

**Phase I Environmental Site Assessment**  
**San Diego River Trail – Carlton Oaks Segment**  
**Santee, San Diego, California**

13 January 2017  
AGE Project No. 16-3919

***PREPARED FOR:***

San Diego Association of Governments (SANDAG)  
and  
Nasland Engineering

***PREPARED BY:***



*Advanced GeoEnvironmental, Inc.*

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(800) 511-9300  
[www.advgeoenv.com](http://www.advgeoenv.com)

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**Santee, San Diego, California 92071**

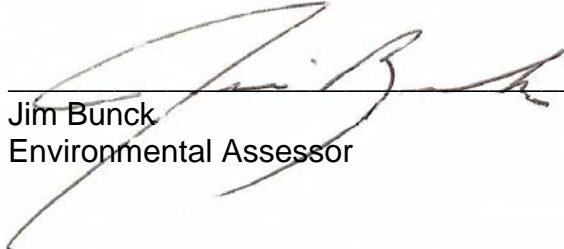
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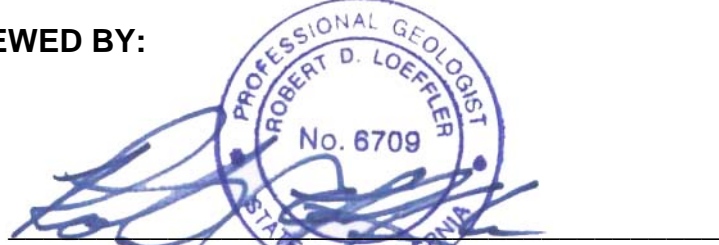
**PREPARED BY:**



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Jim Bunck  
Environmental Assessor

**REVIEWED BY:**



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Robert D. Loeffler  
Senior Geologist/Vice President  
California Professional Geologist No. 6709  
Registered Environmental Property Assessor No. 136161

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# **Phase I Environmental Site Assessment**

## **San Diego River Trail – Carlton Oaks Segment**

### **Santee, San Diego, California**

#### **EXECUTIVE SUMMARY**

*Advanced GeoEnvironmental, Inc. (AGE)* has conducted this Phase I Environmental Site Assessment for the proposed San Diego River Trail, Carlton Oaks Segment (SDRT-COS) bikeway (hereafter labeled subject property or property). The subject property is a section of the regional bikeway that will eventually extend along the San Diego River from the Pacific Ocean to its head waters near Julian. The subject property extends between the City of Santee and the City of San Diego, California.

The subject property consists of an approximately 2 mile corridor of property which would extend westward from the Mast Park parking lot, under the Carlton Hills Boulevard bridge, and along the existing dirt trail that continues westward for approximately 0.5 mile through Mast Park West and terminates at the Carlton Oaks Golf Course. West of the terminus of the existing dirt trail, the proposed project would generally be constructed on or adjacent to the existing berm along the southern edge of the golf course for a distance of approximately 1.5 miles before its terminus at the existing sidewalk along West Hills Parkway. In general, the proposed project would include a 10-foot-wide paved bike path with 2-foot-wide pervious shoulders. Near the west end, the proposed project would install a bridge or similar structure to cross Sycamore Creek. Additional physical improvements could include installation of fencing, pedestrian-scaled lighting for safety, slope protection in slope areas south of the existing berm in which erosion is evident, removal and replacement of low flow drainage crossings along Mast Park West, revegetation of slopes, restoration of disturbed areas within the golf course, retaining walls, and other minor improvements.

Bordering the southern portion of the subject property as it extends along the golf course section is the San Diego River, which parallels the 52 Freeway located directly south. South of the freeway is a mixed use area combining both residential and retail/commercial use. Areas extending north of the golf course are primarily comprised of residential with limited retail and commercial located in the northeasterly portions. A combination of residential and retail form the borders of Mast Park on the eastern segment of the subject property.

The focus of this Phase I Environmental Assessment was to determine if the soil and, or groundwater along the planned subject property has been negatively impacted by the use, storage, or release of hazardous materials from adjacent and nearby businesses, or previous land use activities. And if so, do these hazardous materials that may be present in the soil and ground water represent an environmental concern for the construction and intended use of the subject property.

Historically, the proposed alignment of the subject property has remained absent of any development. No buildings, structures, or improved roadways have ever been present on the subject property. Carlton Oaks Golf Course, which forms a portion of the northern border of the subject property in the western section of the project area was constructed in the early 1960's. The dirt trail in Mast Park West that the subject property will follow in the eastern section of the project area were constructed in the early 1980's. Our physical inspection of the entire length of the subject property, along with a review of historical records and government documents, did not reveal any evidence of recognized environmental conditions. It is unlikely any portion of the subject property has been impacted by any hazardous materials.

## **FINDINGS**

Based on the standards set by ASTM Standard Practice E1527-13, a recognized environmental condition (REC), is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Conditions that are determined to be *de minimis*, which do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not recognized environmental conditions.

The standard further identifies historical RECs and controlled RECs. An historical REC (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A controlled REC (CREC) is a REC resulting from a past release of hazardous substances, or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following findings are differentiated below as *de minimis* conditions unlikely to be subject to government enforcement, HRECs, CRECs and RECs.

### ***DE MINIMIS* CONDITIONS**

This assessment revealed no evidence of *de minimis* conditions in connection with the subject property.

### **HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS**

This assessment has revealed no evidence of HRECs in connection with the subject property.

## **CONTROLLED ENVIRONMENTAL CONDITIONS**

This assessment has revealed no evidence of CRECs in connection with the subject property.

## **RECOGNIZED ENVIRONMENTAL CONDITIONS**

This assessment has revealed no evidence of RECs in connection with the subject property.

## **CONCLUSIONS AND OPINION**

*Advanced GeoEnvironmental, Inc.* has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13, US-EPA AAI for the proposed San Diego River Trail, Carlton Oaks Segment to be located along an approximately 2-mile stretch of property extending from West Hills Parkway, through Carlton Oaks Golf Course and the western portion of Mast Park in the cities of Santee and San Diego, California. Any exceptions to, or deletions from, this practice are described in Section 7.1 of this report or presented as additional services in Section 6.0.

AGE does not recommend any further environmental investigations of the subject property at this time.

# Phase I Environmental Site Assessment

San Diego River Trail – Carlton Oaks Segment  
Santee, San Diego California 92071

## 1.0. INTRODUCTION

*Advanced GeoEnvironmental, Inc. (AGE)* has been retained by Mr. Larry Thornburgh at Nasland Engineering to perform a Phase I Environmental Site Assessment (Phase I), for an approximately 2 mile corridor of property identified as the “subject property or property” proposed for the San Diego River Trail – Carlton Oaks Segment (SDRT – COS). The subject property will extend in a westerly direction from West Hills Parkway to vehicle parking lot located adjacent to Carlton Hills Boulevard in Mast Park.

The SDRT-COS segment of the subject property consists of an approximately 2 mile corridor of property which would extend westward from the Mast Park parking lot, under the Carlton Hills Boulevard bridge, and along the existing dirt trail that continues westward for approximately 0.5 mile through Mast Park West and terminates at the Carlton Oaks Golf Course. West of the terminus of the existing dirt trail, the proposed project would generally be constructed on or adjacent to the existing berm along the southern edge of the golf course for a distance of approximately 1.5 miles before its terminus at the existing sidewalk along West Hills Parkway. In general, the proposed project would include a 10-foot-wide paved bike path with 2-foot-wide pervious shoulders. Near the west end, the proposed project would install a bridge or similar structure to cross Sycamore Creek. Additional physical improvements could include installation of fencing, pedestrian-scaled lighting for safety, slope protection in slope areas south of the existing berm in which erosion is evident, removal and replacement of low flow drainage crossings along Mast Park West, revegetation of slopes, restoration of disturbed areas within the golf course, retaining walls, and other minor improvements.

The Phase I was performed in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the United States Environmental Protection Agency (USEPA) Standards and Practices for ‘All Appropriate Inquiries (AAI)’ (40 CFR Part 312). The Phase I is designed to provide the Client (user) with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

### 1.1. PURPOSE

The purpose of the Phase I is to identify and assess environmental characteristics of the subject property that could lead to liability in the event of ownership, that could have a potential impact on property value or that could impact the present or future use of the subject property.

The purpose of ASTM Standard Practice E1527-13 and USEPA AAI is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the



scope of the *Comprehensive Environmental Response Compensation and Liability Act* (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice (based on ASTM Practice E1527-13). The goal of ASTM Standard Practice E1527-13 is to identify *recognized environmental conditions* (RECs) in connection with the subject property. A REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Conditions that are determined to be *de minimis*, which do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not recognized environmental conditions.

The standard further identifies historical RECs and controlled RECs. An historical REC (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A controlled REC (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

## 1.2. SITE DESCRIPTION

The subject property consists of an approximately 2 mile corridor of property which would extend westward from the Mast Park parking lot, under the Carlton Hills Boulevard bridge, and along the existing dirt trail that continues westward for approximately 0.5 mile through Mast Park West and terminates at the Carlton Oaks Golf Course. West of the terminus of the existing dirt trail, the proposed project would generally be constructed on or adjacent to the existing berm along the southern edge of the golf course for a distance of approximately 1.5 miles before its terminus at the existing sidewalk along West Hills Parkway. In general, the proposed project would include a 10-foot-wide paved bike path with 2-foot-wide pervious shoulders. Near the west end, the proposed project would install a bridge or similar structure to cross Sycamore Creek (Figures 2 and 3).

### 1.2.1. Location and Legal Description

The subject property location can be identified as the following:

<b>Site Address</b>	Not identified under any addresses
<b>Assessor's Parcel Number (APN)</b>	None
<b>Land Use Type</b>	City park and golf course and undeveloped land
<b>Size of Property</b>	Approximately 2.02 mile corridor of land.

### 1.2.2. Site and Vicinity General Characteristics

The subject property corridor is located along the southern boundary of Carlton Oaks Golf Course, and within the western portion of Mast Park. Areas surrounding the park and golf course are a mix of residential and commercial in the City of Santee and San Diego, California. Figure 1 shows the setting of the subject property (7.5 Minute United States Geological Survey [USGS] Topographic Series, La Mesa and El Cajon, California). Photographs of the subject property are provided in Appendix A.

### 1.2.3. Current Use of Property

The western portion is an unimproved strip of land, which separates the golf course, from the San Diego River. The eastern portion of the subject property is in located within Mast park.

## 1.3. DETAILED SCOPE-OF-SERVICES

Except where identified in Section 7.1., the scope of work for this Phase I conforms to ASTM Standard Practice E1527-13, and the USEPA AAI (40 CFR Part 312). Any additional User requested scope of services is discussed in Section 6.0.

## 1.4. SIGNIFICANT ASSUMPTIONS

Our professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. Findings were based mainly upon examination of historical records, maps, aerial photographs and government agency lists, on a site reconnaissance visit, and on information obtained during personal interviews with persons of long term familiarity with the subject property as specified in ASTM E1527-13 and the USEPA AAI. Hazardous waste site lists presented in this report represents only a search of specific government records as

listed below. AGE is aware that additional government records may exist. It should be noted that government agencies often do not list all sites with environmental contamination or that the list could be inaccurate and/or incomplete.

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites, are assumed based on geologic interpretations from available sources. AGE assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

#### 1.5. LIMITATIONS AND EXCEPTIONS

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AGE makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified as beyond the scope of an ASTM Phase I that may affect business environmental risks at a property include the following: asbestos-containing materials (ACMs); biological agents; cultural and historic resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; industrial hygiene; lead-based paint (LBP); lead in drinking water; mold; radon; regulatory compliance; and wetlands. These environmental issues may warrant assessment based on the type of property or transaction; however, they are considered non-scope issues under ASTM Practice E1527-13. Any addition of non-scope items must be agreed upon between the user and AGE prior to initiation of the Phase I.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and

information provided, and observations and conditions that existed on the date and time of the property visit.

#### 1.6. SPECIAL TERMS AND CONDITIONS

There were no special terms or conditions, agreed upon by the environmental professional, beyond the initial agreed upon scope of work, used in preparation of this report.

#### 1.7. USER RELIANCE

Conclusions and recommendations in this report are based on findings regarding historical use of the site, and on features noted during the site reconnaissance. The absence of any potential gross contamination sources, historic or present, does not necessarily imply that the site is free of any contamination. This report only represents a 'due diligence' effort as to the current environmental status of the site. No other warranty, expressed or implied, is made as to the professional recommendations contained in this report.

### 2.0. USER PROVIDED INFORMATION

According to the ASTM Standard E1527-13 and the USEPA AAI, in order to qualify for one of the Landowner Liability Protections (LLPs) to CERCLA liability offered by the *Small Business Liability Relief and Brownfields Revitalization Act of 2001*, the client (user) must provide to the environmental professional the following information (if available) in relation to the subject property:

<b>Title Records</b>	A review of Title Records was not requested by the user.
<b>Environmental Liens or Activity and Use Limitations</b>	An environmental lien search was not requested by the user. Mr. Larry Thornburgh of Nasland Engineering is not aware of any environmental liens on the subject property.
<b>Specialized Knowledge</b>	AGE was not provided any specialized knowledge by the user and does not have any specialized knowledge of this property outside of what is contained in this report. The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this property outside of what is contained in this report.
<b>Commonly Known or Reasonably Ascertainable Information</b>	The user provided no commonly known or reasonably ascertainable information available within the local community about the subject property that is material to recognized environmental conditions in connection with the property.

<b>Valuation Reduction for Environmental Issues</b>	Not applicable to this project
<b>Owner, Property Manager, and Occupant Information</b>	No written or verbal communication with the property owner, manager and/or occupant revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property not noted in this assessment.
<b>Reason for Performing Phase I</b>	Construction of a bikeway trail
<b>Other</b>	No modifications to the ASTM E1527-13 standard scope-of-services were requested by the user for special circumstances that might be encountered at the subject property. Any additional user requested scope of services is discussed in Section 6.0.

Failure to provide the above information could result in a determination that 'all appropriate inquiries' are not complete. Additional items should be collected, if available, and provided to AGE.

### **3.0. RECORDS REVIEW**

The purpose of obtaining and reviewing subject property and site vicinity historical, physical setting, and regulatory records is to help identify *recognized environmental conditions (RECs)* in connection with the subject property.

