Code	Account No.
Airport of Departure (Addr. of First Carrier) and Requested Routing ORANGE COUNTY	

Not Negotiable / Issued by

52642514091

Southwest Cargo

swacargo.com (800) 533-1222

Copies 1, 2 and 3 of this Air Waybill are originals and have the same validity.

It is agreed that the goods described herein are accepted in apparent good order and condition (except as noted) for carriage **subject to Southwest Airlines' Contract of Carriage which is www.swacargo.com and any location where air waybills are available. Shipper's attention is drawn to the terms of the contract which includes, among other things; (1) Limits on Carriers' liability for loss, damage, or delay of goods, including fragile or perishable goods; (2) Claim restrictions, including time within which shippers or consignees must file a claim or bring an action against the carrier for its acts or omissions or those of its agents; (3) Right of the carrier to change the terms of the contract; (4) Rules about refusal to carry; and (5) Rights of the carrier and limitations, concerning delay or failure to perform service, including schedule changes, rerouting, substitution of an alternate carrier or aircraft, or means of carriage including road unless specific contrary instructions are given hereon by shipper, and shipper agrees the shipment may be carried via intermediate stopping places the carrier deems appropriate.** Shipper may increase liability limits by declaring a higher value for carriage and paying a supplemental charge if required.

Accounting Information — Service Level - N

Billed on 05/22/2026 17:36 PDT SWA ACCOUNT 74299

To	By First Carrier	To	By	To	By
LAS	SOUTHWEST AIRLINES				

Currency	CHGS Code	WT.VAL PPD	WT.VAL COLL	Other PPD	Other COLL	Declared Value for Carriage	Declared Value for Customs
USD	PP	X		X		100.00	

Airport of Destination	For Carrier Use Only Flight Date	Flight Date
LAS	WN1089 / 22MAY	

Amount of Insurance — INSURANCE - If carrier offers insurance, and such insurance is requested in accordance with the conditions thereof, indicate amount to be insured in figures in box marked "Amount of Insurance"

HANDLING INFORMATION -

SCI

No. of Pieces RCP	Gross Weight	kg lb	Rate Class	Commodity Item No.	Chargeable Weight	Rate / Charge	Total	Nature and Quantity of Goods (Inc. Dimensions or Volume)
1	26	L	B	0000	26	112.00	112.00	SOIL/WATER/AIR SAMPLES DIMS IN INCHES: 1 = 18 X 12 X 16
1	26						112.00	

Prepaid	Weight Charge	Collect
	112.00	

Valuation Charge: 1.00

Tax: 7.69

Total Other Charges Due Agent:

Total Other Charges Due Carrier: 10.00

Other Charges and Description

MYC 0.00 XBC 10.00 SCC 0.00

Shipper certifies that the particulars on the face hereof are correct and that **insofar as any part of the consignment contains dangerous goods, such part is properly described by name and is in proper condition for carriage by air according to the applicable Dangerous Goods Regulations.** I consent that this shipment shall be subject to search by the Carrier.

CHARLTON PAGDILAO

Signature of Shipper or his Agent

Total Prepaid	Total Collect
130.69	

Currency Conversion Rates	CC Charges in Dest.Currency	Executed on (date and time)	At (place)	Signature of Issuing Carrier or its Agent
		05/22/2026 17:36 PDT	SNA	X312601

For Carriers Use only at Destination	Charges at Destination	Total Collect Charges

526 - 42514091

ORIGINAL 3 (FOR SHIPPER)

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 1)

Laboratory Name:	Baseline Analytical Services
Address:	P.O. Box 2243 Huntington Beach, California 92647
Telephone:	(714) 273-2955
Authorized Signature Name, Title (print)	Brian Kato, Laboratory Director
Signature, Date	Brian K. Kato
Laboratory Project Number:	26210
Client Name:	Weis Environmental, LLC
Project Name:	1100 Hamilton Lane
Project Address:	1100 Hamilton Lane Escondido, California
Date(s) Sampled:	6/3/2026
Date(s) Received:	6/3/2026
Date(s) Reported:	6/4/2026
Chain of Custody Received:	Yes

Comments

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 2)

Organic Analyses	Number of Samples	Number of Samples Subcontracted
VOC's (EPA TO-15)	6	

(Includes samples, duplicates & blanks)

Sample Condition: good

Inorganic Analyses	Number of Samples	Number of Samples Subcontracted

Sample Condition:

Microbiological Analyses	Number of Samples	Number of Samples Subcontracted

Sample Condition:

Other Types of Analyses	Number of Samples

Sample Condition:

Project Name: 1100 Hamilton Lane (MS Excel Duplicate of RWQCB LabForm10A; Ver12

ANALYTICAL RESULTS FOR ORGANICS (Units: μg/m^3)

METHOD: EPA TO-15 MATRIX: Vapor REPORTING UNITS: μg/m^3

DATE ANALYZED:			3-Jun-26	3-Jun-26	3-Jun-26	3-Jun-26	3-Jun-26
Sample ID:			**SG1**	**SG2**	**SG3**	**SG4**	**SG4 DUP**
DILUTION FACTOR:			1	1	1	1	1
ANALYTE	MDL	PQL					
Benzene	1.0	2.0	ND	ND	ND	ND	ND
Toluene	1.0	2.0	ND	ND	ND	ND	ND
Ethylbenzene	1.0	2.0	ND	ND	ND	ND	ND
Total Xylenes	1.0	2.0	ND	ND	ND	ND	ND
Methyl t-Butyl Ether (MTBE)	1.0	2.0	ND	ND	ND	ND	ND
t-Butanol (TBA)	50	100	ND	ND	ND	ND	ND
Di-Isopropyl Ether (DIPE)	1.0	2.0	ND	ND	ND	ND	ND
Ethyl t-Butyl Ether (ETBE)	1.0	2.0	ND	ND	ND	ND	ND
t-Amyl Methyl Ether (TAME)	1.0	2.0	ND	ND	ND	ND	ND
Ethanol	500	1000	ND	ND	ND	ND	ND
Acetone	200	400	ND	ND	ND	ND	ND
2-Butanone (MEK)	200	400	ND	ND	ND	ND	ND
n-Butylbenzene	1.0	2.0	ND	ND	ND	ND	ND
sec-Butylbenzene	1.0	2.0	ND	ND	ND	ND	ND
tert-Butylbenzene	1.0	2.0	ND	ND	ND	ND	ND
Isopropylbenzene	1.0	2.0	ND	ND	ND	ND	ND
p-Isopropyltoluene	1.0	2.0	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone (MIBK)	200	400	ND	ND	ND	ND	ND
Naphthalene	1.0	2.0	ND	ND	ND	ND	ND
n-Propylbenzene	1.0	2.0	ND	ND	ND	ND	ND
Styrene	1.0	2.0	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1.0	2.0	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1.0	2.0	ND	ND	ND	ND	ND
Bromobenzene	1.0	2.0	ND	ND	ND	ND	ND
Bromochloromethane	1.0	2.0	ND	ND	ND	ND	ND
Bromoform	1.0	2.0	ND	ND	ND	ND	ND
Bromomethane	1.0	2.0	ND	ND	ND	ND	ND
Carbon Tetrachloride	1.0	2.0	ND	ND	ND	ND	ND
2-Chlorotoluene	1.0	2.0	ND	ND	ND	ND	ND
4-Chlorotoluene	1.0	2.0	ND	ND	ND	ND	ND
Chlorobenzene	1.0	2.0	ND	ND	ND	ND	ND
Chloroethane	1.0	2.0	ND	ND	ND	ND	ND
Chloroform	1.0	2.0	ND	ND	ND	ND	ND
Chloromethane	1.0	2.0	ND	ND	ND	ND	ND
Dibromochloromethane	1.0	2.0	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	1.0	2.0	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB)	1.0	2.0	ND	ND	ND	ND	ND
Dibromomethane	1.0	2.0	ND	ND	ND	ND	ND

ND: Not detected at the indicated method detection limit (MDL)

Project Name: 1100 Hamilton Lane (MS Excel Duplicate of RWQCB LabForm10A; Ver12

ANALYTICAL RESULTS FOR ORGANICS (Units: μg/m^3)

METHOD: EPA TO-15 MATRIX: Vapor REPORTING UNITS: μg/m^3

DATE ANALYZED:			3-Jun-26	3-Jun-26	3-Jun-26	3-Jun-26	3-Jun-26
Sample ID:			**SG1**	**SG2**	**SG3**	**SG4**	**SG4 DUP**
DILUTION FACTOR:			1	1	1	1	1
ANALYTE	MDL	PQL					
1,2-Dichlorobenzene	1.0	2.0	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1.0	2.0	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.0	2.0	ND	ND	ND	ND	ND
Dichlorodifluoromethane	1.0	2.0	ND	ND	ND	ND	ND
1,1-Dichloroethane	1.0	2.0	ND	ND	ND	ND	ND
Dichlorodifluoromethane	1.0	2.0	ND	ND	ND	ND	ND
1,1-Dichloroethene	1.0	2.0	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1.0	2.0	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1.0	2.0	ND	ND	ND	ND	ND
1,2-Dichloropropane	1.0	2.0	ND	ND	ND	ND	ND
1,3-Dichloropropane	1.0	2.0	ND	ND	ND	ND	ND
2,2-Dichloropropane	1.0	2.0	ND	ND	ND	ND	ND
1,1-Dichloropropene	1.0	2.0	ND	ND	ND	ND	ND
Freon 113	1.0	2.0	ND	ND	ND	ND	ND
Hexachlorobutadiene	1.0	2.0	ND	ND	ND	ND	ND
Methylene Chloride	1.0	2.0	ND	ND	ND	ND	ND
Tetrachloroethene	1.0	2.0	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	1.0	2.0	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	2.0	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	1.0	2.0	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	1.0	2.0	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1.0	2.0	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1.0	2.0	ND	ND	ND	ND	ND
Trichloroethene	1.0	2.0	ND	ND	ND	ND	ND
Trichlorofluoromethane	1.0	2.0	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	1.0	2.0	ND	ND	ND	ND	ND
Vinyl Chloride	1.0	2.0	ND	ND	ND	ND	ND
Isopropyl Alcohol	1.0	2.0	ND	ND	ND	ND	ND

Sample ID:		**SG1**	**SG2**	**SG3**	**SG4**	**SG4 DUP**
Parameter:		Recovery	Recovery	Recovery	Recovery	Recovery
Units:		%	%	%	%	%
Surrogate	Acceptable Range (%)					
Dibromofluoromethane	70-130	95	91	98	92	94
Toluene-D8	70-130	91	94	95	90	96
1-Bromo-2-Fluorobenzene	70-130	92	93	91	95	97

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

Attachment "7"

Project Name: 1100 Hamilton Lane (MS Excel Duplicate of RWQCB LabForm10A; Ver12

ANALYTICAL RESULTS FOR ORGANICS (Units: μg/m^3)

METHOD: EPA TO-15 MATRIX: Vapor REPORTING UNITS: μg/m^3

DATE ANALYZED:			3-Jun-26	3-Jun-26
Sample ID:			**Equipment Blank**	**Method Blank**
DILUTION FACTOR:			1	1
ANALYTE	MDL	PQL		
Benzene	1.0	2.0	ND	ND
Toluene	1.0	2.0	ND	ND
Ethylbenzene	1.0	2.0	ND	ND
Total Xylenes	1.0	2.0	ND	ND
Methyl t-Butyl Ether (MTBE)	1.0	2.0	ND	ND
t-Butanol (TBA)	50	100	ND	ND
Di-Isopropyl Ether (DIPE)	1.0	2.0	ND	ND
Ethyl t-Butyl Ether (ETBE)	1.0	2.0	ND	ND
t-Amyl Methyl Ether (TAME)	1.0	2.0	ND	ND
Ethanol	500	1000	ND	ND
Acetone	200	400	ND	ND
2-Butanone (MEK)	200	400	ND	ND
n-Butylbenzene	1.0	2.0	ND	ND
sec-Butylbenzene	1.0	2.0	ND	ND
tert-Butylbenzene	1.0	2.0	ND	ND
Isopropylbenzene	1.0	2.0	ND	ND
p-Isopropyltoluene	1.0	2.0	ND	ND
4-Methyl-2-Pentanone (MIBK)	200	400	ND	ND
Naphthalene	1.0	2.0	ND	ND
n-Propylbenzene	1.0	2.0	ND	ND
Styrene	1.0	2.0	ND	ND
1,2,4-Trimethylbenzene	1.0	2.0	ND	ND
1,3,5-Trimethylbenzene	1.0	2.0	ND	ND
Bromobenzene	1.0	2.0	ND	ND
Bromochloromethane	1.0	2.0	ND	ND
Bromoform	1.0	2.0	ND	ND
Bromomethane	1.0	2.0	ND	ND
Carbon Tetrachloride	1.0	2.0	ND	ND
2-Chlorotoluene	1.0	2.0	ND	ND
4-Chlorotoluene	1.0	2.0	ND	ND
Chlorobenzene	1.0	2.0	ND	ND
Chloroethane	1.0	2.0	ND	ND
Chloroform	1.0	2.0	ND	ND
Chloromethane	1.0	2.0	ND	ND
Dibromochloromethane	1.0	2.0	ND	ND
1,2-Dibromo-3-Chloropropane	1.0	2.0	ND	ND
1,2-Dibromoethane (EDB)	1.0	2.0	ND	ND
Dibromomethane	1.0	2.0	ND	ND

ND: Not detected at the indicated method detection limit (MDL)

Project Name: 1100 Hamilton Lane (MS Excel Duplicate of RWQCB LabForm10A; Ver12

ANALYTICAL RESULTS FOR ORGANICS (Units: μg/m^3)

METHOD: EPA TO-15 MATRIX: Vapor REPORTING UNITS: μg/m^3

DATE ANALYZED:			3-Jun-26	3-Jun-26
Sample ID:			**Equipment Blank**	**Method Blank**
DILUTION FACTOR:			1	1
ANALYTE	MDL	PQL		
1,2-Dichlorobenzene	1.0	2.0	ND	ND
1,3-Dichlorobenzene	1.0	2.0	ND	ND
1,4-Dichlorobenzene	1.0	2.0	ND	ND
Dichlorodifluoromethane	1.0	2.0	ND	ND
1,1-Dichloroethane	1.0	2.0	ND	ND
Dichlorodifluoromethane	1.0	2.0	ND	ND
1,1-Dichloroethene	1.0	2.0	ND	ND
cis-1,2-Dichloroethene	1.0	2.0	ND	ND
trans-1,2-Dichloroethene	1.0	2.0	ND	ND
1,2-Dichloropropane	1.0	2.0	ND	ND
1,3-Dichloropropane	1.0	2.0	ND	ND
2,2-Dichloropropane	1.0	2.0	ND	ND
1,1-Dichloropropene	1.0	2.0	ND	ND
Freon 113	1.0	2.0	ND	ND
Hexachlorobutadiene	1.0	2.0	ND	ND
Methylene Chloride	1.0	2.0	ND	ND
Tetrachloroethene	1.0	2.0	ND	ND
1,1,1,2-Tetrachloroethane	1.0	2.0	ND	ND
1,1,2,2-Tetrachloroethane	1.0	2.0	ND	ND
1,2,3-Trichlorobenzene	1.0	2.0	ND	ND
1,2,4-Trichlorobenzene	1.0	2.0	ND	ND
1,1,1-Trichloroethane	1.0	2.0	ND	ND
1,1,2-Trichloroethane	1.0	2.0	ND	ND
Trichloroethene	1.0	2.0	ND	ND
Trichlorofluoromethane	1.0	2.0	ND	ND
1,2,3-Trichloropropane	1.0	2.0	ND	ND
Vinyl Chloride	1.0	2.0	ND	ND
Isopropyl Alcohol	1.0	2.0	ND	ND

	Sample ID:	**Equipment Blank**	**Method Blank**
	Parameter:	Recovery	Recovery
	Units:	%	%
Surrogate	Acceptable Range (%)		
Dibromofluoromethane	70-130	91	93
Toluene-D8	70-130	92	89
1-Bromo-2-Fluorobenzene	70-130	93	95

ND: Not detected at the indicated method detection limit (MDL)

J: Value is below Practical Quantification Limit and above the Method Detection Limit (MDL)

Project Name: 1100 Hamilton Lane (MS Excel Duplicate of RWQCB LabForm10A;

QA/QC Report - Vapor Samples

II. A) Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 3-Jun-26 Batch #: GCVOC1- 3-Jun-26 Method: TO-15

Instrument ID: GCVOC1 Units: µg/L

Analyte	Sample Result	Spike Conc. (µg/L)	LCS (µg/L)	LCS Recovery (%)	Spike Conc. (µg/L)	LCSD (µg/L)	LCSD Recovery (%)	RPD (%)	LCS/LCSD Recovery Limits (%)	Limits (%)
1, 1-Dichloroethene	ND	10	9.6	96	10	9.4	94	3	65-130	0-15
Benzene	ND	10	9.3	93	10	9.2	92	1	65-130	0-15
Trichloroethene	ND	10	9.7	97	10	9.3	93	4	65-130	0-15
Toluene	ND	10	9.0	90	10	9.2	92	3	65-130	0-15
Chlorobenzene	ND	10	9.4	94	10	9.0	90	4	65-130	0-15

ATTACHMENT

(1) Chain-of-Custody Record (COC)

(2) Field Notes with Purge Time Calculations

Attachment "7"

Item9.

Client Information	Project Information
Weis Environmental, LLC	Project Name: 1100 Hamilton Lane
1938 Kellogg Avenue, Suite 116	Project Address: 1100 Hamilton Lane
Carlsbad, California 92008	Escondido, California
Report to: Dan Weis	Sampler: Brian Kato

Analysis Request

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

Laboratory Project #: **26210**

Sample ID	Comments	Sampling Start Date	Sampling Start Time	Sampling End Date	Sampling End Time	Stainless Steel Canister ID (SSC-)	Flow Controller ID (FC-)	Canister Volume (L)	VOC's (TO-15)	Methane (ASTM D1946)	Lab Sample Number	Canister Vacuum ("Hg) Initial	Canister Vacuum ("Hg) Final
Equipment Blank		06/03/26	10:30 AM	06/03/26	10:36 AM	19	---	1.4	X	X	1	-32	-5.5
SG1		06/03/26	10:45 AM	06/03/26	10:51 AM	11	---	1.4	X	X	2	-32	-6.2
SG2		06/03/26	11:05 AM	06/03/26	11:11 AM	08	---	1.4	X	X	3	-32	-4.6
SG3		06/03/26	11:25 AM	06/03/26	11:31 AM	22	---	1.4	X	X	4	-32	-6.3
SG4		06/03/26	11:40 AM	06/03/26	11:46 AM	12	---	1.4	X	X	5	-32	-5.0
SG4 DUP		06/03/26	11:52 AM	06/03/26	11:58 AM	16	---	1.4	X	X	6	-32	-5.8

1. Sampled and analyzed by:
Signature: x Brian K. Kato
Date/Time: Date/Times Above

2. Received by
Signature: x
Signature: x

3. Relinquished by
Signature: x
Date/Time:

4. Received by
Signature: x
Date/Time:

Turnaround Time:

Special Instructions/Notes:

Field Notes

Page

Client Information	Project Information	Baseline Analytical Information
Weis Environmental, LLC	Project Name: 1100 Hamilton Lane	Analyst Name: Brian Kato
1938 Kellogg Avenue, Suite 116	Project Address: 1100 Hamilton Lane	Telephone: 714.273.2955
Carlsbad, California 92008	Escondido, California	
Report to: Dan Weis	Start Date: 6/3/26	Email: BrianKato@msn.com

(1) Sampling Site Conditions: clear skies with no precipitation

(2) Vapor Well Construction:
A probe tip is set in a sand pack; the probe tip is attached to tubing that leads to the surface. The tubing ends are sealed with gas-tight plugs.

Pack Specification

Diameter:	2.0	inches	5.08	cm
Height:	1.0	feet	30.48	cm
Material:	sand & dry bentonite			

Tubing Specification:

			cm
Outer Diameter:	0.25	inches	0.635
Inner Diameter:	0.19	inches	0.483
Lengths:	6'	(includes above ground leads)	

(3) Purge Volume & Time Calculation

Component	Diameter (cm)	X-sect Area (cm^2)	Length or Height (ft)	Length or Height (cm)	Volume (ml)	Pack Volume X 0.35 Porosity (ml)	Volumes (3x) (ml)
5' bgs tubing	0.635	0.317	6.0	183	57.9	---	174
Bentonite	5.08	20.26	1.0	30.5	617	216	648
Sand Pack	5.08	20.26	1.0	30.5	617	216	648
Total Pack Vol.	---	---	---	---	---	---	1297

Purge Time Calculation

Purge flow rate (ml/min): 200

Probe Depth	Purge Time for 3 Purge Volumes (min)
5' bgs	7.4

Total PV = Sand Pack Volume + Tubing Volume

Porosity used for bentonite: 0.35

Purge Time = Total PV/Purge flow rate

Total Pack volume equals sum of sand and bentonite pack volumes

Purge Volume: Based on the 7/15/15 DTSC Soil Gas Advisory, remove 3 purge volumes prior to each sample collection (purge times shown above).

