



858/259-3140
858/259-3157 FAX

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

FOR THE PROPERTY REFERENCED AS:

**APN 234-030-14
ESCONDIDO, CALIFORNIA 92027**

PREPARED FOR:

The City of Escondido

and

**Mr. Peter Khew
The Khew Family Trust
15918 Country Squire Drive
Poway, CA 92064**

PIC Project No. ES8415

February 28, 2005

PIC ENVIRONMENTAL SERVICES
742 GENEVIEVE STREET, SUITE G
SOLANA BEACH, CA 92075

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PIC ENVIRONMENTAL SERVICES

742 GENEVIEVE STREET, SUITE G, SOLANA BEACH, CA 92075

858/259-3140

FAX: 858/259-3157

1.0 EXECUTIVE SUMMARY

This report summarizes the findings of PIC Environmental Services (PIC) Phase I Environmental Site Assessment (ESA) for the property referenced as Assessor's Parcel Number (APN) 234-030-14, Escondido, California (Figure 1). This report has been prepared in accordance with ASTM Standard Practice E-1527.

The subject property consists of an approximately 9.59-acre parcel located on the east side of Bear Valley Parkway, north of Birch Avenue, in Escondido, California. The subject property consists of vacant land that is primarily covered with low growing grasses. The ESA results are summarized as follows:

- The subject property was apparently used as an orchard from sometime prior to the late-1920s until the 1950s or 1960s, and the subject property has consisted of vacant land since sometime prior to 1970. No evidence of recognized environmental conditions was discovered in association with previous land use at the subject property.
- No evidence of hazardous material and/or regulated substance storage or spillage was observed at the subject property.
- It is unlikely that the subject property has been impacted by releases of hazardous or regulated substances at adjacent and/or nearby properties.
- It is unlikely that the subject property has been significantly impacted by releases of hazardous or regulated substances at the locations listed in the attached Environmental FirstSearch Report provided by Track Info Services, LLC.
- PIC recommends No Further Action at this time regarding environmental site assessment and/or mitigation at the subject property.

2.0 INTRODUCTION

2.1 Purpose of Investigation

PIC Environmental Services (PIC) was contracted by Mr. Peter Khew, the current property owner, to perform a Phase I Environmental Site Assessment (ESA) for the property referenced as APN 234-030-14, Escondido, California (Figure 1). The objective of this investigation was to determine the potential for hazardous materials contamination from past or current uses of the subject site, or from operations at adjacent and nearby properties.

2.2 Involved Parties

This ESA was authorized by Mr. Peter Khew (property owner) and prepared on behalf of the following parties:

- City of Escondido;
- Mr. Peter Khew/The Khew Family Trust (property owner); and
- Prospective Lenders.

2.3 Scope of Work

This Phase I Environmental Site Assessment was performed in general accordance with ASTM Standard Practice E-1527. The scope of this investigation included:

- Site inspection and appropriate interviews;
- Reconnaissance inspection of adjacent and nearby properties;
- Review of federal, state, and local regulatory agency records;
- Review of historical aerial photographs; and
- Review of topographic, geologic, and hydrologic information.

An assessment of radon was performed on the basis of published literature; however, site specific testing for radon was not performed. The scope of this investigation did not include a review of chain-of-title information (historical recorded title documents) regarding the subject property or inspections for asbestos containing materials (ACMs) or lead-based paint.

3.0 HISTORICAL OWNERSHIP AND USE

3.1 Historical Ownership

The subject property has reportedly been owned by the Khew Family Trust since approximately 2001 and was previously owned by Louis Monaco, according to recorded title information. Information regarding previous ownership of the subject property was not readily available. No recognized environmental conditions (RECs) were encountered with respect to property ownership.

3.2 Historical Use

Historical use of the subject property was evaluated on the basis of information provided by Mr. Peter Khew, the current property owner, and a review five (5) historical aerial photographs, ranging in age from 1928 to 1989, at the County of San Diego Department of Public Works. The subject property and site vicinity appeared to be used as orchards from sometime prior to 1928 until the 1950s or 1960s. The subject property has consisted of vacant land since sometime prior to 1970. Land use in the site vicinity shifted from primarily agricultural to primarily residential throughout the 1950s to 1970s. No RECs were encountered with respect to historical use of the subject property or other properties in the vicinity.

4.0 SITE SURVEY

4.1 Location

The subject property is located on the east side of Bear Valley Parkway, north of Birch Avenue, in Escondido, California (Figure 1).

4.2 Site Description

On February 9, 2005, a representative of PIC conducted an inspection of the subject property. The subject property consists of an approximately 9.59-acre rectangular parcel (APN 234-030-14). The property consists of vacant land that is covered primarily with low growing grasses. No recognized environmental conditions (RECs) were encountered as a result of our site inspection.

