GIVEN TO
JIM KNOCKTON
ON 6/28/06

PHASE I ENVIRONMENTAL SITE ASSESSMENT

14 Acres on Mission Avenue in Oceanside, California

CLIENT: Steve Josepho
3122 San Luis Rey Road
Oceanside, California 92054
(760) 967-4000

PREPARED BY: *Marc A. Boogay*
Consulting Engineer
360 East Broadway
Vista, California 92084
(760) 407-4000

DATE: August 20, 2002

PROJECT NUMBER: 02-0806

IMPORTANT NOTICE: This report is confidential. It may not be read or relied upon, except by the Client.

ABSTRACT

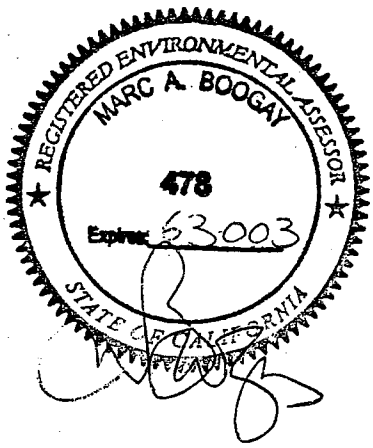
A Phase I environmental site assessment was conducted for an area of vacant land located on the south side of Mission Avenue in Oceanside, California (the "site"). Research for this report included a visit to the site and vicinity, review of available site history, discussion of the physical characteristics of the site, and review of regulatory agency records of potential sources of contamination.

Based on research discussed in this report, the likelihood of an enforced cleanup on the site is considered low to the extent that further investigation is not warranted.

SIGNATURE

The inspection, research, and data discussion noted in this report were completed by me or under my direction.

Marc A. Boogay
California Registered
Environmental Assessor No. 00478



August 20, 2002

TABLE OF CONTENTS

ABSTRACT 1

SIGNATURE 1

LIST OF APPENDICES 3

1.0 AUTHORIZATION, OBJECTIVE AND APPROACH 4

2.0 SCOPE OF WORK 4

3.0 SITE AND VICINITY VISIT 4

3.1 Site Description 4
3.2 Selected Environmental Assessment Issues 5
3.3 Adjacent Property Observations 5

4.0 HISTORY AND USAGE 5

4.1 Interviews 5
4.2 Title Information 6
4.3 Building Department Records 6
4.4 Historical Photographs 6
4.5 Criss-Cross Street Directories 7
4.7 Sanborn Fire Insurance Maps 7
4.8 Previous Reports and Provided Documents 7
4.9 Questionnaires 7

5.0 PHYSICAL SETTING 7

5.1 Soil 7
5.2 Geology 7
5.3 Topography 8
5.4 Groundwater 8

6.0 REGULATORY AGENCY RECORDS REVIEW 8

6.1 *EDR* Database Review 8
6.2 San Diego County DEH Database Review 10
6.3 Additional Research 10

7.0 DISCUSSION AND RECOMMENDATIONS 11

7.1 Site 11
7.2 Site Vicinity 11

8.0 CONCLUSIONS 11

9.0 STATEMENT OF PROFESSIONAL RESPONSIBILITY 12

10.0 ENDNOTES 12

LIST OF APPENDICES

APPENDIX I SITE VICINITY MAP

APPENDIX II SITE PHOTOGRAPHS

APPENDIX III FIELD INSPECTION CHECKLIST

APPENDIX IV AERIAL PHOTOGRAPH

APPENDIX V QUESTIONNAIRES

APPENDIX VI *EDR* DATABASE REPORT

1.0 AUTHORIZATION, OBJECTIVE AND APPROACH

This study was conducted in accordance with a contract between *Marc Boogay Consulting Engineer* (*MBCE*) and Mr. Steve Josepho (the "Client"). Work concerned vacant land located on the south side of Mission Avenue in Oceanside, California (the "site").

The objective of the work was to judge the likelihood that hazardous wastes or materials may be present in soil or groundwater of the site as could result in an enforced cleanup.