(4) Shut-In Test & Leak Detection

Prior to each sampling, the shut-in test (per Soil Gas Advisory referenced above) was performed to insure the integrity of the sampling train. In addition, isopropyl alcohol (IPA) was introduced as a leak detection compound adjacent to the sampling train and under the sampling shroud. IPA is included in the analysis compound list.

Comments/Observations/Special Instructions·

Sampled and Analyzed by:

signature: Brian K. Kato

BASELINE ON-SITE ANALYSIS™

Baseline Analytical Services

P. 0. Box 2243

Huntington Beach, California 92647

Phone: (714) 273-2955

TRANSCRIPT OF A PORTION OF THE JUNE 10, 2026 SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD MEETING

Beginning at timestamp 6:05

Heidi Whitman: Good morning. My name is Heidi Whitman. I live near the Chatham Brothers Barrel Yard cleanup site in Escondido. I’m here because the city of Escondido is currently considering a residential subdivision on Hamilton Lane within the Chatham groundwater and soil vapor plume. Over the past several weeks, I’ve been trying to ensure that the appropriate environmental agencies have had the opportunity to review the project materials before the city makes a final decision on the appeal. I contacted the Regional Water Board staff and was directed to DTSC due to the nature of the site and ongoing cleanup activities. DTSC has indicated they are reviewing the project materials.

I understand agency resources are limited, which is exactly why I’m here today. I’m asking for the appropriate environmental agencies to review the project before final approvals are granted. My concern is that no site-specific groundwater, soil vapor, or contamination evaluation has been conducted for a project located within a historic contamination plume where cleanup objectives have not yet been met. Monitoring wells continue to detect chlorinated solvents throughout the plume area, including locations both near the source area and near residential neighborhoods and downgradient toward a public park. Recent monitoring reports show contamination rebounds in multiple wells including increases exceeding 70%, such as monitoring well 72, showing almost 17 times MCL for TCE.

Cleanup objectives established decades ago have still not been achieved. Despite those conditions, the City approved the project without requiring a site-specific groundwater, soil vapor, or hydrogeologic investigation of the property. I’m not asking the Water Board to take a position on the development itself. I am asking the agencies responsible for protecting groundwater and overseeing this cleanup be given the opportunity to review the project before irreversible decisions are made. When a project proposes stormwater infiltration within an active contamination plume, I believe agency review should occur before approval. Thank you for your time and for the work you do protecting water quality in our region.

Chair Strawn: Thank you, Ms. Whitman. I assume that staff has that under consideration. Thank you. Are there any other speakers this morning?

Executive Officer: Thank you, Chair Strawn. Sean McClain of our staff is available. But at this point in time what I would like to report to the Board is that we are aware of the concerns and are coordinating with DTSC which is the lead agency. And at this point in time, we will just simply

coordinate with them in terms of reviewing the issue. Mr. McClain, do you have anything to add?

Sean McClain: Yeah, Sean McClain, Senior Geologist in the Groundwater Programs. We did meet with DTSC on this project. DTSC is the lead on the Chatham Brother Barrel Yard site, uh, we looked at where the project is located. It is just downgradient of the Yard, but the groundwater contamination is no longer underneath that property. We see strong decreases in the shallow groundwater plume. The deeper plume is still there, and it’s still captured by some irrigation wells, but we have wellhead treatment on all those wells. So, at that time, we met with the City of San Diego, DTSC, nobody saw a threat to that project. And we concluded that it was a good project to be done.

Celeste Cantú: I have a question.

Sean McClain: Sure.

Celeste Cantú: I’m not sure I’m tracking the name here. Chatham Brothers Burial or Barrow?

Sean McClain: Barrel.

Celeste Cantú: Barrel. Okay. And what was the industrial activity that took place there?

Sean McClain: This is an old site from the 60s to 80s. This is where they-

Celeste Cantú: That doesn’t seem that old.

Sean McClain: They had barrels, they were apparently a recycling company that took in chemicals from all kinds of companies. The County, DTSC, and the Water Board at that time had to come in and completely investigate this yard. They were dumping the chemicals in to shallow ponds, into groundwater wells on the property. It was a complete mess at the time. Since then, DTSC has enforced an enforcement action. They have a remedial action and they are doing groundwater extraction, solar vapor extraction, extensive soil removal on that property has occurred. But there is a downgradient plume that exists and it goes almost a mile long. It’s fractured bedrock, it’s very complex. Uh, the irrigation wells that are out there have captured that plume, have pulled it in different directions, which is something you typically don’t see too often. So, you know, looking at the most recent data, it does show that that shallow plume has pretty much attenuated and has gone away. The deeper plume is still here, and when I’m talking deep, we’re talking 500 feet, 1,000 feet. It’s very deep. And that’s because those water supply wells have pulled that plume into them. So, but we are seeing strong decreases in that plume. We don’t see the impacts to Felicita Park that is just downgradient as well. Um, it’s…it’s moving in the right direction.

Celeste Cantú: Thank you. The right direction is? I’m not quite sure what you mean, toward the ocean?

Sean McClain: Decreasing in the right direction. Going away.

Celeste Cantú: Oh, so it’s at the deeper level.

Sean McClain: At the shallow and deeper levels.

Celeste Cantú: Oh, at both. Okay, right. And what was the comp, what were the compounds?

Sean McClain: TCE is the main compound, trichloroethylene.

Celeste Cantú: Yeah, great. Thank you.

Sean McClain: Sure.

Ending at timestamp 11:34

RESOLUTION NO. 2026-90

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

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, on April 28, 2026, the City of Escondido Planning Commission held a duly noticed public hearing; and

WHEREAS, the Planning Commission voted on a motion to approve the resolution to approve the Project; and

WHEREAS, the Appellant, Heidi Whitman, filed a timely appeal of the Planning Commission's decision in accordance with the Escondido Zoning Code ("Appeal"); 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 and Appeal were 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 the originally proposed 5-Lot Subdivision Project on the site (City Log No. ER 2005-33); 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 Addendum #1 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; and

WHEREAS, Planning Services studied the Application and Appeal, performed necessary investigations, prepared a written report, and hereby **recommends denial** of the appeal of the decision of Planning Commission on April 28, 2026 to approve the Project, 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 and State public noticing requirements; and

WHEREAS, on August 5, 2026, the City Council held a duly noticed public hearing as prescribed by law, at which time the City Council 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 City Council, 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 City Council was conducted in all respects as required by the Escondido Municipal Code and the rules of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. The above recitations are true and correct.

2. The City Council, 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 City Council 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 City Council further finds that the 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 City Council'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.

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

5. The Application to appeal the decision of the Planning Commission to approve the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "F", is hereby **denied** and the Project remains approved as conditioned. The City Council 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 City Council, 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.

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:

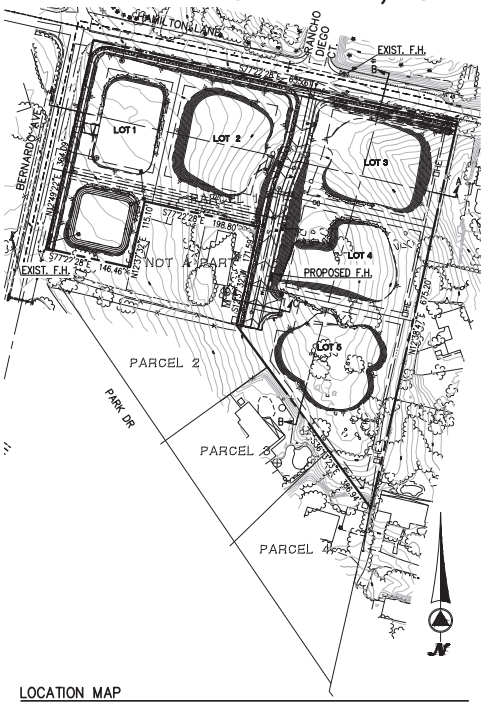
GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	PACIFIC BELL TELEPHONE
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

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

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:

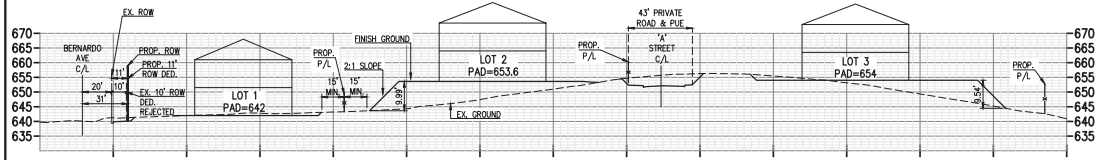
1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR 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

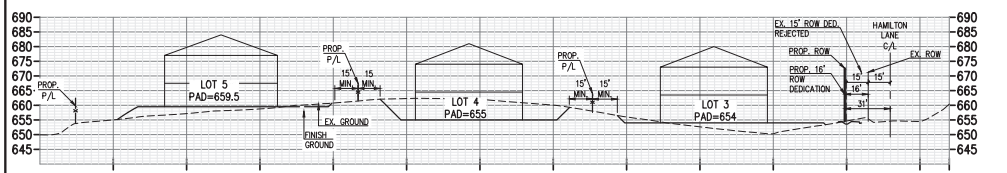
APPROXIMATE GRADING QUANTITIES:

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.



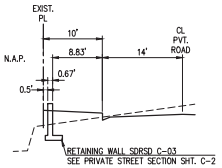
SECTION A–A

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



SECTION B–B

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



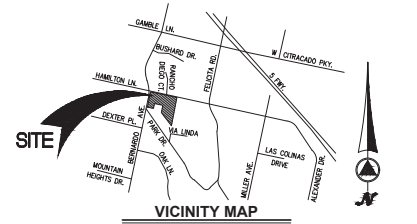
SECTION C–C

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

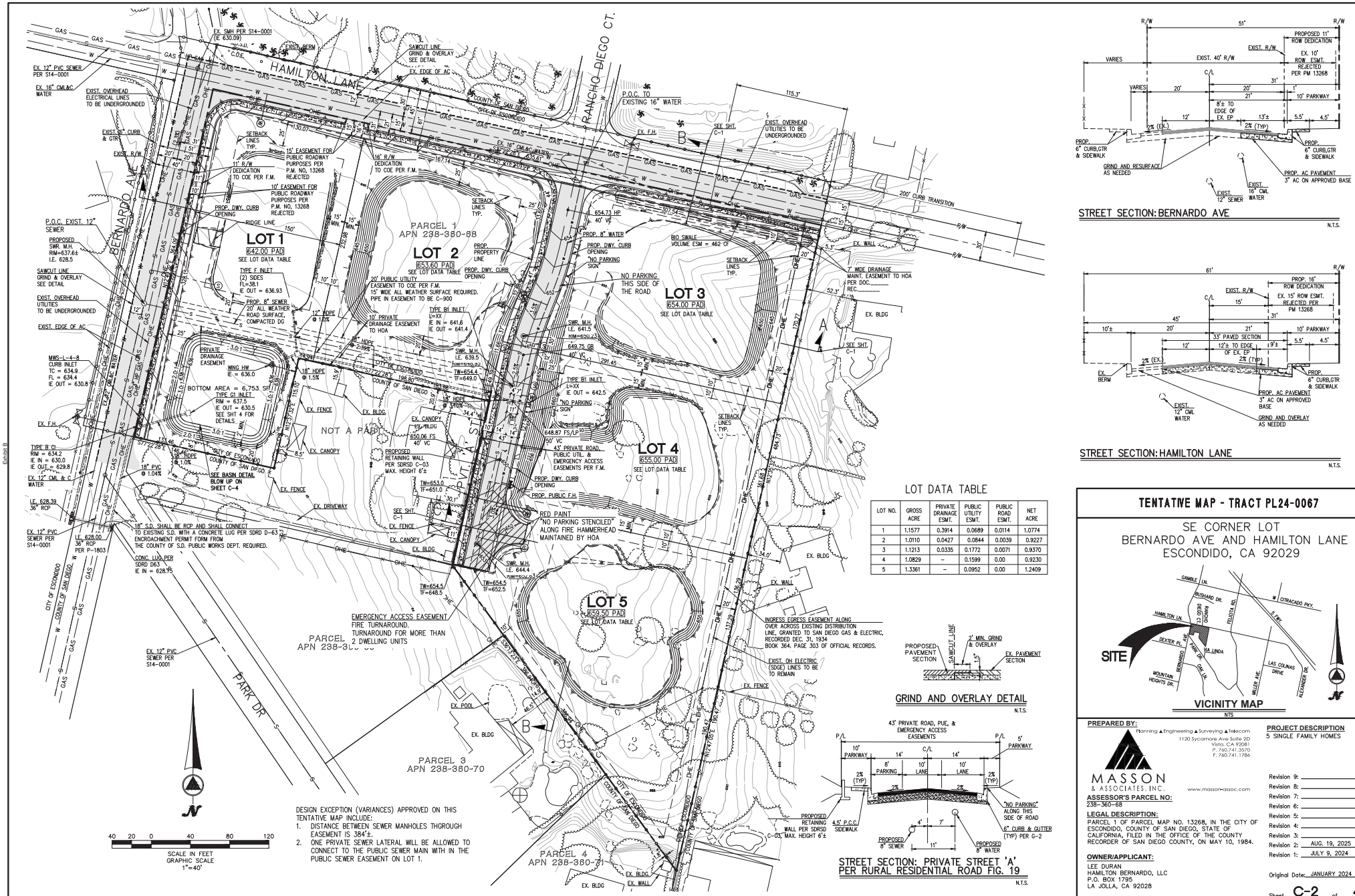
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

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

Exhibit B



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

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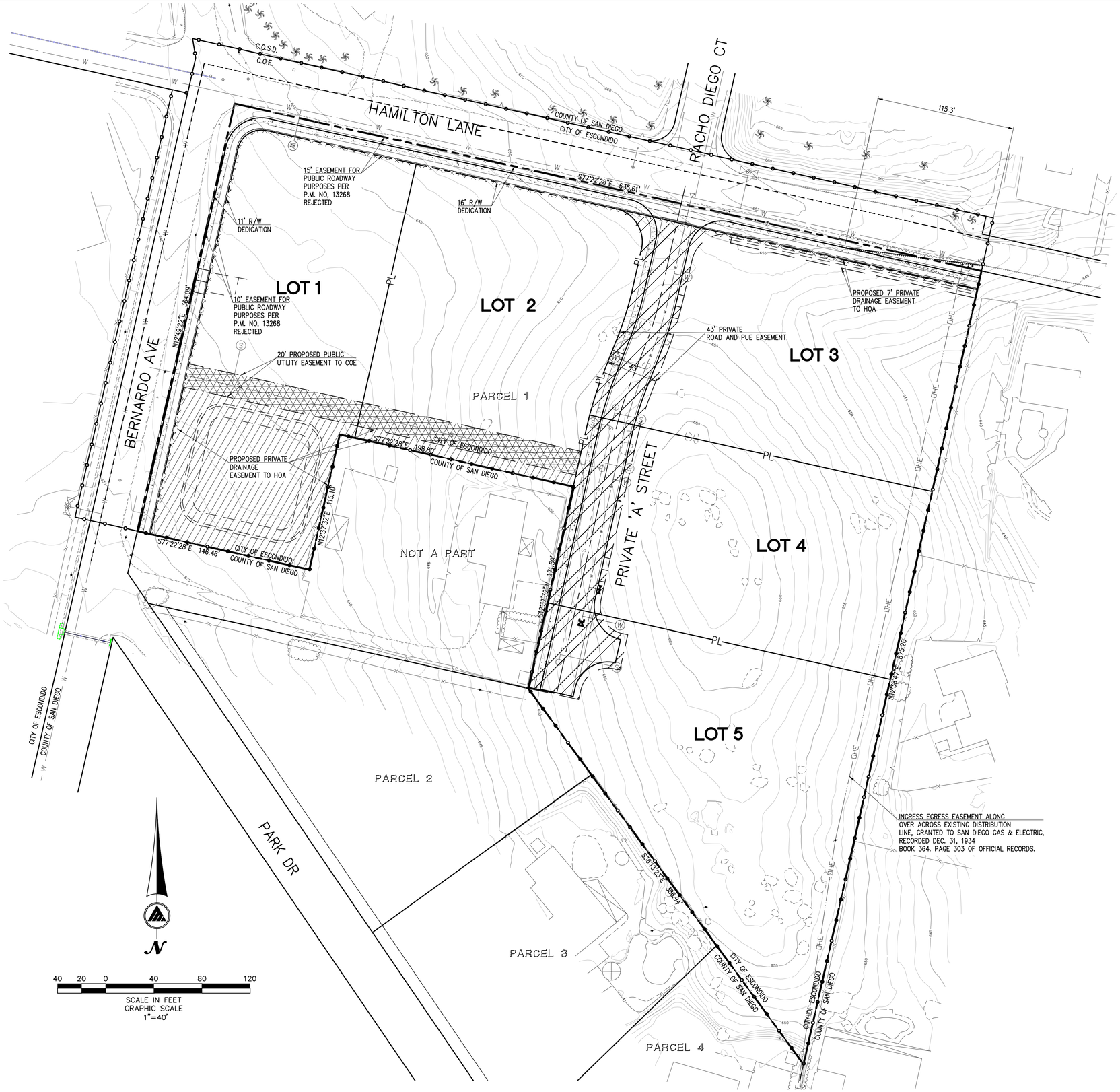
OWNER/APPLICANT:
LEE DURAN
HAMILTON BERNARDO, LLC
P.O. BOX 1795
LA JOLLA, CA 92028

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
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Sheet C-2 of 4



NOTE:

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

LEGEND:

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED PRIVATE DRAINAGE EASEMENT

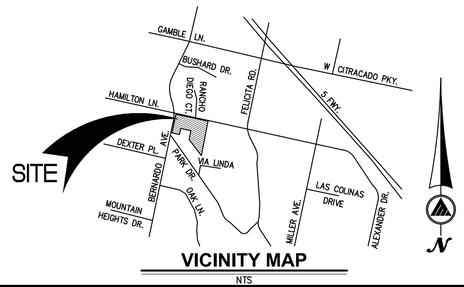
PROPOSED PRIVATE ROAD EASEMENT

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 ▲ Telecom
1120 Sycamore Ave Suite 2D
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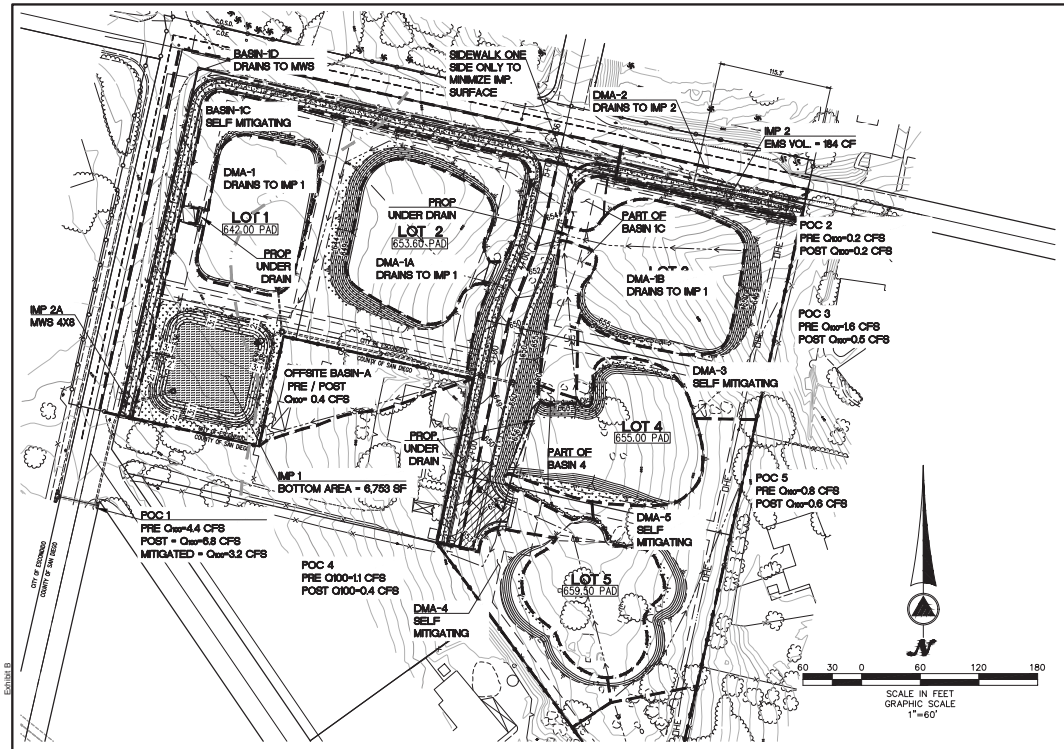
PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