4.3 Underground Storage Tanks & Containment Structures

No evidence of underground storage tanks (USTs), above ground storage tanks (ASTs), sumps, ponds, or other structures used to contain hazardous or regulated substances was observed on the subject property.

4.4 Polychlorinated Biphenyl Containing Equipment

No evidence of leakage and/or spillage from equipment possibly containing polychlorinated biphenyls (PCBs) was observed at the site.

4.5 Radon

Radon is a colorless, odorless radioactive gas which comes from the natural breakdown of radium, which is itself a decay product of uranium. Uranium and radium are both common elements in soil. Based on available data, the major sources of high levels of radon is soil containing uranium, granite, shale and phosphate. Radon gas can enter structures through dirt floors, hollow-block walls, cracks in the foundation, floor, and walls, and openings around floor drains and pipes.

In 1990, the California Department of Health Services participated in the U.S. Environmental Protection Agency (USEPA's) State Radon Survey. According to the California Statewide Radon Survey Interim Results report, no regions having highly elevated concentrations of radon were found during the survey. Of the 34 states surveyed to date, California ranks as low as number 32 in terms of quantity of radon found.

The potential for radon to present an imminent health risk at the subject property appears low. The only way to determine the amount of radon present in a particular building is to test it for radon using a radon detector. Radon assessment using detection equipment does not appear warranted at the subject site.

4.6 Adjacent Properties

The subject property is bounded to the west by Bear Valley Parkway, to the north by a church, and to the east and south by residential properties and vacant land. The area west of the subject property, across Alverson Road, is occupied by residential properties. Land use at adjacent properties and within the immediate site vicinity is illustrated on Figure 2. No evidence of hazardous or regulated substances spillage or contamination was observed on adjacent or nearby properties. No RECs were encountered as a result of our inspection of adjacent properties.

4.7 Area Reconnaissance

The immediate site vicinity and site are comprised of residential properties and vacant land. A visual reconnaissance survey of nearby properties revealed no evidence of surface hazardous substances contamination threatening the subject property.

5.0 PHYSICAL SETTING

5.1 Topography

The surface elevation at the subject property ranges from approximately 760 feet to 780 feet above mean sea level. Grade in the immediate site vicinity slopes generally to the south (USGS).

5.2 Soils/Geology

The surface geology at the subject property is depicted on published geologic maps as Cretaceous aged tonalite and diorite (CDMG, 1966).

5.3 Surface Water Hydrology

Surface water runoff at the subject property appears to flow southerly to San Bernardo Valley. Surface waters within San Bernardo Valley flow southerly to Lake Hodges. The San Dieguito River, the outflow of Lake Hodges, flows westerly to the Pacific Ocean.

5.4 Hydrogeology

Information regarding the depth to groundwater and groundwater flow direction was not readily available. Groundwater probably flows southerly, based on local and regional topography.

The subject site lies in the Bear Hydrologic Subarea of the Hodges Hydrologic Area within the San Dieguito Hydrologic Unit, part of the San Diego Region (*Water Quality Control Plan for the San Diego Basin (9), September 8, 1994*, California Regional Water Quality Control Board). Beneficial uses of groundwater in the Hodges Hydrologic Area include municipal and domestic supply, agricultural supply, and industrial service supply.

6.0 REGULATORY AGENCY RECORDS REVIEW

6.1 Subject Property

A search of current Federal, State, and Local regulatory agency databases was conducted by Track Info Services, LLC (Appendix A). The subject property was not listed in any of the databases searched in the Environmental FirstSearch Report.

6.2 Properties in the Site Vicinity

A search of current Federal, State, and Local regulatory agency databases was conducted by Track Info Services, LLC for nearby properties in accordance with distances outlined in ASTM Standard Practice E-1527 guidelines. According to the Environmental FirstSearch Report, two (2) listings are located within the search area (Appendix A). Both of these listings are associated with sites that have registered underground storage tanks (USTs). It is unlikely that the subsurface soil and/or groundwater beneath the subject property has been adversely impacted in association with these listings, based on the locations of these sites and the nature of the listings. In PIC's judgement, none of the listings in the attached governmental database report represent a recognized environmental condition (REC) in connection with the subject property.