2.0 SCOPE OF WORK

The scope of services for this work is described by the following elements, transcribed from the contract:

- A site inspection and vicinity visit, with assessment of the possible presence of soil and groundwater contamination and threats from current or past site and vicinity usage.
- A review of readily available (published) regulatory agency records, including lists of CERCLIS and Superfund/SARA sites, hazardous waste storage/generation locations, vicinity violations and releases, and leaking underground tanks.
- A review of readily available soils, topographic, geologic/hydrogeologic data for the site and vicinity.
- A review of readily available historical information for the site, including aerial photographs, interviews, and records regarding on-site hazardous materials/wastes.
- Review of documents as provided by the Client, including any available appraisals, geotechnical and soils reports, chain-of-title information, etc.
- For each of the above subjects, analysis of the results of inspections and other research, discussion of the information. All resultant narrative, etc. will be presented in a single, combined report.

3.0 SITE AND VICINITY VISIT

A site inspection was performed on August 16, 2002. This was carried out by Marc Boogay and Edward Verdugo of *Marc Boogay Consulting Engineer* (*MBCE*). The site is shown on a Vicinity Map in Appendix I, and by ground-level photographs in Appendix II. A Field Inspection Checklist was employed at the site and is presented in Appendix III.

3.1 Site Description

Information in this section was based on a site/vicinity visit conducted by *MBCE*. Some notes concerning presence of hazardous materials are in Section 3.2.

The site was a vacant lot, reported to be 14-acres in area, bounded by Mission Avenue to the north. Opportunistic vegetation was located throughout the site property. Soil and vegetation of the site appeared to have been recently disked over. Minor amounts of windblown and inert debris was noted, especially at the northwest corner of the site property. Two temporary signs were noted at the north end of the site property. Along Mission Avenue were utilities for water, *Pacific Bell* telephone, and San Diego Gas & Electric (*SDG&E*). Overhead utility lines with three pole-mounted transformers was also noted here. No signs warning of polychlorinated biphenyls (PCBs) or indications of leakage from the transformers was noted. Various types of fencing to the south separated the adjacent properties (single family residences) from the site.

3.2 Selected Environmental Assessment Issues

Hazardous Materials Storage/Use – No significant quantities of potentially hazardous wastes/materials were stored on the site.

USTs/ASTs – No evidence of aboveground or underground storage tanks were noted during the site inspection.

Polychlorinated biphenyls – Polychlorinated biphenyls (PCBs) have historically been found in electrical equipment such as transformers and lighting ballasts. Installations of equipment involving PCBs are much less likely in recent decades. Where significantly present, warning placards are often in place. The pole-mounted transformers along Mission Avenue showed no signage indicating PCBs or evidence of leakage.

3.3 Adjacent Property Observations

The immediate vicinity was comprised of commercial and residential usage. No indications of environmental release were visible on adjacent properties.

North – To the north of the site across Mission Avenue were *The Best Western Inn* (3240 Mission Avenue), *La Mueblaria*, (a furniture store at 3296 Mission Avenue), and *Valley Plaza Shopping Center*. Further north were other commercial structures.

East – The site was bound to the east by residential houses. Further east was a mixture of vacant land and commercial structures.

South – The site was bound to the south by houses. Further south were other housing developments.

West – The site was bound to the west by *Mohsen Service Station*. Further west was a mixture of vacant land and residential structures.

4.0 HISTORY AND USAGE

4.1 Interviews

An interview with the property owner[1] indicated that the site has always been vacant land.

4.2 Title Information

A real estate information system [2] indicated the Assessor's Parcel Numbers to be 160-270-12. These records described the site to be 14.47 acres of vacant, commercial land owned by Marc and Roy Josepho. No chain of title was provided for review.

4.3 Building Department Records

Building records were researched at city offices [3]. None was available for review.

