PHASE 1 – ENVIRONMENTAL ASSESSMENT
14.47 ACRE (APN 160-270-12)
SITE SOUTH OF MISSION AVENUE
AND 3206 CAROLYN CIRCLE
(APN 146-061-03)
OCEANSIDE, CALIFORNIA

GEOPACIFICA
GEOTECHNICAL
CONSULTANTS

July 8, 2006

Mr. Doug Edow
Property/Projects Manager
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

Subject: Phase 1 – Environmental Assessment
14.47 Acre (APN 160-270-12) Site South of Mission Avenue
and 3206 Carolyn Circle (APN 146-061-03)
Oceanside, California

EXECUTIVE SUMMARY

The objective of this study was to assess the subject properties with respect to environmental issues associated with past and/or present operations at the properties, or adjacent/nearby properties, which might pose potential impact and/or liability to the owners, lenders, or property occupants.

This study indicates the following: 1) current usage and site conditions are not an environmental concern and do not require further investigation except as noted below for 3206 Carolyn Circle, 2) there have been no known activities on these properties which might have contributed to environmental concerns in the area, 3) there are no nearby and/or adjacent properties with conditions that might pose an environmental concern or impact to the subject properties, 4) there are no sites listed on the enclosed Environmental Records Search that pose an environmental impact or concern to the subject properties.

The residential structure at 3206 Carolyn Circle is noted on aerial photographs of 1964 and reportedly was constructed sometime in the early 1960's. Based on that time of construction, certain products containing lead and or asbestos were likely used during construction. Lead based paints were common and asbestos was utilized for insulation products and floor tiles. Any future renovation work and/or demolition should include destructive testing to clearly identify (if present) such products as well as the locations and provide recommendations (as and if necessary) for mitigation. Based on this study, the vacant property does not appear to have any historical or current environmental concerns or potential of impact to owners, lenders, or property occupants.

3060
INDUSTRY ST
SUITE 105
OCEANSIDE
CA 92054
TEL: 760.721.5488
FAX: 760.721.5539

Primary Source Documents

1. Phase 1 Environmental Site Assessment, 14 acres on Mission Avenue in Oceanside, California; by Marc Boogay Consulting Engineer, dated August 20, 2002, no. 02-0806.
2. Phase 1 Research Document Search including aerial photographs from 1953 through 2002 adjacent to the Mission Avenue area, Oceanside, dated June 23, 2006 and July 3, 2006.

INTRODUCTION

The purpose of this study was to check available records and documents to see if significant environmental (hazardous materials) issues and/or conditions are known, or not known, to be present on and/or immediately adjacent to the property in such manner as to affect, or not affect, the future use of the subject property. The investigation included a 14.47 acre property south of Mission Avenue and a residential property at 3206 Carolyn Circle. The location of the properties is depicted on Figure 1 (Location Map). No subsurface investigation and/or laboratory testing are conducted for phase 1 studies.

SCOPE OF SERVICE

Our scope of service included an assessment of available records and documents for known environmental (hazardous materials) concerns within about 1 mile of the project properties, to include those sites that might have concerns with potential of impact to the properties at some time in the future.

The scope of service also included a field reconnaissance of this and adjacent site areas to provide a general assessment of surface soils and materials. The work for phase 1 studies do not include subsurface exploration or laboratory testing

PROPERTY LOCATION/HISTORY/SETTING

The properties are located to the southeastern side of Mission Avenue and northwesterly of Carolyn Circle. The sites can be identified on page 1086, E-5 of the 2005 edition of the Thomas Guide, San Diego County. Refer to Figure 1 for the general setting and location of the project properties.

The topographic setting is roughly at elevation of 30 +/- feet (MSL) on a generally flat appearing landform of the San Luis Rey Valley. The landform appears to slope gentle toward the northwest. The surface topography of the site has likely been altered at some time in the past with the minor leveling of soils to create cultivated fields. Some minor fill soils may exist on site. The actual depth of these fill soils is not known but might be on the order of a couple to few feet.

Based on the review of aerial photographs dated 5-2-1953, the area south of Mission Avenue was being cultivated with field work patterns parallel to Mission Avenue. Carolyn Circle was not present and there was no evidence for a gasoline station at Carolyn Circle and Mission Avenue.