7.0 RESULTS, CONCLUSIONS, AND RECOMMENDATIONS

PIC Environmental Services prepared this Phase I ESA Report in general conformance with the scope and limitations of ASTM Practice E-1527. This ESA prompts the following results, conclusions, and recommendations:

1. The subject property consists of an approximately 9.59-acre parcel located on the east side of Bear Valley Parkway, north of Birch Avenue, in Escondido, California. The subject property consists of vacant land that is primarily covered with low growing grasses.
2. The subject property was apparently used as an orchard from sometime prior to the late-1920s until the 1950s or 1960s, and the subject property has consisted of vacant land since sometime prior to 1970. No evidence of recognized environmental conditions was discovered in association with previous land use at the subject property.
3. No evidence was observed that the subject property has been adversely impacted by contamination on adjacent or nearby properties.
4. It is unlikely that the subject property has been significantly impacted by releases of hazardous or regulated substances at any of the locations listed in the attached Environmental FirstSearch Report provided by Track Info Services, LLC.
5. PIC recommends No Further Action at this time regarding environmental site assessment and/or mitigation.

8.0 LIMITATIONS

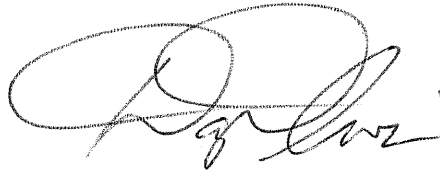
This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above-referenced parties only. PIC Environmental Services assumes no responsibility nor liability for the reliance herein or use hereof by anyone other than the above-named parties. Furthermore, the results of the government database review was prepared and provided by Track Info Services, LLC, who is responsible for the accuracy and completeness of the information provided.

Should you have any questions or comments regarding the contents of this report, please do not hesitate to contact Danny Oliver at (858) 259-3140.

Respectfully submitted,
PIC ENVIRONMENTAL SERVICES



Scott Green
Project Manager



Daniel C. Oliver
California Registered Geologist No. 4781
President



9.0 REFERENCES

California Division of Mines and Geology (CDMG):

Geologic Map of California, Santa Ana Sheet, 1966

County of San Diego Department of Public Works:

1928, 1953, 1970, 1978, and 1989 historical aerial photographs

Regional Water Quality Control Board:

Water Quality Control Plan for the San Diego Basin (9), September, 1994

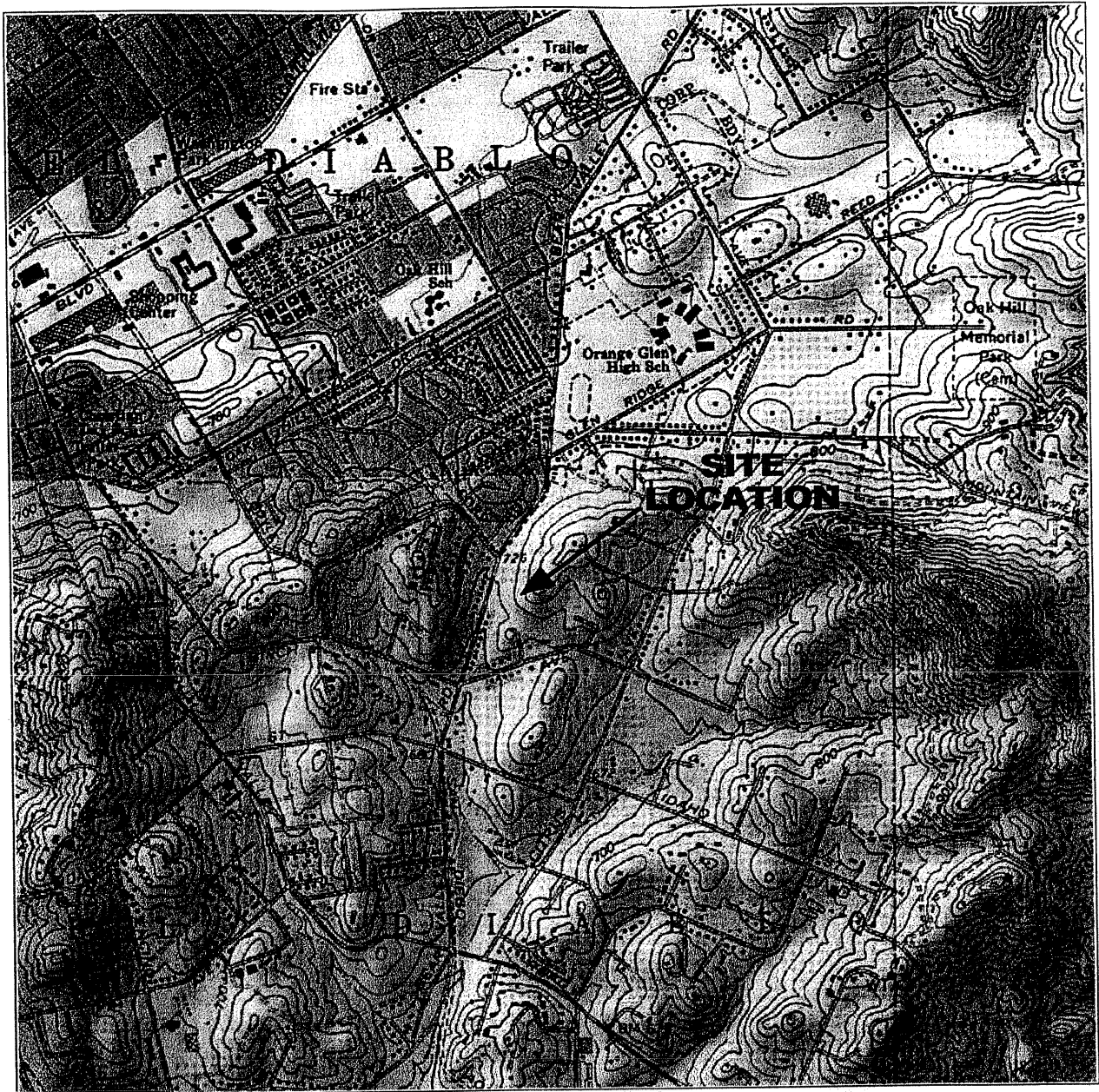
Track Info Services, LLC

Environmental FirstSearch Report, February 4, 2005

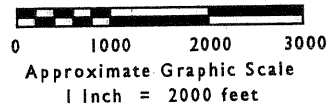
U.S. Geologic Survey Map Reference:

7.5 minute series (topographic)

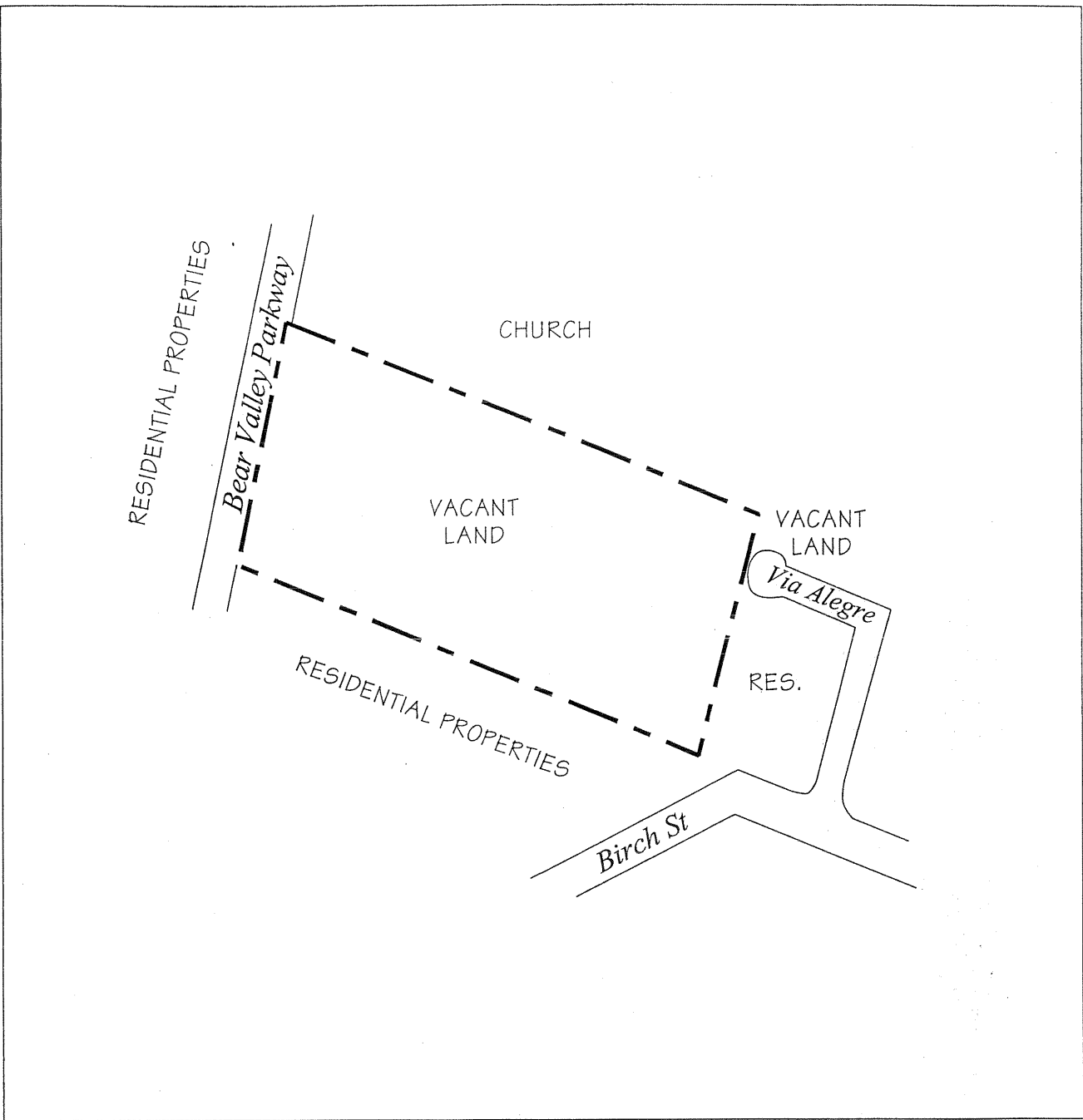
FIGURES



Source: USGS 7.5' series (topographic)