4.4 Historical Photographs

Historical aerial photographs may reveal past activities on or near a site, which may contribute to environmental problems. The following table lists photographs that were reviewed. The most recent aerial photograph is presented in Appendix V.

Date	Photo ID.	Source
1928	23D	San Diego County Public Works [4]
1953	14M-23	San Diego County Public Works
1960	5-38	San Diego County Public Works
1970	2-6	San Diego County Public Works
1975	36-10	San Diego County Public Works
1979	13-B14	San Diego County Public Works
1982	Page D6	Aerial Foto-Map Book [5]
1986-87	Page 6D	Aerial Foto-Map Book [6]
1989	3-11	San Diego County Public Works
1995/96	Page 1107	Aerial Foto-Map Book [7]

The Site

The site appeared to be vacant land with natural vegetation in the 1928 photograph. In the next photograph reviewed (1953), the site appeared to be used as farmland. In the 1960-1975 photographs the site appeared to be vacant land. In the remaining photographs reviewed (1979-1995/96), the site appeared to be as noted during the site inspection, i.e., a vacant lot with opportunistic vegetation.

The Vicinity, North – The area to the north of the site appeared to be vacant land with natural vegetation in the 1928-1953 photographs. The 1960 photograph appeared to show two irregularly shaped buildings across Mission Avenue north of the site. In the next photographs reviewed (1975-1979), the area north of the site appeared to show a shopping center to the northwest and a large parking lot to the northeast. In the remaining photographs reviewed (1982-1995/96), the area to the north of the site appeared to be as noted during the site inspection, i.e., two shopping centers and a large motel across Mission Avenue.

The Vicinity, East – The area to the east of the site appeared to be vacant land with natural vegetation 1928 photograph. In the next photograph reviewed (1953), one residential house with farmland was noted east of the site property. In the remaining photographs reviewed (1960-1995/96), the area to the east of the site was as noted during the site vicinity inspection, i.e., housing along Foussat Road.

The Vicinity, South – The area to the south of the site appeared to be vacant land with natural vegetation in the 1928 photograph. In the 1953 photograph farmland was noted south of the

site property. In the remaining photographs (1960–1995/96), the area to the south of the site was as noted during the site vicinity inspection, i.e., residential houses along Carolyn Circle.

The Vicinity, West – The area west of the site appeared to have been vacant land with natural vegetation in the 1928 photograph. In the next photographs reviewed (1953-1979), the area to the west of the site appeared to be residential houses along Carolyn Circle and vacant land with natural vegetation. In the remaining photographs reviewed (1982-1995/96), the area west of the site was as noted during the site vicinity inspection, i.e., residential houses and a commercial building along Carolyn Circle.

4.5 Criss-Cross Street Directories

Research of cross-referenced street directories ("criss cross" directories) was not pursued due to the known non-development of the site area.

4.7 Sanborn Fire Insurance Maps

A search of Sanborn Fire Insurance Maps indicated no coverage for the site.

4.8 Previous Reports and Provided Documents

No previous reports or documents were provided for review in this report.

4.9 Questionnaires

Two questionnaires were prepared using forms generated by *MBCE* and in general accordance with the ASTM specification. One questionnaire was filled out by the Owner; the other was filled out by the Consultant, based on site/vicinity observations. These are presented in Appendix V.

Most of the answers on the questionnaires were "no" or "unknown" indicating that no environmental threat was known. Questionnaire information is further presented in Section 7.1.

5.0 PHYSICAL SETTING

In the following sections, information regarding soils, geology, topography, and groundwater at the site is considered. These kinds of information are sometimes indicative of the direction and/or extent to which a contaminant could migrate in the event of a spill or other release.

5.1 Soil

A soil survey [8] indicated the site as underlain by soils of the Grangeville Series. The Grangeville soils were reported to be somewhat poorly drained, very deep fine sandy loams derived from granitic alluvium. These soils are on alluvial fans and alluvial plains and have slopes of 0-2 percent. Runoff is slow and the erosion hazard slight.