Based on aerial photographs of 4-11-1964, Carolyn Circle had been constructed and residential structures existed on both sides of Carolyn Circle. There are trees visible adjacent to some of the residential structures indicating the presence of the structures for at least a few years.

There have been no significant alterations or change in land use of the 14.47 acre site or 3206 Carolyn Circle since at least 4-11-1964, except for the following:
1) On photographs dated 11-21-1980, the entire boundary of the 14.47 acre site appears to have been cleared of vegetation and surficial grading may have been performed.
2) An apparent clearing of a 50 by 100 foot section adjacent to Mission Avenue is noted on photographs of 9-13-1985 and faintly on photographs of 6-1-1994. The location is about mid way between the intersections of Carolyn Circle and Roymar Road with Mission Avenue. The photographs of 6-1-1994 depict the presence of trailer type structure and according to a nearby resident, the area might have been used as a christmas tree sale yard.

SOIL/GEOLOGIC SETTING

The sites are located on a landform of the San Luis Rey Valley. The age of this section of the landform may range in age from late Pleistocene to very recent. The natural soil profile as observed in construction projects within 1/4 mile of the sites typically consist of light reddish brown to pale brown, silty very fine sand. No significant sections of clay have been encountered in the nearby areas. These sandy alluvial soils vary in thickness from 20 to 50 + feet with a poorly formed topsoil in areas with original topography. The ground surface elevation at the site is estimated at roughly 30 +/- feet (MSL). The ground water table at the site is estimated to be at roughly elevations of 15 to 20 +/- feet (MSL), but might vary significantly dependent upon rainfall.

SUMMARY OF ENVIRONMENTAL CONCERNS

Based on the results of the survey listing, there are 116 environmental records representing 66 separate sites identified within about 1/4 to 1 mile of the subject property. Of these sites 17 are noted to have environmental concerns and the other 49 are listed with operating permits. The various listing and sources are identified in the following sections. The entire listing is contained in Appendix A.

Federal Sources

NATIONAL PRIORITY LIST

There are no listings identified within 1 mile of the site.

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System)

There are no listings identified within 1/2 mile of the site.

NFRAP (No Further Remedial Action Planned)

There are no listings identified within 1/4 mile of the site.

FEDFAC (Federal Facilities)

There are no listings identified within 1/2 mile of the site.

ERNS (Emergency Response Notification System)

There are 4 entries identified within 1/4 mile of the property. These incidents were primarily minor with impact local to those sites. In addition, those sites are located topographically such that impact to the subject property is very remote to nil.

HMIRS (Hazardous Material Incident Report System)

There are no listings for the subject properties.

SETS (Site Enforcement Tracking System)

There are no listings identified within 1/2 mile of the site.

DO (Enforcement Docket System -DOCKET/Consent Decree Tracking System-CDETS)

There are no listings identified within 1/4 mile of the site.

CD (Criminal Docket System – C-DOCKET)

There are no listings identified within 1/4 mile of the site.

RCRA (RCRA Violators List – CORRACTS)

There are no listings identified within 1mile of the site.

RCRA-D (Resource Conservation and Recovery Information System – Treatment, Storage & Disposal – TSD Facilities)

There is 1 listing identified within 1 mile of the site. The site is a operating permit and the site topographic location generally precludes future impact to the site.

FD (Federal Enforcement Dockets)

There are no listings identified within 1/4 mile of the site.

California State Sources

AW (Annual Work Plan – previous Bond Expenditure Plan)

There are no listings identified within 1 mile of the site.

CALS (CALSITES)

There are no sites identified within 1/2 mile of the site.

VCP – (Voluntary Cleanup Program)

There are no sites identified within ½ mile of the property.

FE – (Properties Needing Further Evaluation)

There are no sites identified within ½ mile of the property.

REF – (Referred Unconfirmed Properties)

There is 1 site identified within ½ mile of the property. This site is located topographically such that impact to the subject properties is extremely remote to nil.

SCH – (School Property Evaluation Program)

There are no sites identified within 1/4 mile of the property.

CALS (CALSITES – No Further Action)

There are 2 sites identified within 1/4 mile of the site. Those sites fall within classification as NFA – No Further Action for DTSC or RED – closed case marked for removal from list. These sites are located topographically such that impact to the subject site is nil.