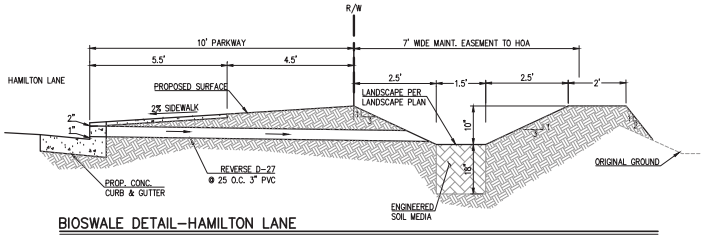
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Original Date: JANUARY 2024

Sheet C-3 of 4

Jul 09, 24 2:25pm by jason FILE: L:\MASTER\DESIGN\1278\ENCUMBRANCE MAP.dwg





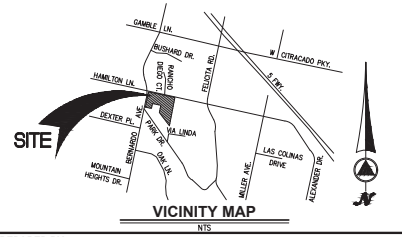
BIOSWALE DETAIL–HAMILTON LANE

Scale: NTS

STORM WATER QUALITY PLAN

TENTATIVE MAP

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



VICINITY MAP

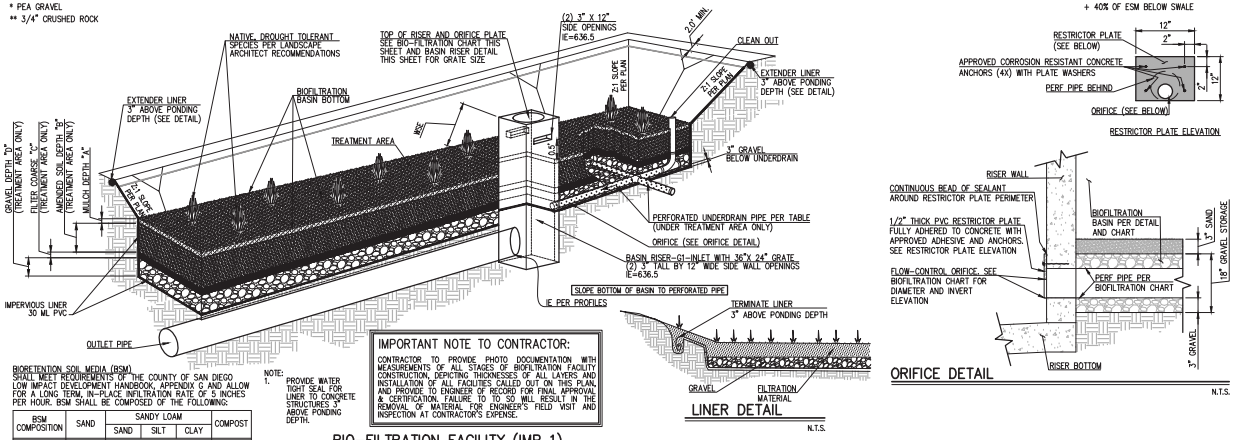
NTS

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



ORIFICE 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.

LINER DETAIL

N.T.S.

BIO–FILTRATION FACILITY (IMP 1)

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

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

PROJECT DESCRIPTION
5 SINGLE FAMILY HOMES

Revision 9: _____
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Sheet C-4 of 4

Exhibit B



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 E. Mercer, RLA 5331
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

1280

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.

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	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

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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	—

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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	

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% 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)

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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

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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

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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

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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	—	[illegible]
Re	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	[illegible]

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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 Da	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

3.2. 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
Off	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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 Ma... Mo...	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—

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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	—	2,073

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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-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

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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	0.0
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

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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

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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 tru	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.0
Off	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	

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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	0

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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, Su (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	0

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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	—	

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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	CO2
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Su (M	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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
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	

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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 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

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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

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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 Co	< 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 Products	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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 Housing	—	—	—	—	—	—	—	—	—	—	1.79	0.00	1.79	0.18	0.00	—	6.26

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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

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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

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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

Cri 1383 Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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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

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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

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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

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestere	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Su	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Av	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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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

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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

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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

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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

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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

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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

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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

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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 (MMBtu/yr)

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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

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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
Flo	N/A	N/A	N/A	N/A
Dr	N/A	N/A	N/A	N/A

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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 1402 mum 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.

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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

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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	—

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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

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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 Health & Equity Custom Measures created.

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8. User Changes to Default Data

Screen	Justification
Operations: Hearths	No fireplaces or wood stoves

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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

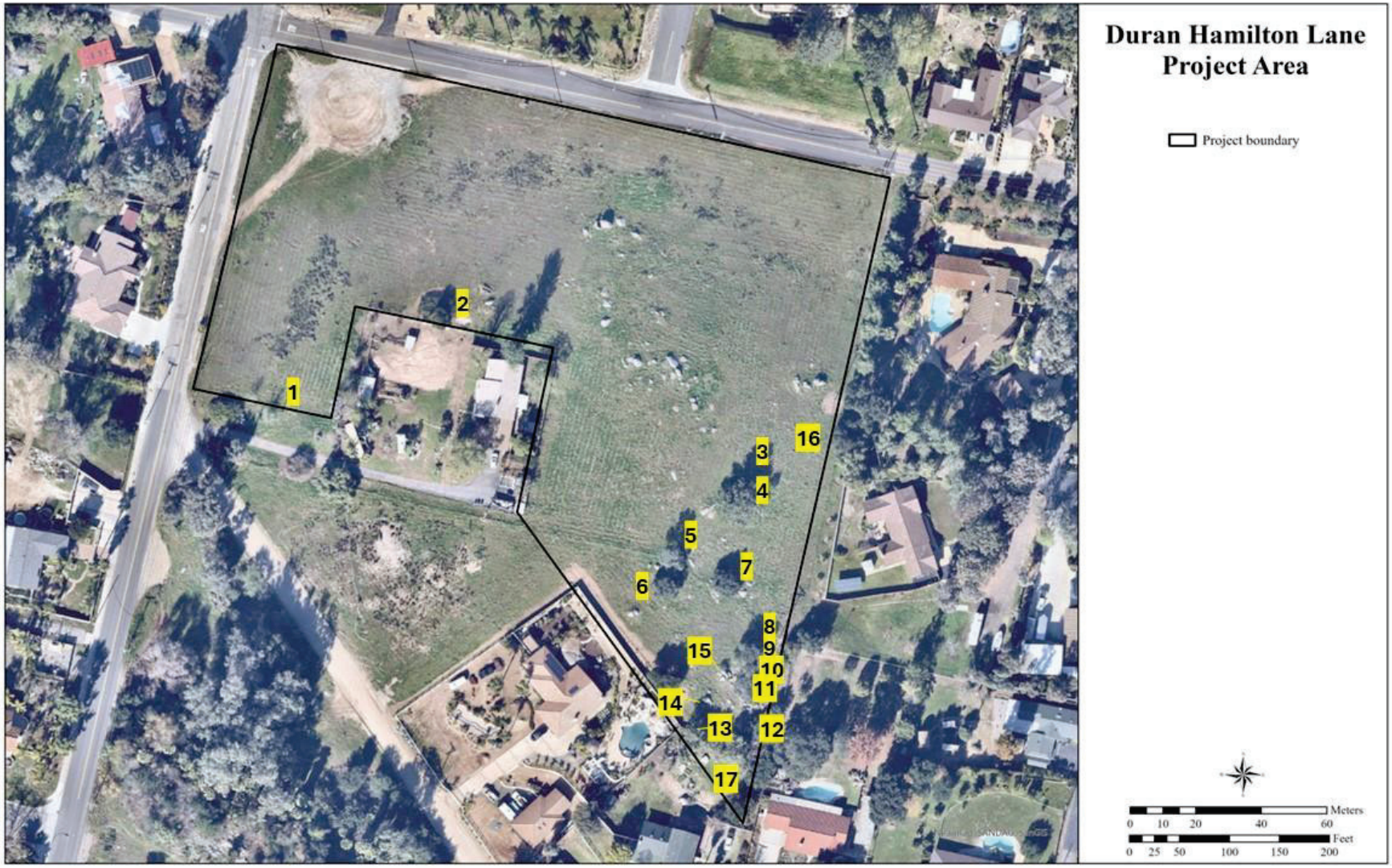


Figure 2: Trees measured at the Hamilton Lane parcel.

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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.

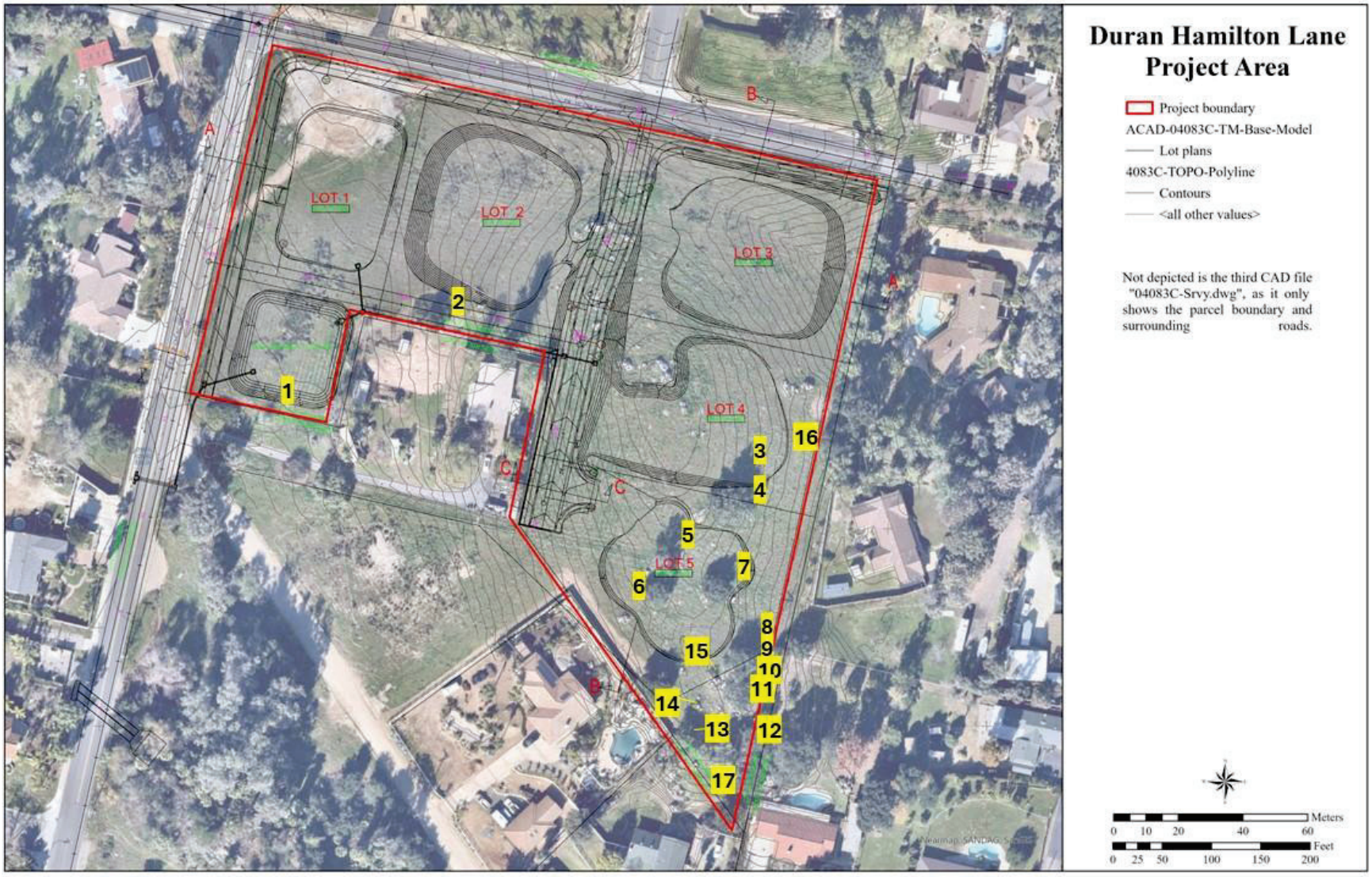


Figure3: Proposed project over an aerial image of the site and tree locations.

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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

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Attachments

Attachment 1: Weed Abatement Notice

Attachment 2: Photos

Attachment 1: Weed Abatement Notice

Exhibit C

Report ID: ESC053_C...0V

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz JMS Landscaping (c) 760-942-0496 (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: ESC055_ OV

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.

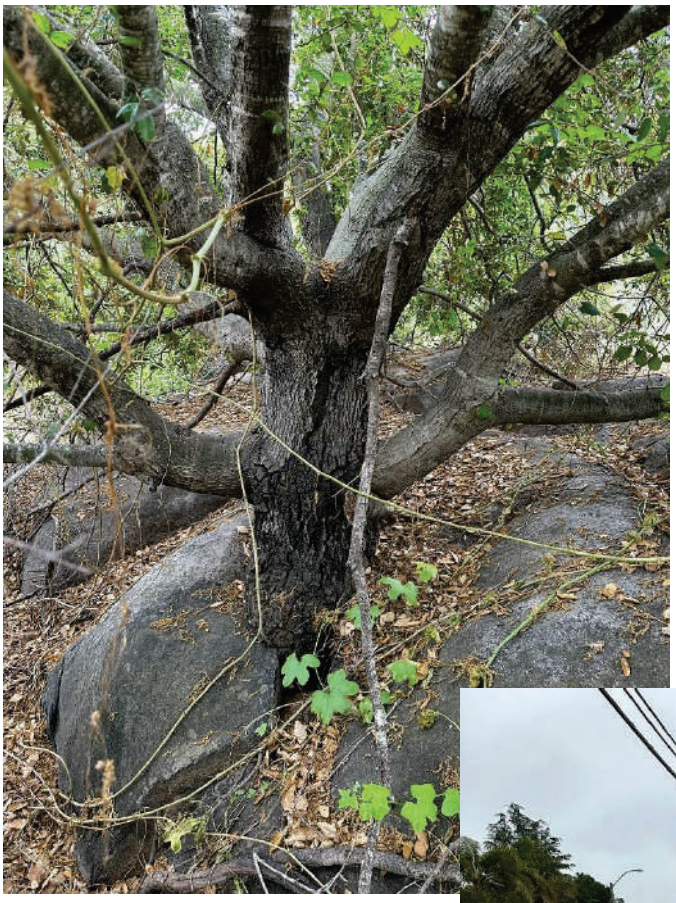


Photo 5: Underneath oaks growing in the south of the site.



Photo 6: Looking east along Hamilton Lane.

Appendix C - Weed Abatement Orders

Exhibit C

Report ID: ESC093_C[illegible]V

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Called Joe Diaz
JMS Landscaping
(c) 760-942-0496
(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: EG0063_ OV

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

ESCONDIDO
City of Choice

City of Escondido

NOTICE OF VIOLATION

Cleared by Mark Morales 8/15

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

Exhibit C

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.

Exhibit C

HARGIS + ASSOCIATES, INC.

Mr. Ed Modiano
May 21, 2009
Page 2

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

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APPENDICES

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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

Exhibit C

FIGURES

Exhibit C

FIGURE 1
VICINITY MAP

Exhibit C

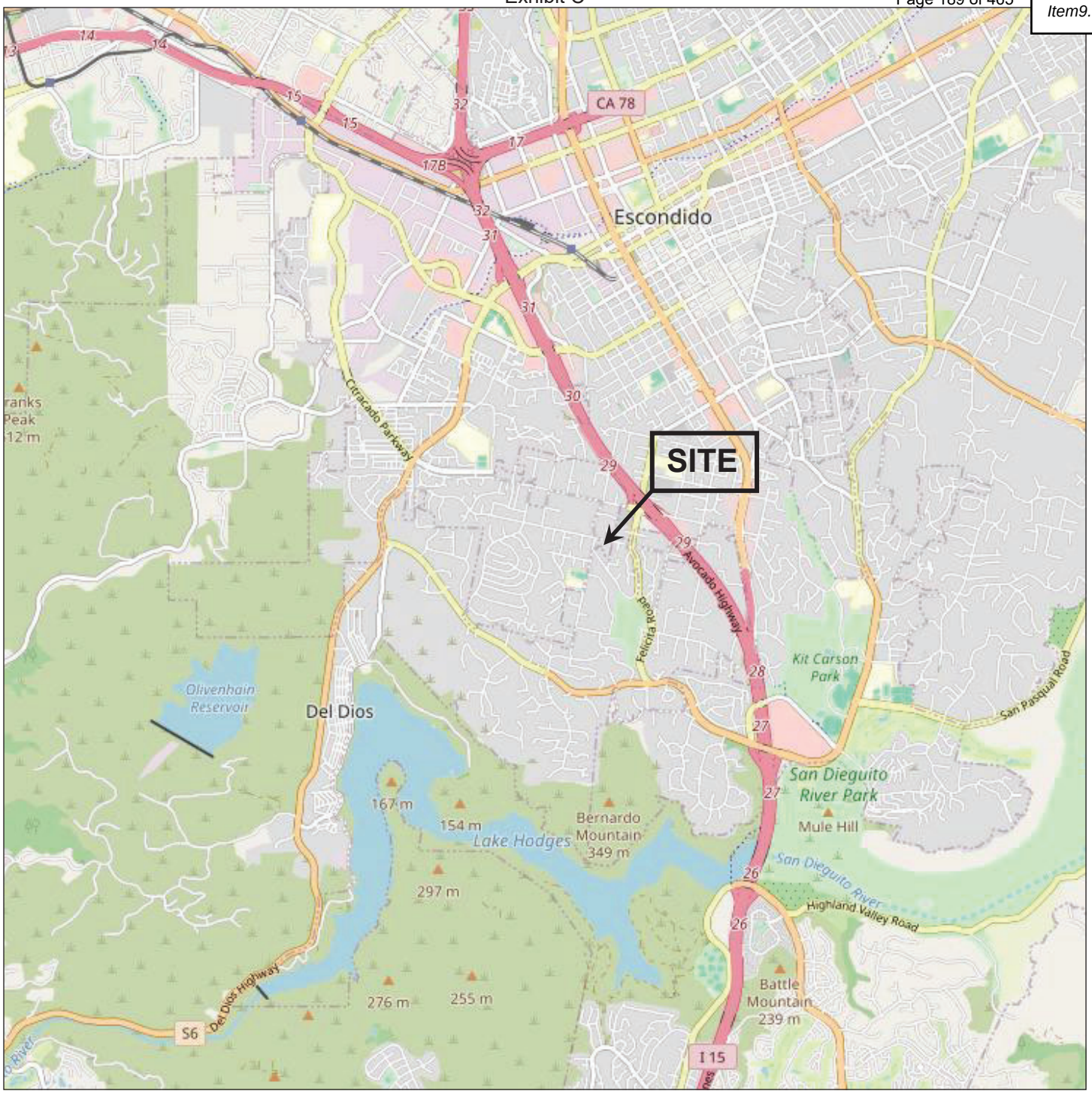


Figure 1 - Vicinity Map

1100 Hamilton Lane
Escondido, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

FIGURE 2
SITE PLAN

Exhibit C



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

Exhibit C

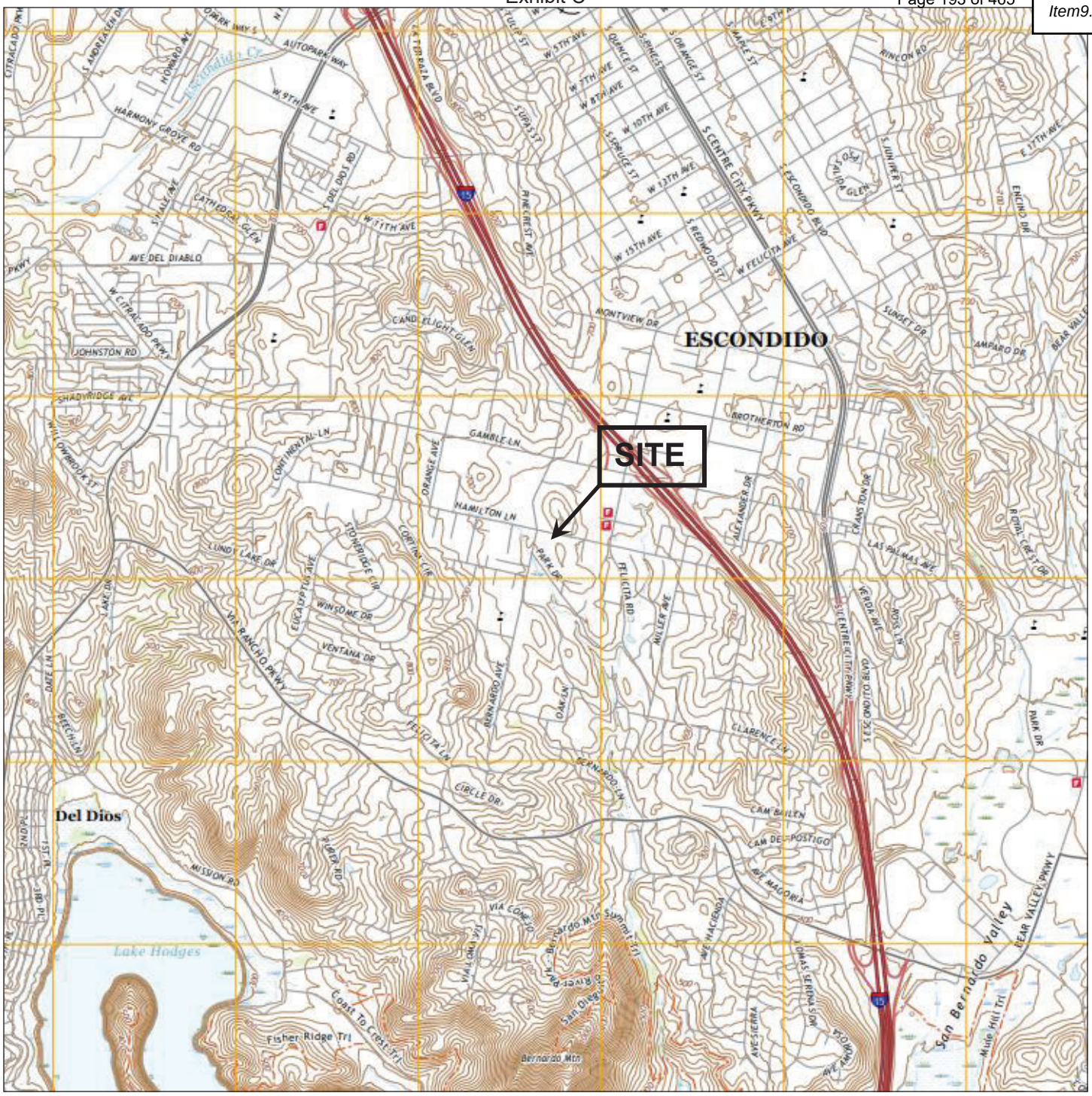


Figure 3 - Topographic Map

1100 Hamilton Lane
Escondido, California

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

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

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By:

President

Attest:

Secretary

Exhibit C

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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.