PIC Environmental SERVICES		APN 234-030-14 ESCONDIDO, CALIFORNIA
SITE LOCATION MAP		
Project No: ES8415	Date: February 2005	Figure 1



No Graphic Scale



PIC Environmental SERVICES		Site: APN 234-030-14 ESCONDIDO, CALIFORNIA
SITE PLAN		
Project No.: ES8415	Date: February 2005	Figure 2

APPENDIX A

Environmental FirstSearch Report

TRACK ► INFO SERVICES, LLC
Environmental FirstSearch™ Report

TARGET PROPERTY:

**BEAR VALLEY PKWY
ESCONDIDO CA 92027**

Job Number: ES8415

PREPARED FOR:

PIC Environmental
742 Genevieve St, Suite G
Solana Beach, CA 92075

02-04-05



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch Search Summary Report

Target Site: BEAR VALLEY PKWY
ESCONDIDO CA 92027

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-10-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-18-05	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	09-12-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-12-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-12-04	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-12-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-04	0.12	0	0	-	-	-	0	0
State Sites	Y	11-09-04	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	01-19-05	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.12	0	0	-	-	-	0	0
Other	Y	03-02-04	0.12	0	0	-	-	-	0	0
REG UST/AST	Y	01-04-05	0.25	0	0	2	-	-	0	2
Leaking UST	Y	05-26-04	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	2	0	0	0	2

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 02-04-05
Requestor Name: Scott Green
Standard: ASTM

Search Type: COORD
Job Number: ES8415
 Filtered Report

TARGET ADDRESS: BEAR VALLEY PKWY
 ESCONDIDO CA 92027

Demographics

Sites: 2	Non-Geocoded: 0	Population: NA
Radon: 0.7 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.048138	-117:2:53	Easting:	495509.197
Latitude:	33.120978	33:7:16	Northing:	3664508.189
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Topographical Maps	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: BEAR VALLEY PKWY
ESCONDIDO CA 92027

JOB: ES8415

TOTAL: 2 **GEOCODED:** 2 **NON GEOCODED:** 0 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	UST	BRIAN GODDARD HE17H26563	1610 BIRCH AV ESCONDIDO CA 92027	0.15 SE	1
2	UST	R & L PROPERTIES HE17H26505	1755 BEAR VALLEY PY ESCONDIDO CA 92027	0.16 NE	2

Environmental FirstSearch

1 Mile Radius

ASTM: NPL, RCRACOR, STATE



BEAR VALLEY PKWY, ESCONDIDO CA 92027



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 33.120978 Longitude: -117.048138)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 1 Mile Radius