#### **3.1. HISTORICAL USE INFORMATION**

The objective of consulting historical sources for a Phase I is to develop a history of previous uses of the property and surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions with respect to the property. All obvious uses shall be identified from the present to the property's first obvious developed use, or back to 1940, whichever is earlier. Review of standard sources at less than five year intervals is not required.

##### **3.1.1. Historical Use Information on Subject Property**

Subject property history was researched by reviewing historical Sanborn Fire Insurance Maps (no coverage), aerial photographs, topographic maps, and telephone directory information.

The surrounding area of the subject property was considered a rural area of San Diego County in the late 1940's and early 1950's with limited roads and population. In the early 1960's, the area started to see development, which included residential tracts and retail business along the major roadways in the area. Carlton Oaks Golf Course, which forms a portion of the northern border of the western section of the subject property, was constructed in the early 1960's. The dirt trails in Mast Park in the eastern section of the subject property were constructed in the early 1980's. During these years of population expansion in the surrounding area, the alignment of the subject property remained absent of any development. No buildings, structures, or improved roadways have ever been present on the subject property. Representative historical records are provided within Appendix B.

#### 3.1.1.1. Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas, but are now utilized as a valuable source of historical and environmental risk information. Environmental Data Resources (EDR) owns the largest collection of Sanborn Fire Insurance Maps. AGE requested EDR to provide any Sanborn Fire Insurance Maps that might cover the subject property. No Sanborn Fire Insurance Map coverage was available for the subject site.

#### 3.1.1.2. Aerial Photographs

AGE reviewed aerial photographs of the subject property, and surrounding area that were provided by EDR for the years 1949, 1953, 1964, 1966, 1970, 1979, 1985, 1989, 1996, 2002, 2005, 2009, 2010 and 2012. The following is a summary of our review of the aerial photographs:

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Year(s)	Aerial Photo Summary
1949, 1953	<p><u>Western Section:</u> The subject property alignment was located immediately south of the San Diego River but crossed the river and terminated in the adjoining hills to the north on the west end of the section. The east end of this section was located near the confluence of the San Diego River and the Forester Creek. The surrounding area was vacant and rural. A road was located to the south of the property in, or near the position of the current Mission Gorge Road. Sporadic residences and ranches were located along and south of the road.</p> <p><u>Eastern Section:</u> The subject property continued in the flood plain of the San Diego River. The surrounding area was rural and vacant land. Areas that appeared to be plowed or fallow fields were located south of the property as well. The area south of the road that was in the position of the</p>

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Year(s)	Aerial Photo Summary
	Mission Gorge Road shows sporadic residential development.
1964, 1966, 1970	<p><u>Western Section:</u> The western end of the subject property appeared to start at, or near a dirt road. The property then paralleled the southern side of a Carlton Oaks Golf Course, crossing the realigned San Diego River near the western end of the property. Other than the golf course, no development was present to the north. An increase in residential development had occurred south of the property, particularly south of Mission Gorge Road.</p> <p><u>Eastern Section:</u> The subject property runs along the southern end of a golf course, heading north just to the east of Carlton Oaks Golf Course and west of a new residential development. The property continued north than turned east within the river flood plain. The property crossed the newly developed Carlton Hills Boulevard before terminating near some dirt roads. A significant increase in residential development had occurred to the south and north of the property. Carlton Oaks Drive had been constructed to the north and the hills had been developed residentially to the north of Carlton Oaks Drive. A water plant and reservoirs were also present to the north of Carlton Oaks Drive.</p>
1979, 1985, 1989	<p><u>Western Section:</u> The western end of the subject property terminates behind a residential area, south of the intersection of Carlton Oaks Drive and the future West Hills Parkway (which had begun to be graded in 1997 and was completed by 1985). The property then remained the same, running through the flood plain immediately south of the golf course. The area around the path became heavily wooded by 1985. The hills to the north of the golf course were now developed residentially. An increase in development, both commercial and residential had occurred along, and south of Mission Gorge Road.</p> <p><u>Eastern Section:</u> The subject property was unchanged, however, the eastern termination point of the property was located near what appeared to be a commercial development and residential development near the corner of Carlton Oaks Drive and Carlton Hills Boulevard in 1979. By 1985, this end of the property was located in an apparent dirt parking lot and was paved by 1989. In 1985, the property was more heavily wooded and a lake was present south of the property along the eastern portion of the property.</p>

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<b>Year(s)</b>	<b>Aerial Photo Summary</b>
1996	<p><u>Western Section:</u> The subject property was unchanged. The major change in the area was the construction of the 52 Freeway, which was present to the west and south of the vegetated area that the path was aligned through. The hills to the north of the golf course were now developed residentially. An increase in development, both commercial and residential had occurred along and south of Mission Gorge Road.</p> <p><u>Eastern Section:</u> The subject property appeared to be unchanged. The 52 Freeway terminated into Mission Gorge Road. South of Mission Gorge Road, the new extension to Highway 52 had been graded.</p>
2002, 2005, 2009, 2012	<p><u>Western Section:</u> The subject property was unchanged and the surrounding area appeared unchanged.</p> <p><u>Eastern Section:</u> The subject property appeared to be unchanged. The 52 Freeway was now fully constructed and operational. The remaining surrounding area appeared unchanged.</p>

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A review of historical aerial photographs did not reveal any obvious environmental concerns related to the subject property.

### 3.1.1.3. Historical Topographic Maps

AGE reviewed historical topographic maps of the subject property and surrounding area that were supplied by EDR for the years 1903, 1930, 1942, 1947, 1953/1955, 1967, 1975, 1994/1996 and 2012. The following is a summary of our review of the topographic maps:

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<b>Year(s)</b>	<b>Historical Topographic Map Summary</b>
1903, 1930, 1942, 1947	The subject property ran through the sparsely developed Mission Gorge area along the San Diego River. Few roads were in the area, however, Mission Gorge Road and several smaller roads were located south of Mission Road. A road also crossed the subject property as it ran north-south through Sycamore Canyon and terminated at Mission Gorge Road. Sporadic buildings were depicted along Mission Gorge Road and the roads south of Mission Gorge. The east end of the property was not mapped on the 1930, 1942 and 1947 maps.
1952/1955	The subject property was unchanged. The east end of the property was located near Fanita Ranch. More development was depicted along Mission



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Year(s)	Historical Topographic Map Summary
	Gorge Road and to the south.
1967, 1975	The subject was now crossing and running around the southern end of Carlton Oaks Golf Course, which had been developed in the flood plain of the San Diego River. The east end of the property began southeast of the intersection of Carlton Hills Boulevard and Malberns Boulevard (Now Carlton Oaks Drive). The east end of the property ran south before following the southern edge of the golf course, and a new residential development was located immediately east of the south-trending portion of the property. Residential development had occurred to the north of Malberns Boulevard as well as the development of a sewage disposal plant and reservoirs (labeled as the Santee Recreational Lakes) in Sycamore Canyon. Additional development was depicted along, and south of Mission Gorge Road.
1994/1996, 2012	The subject property and the surrounding area remained unchanged with the exception of the development of West Hills Road along the west end of the property as well as the development of the 52 Freeway along to the west and south of the property.

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A review of historical topographic maps did not reveal any items of environmental concern.

#### 3.1.1.4. Street Directories

No portions of the subject property have any addresses attached. Therefore, AGE requested that EDR provide a review of city and street directories for nearby properties for the entire length of the subject property (approximately 2 miles) to determine the occupancy history for the years 1970, 1976, 1980, 1985, 1992, 1995, 1999, 2003, 2008 and 2013. AGE reviewed all listings provided by EDR to determine if any former listed occupants (which also may be current occupants at the address), were the types of businesses that likely utilized and, or disposed of hazardous materials as part of their operations (e.g. industrial manufacturers).

AGE concluded that approximately 70% of the listings on the city directory were for residential occupants. The remaining 30% were commercial and retail types of businesses providing services or products to the public. There were no listings for businesses that AGE believes were engaged in industrial, or manufacturing types of businesses that would likely utilize and or dispose of significant quantities of hazardous materials.

### 3.1.1.5. Building Department and Assessor's Office

No current or former buildings or structures are present on the subject property.

## 3.2. PHYSICAL SETTING SOURCES

### **Geology**

Physiographically, the subject property is located in the Peninsular Range geologic province, which is characterized by northwest-trending topographic and structural features. The Peninsular Range province is bound by the Transverse Range province to the north and the Colorado Desert province to the west. The inland portion of the Peninsular Range province consists of numerous mountain ranges that are composed predominantly of igneous and metamorphic rocks of Mesozoic and Paleozoic age (CDM, 1954).

An irregular coastal plain and coast line is located on the western edge of the province while the subject property is located in the highlands to the west of the coast plain that is underlain by plutonic rocks of the western Peninsular Range batholith, as well as a sequence of Mesozoic fore-arc and fore-arc basin volcanic and volcanoclastic deposits (USGS, 2008).

The bike path alignment is located within the San Diego River flood plain and has been mapped in Holocene and late Pleistocene alluvial flood-plain deposits. These deposits consist of poorly consolidated and poorly sorted sand permeable deposits that are sandy, silty or clay-bearing (USGS, 2008).

### **Hydrology**

Based on a review of the California Regional Water Quality Control Board (CRWQCB) Water Quality Control Plan for the San Diego Region (2016), the bike path is located within the Santee Hydrologic Subarea of the Lower San Diego Hydrologic Area of the San Diego Hydrologic Unit (Basin No. 7.12). Groundwater within the Santee Hydrologic Subarea is designated as having existing beneficial use for municipal, industrial service/process and agricultural supplies.

AGE reviewed the State of California Geotracker database to determine the depth to groundwater at various sites near the bike path. Because the path surface undulates and crosses the San Diego River, the depth to groundwater varies greatly in the areas around the bike path. However, the depth to groundwater at a site located  $\frac{1}{4}$  mile south of the bike path is 14 to 15 feet deep, flowing to the northwest and west. Because of the proximity of the property to the river, AGE estimates that the groundwater can occur anywhere from several feet to 15 feet deep with a westerly flow direction.

<b>Topography</b>	The bike path is located at elevations ranging from 300 feet above mean sea level (MSL), to 320 feet above MLS in an area of low topographic relief (flood plain topography). Regional slope of the flood plain is towards the west.
<b>Surface Water Features</b>	The subject property is located within the flood plain of the San Diego River which includes several ponds/lakes as well as Forester Creek.
<b>Flood Zone</b>	The EDR database report shows that the subject property is located within the 100-year Flood Zone. This data, available in select counties across the country, was obtained by EDR from the Federal Emergency Management Agency (FEMA), which has maps depicting FEMA-defined 100-year and 500-year flood zones.
<b>Wetlands</b>	The EDR database report indicates the bike path alignment is located in and adjacent to the areas within the National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR from the U.S. Fish and Wildlife Service.

### 3.3. STANDARD ENVIRONMENTAL RECORD SOURCES

A computer search of federal, state and regional regulatory agency databases was performed by Environmental Data Resources Inc. (EDR), a data retrieval company, to identify and locate properties of concern within a 1-mile radius of the subject property corridor that have been reported as sites known or suspected to contain underground storage tanks, or to have been the scene of hazardous materials spills. Additionally, sites permitted to manufacture, utilize, generate, store, treat or dispose of hazardous materials and/or hazardous wastes are identified and located. A list and description of databases investigated, in compliance with ASTM E1527-13 and USEPA AAI, is included in EDR Report provided in Appendix C.

#### 3.3.1. Subject Property Database Search

There were no listings on the EDR Report for any sites directly on the subject property.

#### 3.3.2. Site Vicinity Database Search

Sites with recognized environmental conditions directly adjacent and surrounding the subject property are typically of concern when they are located in an up-gradient direction from the property with respect to the ground water flow direction. Typically, groundwater would represent the migration medium for contaminants over significant distances. Sites located in equi-gradient or down-gradient directions from the subject route are less likely to impact the subject property.

Sites with permits to operate USTs, handle/store/transfer hazardous materials and generate hazardous waste are listed on the informational database reports; however, it does not necessarily imply that these sites have impacted the environment. Sites with permits within a ¼-mile search distance from the subject property are noted with emphasis on the immediately adjacent permitted sites.

### 3.3.2.1. High Risk Occurrences

Based on the EDR Report, AGE identified the following listings considered to be potentially high risk. High risk listings are sites where contamination is, or may have been present.

The following ‘high risk’ databases contained sites within the search radii:

DATABASE	< 1/8 mi	1/8 - 1/4 mi	1/4 - 1/2 mi	1/2 - 1 mi	Total
NPL	0	0	0	0	0
Proposed NPL	0	0	0	0	0
Delisted NPL	0	0	0	0	0
CERCLIS	0	0	0	--	0
RESPONSE	0	0	0	0	0
ENVIROSTOR	0	0	0	0	0
LUST	7	2	5	--	22
SLIC	1	0	3	--	9
VCP	0	0	0	--	0
BROWNFIELDS	0	0	0	--	0

All high risk occurrence sites are included and discussed in Table 1 of this report.

### 3.3.2.2. Close Proximity Listings

Based on the EDR Report of listed occurrences, AGE identify only one site of potential environmental concern located 300 feet from the subject property. Carlton Oaks Country Club, which borders the subject property, removed a 1,000 gallon underground fuel (gasoline) storage tank in 1991. The UST was located approximately 400 feet to the north of the property. Upon removal of the UST, the soil beneath the UST was determined to be impacted with gasoline. The DHS requested a further assessment to delineate the gasoline impacted soil. In 1992, the site was further assessed and subsequently 50 yards of gasoline impacted soil was removed from the site. Additionally, a ground water monitoring well was installed to determine if ground water had been impacted by the former UST. Ground water was not impacted on the site. Satisfied that all hydrocarbon contaminated soil from the leaking UST was removed and the groundwater was not impacted, on 02 November 1993 the DHS issued a “no further action” letter for the site.

Between 1996 and 2008, Carlton Oaks Country Club has been regularly inspected by the DHS. During that time various minor violations were noted on the inspection records (e.g. missing drum label, inadequate emergency response plan, improper record keeping, etc.). Selected copies of DEH records for the Carlton Oaks Country Club can be found in Appendix D.

All close proximity properties are referenced and discussed in Table 1. Representative site records are provided within Appendix C.