CORTESE (State of California Office of Planning and Research)

There are no listings identified within 1/2 mile of the site.

LUST (Leaking Underground Storage Tanks)

There are 9 sites identified with 12 entries within 1/2 mile of the site. 8 of the entries are noted to be "case closed". The other 4 entries are identified with notations of on-going study and/or remediation underway. Two of the entries are adjacent to the western corner of the property. These entries indicate the cases are managed by a local agency. These sites are located at distance and topographically (i. e. ground water flow direction) such that impact to the subject property is very remote to nil.

SWIS (Solid Waste Information System)

There are two entries, both at 2700 Mission Avenue for closed solid waste landfill sites, identified within 1 mile of the site. The site is located at distance and topographically (i.e. ground water flow direction) such that impact to the subject site is nil.

WIP (Well Investigation Program)

There are two entries identified within 1 mile of the site. Both entries are east of the site and reported monitoring results are below action levels. These sites do not pose an impact to the project site.

WQ (Drinking Water Program)

There is one listing identified within 1/2 mile of the site.

Regional Sources

NT (Toxic Releases)

There are 10 entries listed within 1/2 mile of the site. These sites and the status are reflective of those listed above under LUST with primary status case closed or remediation underway. In any case, these sites are located at distance and topographically (i. e. ground water flow direction) such that impact to the subject property is very remote to nil.

TPC (Toxic Pits)

There are no listings identified within 1 mile of the site.

SWAT (R) – (Solid Waste Assessment Test – Regional)

There are no listings identified within 1 mile of the site.

Operating Permits

Inclusion of any property or site under these listings does not imply either a previous or existing problem at the property or site, only that the property or site is permitted to use, store, transport, and/or generate materials designated as hazardous.

NC (Nuclear Regulatory Commission Licensees)
PCB (PCB Waste Handlers Database)
PCS Permit Compliance System
PE (Section Seven Tracking System – SSTS)
FIFRA (FIFRA/TSCA Tracking System/National Compliance Database – FTTS/NCDB)
FFIS (Federal Facilities Information System)
CICIS (Chemicals in Commerce Information System)
FINDS EPA Facility Index System

There are no listings identified for the 8 programs above within 1/4 mile of the site.

Local Operating Permits

There are 13 entries identified immediately adjacent to this property.

RCRA-G (Resource Conservation and Recovery Information System – Generators)

There are 20 permitted sites generating and/or using hazardous materials identified within 1/4 mile of the property.

HWIS (Hazardous Waste Information System)

There are 84 permitted sites storing, generating, and/or using hazardous materials identified within 1/4 mile of the property.

SARA SARA Title III, section 313 (TRIS)
AFS AIRS Facility System

There is one listing under each of the two monitoring programs listed above. The listed is at The Deutsch Co. site on Airport Road.

UST (Permitted Underground Storage Tanks)

There are for20 permits for 9 sites sites identified within 1/4 mile of the property. The locations of those sites are topographically such that impact to the subject property is remote.

SUMMARY/CONCLUSIONS

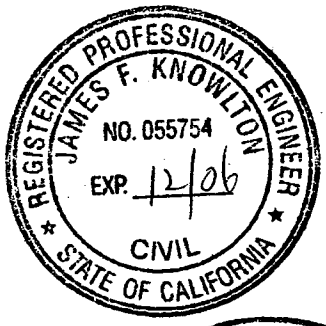
Based on this study, there are no apparent and/or known environmental records, documents, and/or significant concerns on the subject properties. There do not appear to be any apparent known significant environmental concerns immediately adjacent to the subject properties that might impact the subject sites. The study and conclusions do not address ground water quality and/or usage under the site now, or in the future.

The residence at 3206 Carolyn Drive is known to have been constructed at a time period during which certain type material were used in building and construction products. Most commonly materials included lead base paint product and asbestos especially utilized for insulation and tile products. The type and presence of these products is not significantly different for any residence constructed in the early 1960's. Any future renovation and/or demolition work should include testing to clearly identify the locations and types of products (if any) and provide recommendations for mitigation (as and if necessary).

Should you have any questions, please contact me at your convenience.