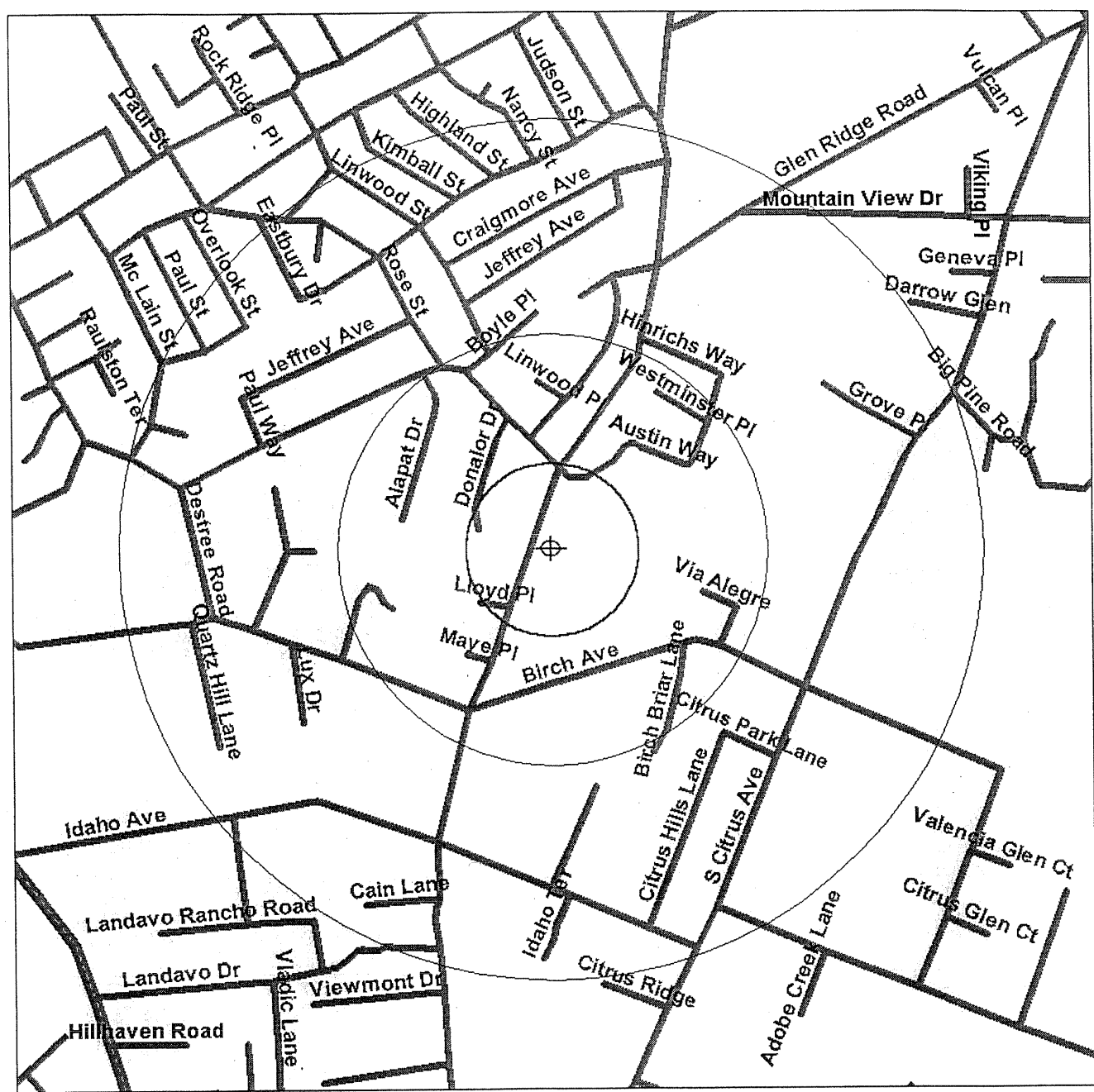
Environmental FirstSearch

.5 Mile Radius







ASTM: CERCLIS, RCRATSD, LUST, SWL



BEAR VALLEY PKWY, ESCONDIDO CA 92027



Source: 1999 U.S. Census TIGER Files