Exhibit C

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.

Exhibit C

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.

Exhibit C

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

Exhibit C

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

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Exhibit C

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:]

Exhibit C

ATTACHMENT ONE
(CONTINUED)

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.]

Exhibit C

ATTACHMENT ONE
(CONTINUED)

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.

Exhibit C

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

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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.

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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

Exhibit C

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

Exhibit C

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)	Page 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

Exhibit C

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

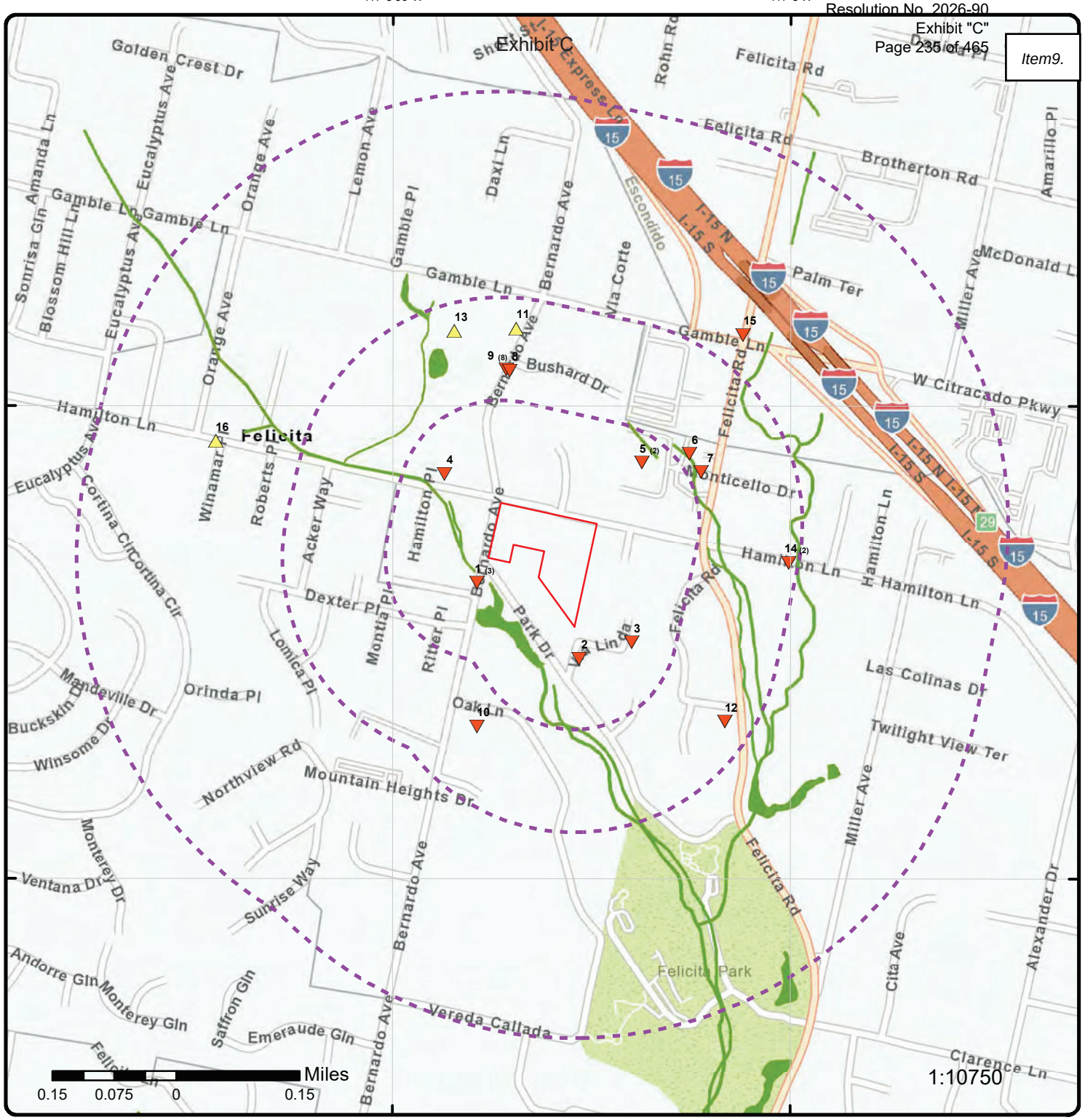
Address: 1100 Hamilton Lane, Escondido, CA

- 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

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Exhibit C



Map: 0.5 Mile Radius

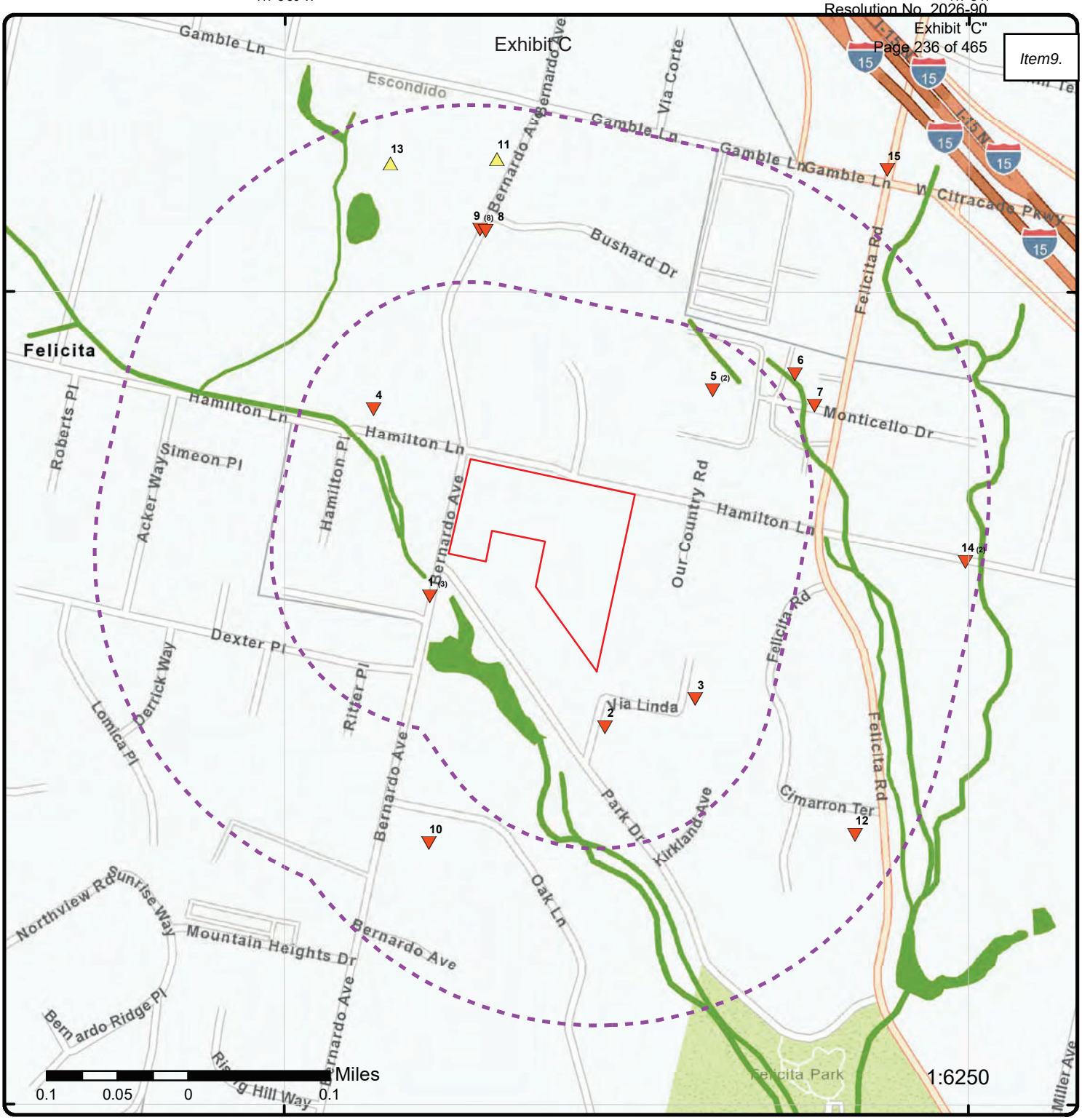
Order Number: 25030401545
Address: 1100 Hamilton Lane, Escondido, CA

- 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)

1515

Source: © 2021 ESRI StreetMap Premium
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Exhibit C



Map: 0.25 Mile Radius

Order Number: 25030401545

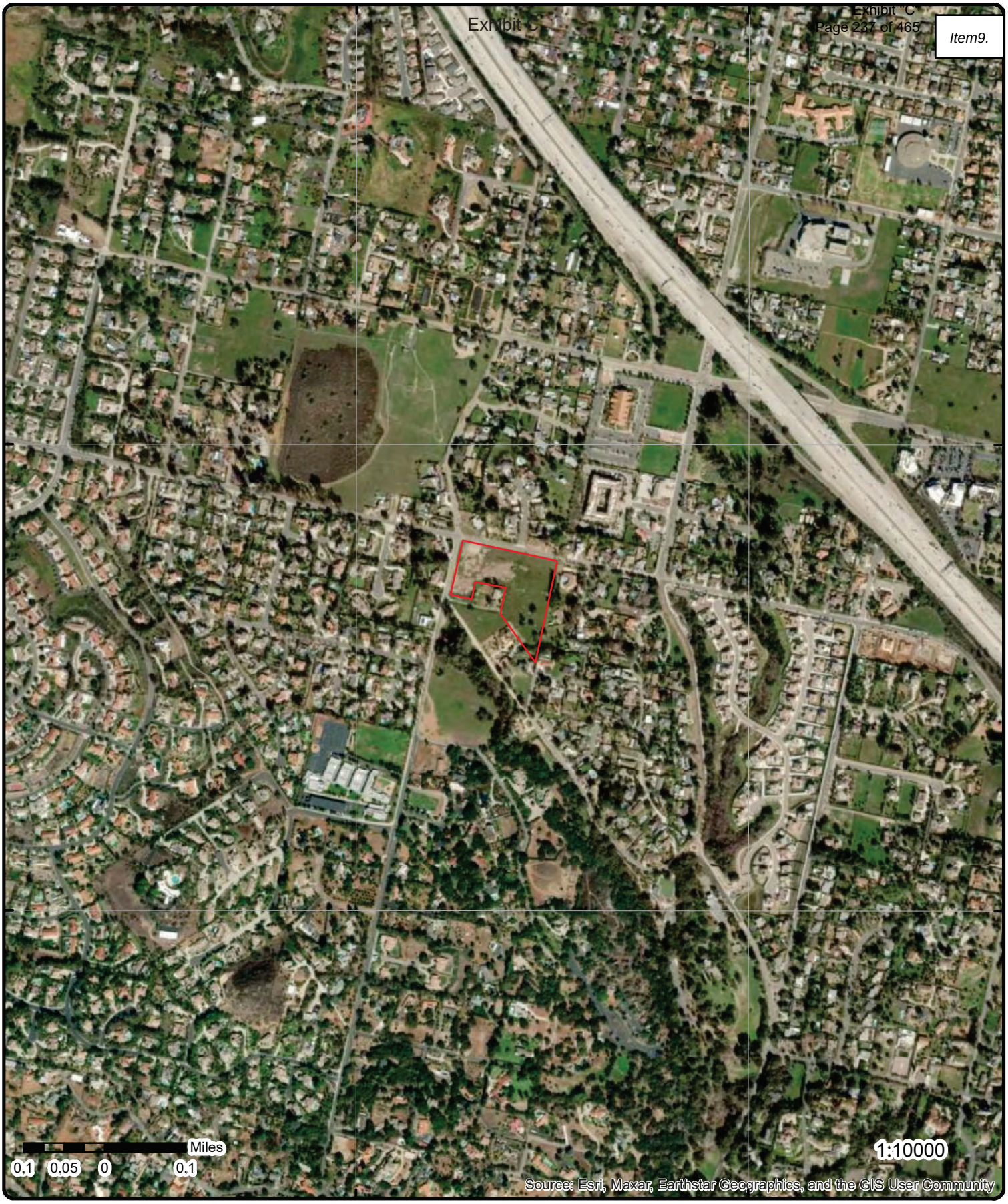
Address: 1100 Hamilton Lane, Escondido, CA

- 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

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Exhibit C



Aerial **Year: 2024**

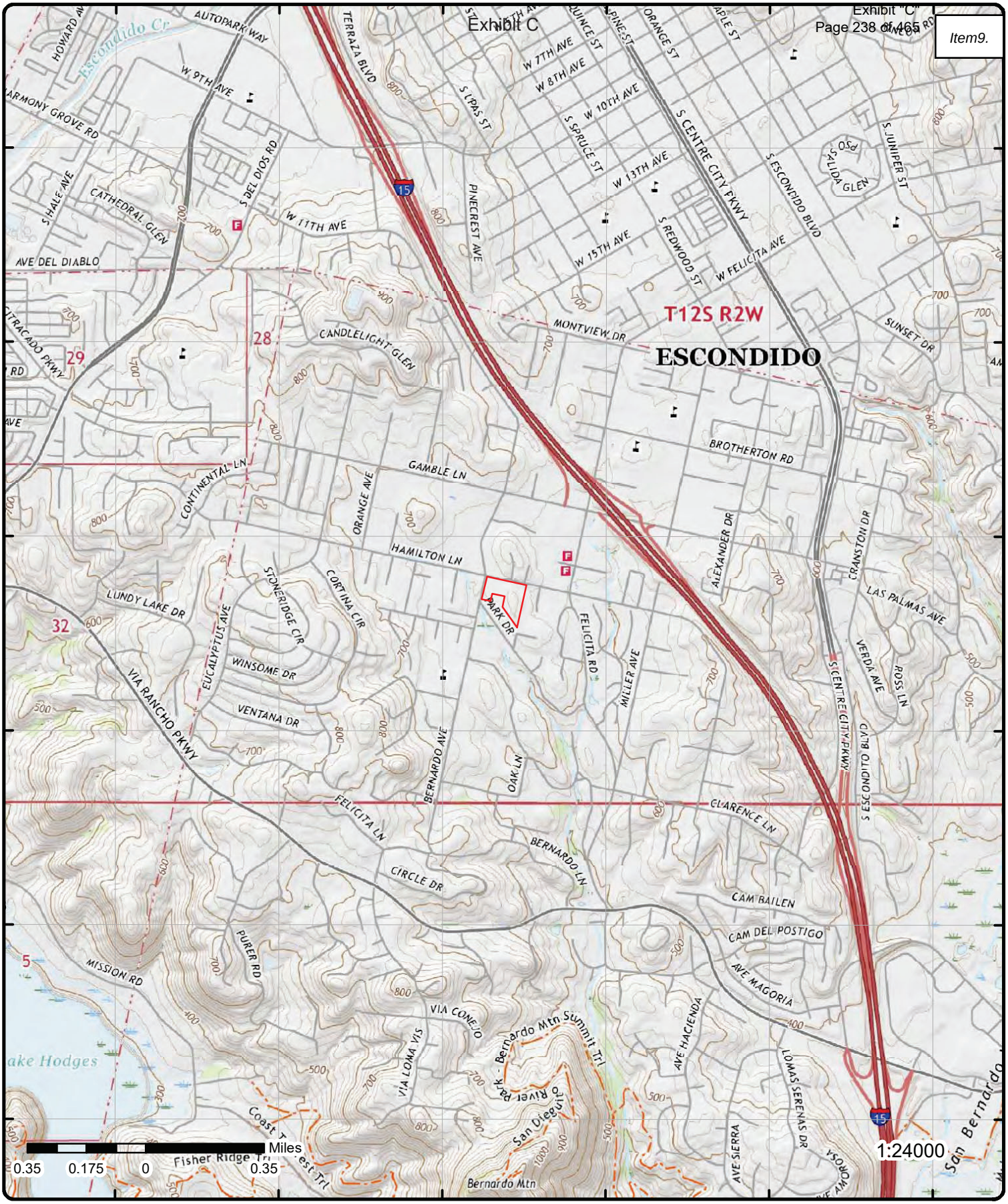
Order Number: 25030401545

Address: 1100 Hamilton Lane, Escondido, CA

Source: ESRI World Imagery

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Exhibit C



Topographic Map

Year: 2022

Order Number: 25030401545

Address: 1100 Hamilton Lane, CA

Quadrangle(s): Escondido CA

Source: USGS Topographic Map

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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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

Exhibit C

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
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

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	**Street No:**	
Type:	Other	**Street 1:**	908 VIA LINDA
Name:	GARRET MACKIE	**Street 2:**	
Date Became Current:		**City:**	ESCONDIDO
Date Ended Current:		**State:**	CA
Phone:	602-486-6422	**Country:**	
Source Type:	Implementer	**Zip Code:**	92029
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	908 VIA LINDA
Name:	GARRET MACKIE	**Street 2:**	
Date Became Current:		**City:**	ESCONDIDO
Date Ended Current:		**State:**	CA
Phone:	602-486-6422	**Country:**	
Source Type:	Implementer	**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.