5.2 Geology

A geologic map [9] indicated the site to be in the State Map Units, "Eocene Marine Sedimentary Rocks." Rock types include inter-bedded white, massive, friable sandstones, siltstones, and conglomerates.

5.3 Topography

A topographic map dated 1975 [10] showed the site at an elevation approximately 30 feet above mean sea level. Terrain in the immediate site vicinity appeared to be level, sloping slightly northward toward the nearby San Luis Rey river.

5.4 Groundwater

A Basin Plan provided by the California Regional Water Quality Control Board (RWQCB) [11] showed the site within the San Luis Rey Hydrologic Unit of the Lower San Luis Hydrologic Area. Groundwater within this hydrologic area was reported to have existing beneficial uses in the categories "industrial, municipal and agricultural."

6.0 REGULATORY AGENCY RECORDS REVIEW

Environmental Data Resources Inc., (EDR), an independent firm specializing in governmental database information, was assigned the search of databases for locations which represent various environmental threats, within distances specified in the American Society for Testing & Materials standard, ASTM E.1528-00. The resulting report is presented in Appendix VI, and includes descriptions of all researched sources and maps showing the locations of facilities identified in the database searches. Other information was researched through local sources and other in-house sources. Results of this additional research are presented in Section 6.2.

6.1 *EDR* Database Review

The following table lists databases that were searched by *EDR* and the number of listings found in the site vicinity.

Databases Searched to One Mile	
Database Name (Acronym)	**Number of Listings**
National Priority List (NPL)	0
State equivalent priority list, annual workplan sites (AWP)	0
Sites under review by the state (CAL-SITES)	0
Active, Closed Inactive Landfills (SWF/LF or State Landfill)	0
Identified Hazardous Waste and Substance Sites (Cortese)	15
State Water Resources Control Board's Proposition 65 (Notify 65)	0
Toxic Pits Cleanup Sites (Toxic Pits)	0
RCRA Facilities with Corrective Action Orders (CORRACTS)	0
Records of Decision (ROD)	0
Superfund (CERCLA) Consent Decrees (CONSENT)	0
Coal Gas Sites (Coal Gas)	0
Databases Searched to 1/2 Mile	
RCRA permitted treatment, storage, disposal facilities (TSD)	0
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0
Leaking Underground Storage Tank Incident Reports (LUST)	4
Waste Management Unit Database (WMUD/SWAT)	0
Spills, releases, toxic waste investigations (CA SLIC)	0

Databases Searched to 1/4 mile	
California Hazardous Material Incident Report System (CHMIRS)	4
Registered Underground Tanks (UST)	2
(CERFC-NFRAP)	0
Facility Inventory Database (CA FID)	0
Hazardous Waste Information System (HAZNET)	22
RCRIS Small Quantity Generators of Hazardous Waste (RCRIS-SQG)	7
RCRIS Large Quantity Generators of Hazardous Waste (RCRIS-LQG)	1
Databases Searched for 1/8 mile	
Hazardous Materials Management Division Database (HMMD)	0
Toxic Release Inventory System (TRIS)	0
Databases Searched for the Site Only	
A listing of databases searched for the site is located on Page 4 of the of the *EDR* report. Site listings are further described in the following paragraphs.	

THE SITE

The site was not listed on any of the databases researched by *EDR*.

THE VICINITY

The following paragraphs summarize listings found in the site vicinity. Some distances presented in the following section are based on *MBCE* review of maps and a site/vicinity visit and may not, therefore, correspond to distances presented in the *EDR* report.

HAZNET and RCRIS – These databases list facilities that are hazardous waste generators. Twenty-two HAZNET locations and eight RCRIS locations were reported within about 1/2-mile of the site. Deemed of particular interest were those properties located within about 1/8-mile of the site. These locations are summarized below:

Mission Animal Hospital
3308 Mission Avenue
Dist./Dir. From Site: 300-feet northeast
Status: Haznet

Steve's Fiberglass Specialties Inc.
180 Roymar Road Ste. H
Dist./Dir. From Site: 1/8-mile north
Status: Small Quantity Generator

CORTESE – This database lists properties with confirmed soil/groundwater contamination, compiled from various sources including LUSTs, contaminated water wells, landfills with contaminant migration, and hazardous substance sites. Fifteen were reported within one mile of the site. Of particular interest are those within 1/8-mile. None was within this distance.