Very truly yours,

James F. Knowlton
RCE 55754/CEG 1045



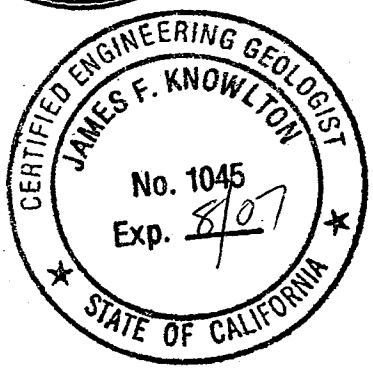


Figure 1: Site Location - Source of Aerial Photograph USDA dated 5/22/2002. North is directly to the top of the page, scale is roughly 1 inch equals 528 +/- feet.

APPENDIX A

ENVIRONMENTAL RECORD SEARCH

SUMMARY

KNOWN ENVIRONMENTAL CONCERNS
14.47 ACRES BETWEEN MISSION AVE & CAROLYN CREEK, OCEANSIDE CA

Page: 1
Job : GEOA3414
Date: 06-23-2006

ADDRESS		CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 MILE OF THE SUBJECT SITE								
3213	MISSION AVE	OCEANSIDE	GASNAK	LUST		10	4	W
			MOHSEN OIL	NT		14		
			GASNAK	HWIS		28		
			MOHSEN OIL	UST	2005	39		
			MOHSEN OIL	UST	A2	39		
			GASNAK	OR		40		
			P & F AUTO REPAIR	HWIS		28		
			MOHSEN OIL	UST	87&A9	39		
3204	MISSION AVE	OCEANSIDE	CHEVRON SERVICE STATION #98164	LUST	9	10	6	W
			CHEVRON USA- 1442	NT		14		
			CHEVRON USA- 1442	OR		40		
			MISSION CHEVRON INC	HWIS		28		
			CHEVRON USA- 1442	UST	87&A2	39		
			CHEVRON USA- 1442	UST	A2	39		
			CHEVRON 98164	HWIS		28		
			CHEVRON USA #91964	HWIS		28		
251	AIRPORT RD	OCEANSIDE	TEXTECH COMPANY	ERNS		3	13	W
			TEX TEK INC	HWIS		24		
			TEXTEK INC	HWIS		24		
			BORDER LINER INC	HWIS		25		
			BORDER LINER INC	RCRA	S	17		
305	AIRPORT RD	OCEANSIDE	ACTION SPORTS COMPOSITES INC	NT		13	24	W
			CUBIC	CS-nfa	NFA	8		
			ENERTRON	LUST		9		
305	AIRPORT RD,B	OCEANSIDE	ENERTRON	RF	REFOA	7	24	W
305	AIRPORT RD	OCEANSIDE	SPORTS ACTION/PARSONS/CUBIC	LUST	9	9	24	W
			CUBIC COMMUNICATIONS, INC	HWIS		25		
			CUBIC COMMUNICATIONS, INC	RCRA	L	17		
305	AIRPORT RD, #E	OCEANSIDE	TODOS SANTOS SURF INC	UST	A2	38	24	W
305	AIRPORT RD	OCEANSIDE	ACTION SPORTS COMPOSITE INC	HWIS		26	24	W
			TODOS SANTOS SURF INC	UST	93&A2	38		
	WELL 12 - STANDBY	11S/04W-18L01 S	Oceanside, City of/	WQ	SU	12	31	E
	AIRPORT RD	OCEANSIDE	DEUTSCH CO.	CS-nfa	NFA	7	36	W
			DUETCH INC T SMITH	ERNS		3		
			DEUTSCH COMPANY	ERNS		3		
			DEUTSCH COMPANY	AFS		21		
			DEUTSCH COMPANY	RCRA	L	16		
			DEUTSCH CO. ELECTRONIC COM. DI	HWIS		23		
			DEUTSCH CO. E.C.D.	UST	87&92	37		
			DEUTSCH CO. E.C.D.	UST	87	37		
KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE								
480	AIRPORT RD	OCEANSIDE	CITY OF OCEANSIDE AIRPORT	NT		13	47	W
			OCEAN AIR-FLIGHT SER	LUST	9	9		
			OCEANAIR FLIGHT SERVICES INC	HWIS		27		
			CITY OF OCEANSIDE AIRPORT	UST	2005	38		
			LEADING EDGE SPORTS	HWIS		27		
			CITY OF OCEANSIDE AIRPORT	UST	A2	38		
			CITY OF OCEANSIDE AIRPORT	UST	87&A9	38		
480	AIRPORT RD,# 7	OCEANSIDE	MIL AIR	HWIS		27	47	NW
480	AIRPORT RD	OCEANSIDE	CITY OF OCEANSIDE AIRPORT	HWIS		28	47	NW
303	VIA DEL MONTE	OCEANSIDE	HARVEST TIME PRODUCE	NT		15	52	W
			FORMER DEWITT TRANSFER&STORAGE	LUST	9	10		
			HARVEST TIME PRODUCE	HWIS		35		
			HARVEST TIME PRODUCE	HWIS		35		
			HARVEST TIME PRODUCE	UST	A2	39		
			DEWITT TRANSFER & STORAGE CO	HWIS		35		
			HARVEST TIME PRODUCE	UST	87&A9	40		
575	AIRPORT RD	OCEANSIDE	PLAVAN PETROLEUM	NT		14	55	W
			PLAVAN COMMERCIAL FUELING	LUST	7	9		
303	VIA DEL NORTE	OCEANSIDE	NORTH COUNTY TRANSIT DISTRICT	LUST	9	10	56	W