Exhibit C

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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
Facility ID No: 37-000-001394
EPA ID No:
Active Permit: true
Permit Status: Permit Renewed
Bus Phone: 760-735-9478
Bus Fax: 0
Last Updated: 06/21/2023 02:35:09 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: 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
Child Record ID: DEH2016-HCHEM-0124236
CAS No: 68476-34-6
Last Updated: 01/17/2018 05:44:42 PM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 144156
Child Record ID: DEH2018-HCHEM-0167469
CAS No: 68476-34-6
Last Updated: 07/18/2020 01:19:27 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 361748
Child Record ID: DEH2020-HCHEM-0279699
CAS No: 68476-34-6
Last Updated: 05/27/2023 01:05:44 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 590167
Child Record ID: DEH2023-HCHEM-0373362
CAS No: 68476-34-6
Last Updated: 06/21/2023 02:35:09 AM
Chemical Name: Diesel Fuel No. 2
Common Name Inventory: Diesel Fuel No. 2
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 66730
Child Record ID: DEH2016-HCHEM-0124235
CAS No: 8006-61-9
Last Updated: 01/17/2018 05:44:42 PM
Chemical Name: Gasoline
Common Name Inventory: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

ID: 144155
Child Record ID: DEH2018-HCHEM-0167468
CAS No: 8006-61-9
Last Updated: 07/18/2020 01:19:27 AM
Chemical Name: Gasoline
Permit Status: Permit Renewed
Active Permit: true
Haz Material Type: Pure
Trade Secret: false

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
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 **Permit Status:** Permit Renewed
Child Record ID: DEH2016-HCHEM-0095664 **Active Permit:** true
CAS No: 68334-30-5 **Haz Material Type:** Mixture
Last Updated: 04/05/2016 02:32:26 AM **Trade Secret:** false
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL

ID: 93832 **Permit Status:** Permit Renewed
Child Record ID: DEH2017-HCHEM-0151284 **Active Permit:** true
CAS No: 68334-30-5 **Haz Material Type:** Mixture
Last Updated: 03/26/2019 02:35:59 AM **Trade Secret:** false
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL

ID: 240427 **Permit Status:** Permit Renewed
Child Record ID: DEH2019-HCHEM-0234006 **Active Permit:** true
CAS No: 68334-30-5 **Haz Material Type:** Mixture
Last Updated: 06/03/2021 02:21:01 AM **Trade Secret:** false
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL

ID: 424731 **Permit Status:** Permit Renewed
Child Record ID: DEH2021-HCHEM-0301123 **Active Permit:** true
CAS No: 68334-30-5 **Haz Material Type:** Mixture
Last Updated: 09/24/2022 01:26:00 AM **Trade Secret:** false
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL

ID: 519735 **Permit Status:** Permit Renewed
Child Record ID: DEH2022-HCHEM-0343254 **Active Permit:** true
CAS No: 68334-30-5 **Haz Material Type:** Mixture
Last Updated: 04/11/2023 02:31:45 AM **Trade Secret:** false
Chemical Name: DIESEL FUEL #2
Common Name Inventory: DIESEL FUEL

Hazardous Materials Inspection Violations

Container Tank ID: 37-000-204482 **Inspection No:** 5759308
Facility ID No: 19216 **Inspection Type:** Routine
ID: 08/22/2017 12:41:05 PM **Inspection Date:**
UST ID: **Compliance Date:** 08/22/2017 12:00:00 AM
Permit Status: Permit Renewed **Last Updated:** 04/11/2023 12:00:00 AM
Active Permit: true **NOV:** false
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

Container Tank ID: 37-000-204482 **Inspection No:** 7030335
Facility ID No: 68912 **Inspection Type:** Routine
ID: 09/23/2022 12:00:00 AM **Inspection Date:**
UST ID: **Compliance Date:** 10/21/2022 12:00:00 AM
Permit Status: Permit Renewed **Last Updated:** 04/11/2023 12:00:00 AM
Active Permit: true **NOV:** false
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

Container Tank ID: 37-000-204482 **Inspection No:** 7030335
Facility ID No: 68911 **Inspection Type:** Routine
ID: 09/23/2022 12:00:00 AM **Inspection Date:**
UST ID: **Compliance Date:**
Permit Status: Permit Renewed **Last Updated:** 04/11/2023 12:00:00 AM
Active Permit: true **NOV:**
Program Element: Hazardous Materials Release Response Plans
Violation Code: HMD0000 HAZARDOUS MATERIALS REQUIREMENTS

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.

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	

Receive Dt: 20040621
Generator Code Description: Large Quantity Generator
Handler Name: CHATHAM SITE PRP GROUP

9	1 of8	NNW	0.16 / 855.59	653.49 / -4	CHATHAM BROS 2257 BERNARDO AVE ESCONDIDO CA 92025	CERCLIS

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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		

Exhibit C

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)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
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

Exhibit C

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		

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

NPL: No
Federal Facility: No

Site ID: 0902609
Operable Units: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No
Start Actual: 12/1/1980 5:00:00 AM
Finish Actual: 12/1/1980 5:00:00 AM
Qual:
Curr Action Lead: EPA Perf

Site ID: 0902609
Operable Units: 00
Action Code: PA
Action Name: PA
SEQ: 2
Region: 09
FF Docket: No
NPL: No
Federal Facility: No
Start Actual:
Finish Actual: 2/18/1993 5:00:00 AM
Qual: H
Curr Action Lead: EPA Perf

Site ID: 0902609
Operable Units: 00
Action Code: SI
Action Name: SI
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No
Start Actual: 10/14/1993 4:00:00 AM
Finish Actual: 12/7/1993 5:00:00 AM
Qual: L
Curr Action Lead: EPA Perf

Site ID: 0902609
Operable Units: 00
Action Code: PA
Action Name: PA
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No
Start Actual:
Finish Actual: 12/1/1987 5:00:00 AM
Qual: N
Curr Action Lead: EPA Perf

Site ID: 0902609
Operable Units: 00
Action Code: OO
Action Name: SITE REASS
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No
Start Actual:
Finish Actual: 6/27/2001 4:00:00 AM
Qual: H
Curr Action Lead: St Perf

Site ID: 0902609
Operable Units: 00
Action Code: VA
Action Name: OTHR CLEANUP
SEQ: 1
Region: 09
FF Docket: No
NPL: No
Federal Facility: No
Start Actual: 10/1/2000 4:00:00 AM
Finish Actual:
Qual: H
Curr Action Lead: St Perf

GIS Information

Registry ID: 110002611219
Active Status: NOT ON THE NPL
Key Field: SEMSCAD990663361
Pgm Sys Acrnm: SEMS
Accuracy Value: 50
HUC8 Code: 18070304

Exhibit C

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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Exhibit C

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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.

Exhibit C

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	
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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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?

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:**

Exhibit C

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

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	**Assembly:**	76
Status Date:	2023-08-31 00:00:00	**Division Branch:**	Southern California Schools & Brownfields Outreach
Site Code:	401654	**Funding:**	Responsible Party
Site Type:	Voluntary Cleanup	**Lead Agency:**	SAN DIEGO COUNTY
Site Type Detailed:	Voluntary Agreement	**Project Manager:**	Greg Sweel
Special Program:		**Supervisor:**	Scarlett Zhai
City:	Escondido	**Restricted Use:**	YES
County:	SAN DIEGO	**Senate:**	40
Congres Dis:	50	**Site Mgmt Req:**	NONE SPECIFIED
State:	CA	**Acres:**	42
Latitude:	33.088902	**Zip:**	92069
Longitude:	-117.083368		

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

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).

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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	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	**Site Code:**	
Program Type:	MILITARY EVALUATION	**APN:**	NONE SPECIFIED
Program Type1:		**Assembly District:**	76
Status:	INACTIVE - NEEDS EVALUATION	**Census Tract:**	6073020403
Site Facility Name:	CAMP ESCONDIDO	**Funding:**	DERA
Site Type:	FUDS	**Office:**	CLEANUP CYPRESS
Address Desc:		**Project Manager:**	
City:	ESCONDIDO	**Special Program:**	
County:	SAN DIEGO	**Supervisor:**	EILEEN MANANIAN
Zip:		**Senate District:**	40
Acres:	0 ACRES		

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

Exhibit C

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site

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: FED

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: ENVIRO

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 OIL

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 CH

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

ERIS

HISTORICAL AERIALS

Project Property: 1100 Hamilton Lane
1100 Hamilton Lane
Escondido CA 92029

Project No:

Requested By: Weis Environmental, LLC

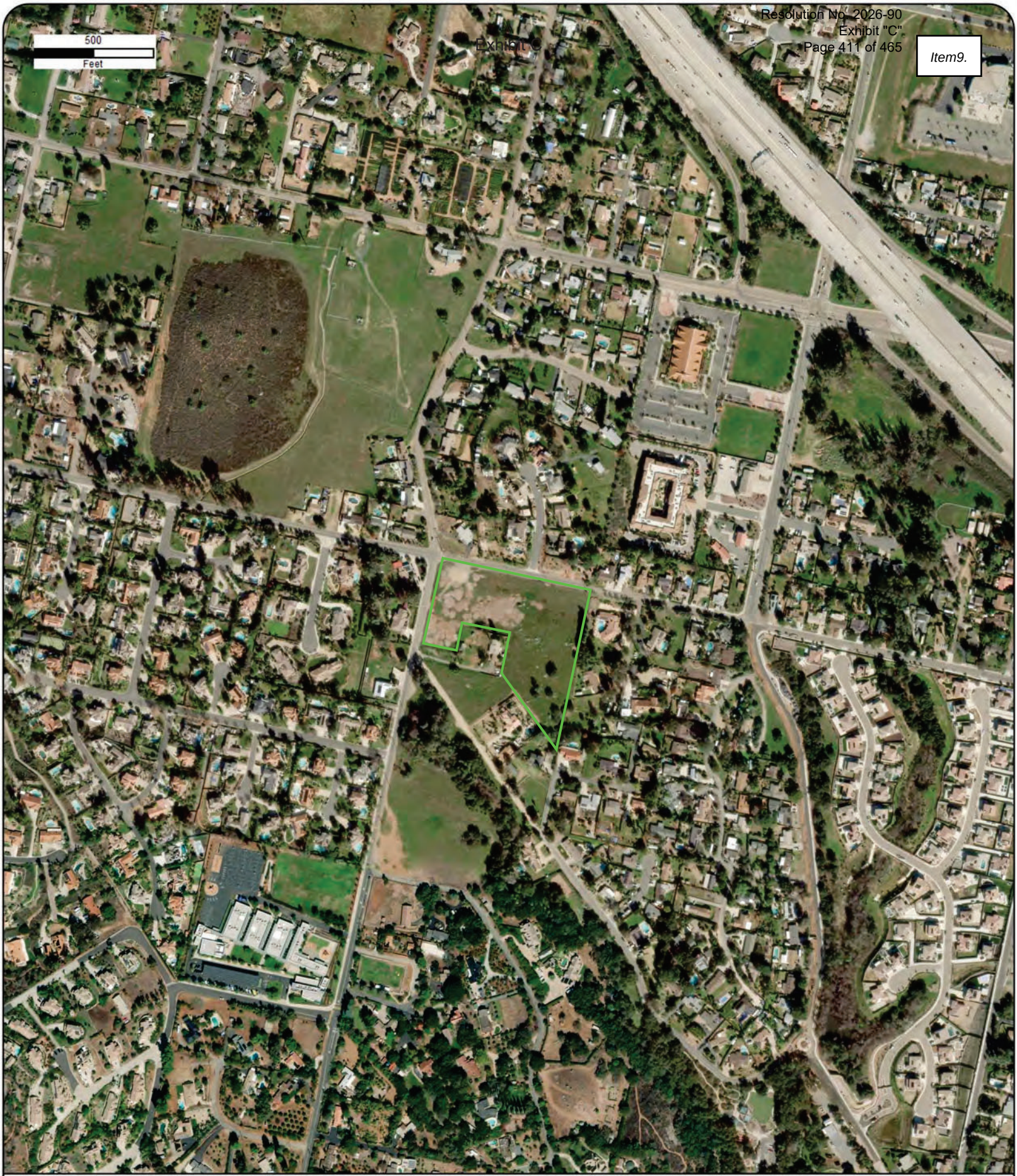
Order No: 25030401545

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



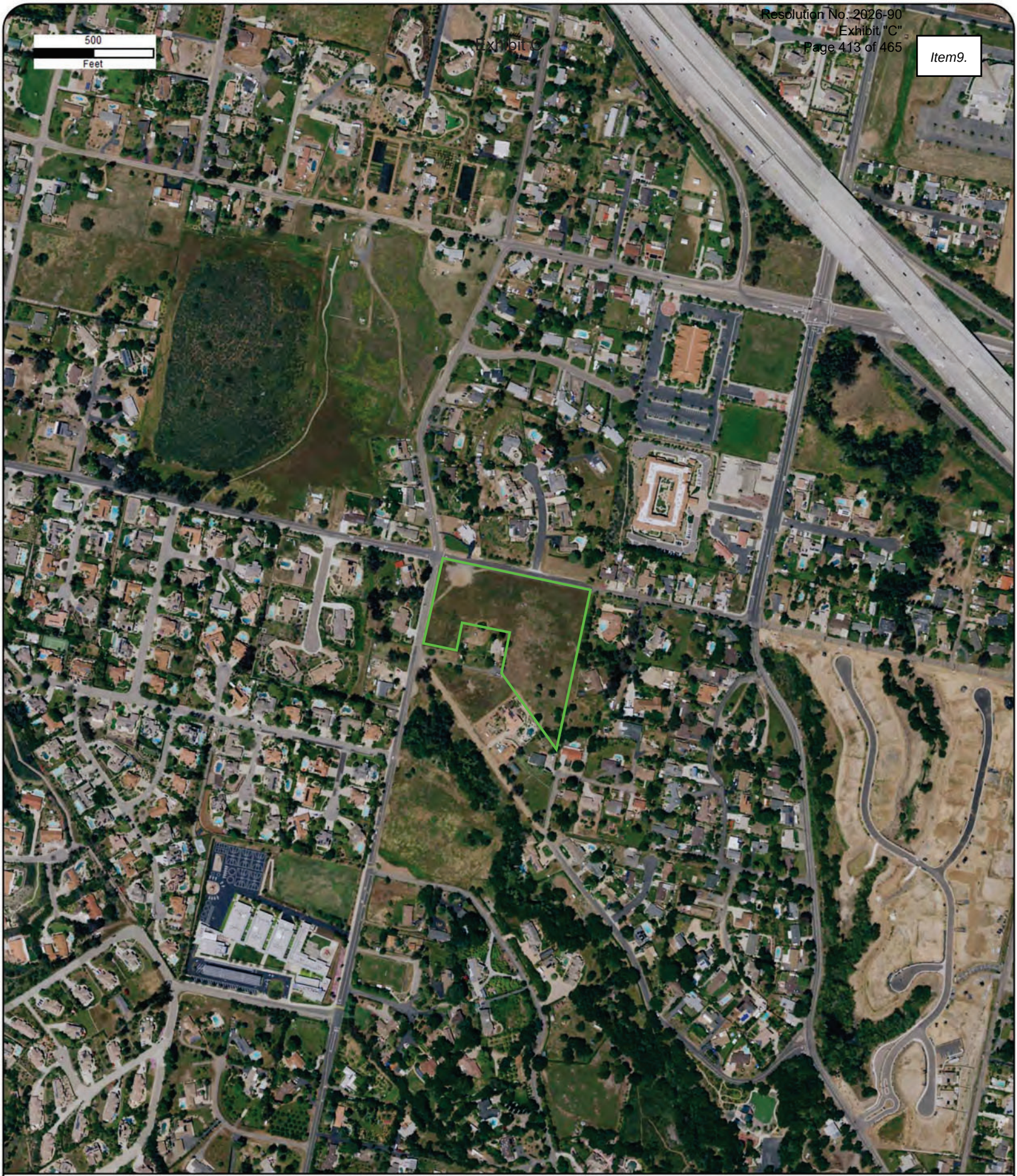
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Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



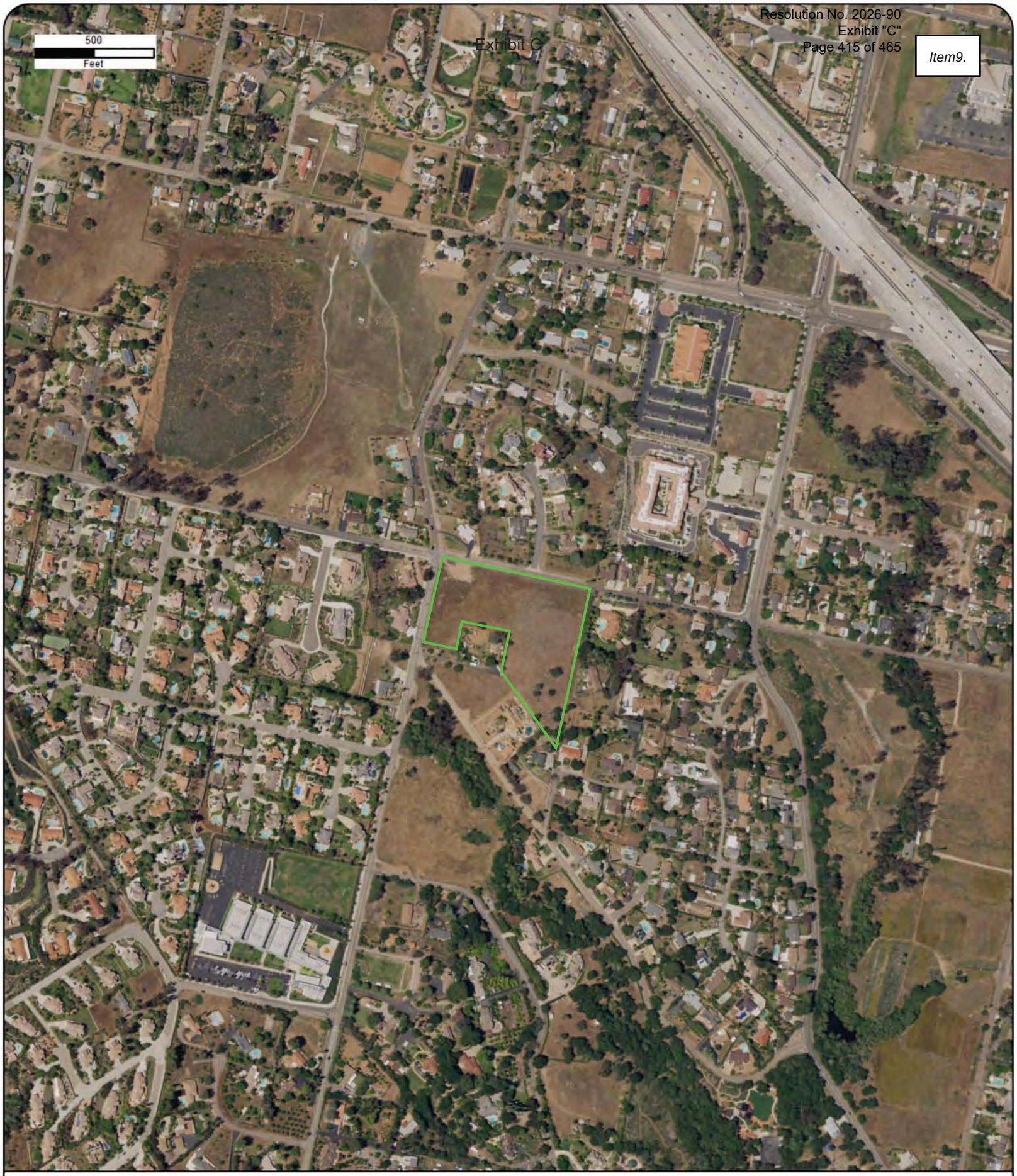
Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