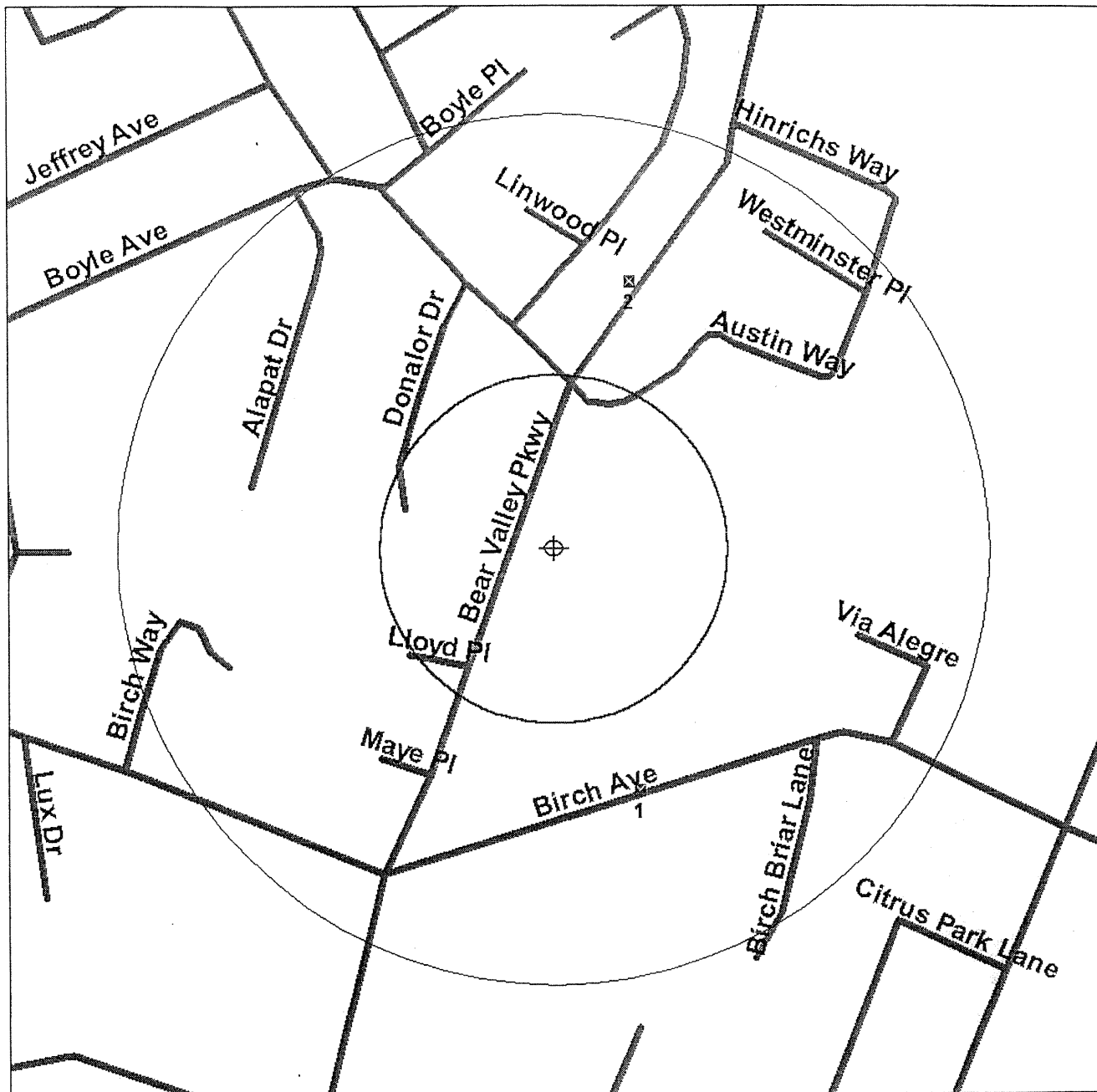
- Target Site (Latitude: 33.120978 Longitude: -117.048138) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 
- Black Rings Represent 1/4 Mile Radii; End Dots Represents 1/2 Mile Radius