### 3.3.2.3. Orphan Site Listings

The orphan summary list consists of sites lacking sufficient information for EDR to map their locations. Thirty-six sites are listed as 'orphan'. None of the orphan sites appear to be adjacent to, or on the subject property. Based on distance from the subject property, AGE found no indication from the EDR report that the orphan sites are of environmental concern to the property. A listing of all orphan sites can be found in the EDR Report provided in Appendix C.

## 3.4. ADDITIONAL ENVIRONMENTAL AGENCY RECORD SOURCES

In addition to the EDR computer search of federal, state and regional regulatory agency databases, AGE contacted appropriate regulatory agencies to review records regarding the properties adjacent to the subject property and surrounding sites identified as having recognized environmental conditions that have the potential to impact the subject property based on ground water flow direction, distance from the subject property and the nature of the releases causing the environmental condition.

Additional agency searches include the following:

- The County of San Diego Department of Environmental Health (CSD-DEH) maintains records of industrial violations for this area and is the lead agency for the enforcement of the State Underground Storage Tank and Hazardous Waste Laws for the City of San Diego. The CSD-DEH maintains online computer databases. AGE reviewed the online database for all sites (businesses) near the subject property that AGE felt potentially could have an impact on the subject property. As necessary, further records were requested from the CSD-DEH for review.
- The San Diego Region Regional Water Quality Board (Regional Board) maintains records for sites for ground water issue and industrial releases in the San Diego region including the subject property. The Regional Board also maintains an online computer database, GeoTracker, that provides listings of closed and active sites related to unauthorized releases of hydrocarbons as well as solvents, metals, and other materials. For listed sites, online reports are

commonly available. AGE reviewed the GeoTracker database for information that may be available for the subject property and adjoining and surrounding sites.

- The California Department of Toxic Substances Control (DTSC) is the State of California agency responsible for oversight of hazardous waste regulations, cleanup of existing contamination, pollution prevention and reduction in hazardous waste and toxic materials and identification of potential new pollutants. The DTSC maintains the EnviroStor Data Management System (ENVIROSTOR) which allows for the search for information on investigation, cleanup, permitting and/or corrective actions that are planned, being conducted or have been completed under DTSC oversight. AGE reviewed the ENVIROSTOR database for any information that may be available.
- The United States Environmental Protection Agency (USEPA) provides an online computer database, ENVIROFACTS, providing lists of sites listed on multiple USEPA databases. AGE reviewed the ENVIROFACTS database for any information that may be available.
- Division of Oil, Gas and Geothermal Resources (DOGGR) maintains a website, DOGGR Online Mapping (DOM) system, allowing for the search of oil and gas related information. AGE reviewed the DOM system for any oil and gas information in the vicinity of the property.

#### 3.4.1. Additional Subject Property Record Sources

The subject property address (and APN Number if available), was searched on the following record sources:

<b>Source</b>	<b>Summary</b>
County of San Diego - Dept. of Environmental Health (CSD-DEH) Records	No records for the San Diego River Trail are available from CSD-DEH. Selected records of nearby sites obtained from the CSD-DEH can be found in Appendix D.
San Diego Regional Board Records & GeoTracker database	The San Diego River Trail is not listed on the GeoTracker database nor are there records with the Regional Board. Selected records obtained from GeoTracker of nearby sites can be found in Appendix D
DTSC & ENVIROSTOR database	The San Diego River Trail is not listed on the ENVIROSTOR database nor did the DTSC have a file on the property.
USEPA ENVIROFACTS	The San Diego River Trail not listed on the ENVIROFACTS database.

Source	Summary
DOGGR DOM System	According to the DOGGR, there are no oil or gas wells on, or in the vicinity of the subject property.

### 3.5. PROVIDED SUBJECT PROPERTY RECORDS

No previous records regarding the subject property were provided to AGE for this assessment.

### 3.6. VAPOR ENCROACHMENT

The encroachment of volatile organic compound (VOC) vapors into soil pore space occurs when organic chemicals migrate from contaminated groundwater, or soil into the airspace between soil particles. Some typical organics involved are petroleum based or chlorinated solvents (e.g. BTEX and dry cleaning chemicals). They may have leaked into the groundwater and/or soil from underground storage tanks, or buried waste or from disposal in septic systems.

In compliance with ASTM Standard E2600-10 (Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions), AGE evaluated the potential for a Vapor Encroachment Condition (VEC) for the subject property. Based on a VEC screening, it was determined that 'a VEC is unlikely to exist' along any portions of the subject property. A copy of the AGE-generated Tier 1 VEC screening form is provided within Appendix E.

## 4.0. SITE RECONNAISSANCE

A site reconnaissance of the subject property and adjoining properties was conducted by Mr. Robert Loeffler and Mr. Jim Bunck on 10 November 2016. At the time of the site visit, the weather conditions were mild with partly cloudy to sunny skies. Primary features of the property are shown in a site plan provided as Figure 2. Photographs of selected features of the subject site are included in Appendix A.

### 4.1. METHODOLOGY AND LIMITING CONDITIONS

All portions of the subject property were fully accessible for inspection. No limiting conditions were noted.

## 4.2. GENERAL SITE SETTING

The following is a description of the primary features of the subject property observed at the time of the site visit:

- The subject property is an approximately 2 mile long corridor of land bound by West Hills Parkway on the west and Mast Park vehicle parking lot forming the eastern boundary of the property. Most of the proposed subject property path in the western portion will be constructed on, or adjacent to an existing berm trail which extends along the southern boundary of the Carlton Hills Golf Course. From the golf course the subject property will continue east along existing dirt trails in Mast Park to its termination point at the Mast Park vehicle parking area located directly east of Carlton Hills Boulevard.

**NOTE:** For purposes of discussion of the subject property route in this section, AGE has divided the project into two segments. The western segment starting at West Hills Parkway and, extending east approximately 1 mile (halfway point), and the eastern segment extending from the halfway point to its termination at Mast Park.

### **West Segment (Figure 2)**

- The west segment of the subject property starts on the east side of West Hills Parkway. Besides the current proposed starting point on West Hill Parkway (photograph 1), there are two optional starting points of the property that are under consideration. The two optional starting points are both located on the east side of West Hills Parkway (photograph 1 and 4). A buried 24" inch high pressure natural gas line extends along the east site of West Hills Parkway beneath the subject property starting points (photograph 6). While the gas line does not represent an environmental concern, it represents a potential construction concern if extensive excavation in this area will be necessary.
- From the proposed and optional starting points of the subject property on West Hills Parkway, the property will head east down an embankment into an area of land extending between West Hills Parkway and the Carlton Oaks golf course (photographs 5, 7, and 8) that is heavily vegetated with grass and shrubs. Currently a makeshift foot trail extends through this area as it heads east. This area is lightly littered with trash (paper cups, bags, bottle, etc.). There was no evidence of any dumping of hazardous materials in this area of the subject property.
- As the subject property heads in a southeasterly direction it will transverse a small creek (photograph 9), originating from the golf course and referred to as the San Diego River. At the time of our inspection there was a small amount of



standing water in this creek (6" to 8"). There was no indication of any discolorations, odors or sheen in this water. From the small creek, the subject property will be constructed along a narrow dirt pathway bordering the golf course (photograph 10). The subject property will continue east following the route of the existing dirt path (photograph 11 and 12).

- Approximately 0.92 miles from the western starting point at West Hills Parkway a section of the property will extend out to the north approximately 200 feet from the subject property (photograph 13 and 14). This is an area of the golf course used to dump golf course debris (grass clipping, shrub clippings, etc.). There was no evidence of hazardous materials, stained soil or illegal dumping of hazardous materials in this area.

### **East Segment (Figure 3)**

- Starting just east of the area discussed in the last bullet point for the west segment above, the eastern portion of the subject property continues east (Photograph 15). In this segment of the property, the San Diego River parallels the property to the south (Photograph 16). At the time of our inspection there was a very small flow of water in this creek. The creek was absent of any indications of discolorations, odors or floating sheens.
- In the eastern section of the subject property, as the property starts to curve in a northeasterly direction, the Carlton Oaks Golf Course maintenance building is located approximately 300 feet from the property. An above ground fuel tank is located on the south side of this building (Photograph 17). The observation of this tank was made from the project area using binoculars. The tank appeared in good condition with no apparent leaks or staining around the base of the tank. AGE believes the location of this tank was the former location of an underground fuel storage tank (UST) which was removed in 1991 from the golf course. The former UST leaked gasoline into the soil. Ground water was not impacted. The contaminated soil was removed and the regulatory agency granted closure to the site in 1992. (See Section 3.4.1. of this report for details of this former UST).
- At approximately 1.50 miles from the starting point at West Hills Parkway the subject property joins up with an existing dirt trail in Mast Park (Photograph 19 and 20). From this point the property will follow a dirt trail in Mast Park in a northerly direction for approximately 0.15 miles at which point the property will turn east onto another dirt trail (Photograph 21 and 22). As the property heads east it will run parallel with Mast Park Lake (Photograph 23).
- Continuing east, the property will turn right (Photographs 25 and 26) where it crosses a small wooden bridge extending over a small drainage channel and continues under Carlton Hills Boulevard (Photograph 27). The subject property

will terminate at the vehicle parking area located east of Carlton Hills Boulevard (Photograph 30). AGE found no evidence of any former structures (e.g. concrete or wood foundations) along or near the subject property. AGE also did not observe any containers containing hazardous materials, stained soil or evidence of illegal dumping of hazardous materials on or near the project area.

#### 4.3. EXTERIOR OBSERVATIONS

The following was observed at the time of the site reconnaissance:

YES	NO	CONDITION OBSERVED ON/NEAR SUBJECT PROPERTY
	x	<b>Pits, ponds or lagoons with respect to waste treatment or disposal</b>
	x	<b>Stained soil or pavement, patched pavement</b>
	x	<b>Stressed vegetation (from causes other than insufficient water)</b>
	x	<b>Fill dirt from unknown source, or contaminated source</b>
	x	<b>Solid waste (mounds or depressions suggesting waste disposal)</b>
	x	<b>Waste water / storm water discharged into a drain, ditch or stream</b>
	x	<b>Wells (abandoned, irrigation, domestic, monitoring or oil and gas)</b>
	x	<b>Dry wells</b>
	x	<b>Septic systems or cesspools</b>
	x	<b>Movement of hazardous materials to adjacent properties</b>
	x	<b>Hazardous substances and/or petroleum products</b>
x		<b>Above-ground storage tanks (ASTs) for storage of petroleum products and/or hazardous substances.</b> One 2,000 gallon above ground fuel tank is located approximately 300 feet north and west from the subject property. The tank is located behind (south) of the maintenance buildings for the Carlton Oaks Country Club. There was no indication of any stains or leaks from the tank.
	x	<b>Underground storage tanks (USTs) for storage of petroleum products and/or hazardous substances</b>
	x	<b>Strong, pungent or noxious odors</b>
	x	<b>Pools of liquid (other than water)</b>
	x	<b>55-gallon drum or large sack storage</b>

YES	NO	CONDITION OBSERVED ON/NEAR SUBJECT PROPERTY
	x	<b>Unidentified substance containers</b>
	x	<b>Oil-water separator/clarifier</b>
	x	<b>Electrical or hydraulic equipment possibly containing PCBs</b>
x		<b>Miscellaneous</b> A 24" underground high pressure natural gas line extends along West Hills Parkway where the subject property will start. While the gas line does not represent an environmental concern, it does represent a construction concern in development of the subject property in this area.

## 5.0 INTERVIEWS

Interviews performed during the course of this Phase I are described below.

Interviewee	Interview Summary
<b>Property Owner</b>	A portion of the western segment of the subject property is owned by the City of San Diego. The eastern segment is owned by the City of Santee. No one was available to be interviewed during the course of this Phase I.
<b>Local Government Officials</b>	Mr. John O'Donnell, Senior Planner for the City of Santee, was interviewed in person. Mr. O'Donnell indicated he is not aware of any environmental conditions or issues associated with the area of the subject property, which is the focus of this assessment.
<b>Others</b>	No additional individuals were interviewed during the course of this Phase I.

## 6.0. ADDITIONAL SERVICES

Additional environmental considerations beyond the scope of the standard ASTM practice are discussed below.

### 6.1. MOLD

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

No buildings are present on the subject property.

## 6.2. ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos has been used for a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products), friction products (automobile clutch, brake, and transmission parts), heat-resistant fabrics, packaging, gaskets, and coatings.

Prior to the late 1970s, building products and insulation materials commonly contained asbestos. In 1989, the USEPA banned all new uses of asbestos; however, uses developed before 1989 are still allowed. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems.

No buildings or other structures present on the subject property

## 6.3. LEAD-BASED PAINT

Lead is a toxic metal that was used for many years in products found in and around our homes. Lead-based paint (LBP) was used extensively in buildings constructed before 1950. In 1978, LBP was banned by the federal government. Lead may cause a range of health defects, from behavioral problems and learning disabilities, to seizures and death.

There are yellow painted stripes extending along the center portion of West Hills Parkway located on the western border of the project area. While the project area does not extend into the center portion of West Hills Parkway where the yellow stripping is located, as a precaution AGE checked with the city of Santee. Mr.Minjie Mei, Principal Traffic Engineer in the Santee Traffic Engineering Department indicated the yellow traffic paint on West Hills Parkway does not contain any lead-based paint. Based upon the information provided by the city, AGE does not recommend any lead-based paint survey for this roadway at this time.

#### 6.4. WETLANDS

As reported in Section 3.2., according to the EDR Report (Appendix C) the subject property starting at West Hills Parkway and extending to approximately 500 feet east of Carlton Hills Boulevard borders a National Wetland Inventory (NWI) area along the southern boundary. Immediately west of the Carlton Boulevard, the trail traverses a section of the NWI. This data, available in select counties across the country, was obtained by EDR from the U.S. Fish and Wildlife Service. A review of the National Wetlands Inventory – Wetlands Mapper V2 confirms that the predominant Wetland type is “Freshwater Forested/Shrub Wetland”. A portion of the trail located west of Carlton Hills Boulevard also traverses a small section of Wetland type known as “Freshwater Pond”.

In addition, AGE reviewed the US Army Core of Engineers (USACE) Recognized Wetlands. The USACE has mapped Recognized Wetlands immediately south of the trail. The USACE has designated the predominant Wetland type as “Southern Riparian Forest” with a small area west of Carlton Hills Boulevard bordering “Freshwater Marsh”.

#### 7.0. EVALUATION

Any deviations from the ASTM Standard Practice 1527E-13 and USEPA AAI are presented below, along with the findings, conclusions, and opinions identified during the course of this Phase I.