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

Exhibit C



Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS

Exhibit C



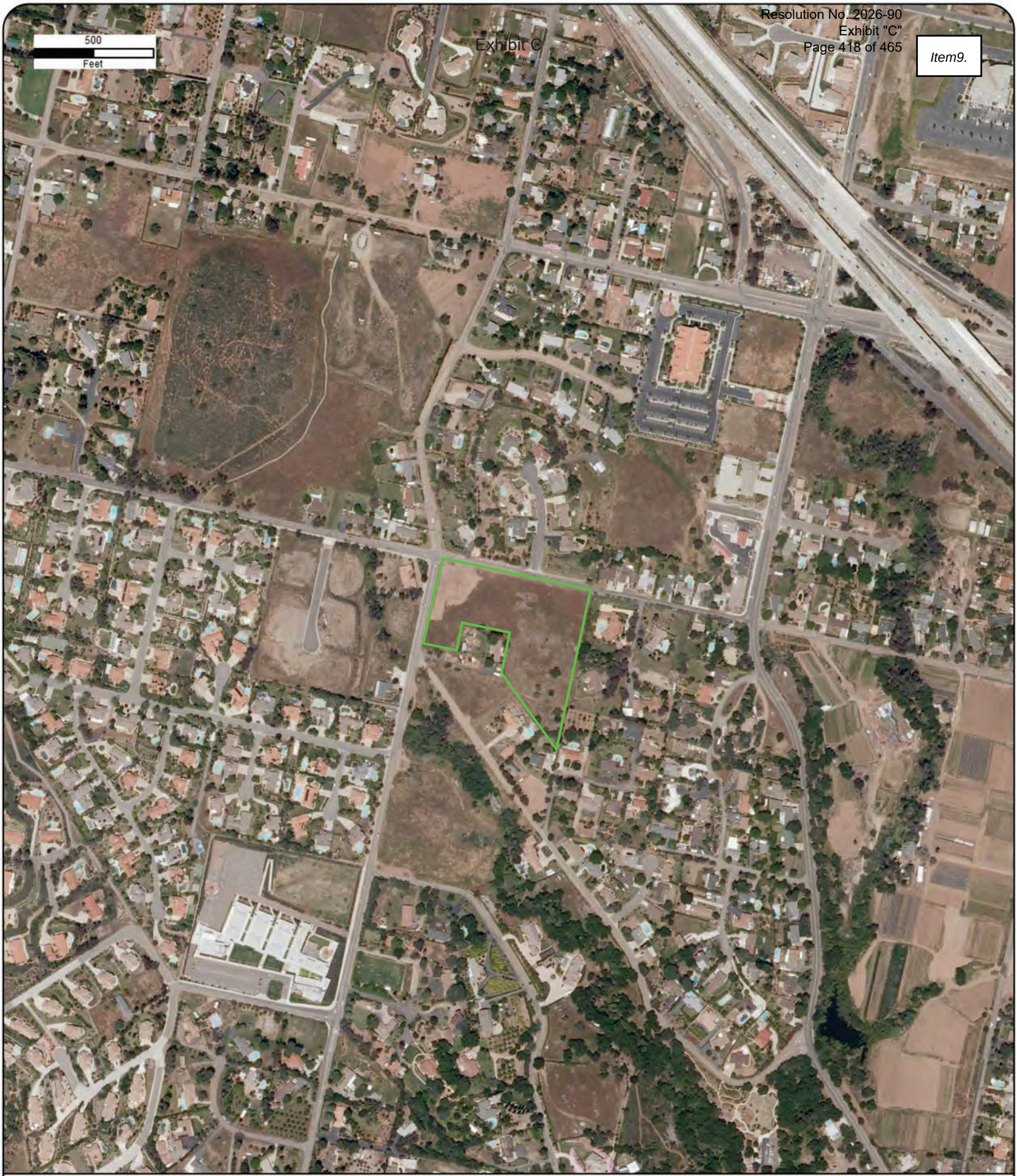
Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

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

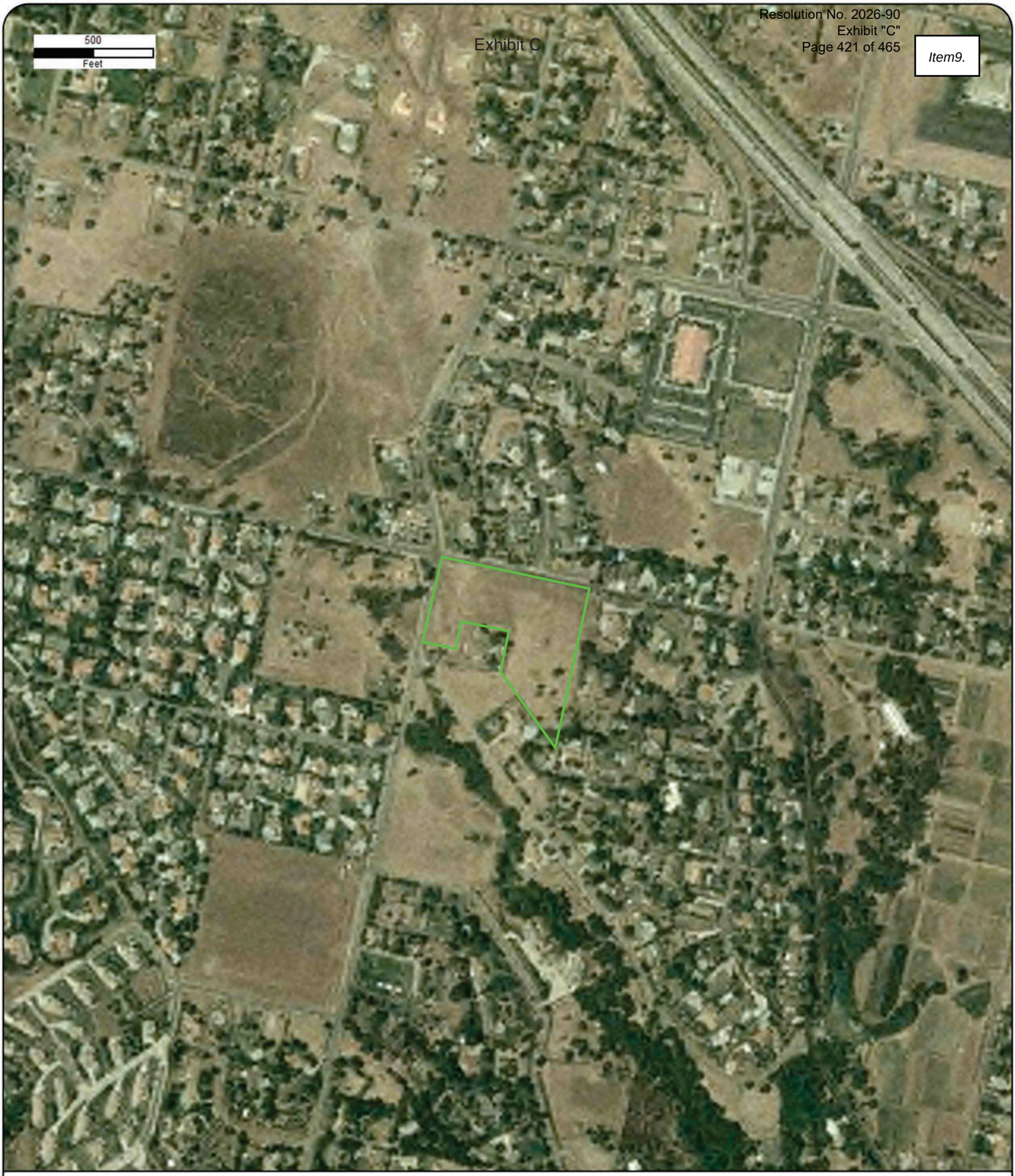


Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



Year: 2004
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: 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

Exhibit C

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

ERIS

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

ERIS

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

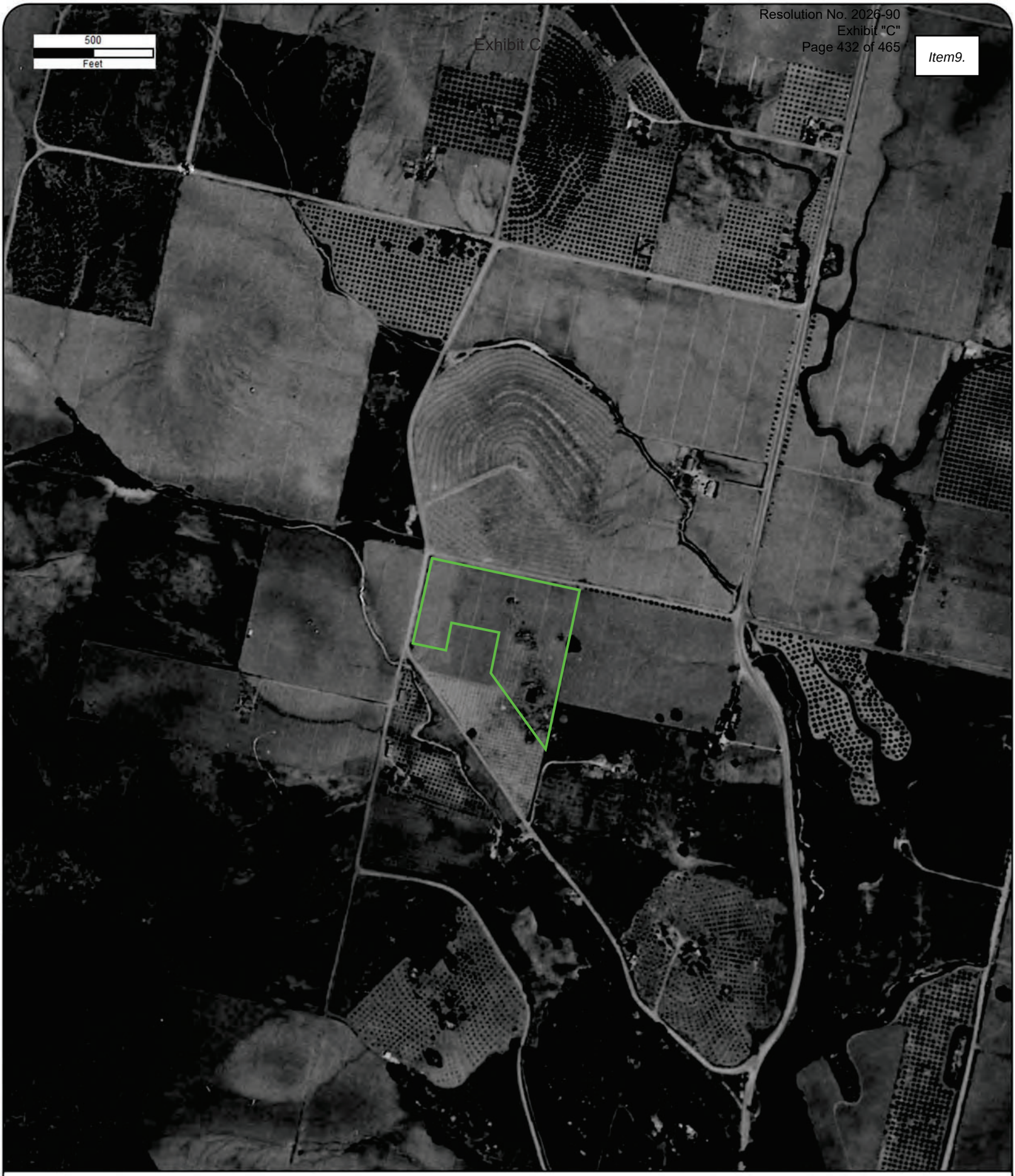


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Source: USGS
Scale: 1" = 500'
Comment:

Address: 1100 Hamilton Lane, Escondido, CA
Approx Center: -117.08840343,33.08912554

Order No: 25030401545

ERIS



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

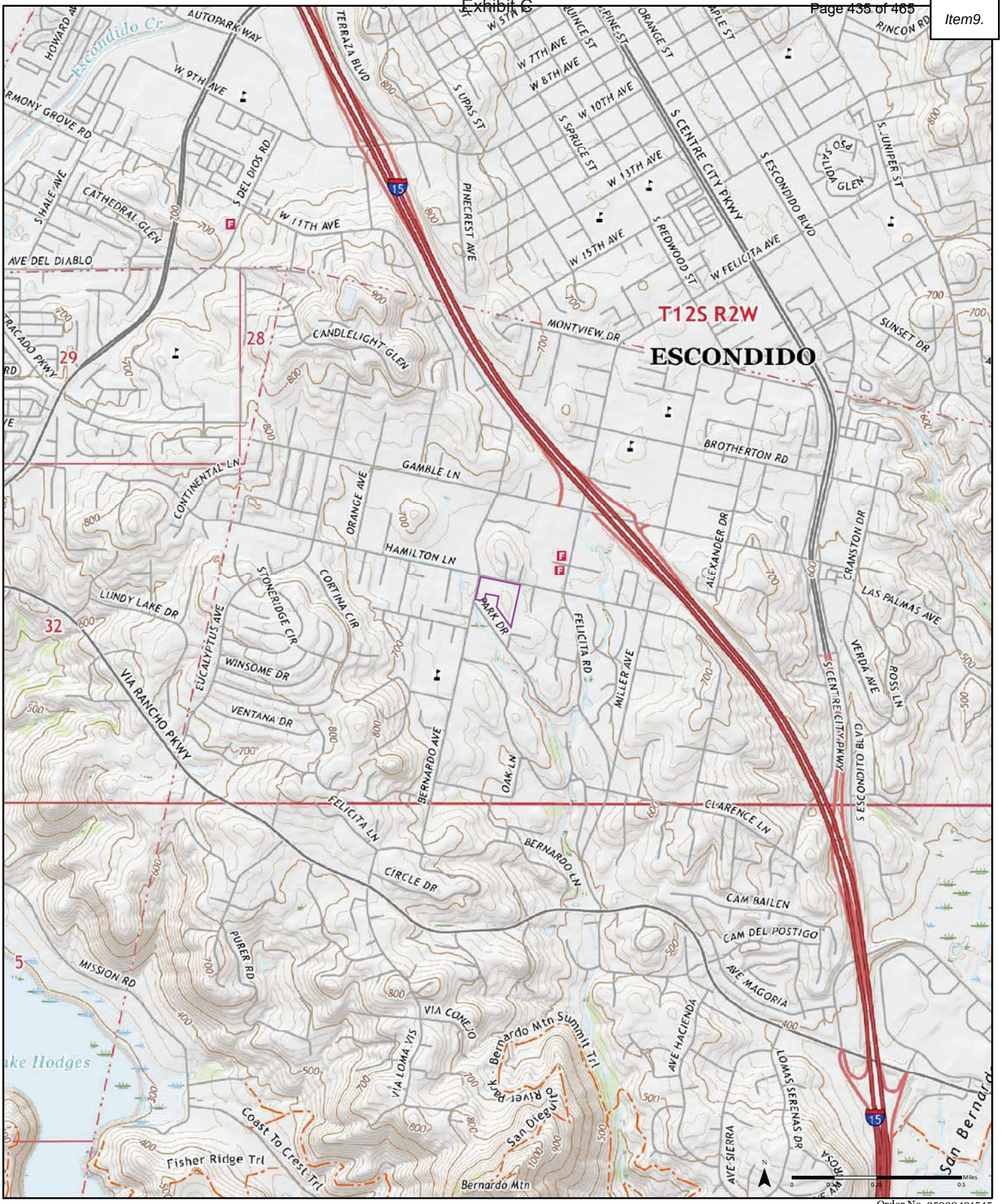
We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