KNOWN ENVIRONMENTAL CONCERNS
14.47 ACRES BETWEEN MISSION AVE & CAROLYN CREEK, OCEANSIDE CA

ADDRESS		CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
			NORTH COUNTY TRANSIT DISTRICT	NT		15		
680	AIRPORT RD		NORTH COUNTY TRANSIT	LUST	9	10		
		OCEANSIDE	DEUTSCH CO	NT		14	**58**	W

KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE

250	EDDIE JONES WAY	OCEANSIDE	DEUTSCH CO	NT		14	**59**	W
110	JONES RD	OCEANSIDE	CITY OF OCEANSIDE	LUST	9	9	**60**	SW
2700	MISSION AVE	OCEANSIDE	MISSION AVENUE SLF	SWIS		11	**61**	SW
			CITY OF OCEANSIDE SANITARY LF	SWIS	CLOSE	11		

SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION

	MESA DR	OCEANSIDE	IVEY RANCH INC	NT		14		
	MISSION AVE		IVEY RANCH	LUST	3B	9		
		OCEANSIDE	OCEAN PLACE CINEMAS	LUST	9	10		
			SANTA FE RR T DEAN	ERNS		3		

OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
180 ROYMAR RD, STEE	OCEANSIDE	BLADE SCREW MACH PROD		OR	41	2	N
180 ROYMAR RD	OCEANSIDE	CALIFORNIA BUSINESS MACHINES		OR	41	2	N
180 ROYMAR RD, G	OCEANSIDE	STEVE'S FIBERGLASS		OR	41	2	N
180 ROYMAR RD	OCEANSIDE	Q R S CORP		HWIS	31	2	N
180 ROYMAR RD, #F	OCEANSIDE	TECHNICAL BONDING		OR	41	2	N
180 ROYMAR RD, STE H	OCEANSIDE	STEVES FIBERGLASS SPECIALTIES		RCRA S	18	2	N
180 ROYMAR RD,STE H	OCEANSIDE	STEVES FIBERGLASS SPECIALTIES		HWIS	31	2	N
3308 MISSION AVE	OCEANSIDE	MISSION ANIMAL HOSPITAL MISSION ANIMAL HOSPITAL		HWIS OR	28 40	3	NE
3210 MISSION AVE	OCEANSIDE	WARNERS TRUCK RENTAL		OR	40	5	W
230 ROYMAR RD,#G&H	OCEANSIDE	B & R RADIATOR & MUFFLERS		HWIS	31	7	N
230 ROYMAR RD,STE B	OCEANSIDE	ALD INDUSTRIES		HWIS	31	7	N
230 ROYMAR RD	OCEANSIDE	SUNN GRAPHICS SOMMERSET AXLE		OR OR	41 41	7	N
230 ROYMAR RD, # C	OCEANSIDE	LAMB SCREEN PRINTING		OR	41	7	N
230 ROYMAR RD, G&H	OCEANSIDE	B&R RADIATOR & MUFFLER AUTO CT		OR	41	7	N