##### 7.1. DATA GAPS AND LIMITATIONS

A data gap occurs when a lack of, or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. This includes, but is not limited to site reconnaissance, and interviews. The following data gaps and/or limitations were identified during the course of this Phase I, which may deviate from the ASTM standard practice:

- The largest data gap in research was 27 years, between 1903 and 1930, with the earliest researched information being a Topographic Map dated 1903. Additional data gaps greater than 5 years occur between the years 1930-1942, 1953-1964, 1979-1985, and 1996-2002. AGE does not believe any gaps in the data reviewed have affected the ability to identify recognized environmental concerns.

## 7.2. FINDINGS

Based on the standards set by ASTM Practice E1527-13, the following findings are differentiated below as *de minimis* conditions unlikely to be subject to government enforcement, HRECs, CRECs and RECs, as defined in Section 1.1. of this report.

### 7.2.1. *De Minimis* Conditions

This assessment revealed no evidence of *de minimis* conditions in connection with the subject property.

### 7.2.2. Historical Recognized Environmental Conditions

This assessment has revealed no evidence of HRECs in connection with the subject property.

### 7.2.3. Controlled Recognized Environmental Conditions

This assessment has revealed no evidence of CRECs in connection with the subject property.

### 7.2.4. Recognized Environmental Conditions

This assessment has revealed no evidence of RECs in connection with the subject property.

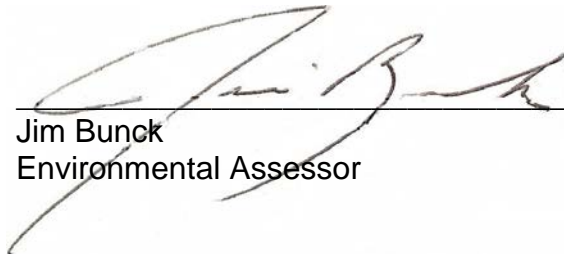
## 7.3. CONCLUSIONS AND OPINION

*Advanced GeoEnvironmental, Inc.* has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13, US-EPA AAI for the San Diego River Trail – Carlton Oaks Segment to be located along an approximately 2-mile stretch of property extending from West Hills Boulevard, which is located in the City of San Diego, to Mast Park vehicle parking area east of Carlton Hills Boulevard in the City of Santee California. Any exceptions to, or deletions from, this practice are described in Section 7.1. of this report or presented as additional services in Section 6.0. This assessment has revealed no *de minimis* conditions, RECs, CRECs, and HRECs, in connection with the subject property.

AGE does not recommend further environmental investigation of the subject property at this time.

#### 7.4. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR § 312 and We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



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Jim Bunck  
Environmental Assessor



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Robert D. Loeffler  
Senior Geologist/Vice President  
California Professional Geologist No. 6709  
Registered Environmental Property Assessor No. 136161

#### 7.5. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of the environmental professionals involved in the preparation of this Phase I are included in Appendix F.

#### 7.6. REFERENCES

The following documents, maps or other publications may have been utilized during the preparation of this Phase I:

- American Society of Testing and Materials, E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013.
- California Department of Water Resources (DWR), 2003, Groundwater Basins in California, Version 3.0.
- California Division of Mines, 1954, *Geology of Southern California*, Bulletin 170.
- Environmental Data Resources Inc. (EDR)-prepared: The EDR Atlas Report, The EDR-City Directory Abstract, Certified Sanborn® Map Report, EDR Historical Topographic Map Report, EDR Historical Aerial Photograph Report.
- United States Geological Survey (USGS), 2008, *Geologic Map of the San Diego 30'x60' Quadrangle, California*.

The following websites may have been accessed to obtain information during the preparation of this Phase I:

- California State Water Resource Control Board's GeoTracker website: <http://geotracker.swrcb.ca.gov/>
- California Department of Water Resources website: <http://www.cd.water.ca.gov/>
- DTSC's ENVIROSTOR website: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
- DTSC's HWTS website: <http://www.hwts.dtsc.ca.gov/>
- FEMA's website: [www.fema.gov/](http://www.fema.gov/)
- ParcelQuest by CD-DATA online download - [www.parcelquest.com](http://www.parcelquest.com)
- USEPA's Envirofacts website: [www.epa.gov/enviro](http://www.epa.gov/enviro)
- USEPA's radon information website: [www.epa.gov/radon/zonemap.html#mapcolors](http://www.epa.gov/radon/zonemap.html#mapcolors)
- USEPA's lead information website: [www.epa.gov/lead/](http://www.epa.gov/lead/)
- USEPA's asbestos information website: [www.epa.gov/asbestos/](http://www.epa.gov/asbestos/)
- USEPA's mold information website: [www.epa.gov/mold/moldguide.html](http://www.epa.gov/mold/moldguide.html)
- Division of Oil, Gas and Geothermal Resources (DOGGR) Online Mapping (DOM) System: <http://maps.conservation.ca.gov/doms/doms-app.html>



**TABLE 1**  
**San Diego River Trail – Carlton Oaks Segment**  
**Environmental Conditions of Nearby and Adjoining Sites**

Site # & Area	EDR Map ID #	Tenant/Address /Parcel #	Past Tenants (City Directory)	Distance and Location from Site	EDR Database	Regulatory Records	Site Observations	Enviro-Concern	Explanation
1 ES	1	Barker McCriight 9312 N. Carlton Hills Bl. Santee 3802021100	Santee Fire Station # 5 Repair	750 ft. NE	HIST CORTESE, HAZNET, HIST UST, SWEEPS UST, LUST, San Diego Co. SAM. Listings for the former diesel UST's on the site that were removed in 1990 and subsequently received regulatory closure in 1995.	DEH HMBP inactive. The site is listed as having a former diesel UST. The tank was removed in 1990 and closed in 1995 by the DHS (Case No. H20820-001).	Fire facility no longer at this location. Appears to be used as a private security business.	No	Based upon the visual inspection and a review available EDR, GeoTracker and DEH on-line records, distance from the proposed bike path, and closure status, this site does not represent an environmental concern to the proposed bike path.
2 WS	2	Grit Hills Disposal Santee Hwy 52/Mast Bl. Santee 3660813200 3660814800	Unknown	1500 ft. NW	SLIC, SWEEPS UST, EMI, SMUDS/SWAT. These listing are a result of the landfill receiving hydrocarbon and meta containing wastes.	DEH HMBP inactive. In 2009 the Regional Water Board felt the site does not pose a health or environmental concern and issued regulatory closure in 2009 (Case No. SL209224197)	No environmental concerns noted.	No	Based on the distance from the proposed bike path, EDR, and GeoTracker on-line records, and closure status, this site does not represent an environmental concern to the proposed bike path.
3 WS	3	Gas Recovery Systems LLC 8514 Mast Bl Santee 3660814800	Landfill identified in @ #2 above	1500 ft. NW	NPDES, WDS, SWRY, AST, EMI,	SAN DIEGO CO HMMD active for gas extraction in the former landfill. (Case #: 203112)	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR and DEH on- line records and its distance from the proposed bike path, this site does not represent an environmental concern to the proposed bike path.
4 ES	4	7-Elevem Food Store #13661 9251 Carlton Hills BL, Santee 384500100	Unknown	560 ft. NE	San Diego Co. HMMD SAM, HIST CORTESE, LUST, HIST UST, SWEEPS UST. Listings from a former UST removed in 1993 which impacted soil only and subsequently received regulatory closure in 1997.	DEH HMBP active. Soil only was impacted. Site received DEH regulatory closure in 1997 (Case #: H20811-001)	No environmental concerns noted	No	Based our visual inspection and a review of EDR and DEH on-line records, distance from the proposed bike path, closure status, this site does not represent an environmental concern to the proposed bike path.
5 ES	Not List on Map	Abandoned Texaco Station 9292 Carlton Hills Bl. Santee 3830702200	Unknown	560 ft. NE	HIST CORTESE, LUST, ENF. Listing from a former gas station that was abandoned. USTs removed and subsequent closure in 1999.	Former Water Board site on file. Not currently active. Site received regulatory closure for the USTs in 1999 by the Regional Water Board (Case No. 9UT557)	Business no longer at site. Now occupied by small strip center. No environmental concerns noted	No	Based upon the visual inspection and a review available EDR and GeoTracker on-line records and no reported release, this site does not represent an environmental concern to the proposed bike path
6 ES	5	Seville Cleaners 9225 Carlton Hills Bl. Santee 383500400	Continental Cleaners	448 ft. N	DRYCLEANERS Listing from current dry cleaners operation on site. No listing for any unauthorized spills or releases.	DEH HMBP active.	No environmental concerns noted	No	Based our visual inspection of this business and a review of EDR records indicating no releases, this site does not represent an environmental concern to the proposed bike path.

**TABLE 1**  
**San Diego River Trail – Carlton Oaks Segment**  
**Environmental Conditions of Nearby and Adjoining Sites**

Site # & Area	EDR Map ID #	Tenant/Address /Parcel #	Past Tenants (City Directory)	Distance and Location from Site	EDR Database	Regulatory Records	Site Observations	Enviro-Concern	Explanation
7 ES	6	Padre Dam Mun Water District 9120 Carlton Oaks Bl. Santee 3830706400	Unknown	600 ft. N	San Diego Co. HMMD and SAM, HIST UST, SWEEPS UST, HIST CORTESE, LUST, SLIC. All of these listing comes from a former UST that was removed from the site in 1994 and closed in 1995. The site still is undergoing assessments for potential contaminated soils in their maintenance yard under DHS oversight.	The former UST received DHS closure in 1995 (Case No. H03857-001). Current ongoing assessments are being performed for proposed improvements in the maintenance yard and under DHS oversight (Case # DEH2014-SAM-000238).	Limited visual access to make a determination.	No	Based upon a review available EDR, GeoTracker, and DEH on-line records and ongoing oversight by DEH and its distance from the proposed bike path, this site does not represent an environmental concern to the proposed bike path.
8 SE	7	Kelly Berkel, Carlton Hill Property 0 Carlton Hills Bl. Santee 3830710400	Unknown	700 ft. S	SLIC. This listing comes from an investigation of potential gasoline in the ground water from a nearby gas station discussed below. Site was closed in 2014	DEH HMBP inactive as of 2014 when DEH issued regulatory closure in 2014 (Case #:SAM-000226)	Site is vacant land. No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker and DEH on-line records and its distance from the proposed bike path, and closure status, this site does not represent an environmental concern to the proposed bike path.
9 SE	8	Service Station #114 9009 Carlton Hills Bl. Santee 3831550100	Arco Gas Station	800 ft. S	LUST, CHMIRS, RCRA-SQG, FINDS, ECHO, HIST UST, SWEEPS UST, HIST CORTESE, LUST, SLIC, ENF. Listing from former leaking USTs discovered in 1984 that impacted soil and ground water. Subsequent assessments and remediation lead to closure in 2014	DEH HMBP inactive. The site is listed under several gas station ownerships which assessed and remediated impacted soil and ground water. Subsequent and long term remediation lead to DEH closure in 2014. (Case No. H20810-001).	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line records distance from the proposed bike path, and closure status, this site does not represent an environmental concern to the proposed bike path.
10 ES	9	Carlton Oaks Golf Course 9200 Inwood Dr. Santee 3830710600	Vacant Land	400 ft. N	HIST CORTESE, LUST, SWEEPS UST, San Diego Co. HMMD and SAM. Listing from former UST removed in 1992 which impacted soil only. Site closed in 1992.	HMBP is on file and current for this site. Minor violation of storage/labeling/containers of haz materials. Soil only was impacted from former gasoline UST. Subsequent assessment lead to regulatory closure in 1992 by the DEH (Case #:H20821-001)	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line records its distance from the proposed bike path, and closure status, this site does not represent an environmental concern to the proposed bike path.

**TABLE 1**  
**San Diego River Trail – Carlton Oaks Segment**  
**Environmental Conditions of Nearby and Adjoining Sites**

Site # & Area	EDR Map ID #	Tenant/Address /Parcel #	Past Tenants (City Directory)	Distance and Location from Site	EDR Database	Regulatory Records	Site Observations	Enviro-Concern	Explanation
10 ES	10	Santee Chevron Station 9312 Mission Gorge Rd. Santee 3831560500	Kalasho Inc	1700 ft. S	LUST, San Diego Co. HMMMD and SAM. The LUST listing is from a former UST removed in 1998 that impacted the soil only. Site was closed in 1999.	DEH HMBP inactive as of 1999 DEH closure in 1999. (Case #: H12198-001).	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line record, closure status, and its distance from the proposed bike path, this site does not represent an environmental concern to the proposed bike path.
11 ES	10	Town Center Services, Mission Gorge Retail 9305/9261/9263 Mission Gorge Rd. Santee 3831246700	Former Town Center Service Station, James McDowell, and E-Z Serve	1800 ft. S	HIST CORTESE, SLIC, CHMIRS, LUST, San Diego Co. HMMMD and SAM EMI. The listing for former gas station USTs which was closed in 1992. When CVS Pharmacy started constructed in 2001 a 500 gallon UST oil tank found and soil was impacted. Site was closed again in 2016.	DEH HMBP inactive as of 1992 as the gas station business is no longer at this location. Former UST received DEH closure (Case No. H03919-002). Now occupied by CVS. During CVS construction 500 gallon UST oil tank found. DEH closure this tank in 2016 (Case #: H3919-002).	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line records and its distance from the proposed bike path, and closure status, this site does not represent an environmental concern to the proposed bike path.
12 ES	11	M.L. Chilcote 9525 Mission Gorge Rd. Santee	Unknown	2200 ft. SE	HIST CORTESE, LUST, SWEEPS UST, San Diego Co. HMMMD and SAM. Listing for former diesel UST. Closed in 1990	DEH HMBP inactive as the business is no longer at this location. Now occupied by retail businesses. DEH closure (Case No. H04747-001).	Business no longer at site. Now occupied by retail center.	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line records and closure status, this site does not represent an environmental concern to the proposed bike path.
13 ES	12	John & Zona Ainsworth 9025, 9010 Mission Gorge Rd. Santee 3831214900	Unknown	700 ft. S	SWEEPS UST, San Diego Co. HMMMD Listing from current UST on site. No reported release.	DEH HMBP active #: 121431	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line records, its distance from the proposed bike path, and no reported release, this site does not represent an environmental concern to the proposed bike path.
14 ES	13	Qwik Korner 9035 Mission Gorge Rd Santee 3831214900	Pacific Diamond Gas and Oil, and Ron's Self-Serve	600 ft. S	LUST, HIST UST, SWEEPS UST, HIST CORTESE, SLIC San Diego Co. HMMMD and SAM. Listing from former gas stations that removed UST's and received closure in 1987. Current occupant,	DEH HMBP active under DHS (Case #: H05754-002) and RWQCB #: 9UT3741) for current investigation. Former DEH closure was issued in 2014 ((Case No. Ho5754-001). Site currently under	No environmental concerns noted	no	Based upon the visual inspection and a review available EDR, GeoTracker and DEH on-line records and its distance from the proposed bike path, this site does not represent an environmental concern to the proposed bike path.