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

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Exhibit C



Order No. 25030401545

2022

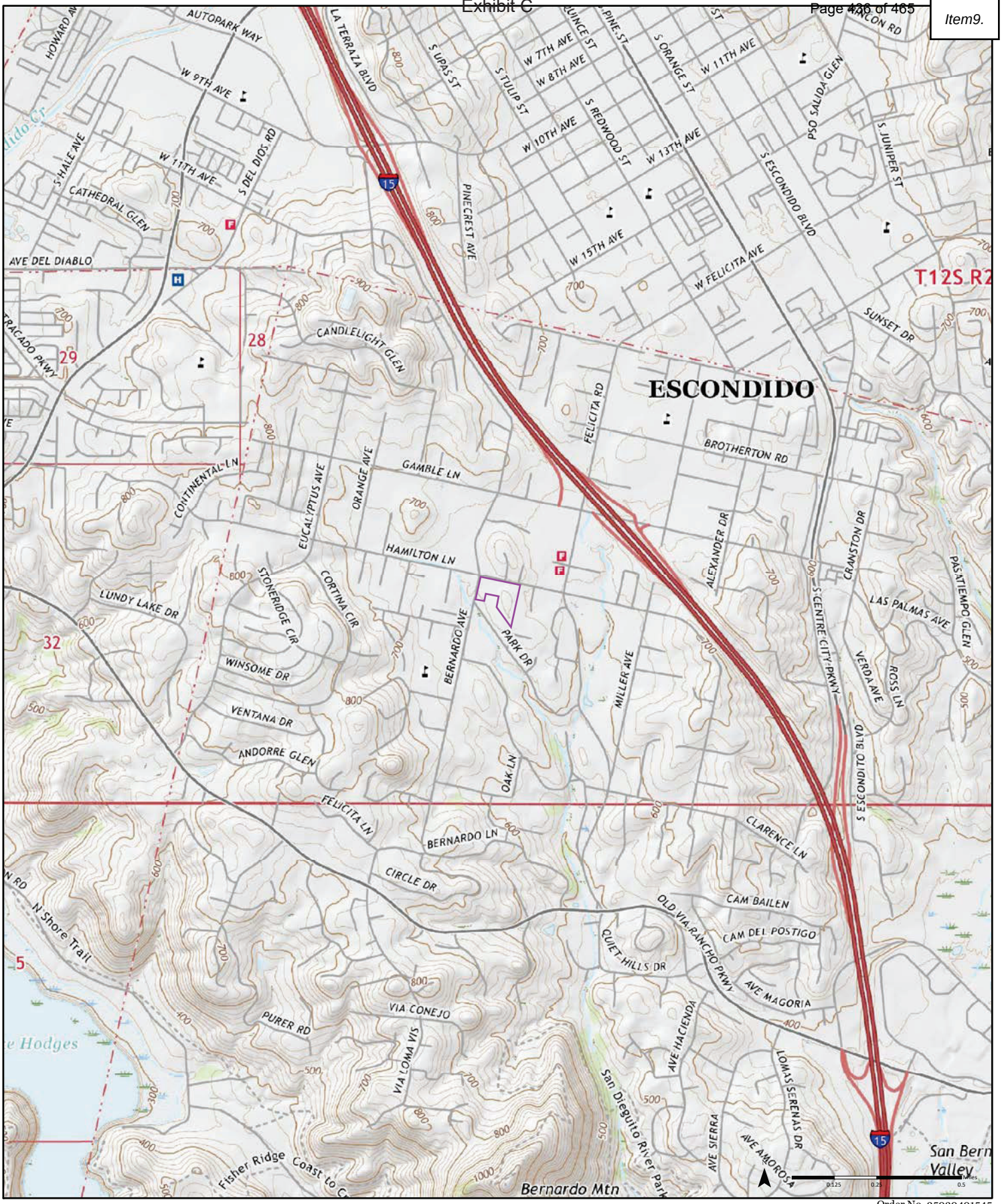
Available Quadrangle(s): Escondido, CA

Escondido

1715

Source: USGS 7.5 Minute Topographic Map

Exhibit C



Order No. 25030401545

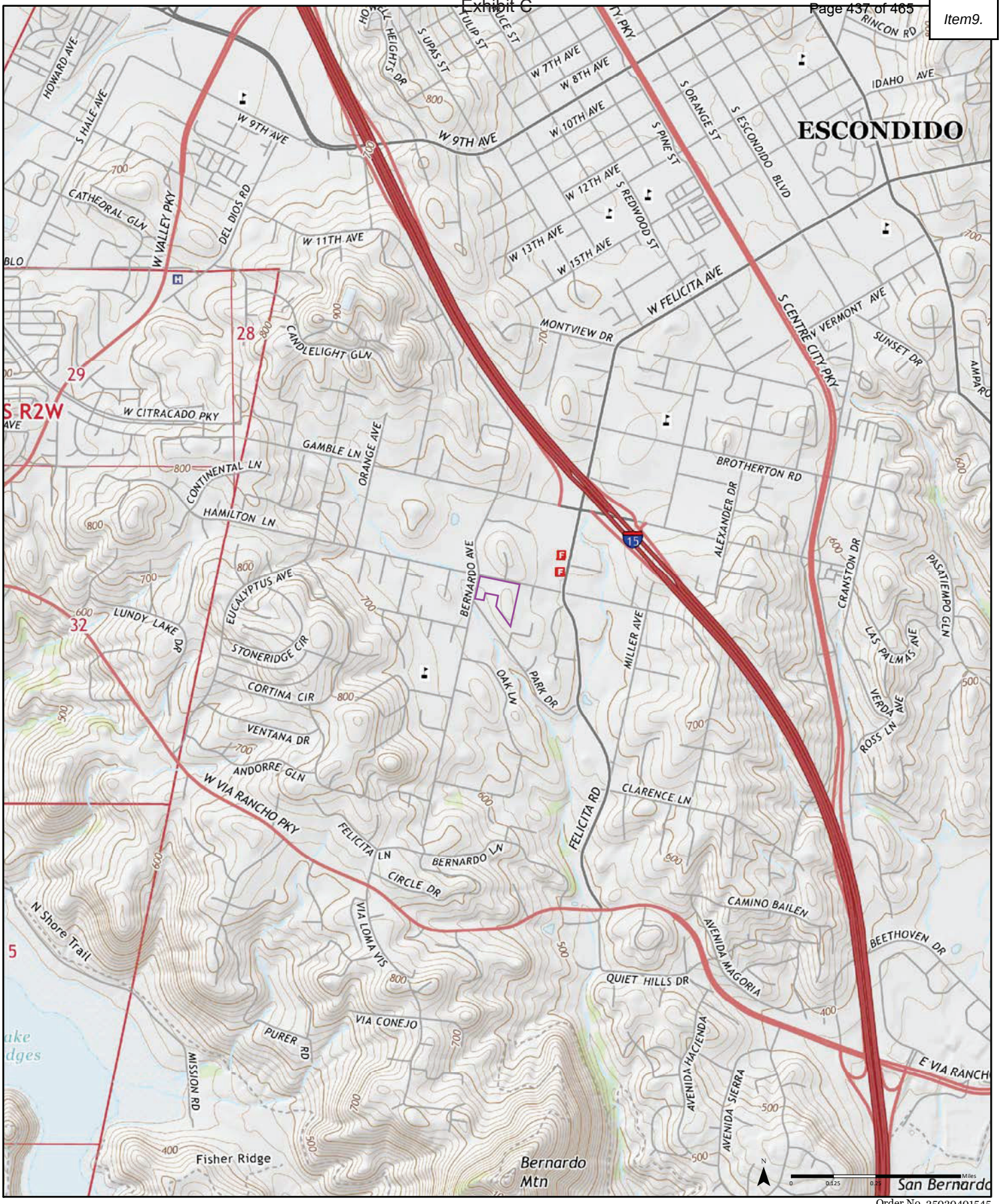
2018



Available Quadrangle(s): Escondido, CA

Source: USGS 7.5 Minute Topographic Map

Exhibit C



Order No. 25030401545

2015

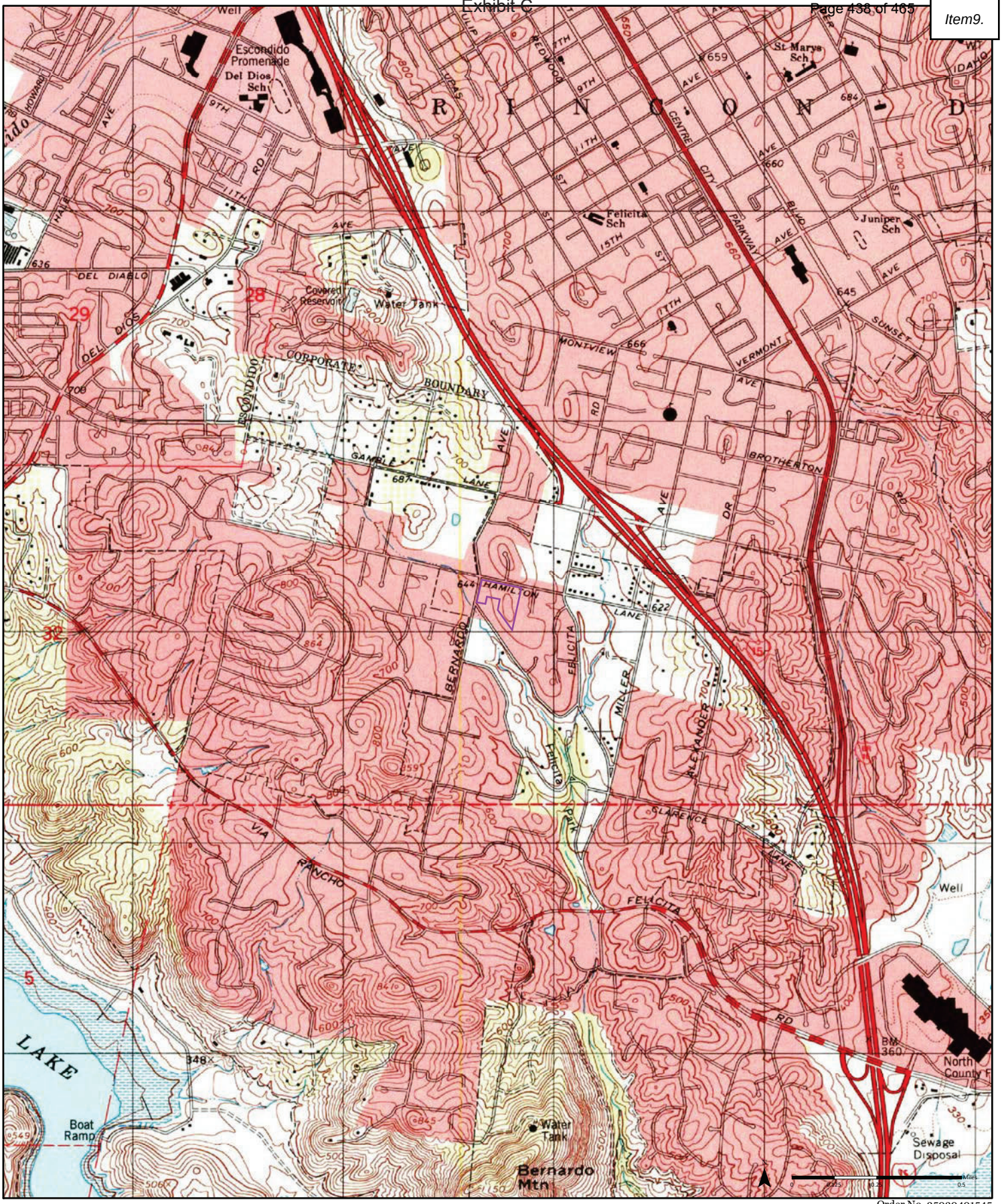


Available Quadrangle(s): Escondido, CA

1717

Source: USGS 7.5 Minute Topographic Map

Exhibit C



1996 (1-1996)

Aerial Photo Year: 1996

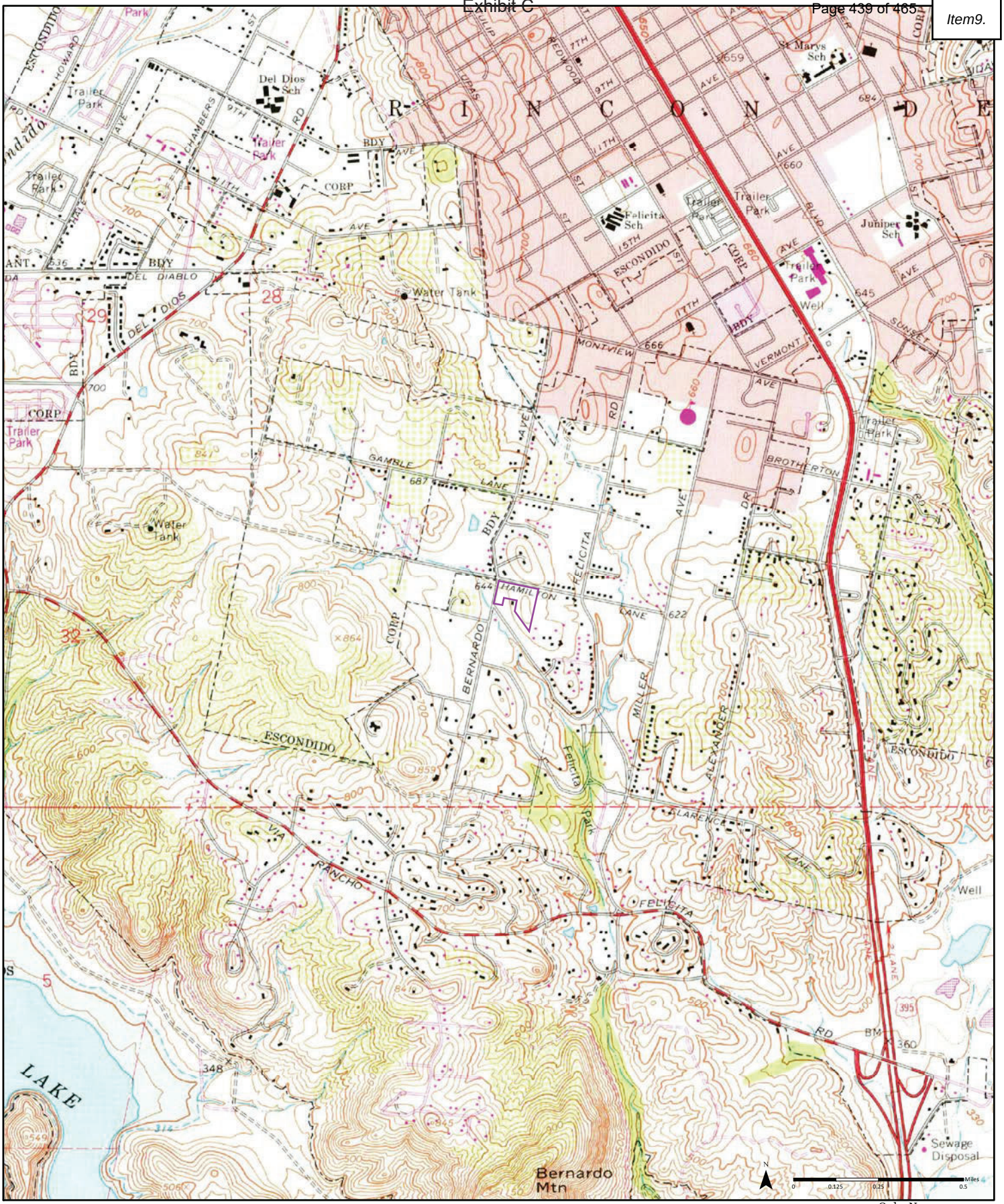
Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1996)



Source: USGS 7.5 Minute Topographic Map

Exhibit C



Order No. 25030401545

1975 *(1-1975)*

Aerial Photo Year: 1967
Photo Revision Year: 1975

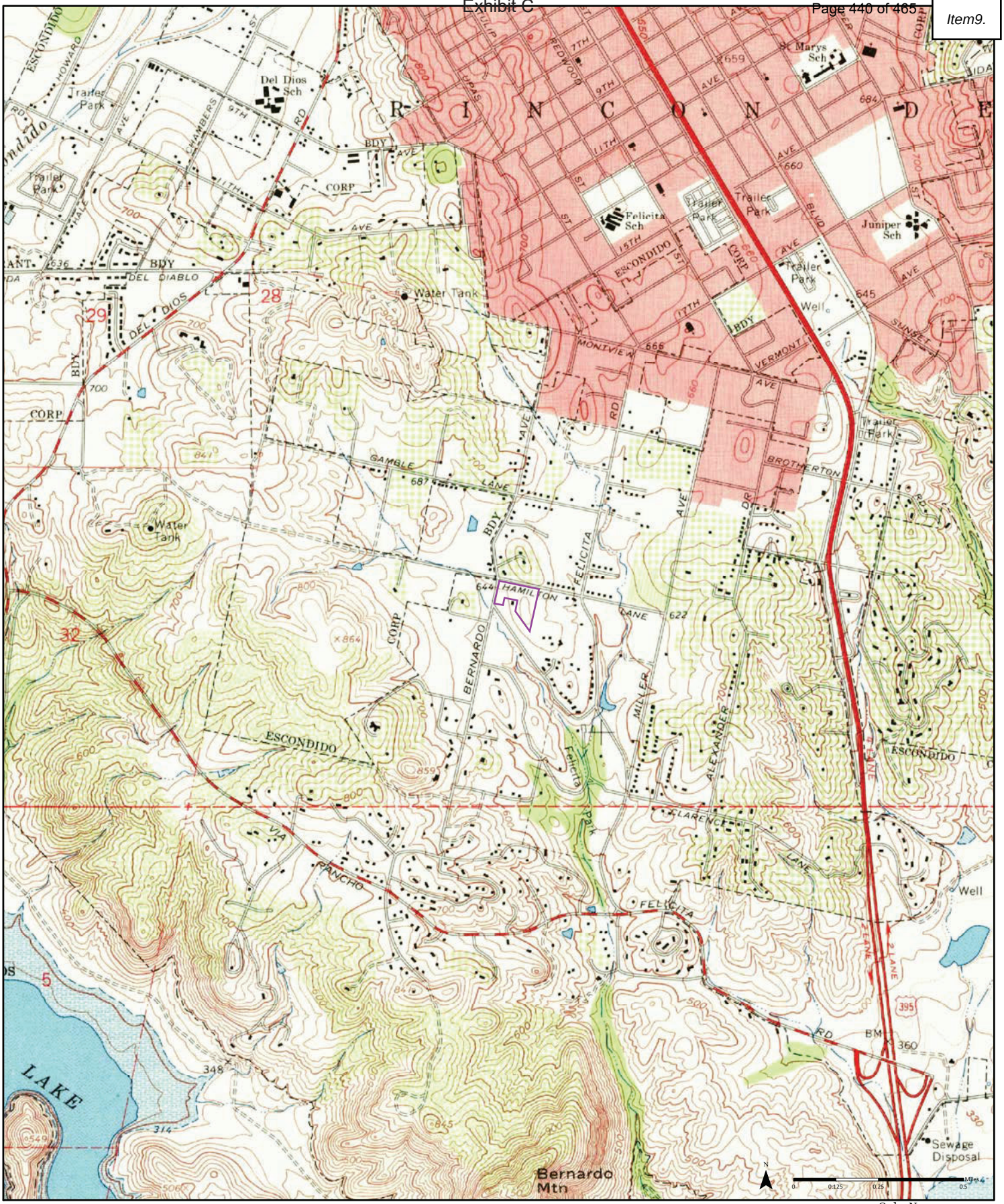
Available Quadrangle(s): Escondido, CA(1-1975)



1719

Source: USGS 7.5 Minute Topographic Map

Exhibit C



1968 (1-1968)
Aerial Photo Year: 1967

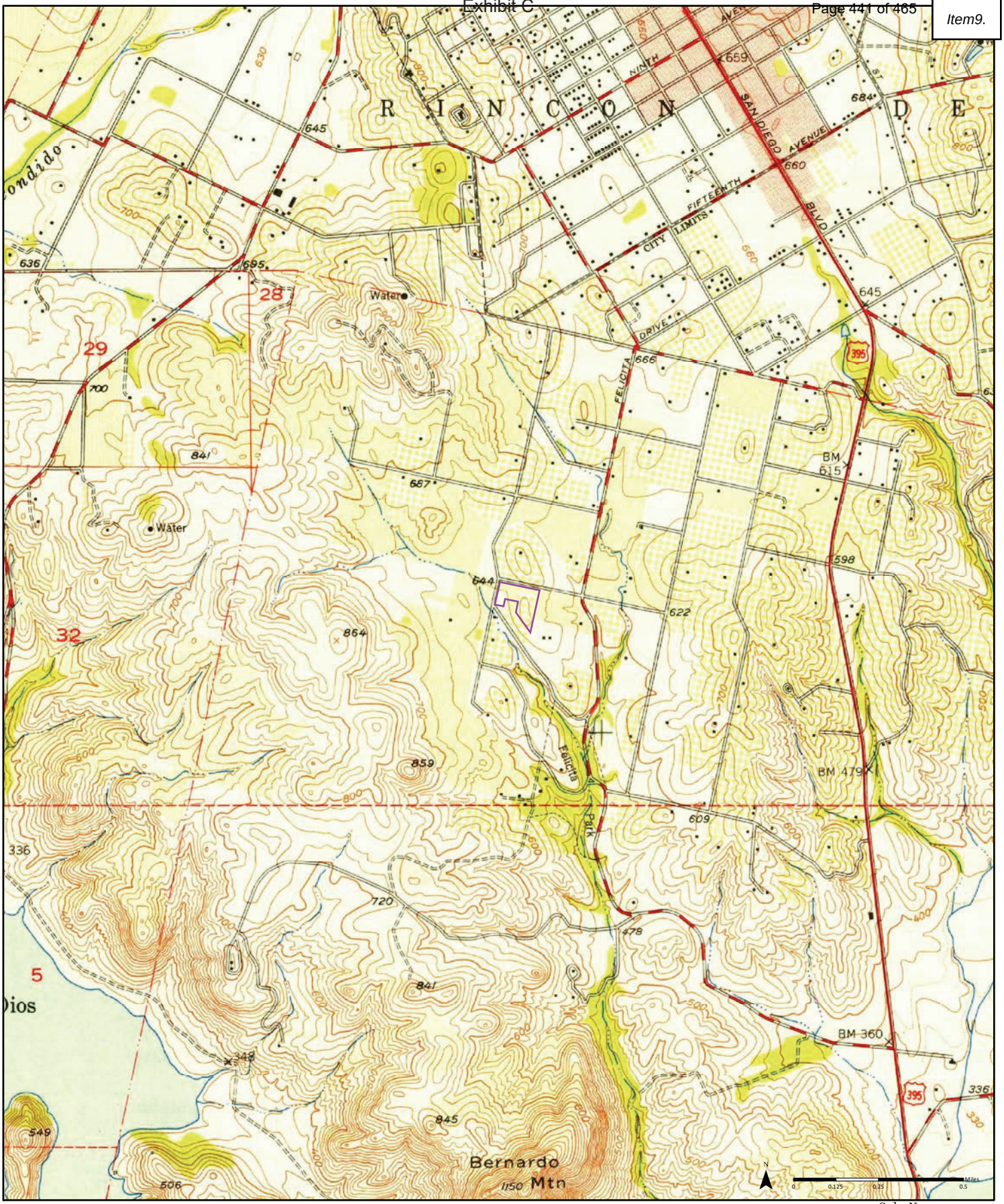
Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1968)



Source: USGS 7.5 Minute Topographic Map

Exhibit C



Order No. 25030401545

1949 (1-1949)
Aerial Photo Year: 1947

Available Quadrangle(s): Escondido, CA(1-1949)



Source: USGS 7.5 Minute Topographic Map

Exhibit C



1948 (1-1948)
Aerial Photo Year: 1947

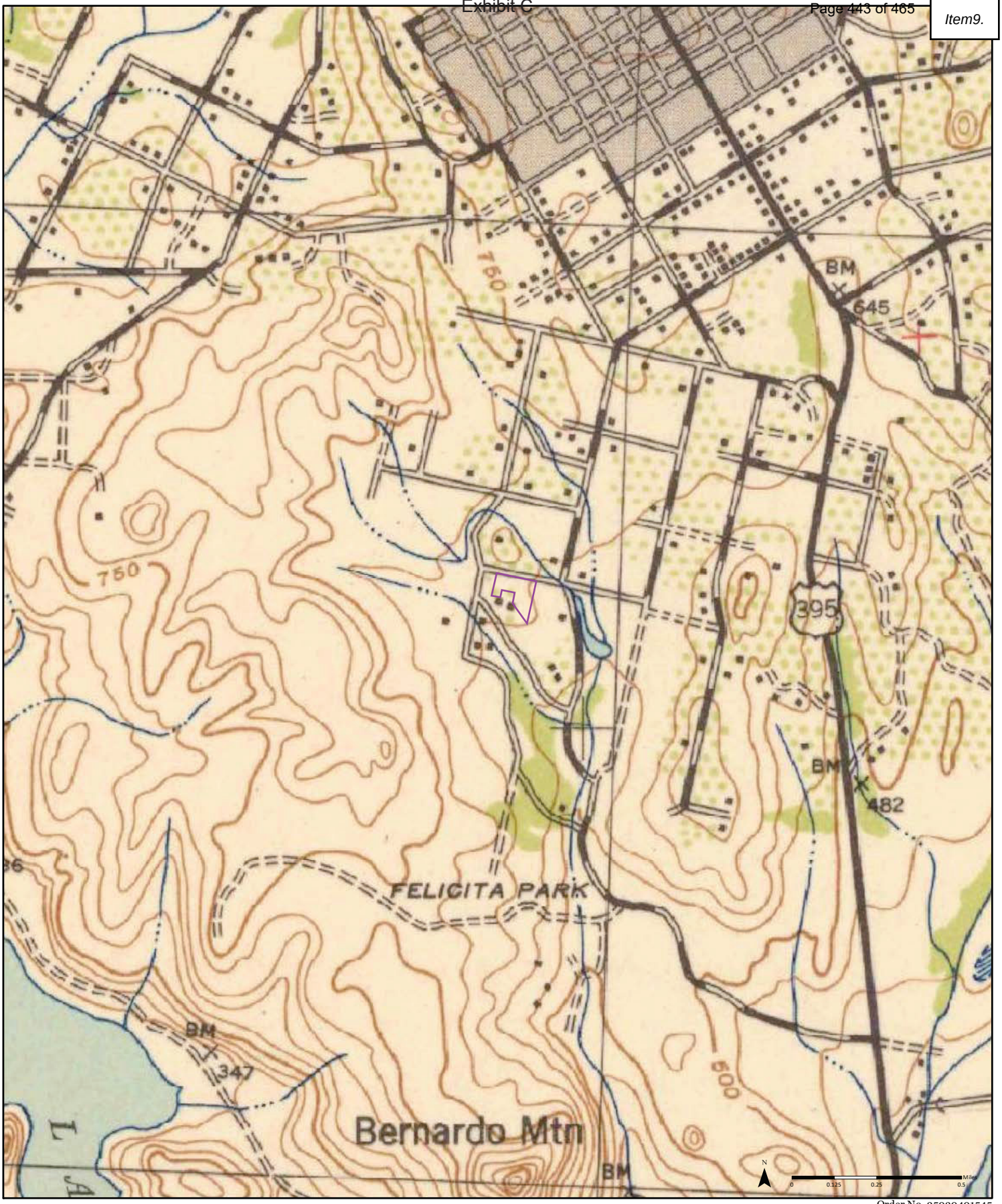
Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1948)