CHMIRS – This database lists information on accidental spills/releases of hazardous materials as reported to the Office of Emergency Services of California. Four were found within one mile of the site. Of particular interest are those accidents that occur within 1/8-mile of the site. None was reported within this distance.

CLEANERS – This database lists dry-cleaning-related facilities as indicated by EPA ID numbers. One was reported within a 1/4-mile radius of the site. Of particular interest are those facilities within 1/8 mile of the site. None was within this distance.

UST and CA FID – These databases list properties with one or more registered underground storage tanks. Two were reported within 1/2-mile of the site. Of particular interest are those within 1/8-mile of the site. Neither was within this distance.

HIST UST – This database is a historical listing of UST sites. Two locations were reported within about 1/2-mile of the site. Of particular interest are those locations within about 1/8-mile of the site. None was within this distance.

LUST – This database lists facilities with leaking underground storage tank cases. Four were listed within 1/2-mile of the site. Of particular interest are those within 1/8-mile. None was within this distance.

6.2 San Diego County DEH Database Review

DEH records [12] were searched for businesses operating within about 1/2-mile of the site. Registered businesses included facilities that currently or previously have handled hazardous materials or that are/were regulated by the DEH for operation of USTs. Twelve current or previous DEH-registered facilities were found within about 1/2-mile of the site and are listed below:

Name	Address	Case type	dist./dir. from site
City of Oceanside Water Utility	110 Jones Road	Tank, release	1/2-mile west
City of Oceanside Water Utility	110 Jones Road	Tank, release	1/2-mile west
Chevron USA #1442	3204 Mission Avenue	Tank, release	200-feet west
Todos Santos Surf Inc.	305 Airport Road	Environmental assessment underway	1/2-mile northwest
North County Transit District	303 Via Del Norte	Tank, release	1/2-mile west
North County Transit District	303 Via Del Norte	Tank, release	1/2-mile west
City of Oceanside Airport	480 Airport Road	Tank, failed test	1/2-mile northwest
Deutsch Company	250 Eddie Jones Way	Tank, release	1/2-mile northwest
Mohsen Oil	3213 Mission Avenue	Tank, release	50-feet west
Harvest Time Produce	303-305 Via Del Monte	Tank, release	1/2-mile west
Solus Western Portfolio	3520 Mission Avenue	Tank, release	1/2-mile northeast
Plavan Petroleum	575 Airport Road	Tank, other	1/2-mile north

No USTs or unauthorized release cases, etc. were reported for the site.

6.3 Additional Research

Findings from other reviewed resources are summarized as follows:

Landfill Information - A map [13] showing locations of local landfills was reviewed. One non-county-operated landfill was indicated as within one mile of the site, *Mission Landfill.*

Oil Fields and Pipelines - Wastes generated during oil drilling and leakage from pipelines may also impact environmental conditions on a property. California State's Division of Oil and Gas (DOG) provided a map [14] showing oil fields and petroleum product pipelines in the state. No petroleum product pipelines were noted within 1/2-mile of the site.

7.0 DISCUSSION AND RECOMMENDATIONS

7.1 Site

Observed Conditions – No evidence of USTs, sumps or past subsurface investigations or other indications of an environmental threat were noted on the site during the site inspection.

History – No records of adverse site usage, USTs, or previous on-site investigations were found as would indicate a need for further investigation regarding these types of threats. The site appeared to have always been vacant.

Physical Characteristics - Soil and geology maps concerning the site and vicinity's subsurface parameters were inconclusive as to the speed or direction of subsurface migration as might take place if hazardous materials leaked or spilled in the vicinity. However, the topographic gradient suggested that the likely flow would be toward the northwest.