**TABLE 1**  
**San Diego River Trail – Carlton Oaks Segment**  
**Environmental Conditions of Nearby and Adjoining Sites**

Site # & Area	EDR Map ID #	Tenant/Address /Parcel #	Past Tenants (City Directory)	Distance and Location from Site	EDR Database	Regulatory Records	Site Observations	Enviro-Concern	Explanation
					Qwik Korner under assessment for potential soil and ground water impact.	assessment.			
14 ES	13	7-11 Food Store 9111 Mission Gorge Rd. Santee 3831241000	Unknown	400 ft. E	LUST, HIST CORTESE, UST, HIST UST, SAN DIEGO CO. SAM, HIST CORTESE, SLIC, The listing are for releases of gasoline into the soil and ground water. The site received regulatory closure in 2010	DEH HMBP active. In 1989 product line punctured and between 2003 and 2007 site remediated. DEH Closure in 1999 (Case No. H20828-001) and the RWQCB (Case No. 9UT1429.	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker and DEH on-line records and closure status, this site does not represent an environmental concern to the proposed bike path.
15 WS	14	Mission Gorge Carwash 7751 Mission Gorge Rd. Santee	Unknown	1800 ft. SW	LUST, San Diego Co. SAM. In 2006 two 6K USTs removed. Soil impacted and removed. Site closed in 2013	DEH HMBP is inactive for the site. Site received DEH closure in 2013 for USTs (Case No. H124739-001)	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker and DEH on-line records and closure status, this site does not represent an environmental concern to the proposed bike path.
16 WS	15	Texaco 8111 Mission Gorge Rd. Santee 3832608800	Unknown	1700 ft. SW	HIST CORTESE, LUST, EMI, SWEEPS UST, SLIC, SAN DIEGO CO. SAM and HMMD. These listing are from UST removed in 1994. Impacted soil and ground water removed. Regulatory closure in 2012.	DEH HMBP is inactive as Texaco no longer at site. In 1994 after four 10K USTs removed soil and ground water discovered impacted. Subsequent assessment and remediation over an extended period of years lead to DEH regulatory closure in 2012. (Case No. H20827-002).	No environmental concerns noted	No	Based upon the visual inspection and a review available EDR, GeoTracker, and DEH on-line records, closure status, this site does not represent an environmental concern to the proposed bike path.

WS = Western Section (Figure 2)

ES = Eastern Section (Figure 3)

*Figures 1 Through 3*

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Site Map Courtesy DeLorme Topo

*Advanced GeoEnvironmental Inc.*

3335 E. Miraloma Avenue  
 Suite 142  
 Anaheim, CA 92806

## Project Area Map

**San Diego River Trail  
 Carlton Oaks Segment  
 Santee, San Diego, California**

# Figure 1

**AGE Project No.  
 16-3500**

December 9, 2016



Site Map Courtesy Google Earth 3/22/2016

*Advanced GeoEnvironmental Inc.*

3335 E. Miraloma Avenue  
Suite 142  
Anaheim, CA 92806

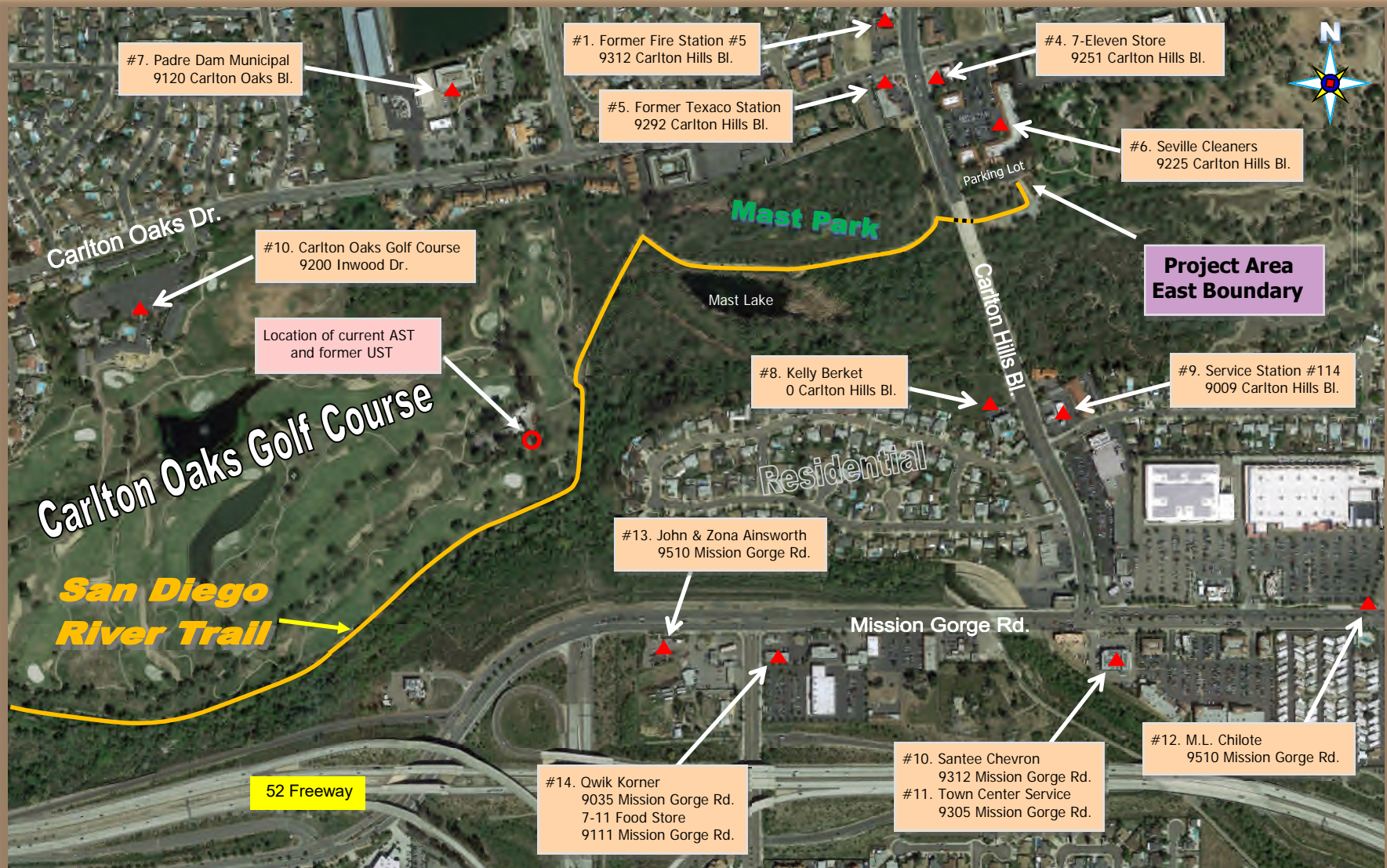
## Site Plan Western Section

**San Diego River Trail  
Carlton Oaks Segment  
Santee, San Diego, California**

# Figure 2

**AGE Project No.  
16-3500**

December 9, 2016



Site Map Courtesy Google Earth 3/22/2016

*Advanced GeoEnvironmental Inc.*

3335 E. Miraloma Avenue  
Suite 142  
Anaheim, CA 92806

## Site Plan Eastern Section

**San Diego River Trail  
Carlton Oaks Segment  
Santee, San Diego, California**

# Figure 3

**AGE Project No.  
16-3500**

December 9, 2016



# *Appendix A*

# Site Photo Reference Guide

## Western Section - Photographs 1 thru 14

The location and direction where each photograph was taken along the project area path can be referenced in the aerial photograph below. Photographs 1 through 14 on the preceding pages can be referenced on this page. Photographs 15 through 30 can be referenced on the aerial photo page in the "Eastern Section" of the bikeway path following photograph 14.





Photograph 1: Viewing east at the west entrance of the bikeway route located on West Hills Pkwy.



Photograph 2: Viewing north at the west entrance and start to the bikeway. Option 1 entrance of the bikeway will start here. Option 2 entrance of the bikeway will start here next to the residential area. **Note**, arrows on picture are showing approximate trail locations and start points.

## SITE PHOTOS



Photograph 3: Viewing south at the west entrance of the bikeway as identified on photographs 1 and 2 of the proceeding page.



Photograph 4: Viewing north at Option 2 entrance of the bikeway as identified on photograph 2 of the proceeding page. This optional starting location is located approximately 100 feet south of Carlton Oaks Drive and adjacent the home pictured above.

## **SITE PHOTOS**



Photograph 5: Viewing south at Option 2 entrance pictured in photographs 2 and 4 in the proceeding pages.



Photograph 6: Viewing north at sign indicating a 24" high pressure gas line is present underground. This line extends along eastern shoulder of West Hills Pkwy near the starting point of the Option 2 bikeway entrance. Unless extensive excavation will take place, it is unlikely this gas line will be disturbed.

## **SITE PHOTOS**



Photograph 7: Viewing west slightly below the west entrance of the bikeway path from West Hills Pkwy. 52 Freeway overpass pictured in background.



Photograph 8: Viewing west just below West Hills Pkwy at the proposed bikeway path as it extends in a southeasterly direction. All routing options as identified in photographs 2 and 4 of the proceeding pages will follow this path. Golf course green pictured on right.

## **SITE PHOTOS**



Photograph 9: Viewing west at bikeway route that will cross a section of the San Diego River which extends from the adjacent golf course.



Photograph 10: Viewing west at bikeway path located in the western portion of the project area. The route of the bikeway follows a narrow strip of land that separates the golf course and San Diego River in the western portion of the project area.

## **SITE PHOTOS**



Photograph 11: Viewing west where the bikeway path parallels a cart path extending along the southern border of the golf course.



Photograph 12: Viewing west along a dirt path proposed for the bikeway route. This portion of the path parallels a fairway portion of the golf course pictured on right.

## **SITE PHOTOS**





Photograph 13: Viewing north from the bikeway trail at an area of the golf course in which the project boundaries will extend approximately 250 feet from the proposed bikeway trail.



Photograph 14: Viewing west at an area pictured in photograph 13 above where the boundaries of the project will extend. Miscellaneous golf course debris is dumped (lawn clippings, tree branches, etc.) in this area. There was no visual indication of any hazardous debris dumping in this area.

## **SITE PHOTOS**

# Site Photo Reference Guide

Eastern Section - Photographs 15 thru 30



San Diego River Trail – Carlton Oaks Segment—Santee, San Diego California 92071



Photograph 15: Viewing west along a portion of the proposed bikeway fronting the golf course pictured on the right.



Photograph 16: Viewing south from the bikeway path at the Forester Creek which borders sections of the bikeway route along the western portion of the project area.

## **SITE PHOTOS**



Photograph 17: Viewing north from bikeway trail at an above ground fuel storage tank located next to the golf course maintenance building. The tank is located approximately 400 feet north of the bikeway trail.



Photograph 18: Viewing southwest at a section of the bikeway trail extending along the eastern portion of the golf course just south of the end of the Mast Park trail pictured in photograph 19.

## **SITE PHOTOS**



Photograph 19: Viewing southwest at the end of the existing Mast Park dirt trail and the location of where the bikeway will continue.



Photograph 20: Viewing southwest at sign indicating the “future home of the San Diego River Trail” bikeway path.

## **SITE PHOTOS**



Photograph 21: Viewing west where the bikeway path follows the existing dirt trail in the west portion of Mast Park.



Photograph 22: Viewing east from photograph 21 above as the dirt trail in Mast Park extends east.

## **SITE PHOTOS**



Photograph 23: Viewing south at Mast Park Lake which extends along a section of the proposed bikeway in the eastern portion of Mast Park.



Photograph 24: Viewing east as the dirt trail in Mast Park from photograph 21 above.

## **SITE PHOTOS**



Photograph 25: Viewing west where the bikeway trail makes a right turn in the eastern portion of Mast Park to head east.



Photograph 26: Viewing west a small wood access bridge the bikeway path will follow in the eastern portion of Mast Park.

## **SITE PHOTOS**





Photograph 27: Viewing west where the bikeway path will extend under Carlton Hills Boulevard.



Photograph 28: Viewing west from the continuation of photograph 27 above as the bikeway path swings slightly north of a vehicle access way pictured on the left.

## **SITE PHOTOS**



Photograph 29: Viewing south as the bikeway path turns north to its termination point of the Mast Park vehicle parking lot pictured below.




Photograph 30: Viewing west at vehicle parking lot located at the east end of the bikeway path project area. Entrance to this parking area is from Carlton Hills Boulevard.