Escondido

Source: USGS 7.5 Minute Topographic Map

Exhibit C



1942 *(1-1942)*
Aerial Photo Year: 1939

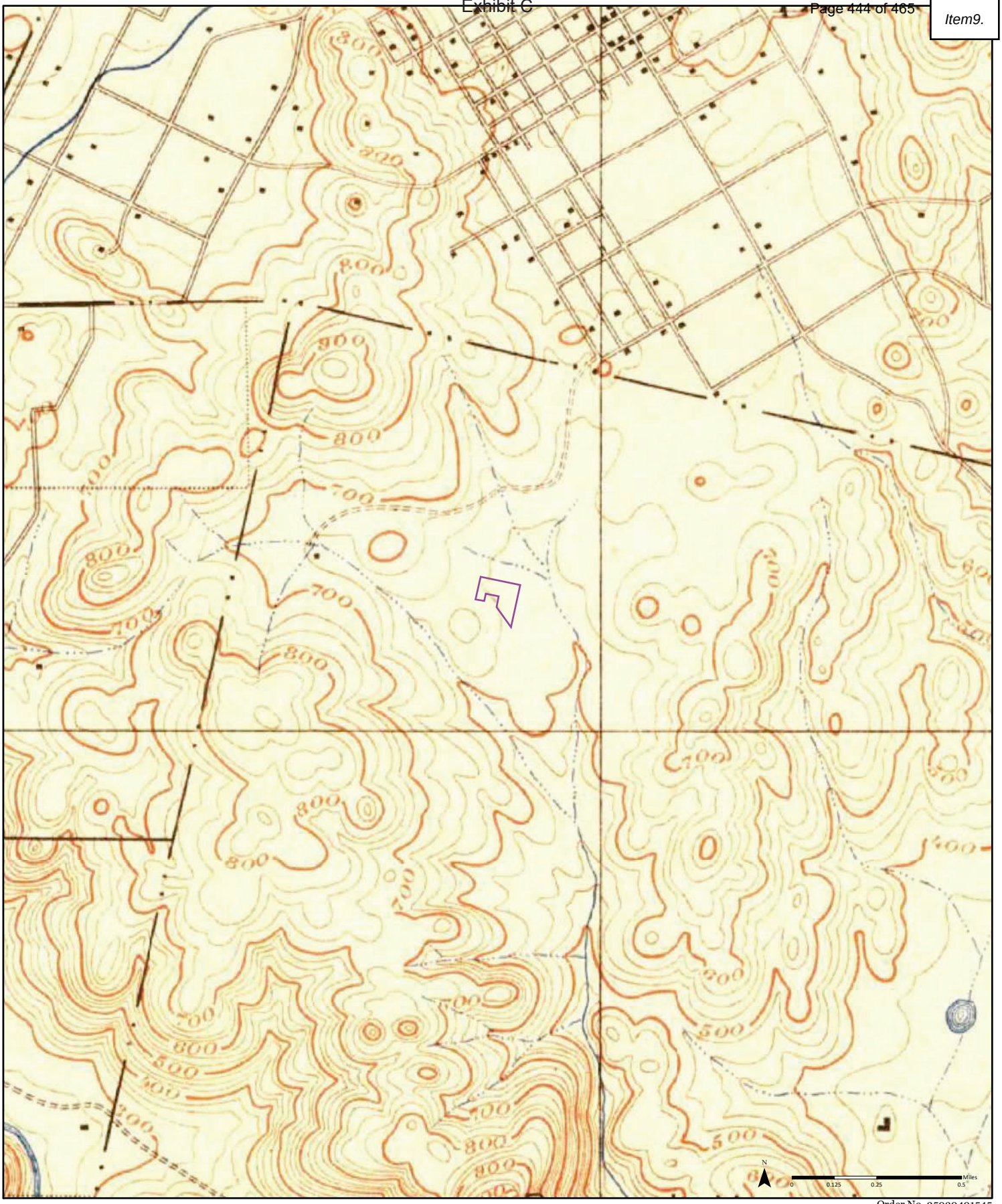
Order No. 25030401545

Available Quadrangle(s): Escondido, CA(1-1942)



Source: USGS 15 Minute Topographic Map

Exhibit C



Order No. 25030401545

1901

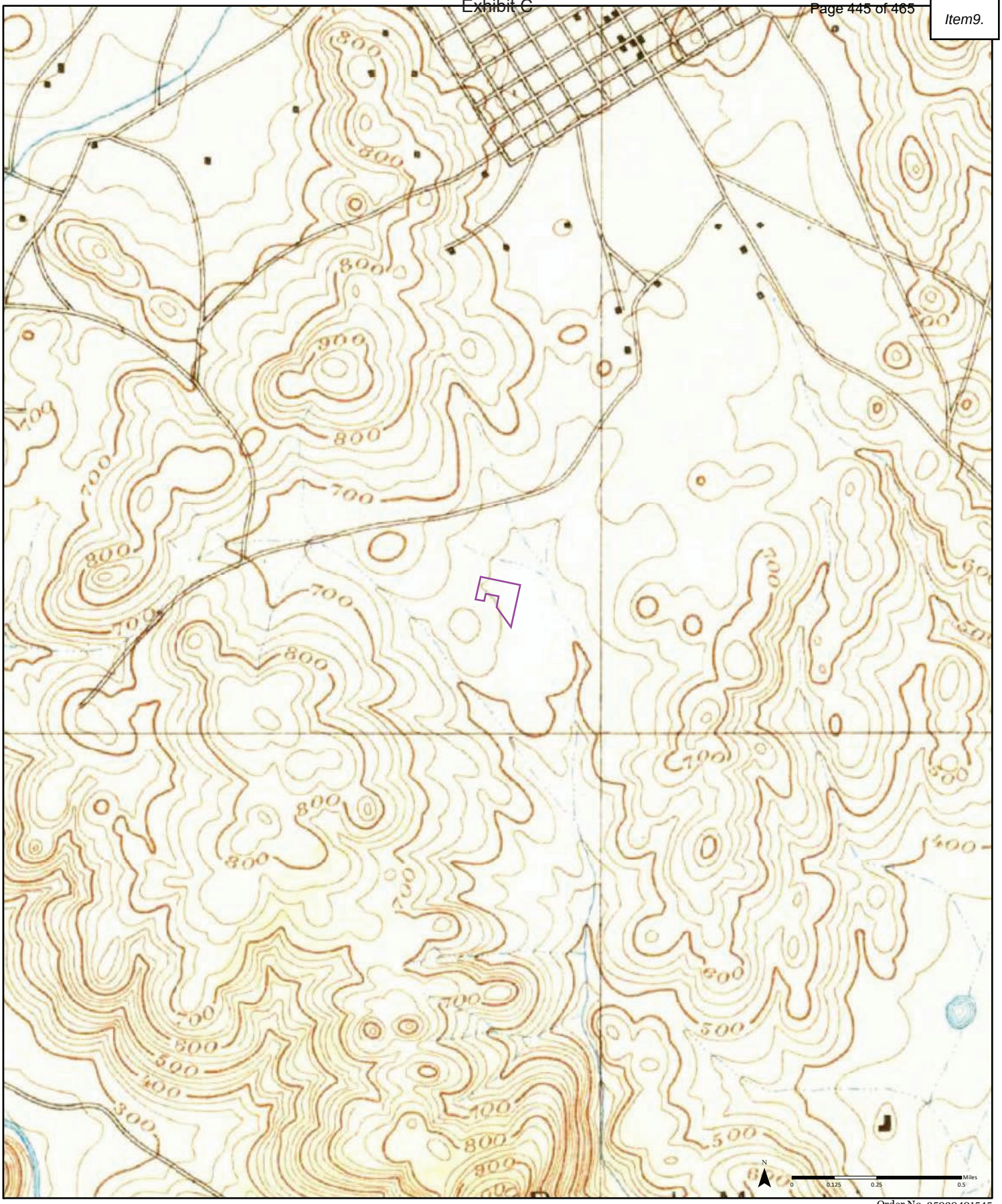


Available Quadrangle(s): Escondido, CA

1724

Source: USGS 15 Minute Topographic Map

Exhibit C



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

Exhibit C

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

Exhibit C

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

Exhibit C
APPENDIX A

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 — Date: 02/11/25

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:

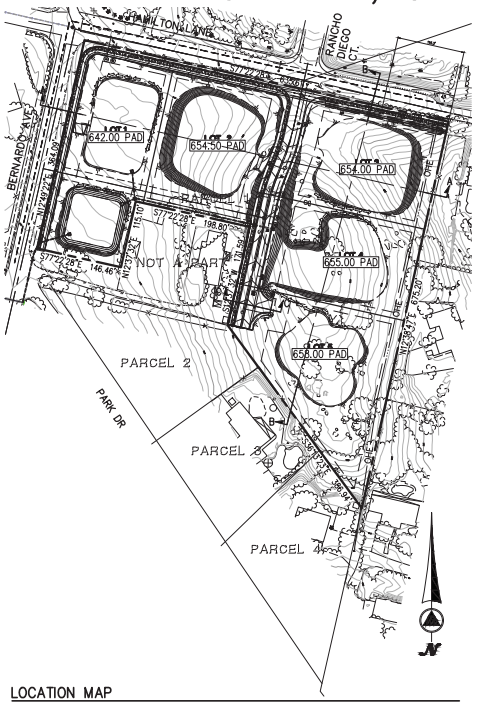
GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	PACIFIC BELL TELEPHONE
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

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
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:

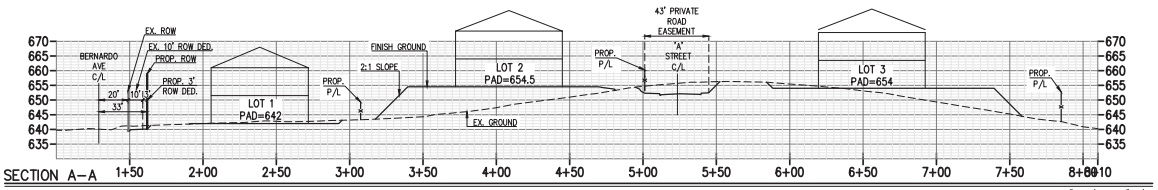
1. ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
2. FIRE MARSHAL SHALL APPROVE HYDRANT LOCATIONS.
3. EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
4. ALL PROPOSED UTILITIES TO BE UNDER GROUNDED.
5. CONTOUR 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

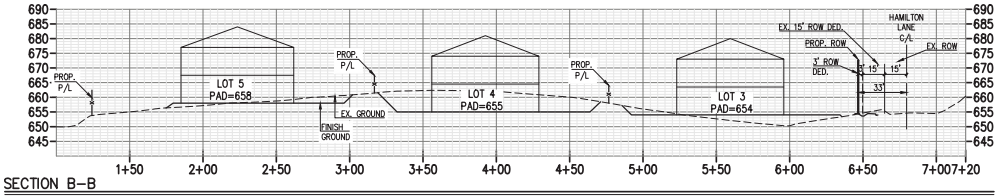
APPROXIMATE GRADING QUANTITIES:

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.



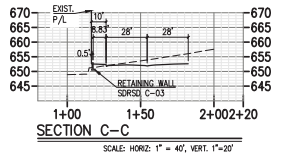
SECTION A–A

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



SECTION B–B

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



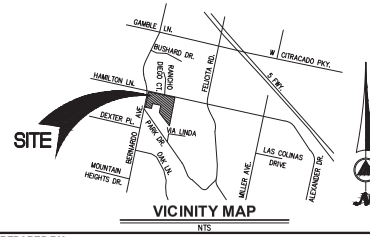
SECTION C–C

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

Resolution No. 2026-90
Exhibit "C"
Page 462 of 465

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**

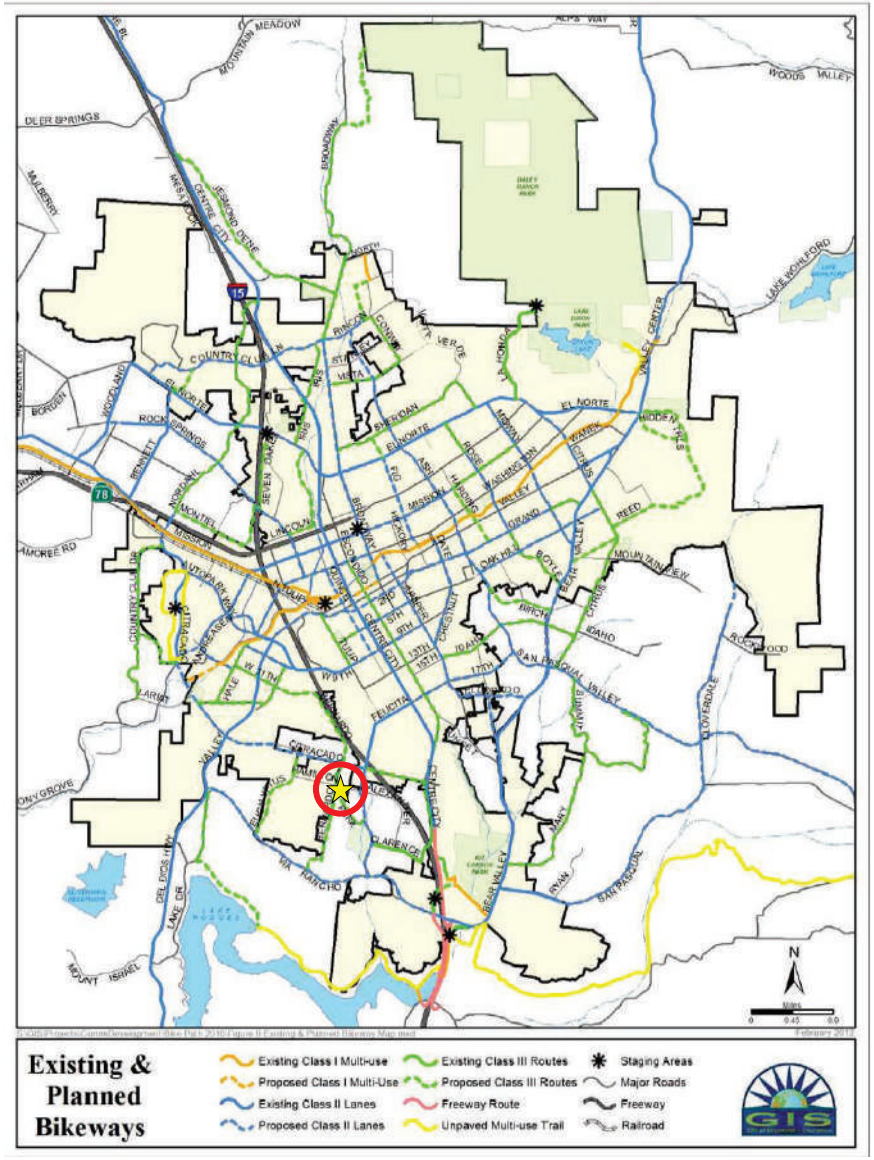
Notes:

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

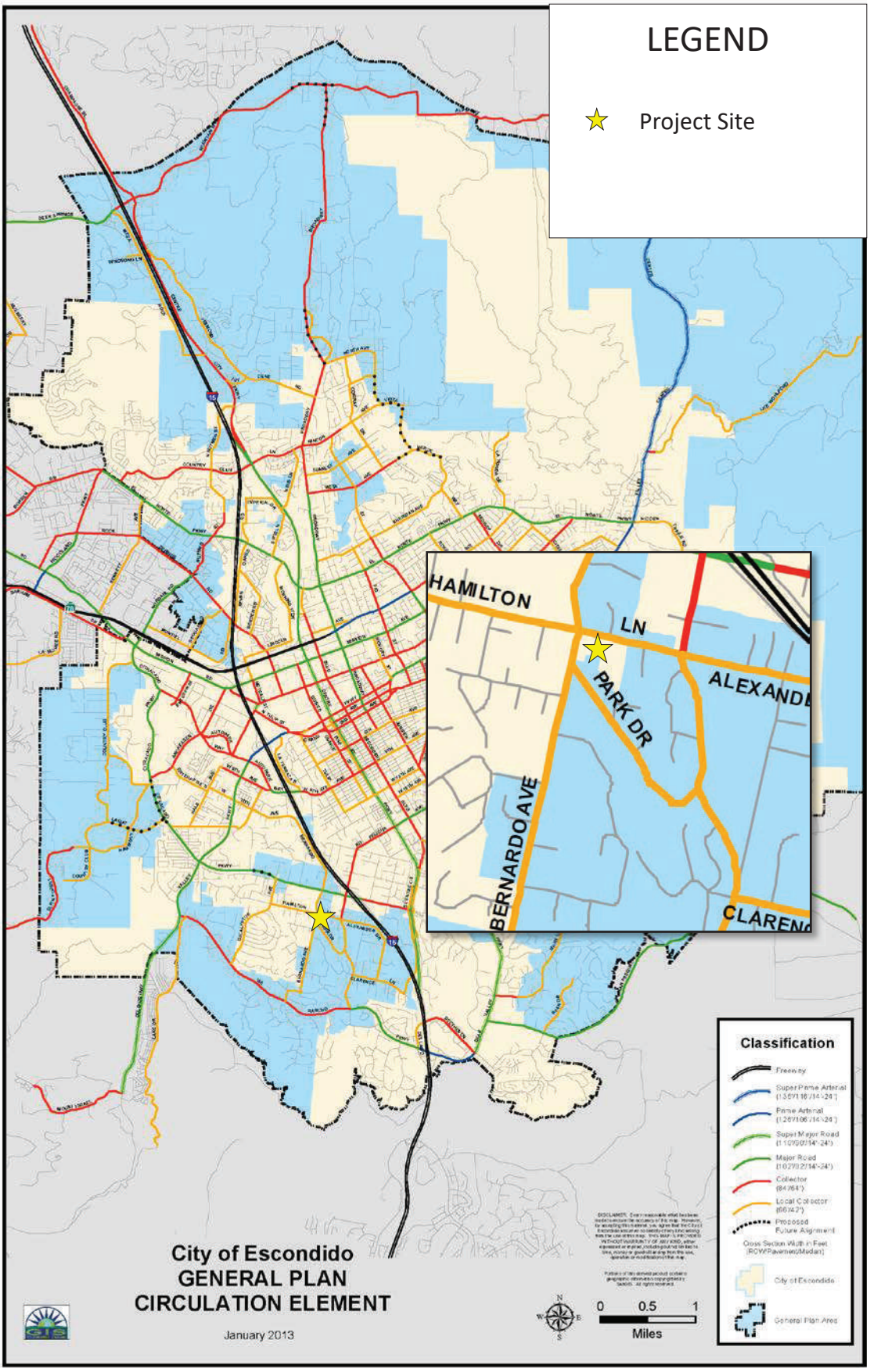
Source: City of Escondido Bicycle Master Plan, Figure ES 1

Resolution No. 2026-90
Exhibit "C"
Page 464 of 465

Item9.

Circulation Element

Exhibit C



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 City Council 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 City Council 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 City Council 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 City Council 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 City Council'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, City Council 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 stormwater 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 biofiltration 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 biofiltration 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 biofiltration 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 City Council 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 not 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 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.

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.

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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.**

    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

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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.

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

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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).

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

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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 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.

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 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.

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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 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

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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 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

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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 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).

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.

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.

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.

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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.

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, 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.

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

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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.

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.

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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 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.

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CITY of ESCONDIDO

FUTURE AGENDA

8/12/2026

CONSENT CALENDAR - (J. GOULART) - APPROVED OF CHANGE ORDER NO 1 IN SUPPORT OF THE CCAE KITCHEN SEWER REPLACEMENT PROJECT AND

CONSENT CALENDAR - (K. SNYDER) - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO AUTHORIZING THE RECEIPT OF GRANT FUNDS AND EXECUTION OF GRANT AGREEMENTS AND FORMS FOR THE PROJECT BPMP-5081(032) CITY WIDE BRIDE MAINTENANCE PROJECT

CURRENT BUSINESS - (M. MCGUINNESS) - ENTERING INTO A GROUND LEASE BETWEEN THE CITY OF ESCONDIDO AND COSTCO WHOLESALE CORPORATION

CURRENT BUSINESS - (C. MCKINNEY) - RESOLUTION SUPPORTING A CONCEPTUAL PROPOSAL BY "LOVE ESCO" FOR DONATION OF DESIGN SERVICES, CONSTRUCTION SERVICES, AND MATERIAL FOR CITY PARK FACILITIES AT "HERITAGE GARDEN" POCKET PARK IN DOWNTOWN ESCONDIDO

WORKSHOP - (K. SNYDER) – ESCONDIDO 2040 EFFORTS-TO-DATE (LRP TEAM)

8/19/2026 - NO MEETING