Questionnaires – The "no" answers on the questionnaire did not indicate a need for further environmental concern. The "unknown" answers from the Consultant were interpreted to show a lack of information about the site and its architectural details and are not felt to be indicative of an environmental problem. Questions 3 and 4 received "yes" responses from the Consultant because the adjoining property to the west was a gasoline station.

Regulatory Agency Records Review – The site was not listed on any of the databases researched by *EDR*.

7.2 Site Vicinity

Observed Conditions –Significant threats in the immediate site vicinity included a gasoline service station immediately west of the site property. This location was not listed as having a leaking tank, but was indicated to have had a "release." Nevertheless, this threat was deemed to be cross-gradient to the site property and its significance was not considered adequate to warrant Phase II efforts.

History – Research suggested that the adjacent properties were undeveloped prior to current usage. As such, no significant threat was suggested to warrant further investigation.

Regulatory Agency Records Review – As presented in Section 6.0, threats were identified within the site vicinity; however, all of these were interpreted in down-gradient or cross-gradient positions relative to the site and/or were at such a distance or juxtaposition as would indicate no significant threat to the site. No further investigation regarding these locations is considered warranted.

8.0 CONCLUSIONS

Based on the research discussed in this report, the likelihood of an enforced cleanup on the site is considered low. No further inspection is recommended.

9.0 STATEMENT OF PROFESSIONAL RESPONSIBILITY

This report has been prepared with reasonable diligence, reflecting the standards of skill and care typically exercised in the field of environmental assessment. The accuracy or completeness of any report cannot be guaranteed, however, since government records, which provide the basis for much of the site research, may be incomplete, inaccurate, or out of date. Also, per the scope of this assessment, no inspection has been made of that which was not easily accessible within the time frame of this report.

This work researched only the likelihood of a hazardous waste condition that could result in an enforced cleanup or abatement action. It did not include toxicological or industrial hygiene services and did not assess threats from contact with any hazardous wastes or substances.

Per the scope of this work, the investigation does not represent a survey for radon, lead-containing dust or paint, or asbestos.

Due to the likelihood of change in the site and site vicinity, and the potential for future releases of hazardous materials in the vicinity, this report will become obsolete and, therefore, is intended for use only in the six months following the submittal date.

This document is prepared solely for the use of the Client, and shall not be used or in any way relied upon by other individuals, agencies, or organizations, except if and as specifically designated in writing by both Client and Consultant.

10.0 ENDNOTES

---

1 Telephone interview by Edward Verdugo (*MBCE*) with Mr. Steven Josepho, August 20, 2002.

2 Real Estate Information System, San Diego County, 1993.

3 Search for Building Records –Ed Verdugo *(MBCE)* at the Oceanside Building Department, August 14, 2002.

4 Review of Aerial Photographs, Cartographic Services Division, Department of Public Works, San Diego County, Ed Verdugo *(MBCE)*, July 17, 2002.