Environmental FirstSearch

.25 Mile Radius
ASTM: RCRAGEN, UST

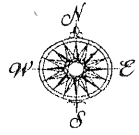


BEAR VALLEY PKWY, ESCONDIDO CA 92027



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 33.120978 Longitude: -117.048138)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 1/2 Mile Radius

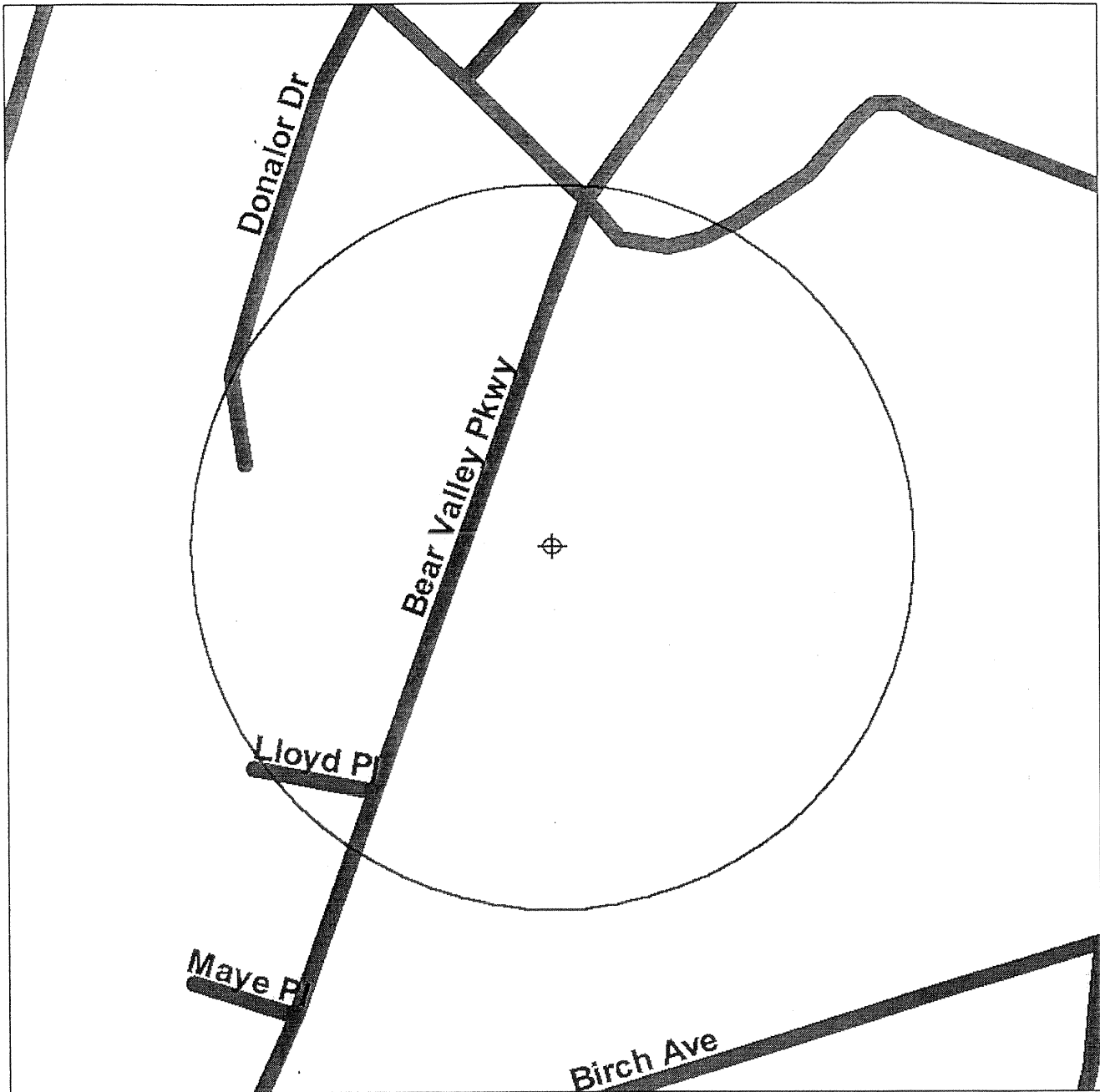


Environmental FirstSearch







.12 Mile Radius
ASTM: Multiple Databases



BEAR VALLEY PKWY, ESCONDIDO CA 92027



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 33.120978 Longitude: -117.048138) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 0.12 Mile Radius

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* 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.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone: (916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone: (916) 255-2331

The California Integrated Waste Management Board maintains a database 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. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: The State Water Resources Control Board
Phone: (916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)
Source: Orange County Health Dept.
Phone: (714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)
Source: The State Water Resources Control Board
Phone: (916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)
Source: San Diego County Dept. of Environmental Health
Phone: (619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)
Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE
(PERMITS)

Source: San Bernardino County Fire Dept.
Phone: (909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous
Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT
(OTHER UNIQUE DATABASES)

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control
Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT
(OTHER UNIQUE DATABASES)

Source: Orange County Environmental Health Agency
Phone: (714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone: (916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective
January 1, 1990. In general, the law requires owners or operators of
AST's with petroleum products to file a storage statement and pay a fee
by July 1, 1990 and every two years thereafter, take specific action to
prevent spills, and in certain instances implement a groundwater
monitoring program. This law does not apply to that portion of a tank
facility associated with the production oil and regulated by the State
Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone: (916) 227-4404

Until 1994 the State Water Resources Control Board maintained a database
of registered underground storage tanks statewide referred to as the
SWEEPS System. The SWEEPS UST information was integrated with the CAL
EPA's Facility Index System database (FIDS) which is a master index of
information from numerous California agency environmental databases.
That was last updated in 1994. Track Info Services included the UST
information from the FIDS database in its First Search reports for
historical purposes to help its clients identify where tanks may
possibly have existed. For more information on specific sites from
individual paper files archived at the State Water Resources Control
Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department

KINGS COUNTY CUPA (US)
* Environmental Health Services

LAKE COUNTY CUPA (US)
* Division of Environmental Health

LASSEN COUNTY CUPA (US)
* Department of Agriculture

LOS ANGELES COUNTY CUPA'S (US)
* County of Los Angeles Fire Department
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA (US)
* Environmental Health Department

MARIN COUNTY CUPA (US)
* County of Marin Office of Waste Management
* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA (US)
* Health Department

MENDOCINO COUNTY CUPA (US)
* Environmental Health Department

MERCED COUNTY CUPA (US)
* Division of Environmental Health

MODOC COUNTY CUPA (US)
* Department of Agriculture

MONO COUNTY CUPA (US)
* Health Department

MONTEREY COUNTY CUPA (US)
* Environmental Health Division

NAPA COUNTY CUPA (US)
* Hazardous Materials Section

NEVADA COUNTY CUPA (UST)
* Environmental Health Department

ORANGE COUNTY CUPA'S (US)
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department

PLACER COUNTY CUPA (US)
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA (UST)
* Environmental Health Department

RIVERSIDE COUNTY CUPA (US)
* Environmental Health Department

SACRAMENTO COUNTY (US)
* County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA (US)
* City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPA'S (US)
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA (US)
* The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA (US)
* Department of Public Health

SAN JOAQUIN COUNTY CUPA (US)
* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastapol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrchs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TEHAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services