230 ROYMAR RD,STE E	OCEANSIDE	SUNN GRAPHICS		HWIS	32	7	N
3265 PRODUCTION AVE	OCEANSIDE	DEUTSCH COMPANY E C D DEUTSCH CO DEUTSCH CO		OR HWIS RCRA N	40 31 18	8	NW
3235 PRODUCTION AVE	OCEANSIDE	MOROSO PERFORMANCE ROY MARLAN COMPANY		HWIS HWIS	31 31	9	W
3230 PRODUCTION AVE	OCEANSIDE	MAD ENGINE CO MAD ENGINE CO MAD ENGINE CO		RCRA N HWIS HWIS	18 30 31	10	W
3215 PRODUCTION AVE	OCEANSIDE	MAACO AUTO PAINTING MAACO AUTO PAINTING		HWIS RCRA	30 18	11	W
260 AIRPORT RD	OCEANSIDE	MR PARTS #9 DAVE & JIMS AUTO REPAIR SCHRODER, MARTIN MR PARTS #9 AUTO WORKS AUTO WORKS		HWIS HWIS HWIS RCRA S UST 93&A2 UST A2	25 25 25 17 37 38	12	W
260 AIRPORT RD,STE B	OCEANSIDE	AUTOWORKS		HWIS	25	12	W
3205 PRODUCTION AVE, STE K	OCEANSIDE	SCHUMAN ENGINEERING		HWIS	29	14	W
3205 PRODUCTION AVE, SUITE J	OCEANSIDE	OFFSHORE SURF PRODUCTS		RCRA S	18	14	W
3205 PRODUCTION AVE, H	OCEANSIDE	SURFCOAST SERVICES		HWIS	30	14	W
3205 PRODUCTION AVE,STE H	OCEANSIDE	VIVID GRAPHICS		HWIS	30	14	W
3205 PRODUCTION AVE, STE K	OCEANSIDE	SCHUMAN ENGINEERING		RCRA	18	14	W
3205 PRODUCTION AVE,SUITE J	OCEANSIDE	OFFSHORE SURF PRODUCTS		HWIS	30	14	W
261 AIRPORT RD	OCEANSIDE	NORTH COUNTY MOTORCYCLE		HWIS	25	15	W
3210 PRODUCTION AVE,STE A	OCEANSIDE	TRACKER DESIGNS		HWIS	30	16	W
3204 PRODUCTION AVE, UNITE W E	OCEANSIDE	SHIRT GRAPHICS INC SHIRT GRAPHICS INC		RCRA HWIS	18 29	17	W
3365 MISSION AVE,#I	OCEANSIDE	MINUTEMAN PRESS		HWIS	29	18	NE
3365 MISSION AVE	OCEANSIDE	CLEANERS 4 LESS CLEANERS 4 LESS		RCRA L HWIS	17 29	18	NE
3375 MISSION AVE	OCEANSIDE	1X COPPERWOOD LEASING CO		HWIS	29	19	NE
3361 MISSION AVE	OCEANSIDE	UNOCAL SVC STATION #7033-31273 UNOCAL SVC STATION #7033-31273 TOSCO CORPORATION STATION #312 UNOCAL SERVICE STATION #7033		UST 2005 UST 93&A9 HWIS HWIS	39 39 29 29	20	NE
3225 ROYMAR RD	OCEANSIDE	TRAINING & EDUCATION FOR RETAR		HWIS	32	21	NW