5 San Diego County Aerial Foto-Map Book, 1982, Aerial Graphics.

6 San Diego County Aerial Foto-Map Book, 1986-87, Aerial Graphics.

7 San Diego County Aerial Foto-Map Book, 1995/96, Aerial Graphics.

8 U.S. Department of Agriculture, Soil Conservation Service, 1973: Soil Survey of San Diego County, California.

9 Geologic Map of California, Santa Ana Sheet, California Division of Mines and Geology, 1962.

10 Topographic Map, San Luis Rey Quadrangle, California, United States Geologic Survey, 1962, photo revised 1975.

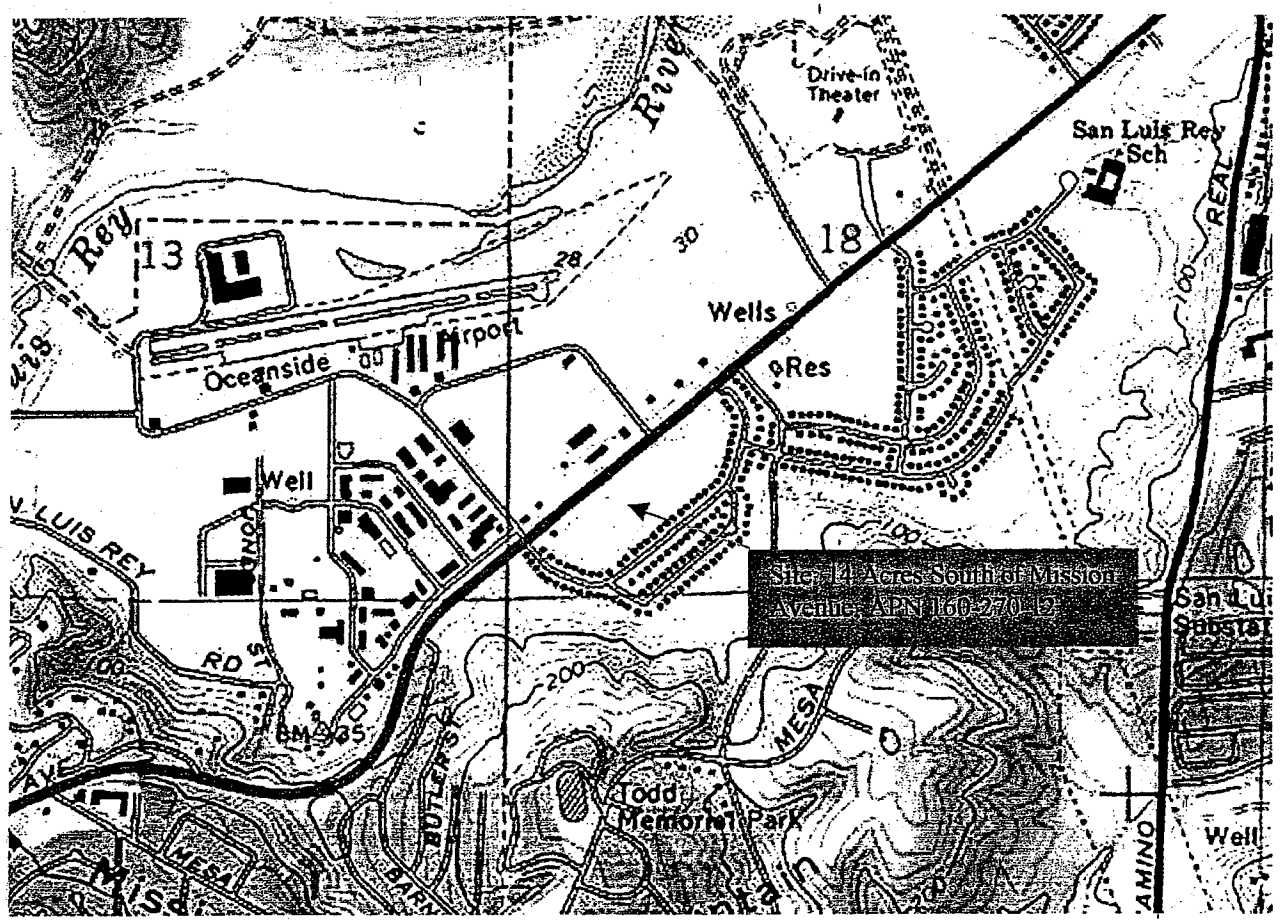
[11] Water Quality Control Plan Report for the San Diego Region, California Regional Water Quality Control Board, September 8, 1994.

[12] San Diego County Department of Environmental Health computerized database, updated 2001.

[13] County of San Diego Map of Solid Waste Disposal Facilities, Active and Inactive, January 1985.

[14] Energy Map of California, Division of Oil and Gas, California Department of Conservation, 1982.

APPENDIX I, VICINITY MAP



Source: USGS Topographic Maps:
San Luis Rey Quadrangle

N

Scale: 1"=24,000"