## **SITE PHOTOS**

# *Appendix B*

**Historical Documents—Historical Aerials, Topographic Maps, City Directory,  
Sanborn Maps**

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San Diego River Trail - Carlton Oaks Segment

Carlton Oaks Segment

Santee, CA 92071

Inquiry Number: 4776203.6

November 16, 2016

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

**Site Name:**

San Diego River Trail - Carlton  
 Carlton Oaks Segment  
 Santee, CA 92071  
 EDR Inquiry # 4776203.6

**Client Name:**

IWS Environmental  
 5211 Hartford Way  
 Westminster, CA 92683  
 Contact: Jim Bunck



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**Search Results:**

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=700'	Flight Year: 2012	USDA/NAIP
2010	1"=700'	Flight Year: 2010	USDA/NAIP
2009	1"=700'	Flight Year: 2009	USDA/NAIP
2005	1"=700'	Flight Year: 2005	USDA/NAIP
2002	1"=700'	Acquisition Date: January 01, 2002	USGS/DOQQ
1996	1"=700'	Flight Date: January 01, 1996	USGS
1989	1"=700'	Flight Date: January 01, 1989	USGS
1985	1"=700'	Flight Date: January 01, 1985	USGS
1979	1"=700'	Flight Date: January 01, 1979	USGS
1970	1"=700'	Flight Date: January 01, 1970	USGS
1966	1"=700'	Flight Date: January 01, 1966	USGS
1964	1"=700'	Flight Date: January 01, 1964	USGS
1953	1"=700'	Flight Date: January 01, 1953	USGS
1949	1"=700'	Flight Date: January 01, 1949	USGS

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Eastern Section

INQUIRY #: 4776203.6

YEAR: 2012

— = 700'





Western Section

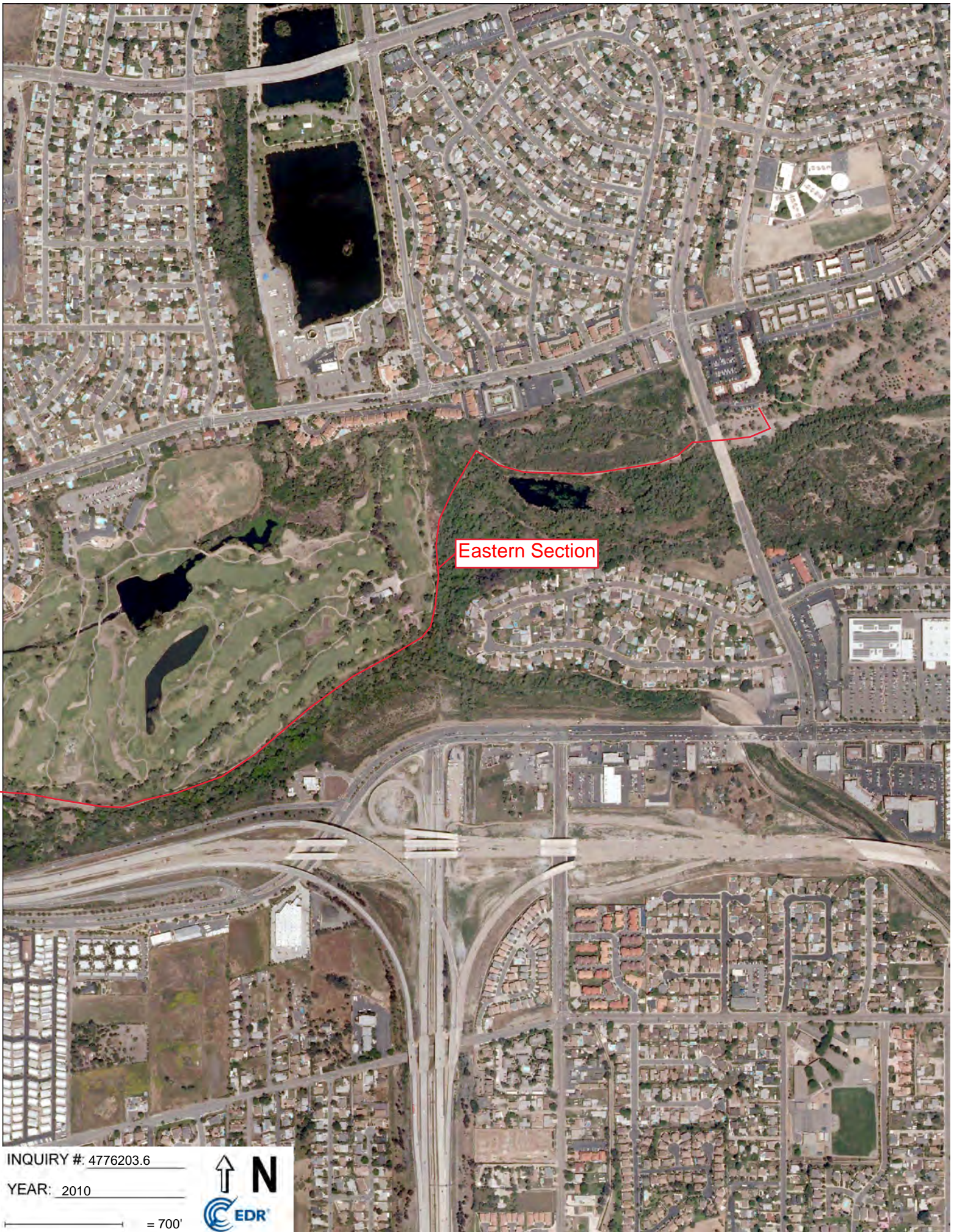
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YEAR: 2012

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Eastern Section

INQUIRY #: 4776203.6

YEAR: 2010

— = 700'







Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 2010

— = 700'





Eastern Section

INQUIRY #: 4776203.6

YEAR: 2009

— = 700'





Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 2009

— = 700'





Eastern Section

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Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 2005

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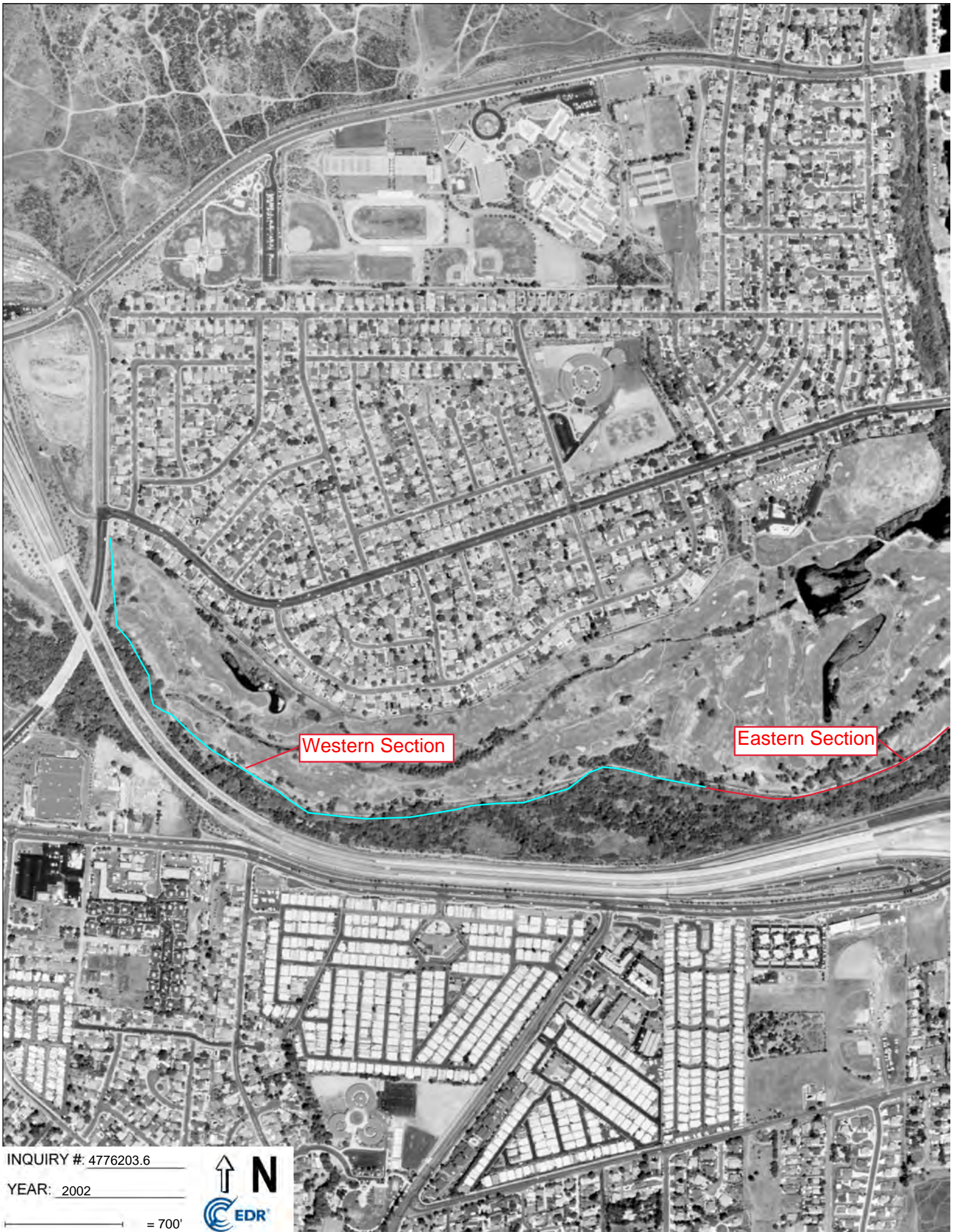


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Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 2002

— = 700'





Eastern Section

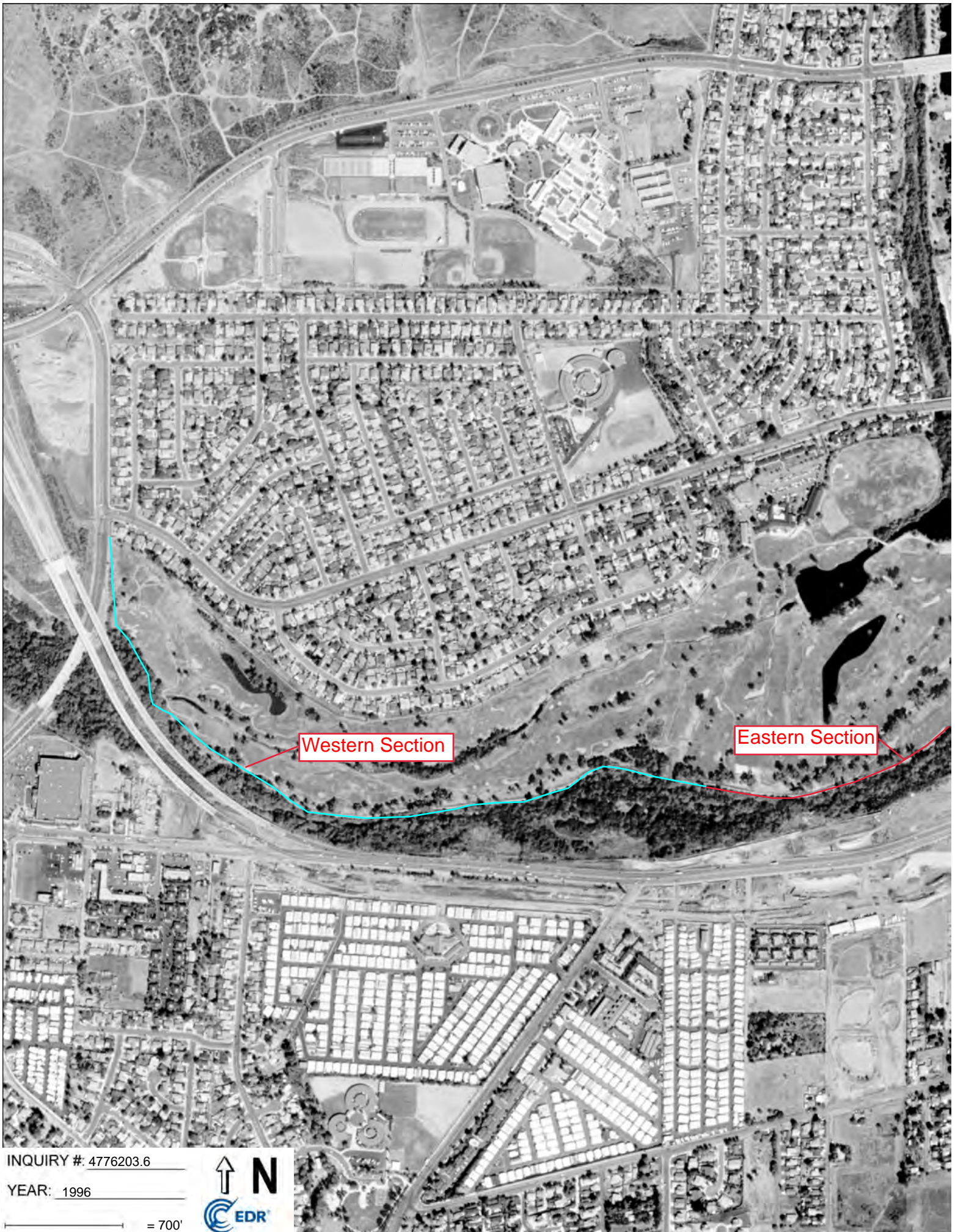
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Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1996

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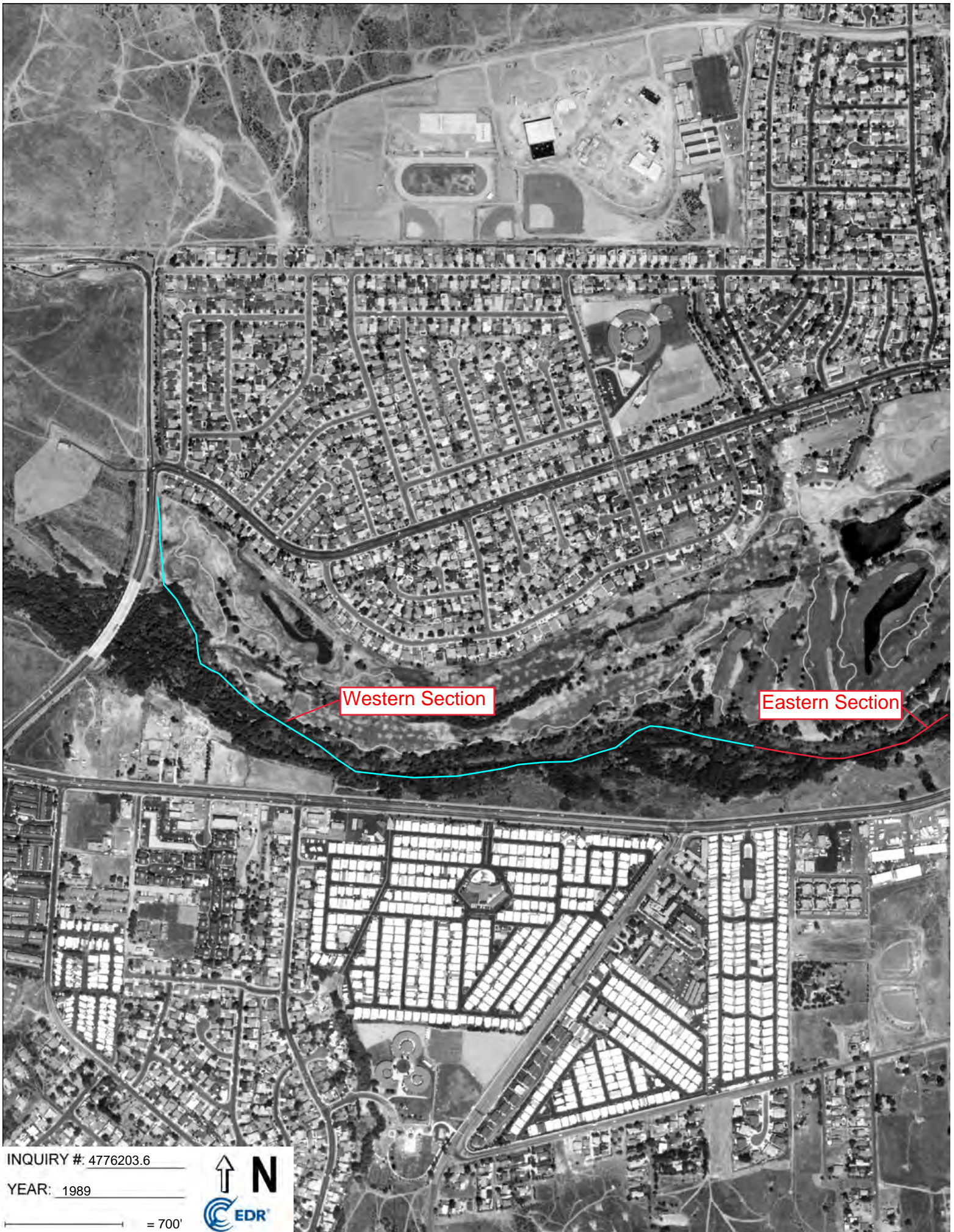