OPERATING PERMITS ONLY
14.47 ACRES BETWEEN MISSION AVE & CAROLYN CREEK, OCEANSIDE CA

ADDRESS		CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
3229	ROYMAR RD,# D	OCEANSIDE	B & R PORSCHE	HWIS		32	22	NW
3233	ROYMAR RD	OCEANSIDE	H K PLASTICS ENG INC	HWIS		32	23	NW
			RAPIDSYN DIVISION API INC	RCRA	S	19		
			RAPIDSYN DIVISION API INC	HWIS		32		
			RAPIDSYN DIVISION API INC	HWIS		33		
3239	ROYMAR RD,UNIT C	OCEANSIDE	ACADEMY MACHINE PRODUCTS INC	HWIS		33	25	NW
3239	ROYMAR RD	OCEANSIDE	ACADEMY MACHINE PRODUCTS	HWIS		34	25	NW
330	AIRPORT RD	OCEANSIDE	SIDONIA SALVAGE	HWIS		34		
			WILLARD STREET RODS	UST	93&A2	38	26	W
215	VIA EL CENTRO	OCEANSIDE	WILLARD STREET RODS	UST	A2	38		
			R K SPORT INC	RCRA	S	19	27	W
229	VIA EL CENTRO	OCEANSIDE	ROYMAR LAND CO.	HWIS		35		
			MOBILE TRENDS	RCRA	S	19	28	W
227	VIA EL CENTRO	OCEANSIDE	MOBILE TRENDS	HWIS		35		
343	AIRPORT RD	OCEANSIDE	MOBILE TRENDS	HWIS		35	29	W
360	AIRPORT RD	OCEANSIDE	TRIPLETT CORP	HWIS		26	30	W
363	AIRPORT RD	OCEANSIDE	TNT SVC	HWIS		26	32	W
			ARROW AUTOMOTIVE	HWIS		26		
3130	SAN LOUIS RAY RD	OCEANSIDE	NORTH COUNTY HARLEY DAVIDSON	HWIS		26	33	W
305	VIA EL CENTRO	OCEANSIDE	HARLEYS HOUSE OF HARLEYS	HWIS		26		
311	VIA EL CENTRO	OCEANSIDE	ROYMAR LAND CO	HWIS		34	34	W
350	VIA EL CENTRO	OCEANSIDE	JIM SMITH	HWIS		36	35	W
228	VIA DEL MONTE	OCEANSIDE	FULLER SIGNS	HWIS		36	37	W
230	VIA DEL MONTE	OCEANSIDE	SELMET INC	HWIS		36	38	W
205	VIA DEL MONTE	OCEANSIDE	BUGS R US	HWIS		34	39	W
		OCEANSIDE	EPOXY PRO	HWIS		34	40	W
		OCEANSIDE	ROYMAR LAND CO	HWIS		34	41	W

OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE

235	VIA DEL MONTE	OCEANSIDE	DIVERSIFIED TOOL & DIE	RCRA	N	19	42	W
379	VIA EL CENTRO	OCEANSIDE	DIVERSIFIED TOOL & DIE	HWIS		34		
			ROYMAR LAND CO	RCRA	L	19	43	W
392	VIA EL CENTRO	OCEANSIDE	ROYMAR LAND CO	HWIS		36		
			TERRY'S AUTO BODY & PAINT INC	RCRA	S	19	44	W
396	VIA EL CENTRO	OCEANSIDE	TERRY'S AUTO BODY & PAINT INC	HWIS		36		
398	VIA EL CENTRO	OCEANSIDE	AL'S AUTO REPAIR	HWIS		36		
			MID WEST AUTO REPAIR	HWIS		36	45	W
304	VIA DEL MONTE	OCEANSIDE	J & D PRODUCTS	HWIS		36	46	W
			WEYERHAEUSER CO. 1-TIME	HWIS		36		
476	AIRPORT RD	OCEANSIDE	J & D PRODUCTS	RCRA	S	20		
476	AIRPORT RD,# 33	OCEANSIDE	WEYERHAEUSER	HWIS		37		
476	AIRPORT RD	OCEANSIDE	CHANDLERS TRANSMISSION	HWIS		35	48	W
478	AIRPORT RD	OCEANSIDE	CHANDLERS TRANSMISSION	RCRA	S	19		
			CEA WINDS	HWIS		26	49	NW
482	AIRPORT RD	OCEANSIDE	AERO PACIFIC	HWIS		26	49	NW
350	VIA DEL MONTE	OCEANSIDE	CAL-TRANS DIST 11	HWIS		27	49	NW
270	VIA DEL NORTE	OCEANSIDE	TIRES WARHOUSE	HWIS		27	50	NW
	MUNICIPAL AIRPORT RD	OCEANSIDE	CITY OF OCEANSIDE	HWIS		27		
			TIRES WAREHOUSE	HWIS		27		
		OCEANSIDE	ROYMAR LAND COMPANY	HWIS		28	51	NW
		OCEANSIDE	GENE ADAMS PERFORMANCE	HWIS		35	53	W
		OCEANSIDE	AKWAKLAME	TSD		5	54	W
		OCEANSIDE	DEUTSCH CO. E.C.D.	SARA		20	57	NW