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Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1989

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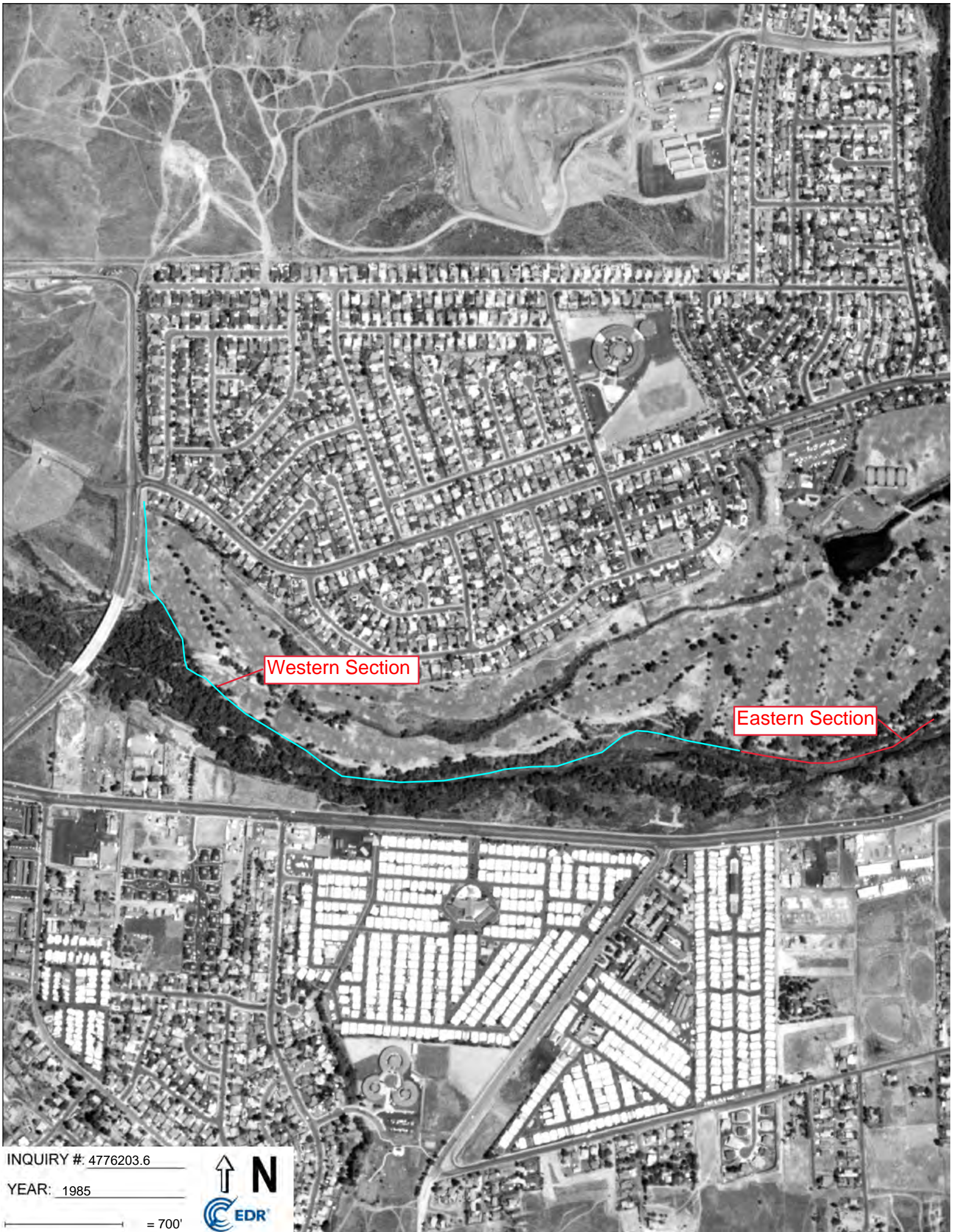


INQUIRY #: 4776203.6

YEAR: 1985

— = 700'





Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1985

— = 700'





Eastern Section

INQUIRY #: 4776203.6

YEAR: 1979

— = 700'





Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1979

— = 700'





Eastern Section

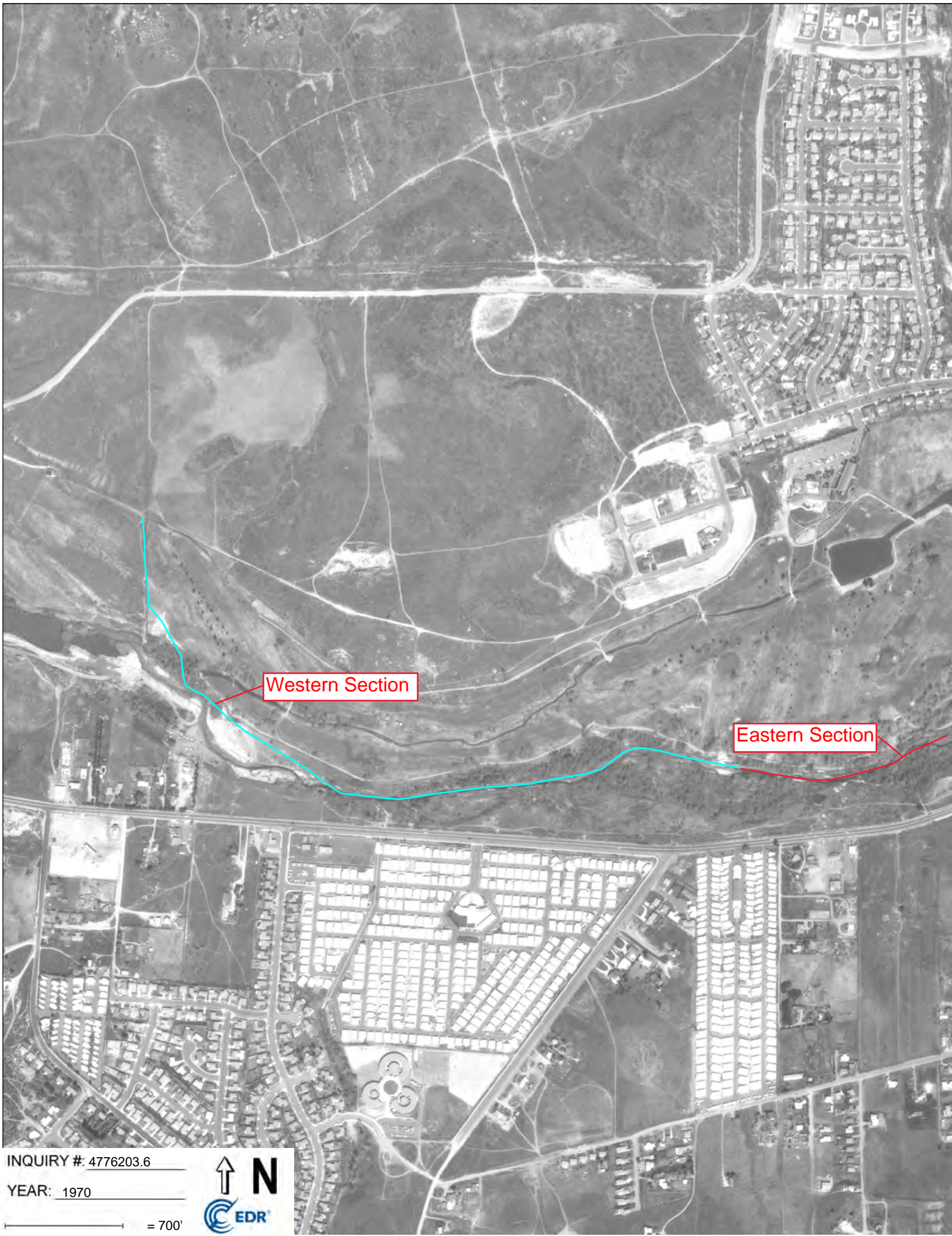
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YEAR: 1970

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Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1970

— = 700'





Eastern Section

INQUIRY #: 4776203.6

YEAR: 1966

— = 700'





Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1966



— = 700'



Eastern Section

INQUIRY #: 4776203.6

YEAR: 1964

— = 700'





Western Section

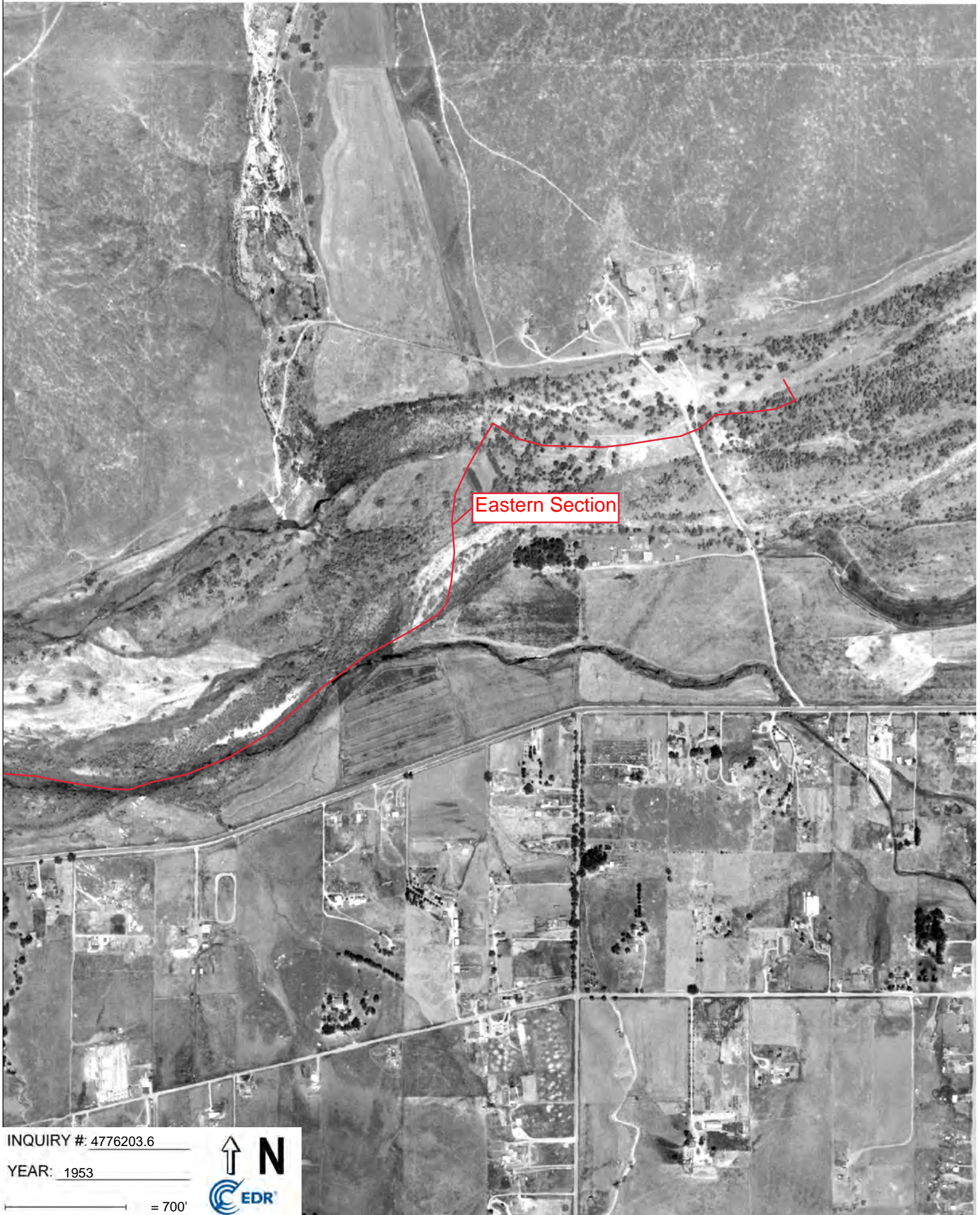
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INQUIRY #: 4776203.6