REFERENCED SOURCES

Job : GEOA3414
Date: 06-23-2006

FEDERAL SOURCES

NPL NATIONAL PRIORITY LIST (3/29/06)
CERCLA CERCLIS (3/29/06)
NFRAP NFRAP (3/29/06)
FedFac FEDERAL FACILITIES (3/29/06)
ERNS EMERGENCY RESPONSE NOTIFICATION SYSTEM
HM HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM (2005)
SETS SITE ENFORCEMENT TRACKING SYSTEM (2005)
CDETS ENFORCEMENT DOCKET (DOCKET/CDETS) (3/29/06)
CD C-DOCKET (3/29/06)
RV RCRA VIOLATORS LIST (03/06)
TSD RCRA - TSD FACILITIES (03/06)

I	Incinerator	D	Land Disposal	T	Storage/Treatment

FD FEDERAL ENFORCEMENT DOCKETS

CALIFORNIA STATE SOURCES

AnnWrk ANNUAL WORK PLAN (01/18/06)

BKLG	Backlog	DLST	Delisted from the AWP	AWP	Active AWP site
REFRW	Referred to the RWQB	COM	Certified, maint mode	REFRC	Referred to RCRA
CERT	Certified after remediation				

CalSite CALSITES (1/18/06)
VC VOLUNTARY CLEANUP PROGRAM (1/18/06)
FE PROPERTIES NEEDING FURTHER EVALUATION (1/18/06)
RF REFERRED UNCONFIRMED PROPERTIES (1/18/06)
CS-nfa CALSITES - NO FURTHER ACTION (1/18/06)
CS CORTESE (1/06)
LUST LEAKING UNDERGROUND STORAGE TANKS (02/06)

0	No action	3B	Prel site assmnt underway	7	Remedial action underway
1	Leak being confirmed	5C	Pollution characterization	8	Post remedial action monitoring
3A	Site workplan submitted	5R	Remediation plan	9	Case closed

SWIS SOLID WASTE INFORMATION SYSTEM (1/06)
WIP WELL INVESTIGATION PROGRAM
WQ DRINKING WATER PROGRAM (2002)
SC SCHOOL PROPERTY EVALUATION PROGRAM (1/18/06)

REGIONAL SOURCES

NT TOXIC RELEASES (01/06)
TP TOXIC PITS (01/06)
SR SOLID WASTE ASSESSMENT TEST - REGIONAL (01/03)

OPERATING PERMITS

RCRA RCRA GENERATORS (03/06)

L	Large Generator	T	Transporter	S	Small Generator

SARA SARA TITLE III,SECTION 313 (TRIS) (2005)
Nucl NUCLEAR REGULATORY COMMISSION LICENSEES (01/06)
PCB PCB WASTE HANDLERS DATABASE (01/06)
PCS PERMIT COMPLIANCE SYSTEM (PCS) (01/06)
AFS AIRS FACILITY SYSTEM (AFS) (01/06)
PE SECTION SEVEN TRACKING SYSTEM (01/06)
FIFRA FIFRA/TSCA TRACKING SYSTEM (01/06)
FIFS FEDERAL FACILITIES INFORMATION SYSTEM (FFIS) (01/06)
CICIS CHEMICALS IN COMMERCE INFORMATION SYSTEM (01/06)
FN FINDS EPA FACILITY INDEX SYSTEM (01/06)
HWIS HAZARDOUS WASTE INFORMATION SYSTEM (1984-2005)
UST UNDERGROUND STORAGE TANKS
OR LOCAL OPERATING PERMITS

ENVIRONMENTAL RECORD SEARCH

LISTED BY SOURCE

INTRODUCTION

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources. For additional information call 858 793-0641.

In accordance with ASTM E-1527-05, the following government sources have been searched for sites at the street address, unless otherwise stated, of the subject location.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan(National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties(PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.