YEAR: 1964

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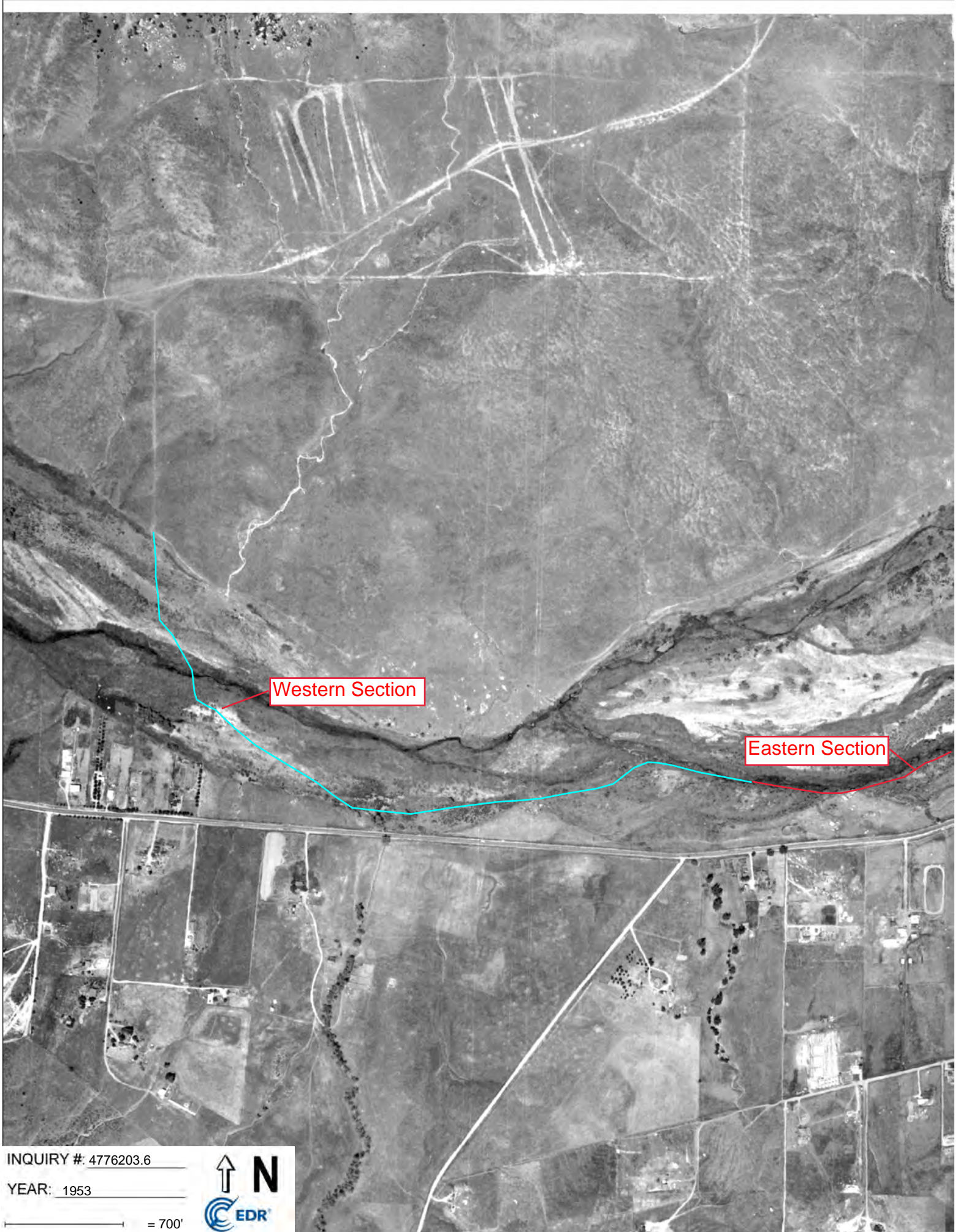
Eastern Section

INQUIRY # 4776203.6

YEAR: 1953

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Western Section

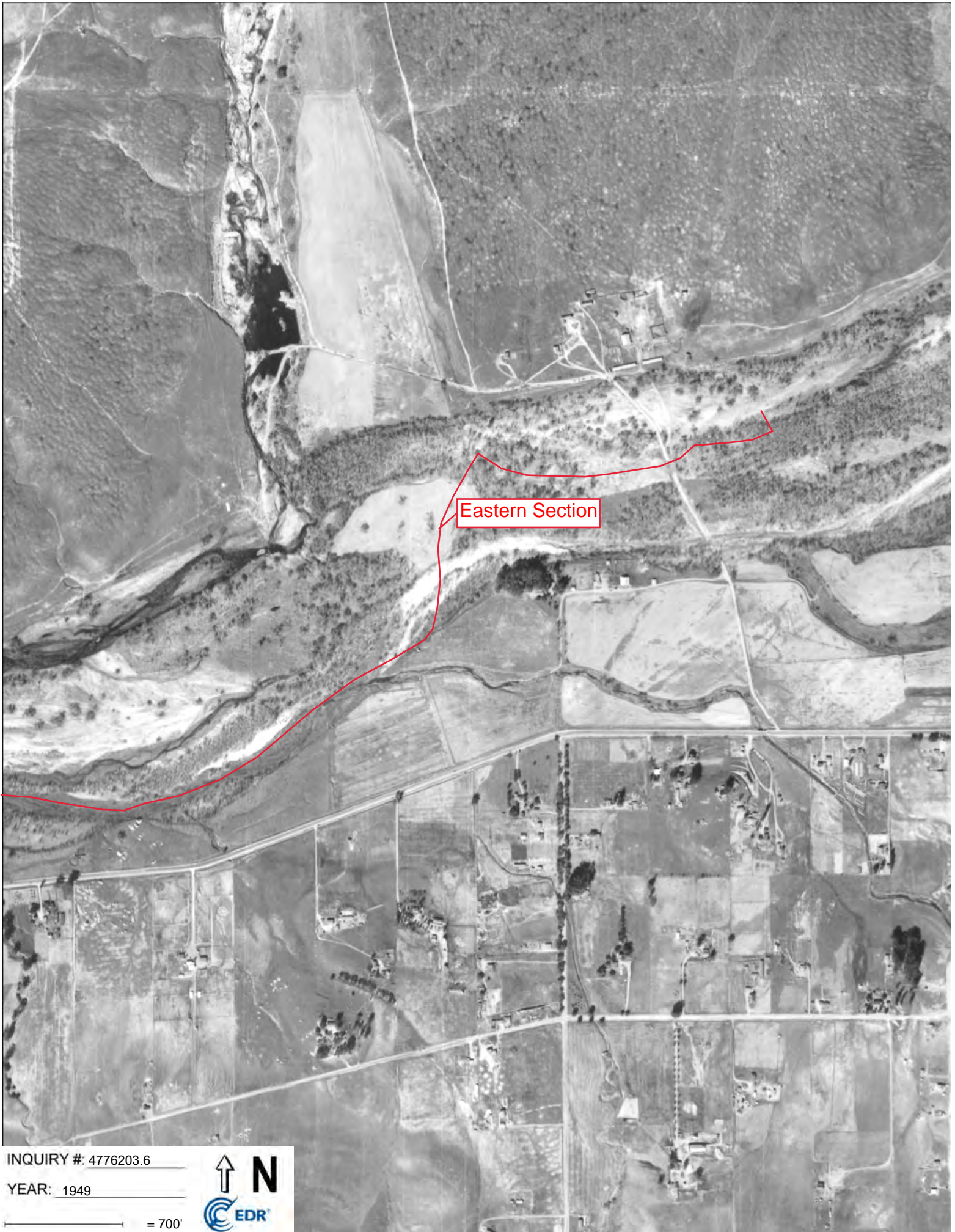
Eastern Section

INQUIRY #: 4776203.6

YEAR: 1953

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Eastern Section

INQUIRY #: 4776203.6

YEAR: 1949

— = 700'







Western Section

Eastern Section

INQUIRY #: 4776203.6

YEAR: 1949

— = 700'



San Diego River Trail - Carlton Oaks Segment

Carlton Oaks Segment

Santee, CA 92071

Inquiry Number: 4776203.7

November 09, 2016

## EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

11/09/16

**Site Name:**

San Diego River Trail - Carlton  
Carlton Oaks Segment  
Santee, CA 92071  
EDR Inquiry # 4776203.7

**Client Name:**

IWS Environmental  
5211 Hartford Way  
Westminster, CA 92683  
Contact: Jim Bunck



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by IWS Environmental were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

<b>P.O.#</b>	NA	<b>Latitude:</b>	32.837726 32° 50' 16" North
<b>Project:</b>	16-1108	<b>Longitude:</b>	-117.011521 -117° 0' 41" West
		<b>UTM Zone:</b>	Zone 11 North
		<b>UTM X Meters:</b>	498921.79
		<b>UTM Y Meters:</b>	3633297.53
		<b>Elevation:</b>	307.99' above sea level

**Maps Provided:**

2012	1903
1994, 1996	
1975	
1967	
1953, 1955	
1947	
1942	
1930	

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets



El Cajon  
2012  
7.5-minute, 24000



La Mesa  
2012  
7.5-minute, 24000

### 1994, 1996 Source Sheets

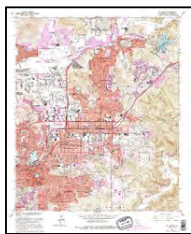


La Mesa  
1994  
7.5-minute, 24000  
Aerial Photo Revised 1994



El Cajon  
1996  
7.5-minute, 24000

### 1975 Source Sheets

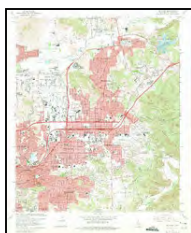


El Cajon  
1975  
7.5-minute, 24000  
Photo Revised 1975  
Aerial Photo Revised 1953



La Mesa  
1975  
7.5-minute, 24000  
Photo Revised 1975  
Aerial Photo Revised 1975

### 1967 Source Sheets



El Cajon  
1967  
7.5-minute, 24000  
Aerial Photo Revised 1966



La Mesa  
1967  
7.5-minute, 24000  
Aerial Photo Revised 1966  
Edited 1953

## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1953, 1955 Source Sheets

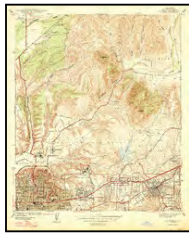


La Mesa  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1950



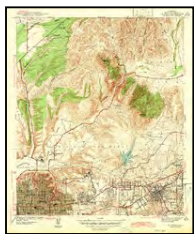
El Cajon  
1955  
7.5-minute, 24000  
Aerial Photo Revised 1953

### 1947 Source Sheets



La Mesa  
1947  
7.5-minute, 24000

### 1942 Source Sheets



La Mesa  
1942  
7.5-minute, 31680

### 1930 Source Sheets



La Jolla  
1930  
15-minute, 62500

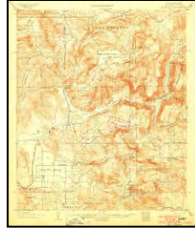
## ***Topo Sheet Key***

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

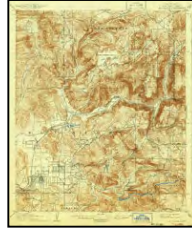
### **1903 Source Sheets**



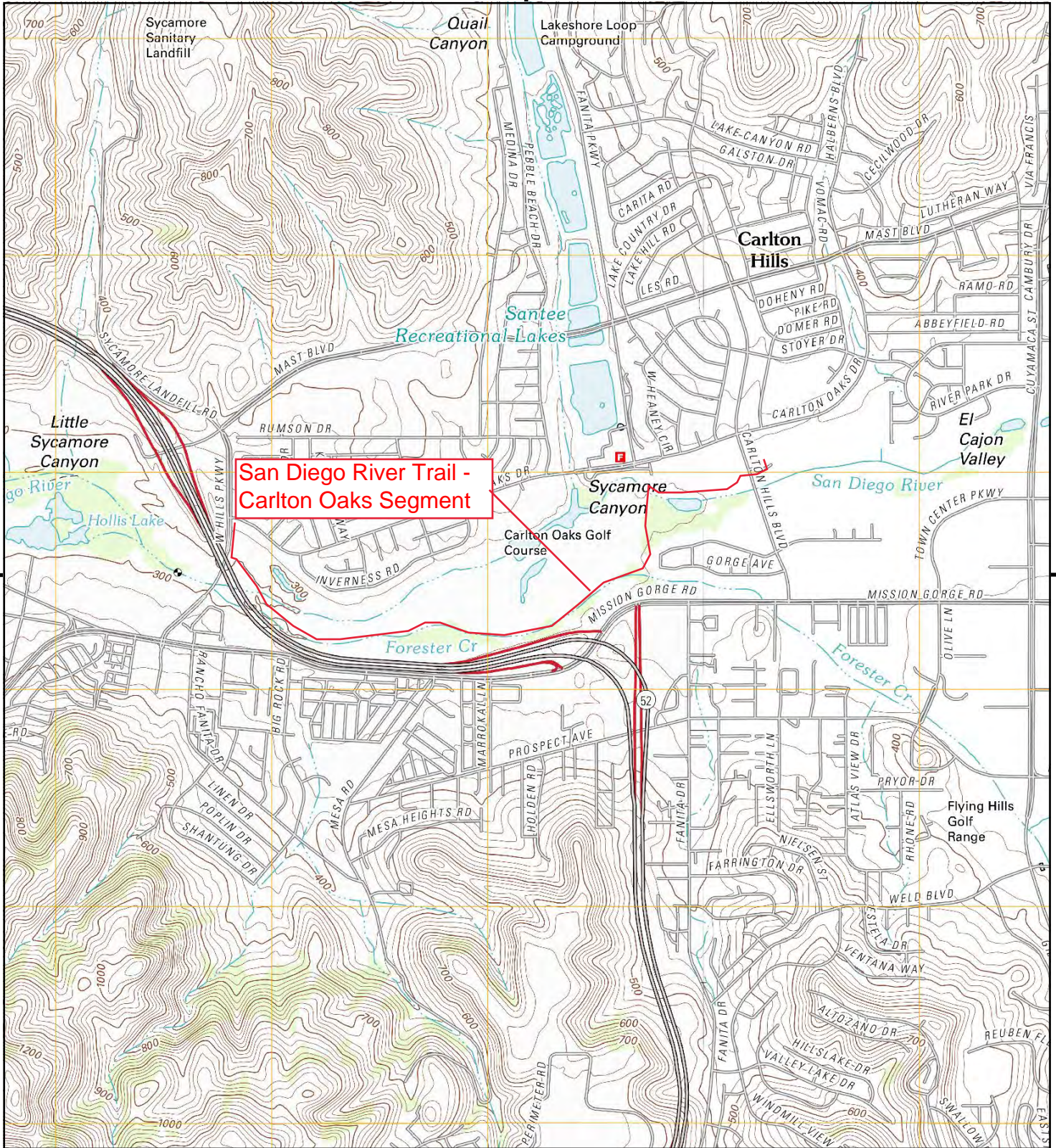
La Jolla  
1903  
15-minute, 62500



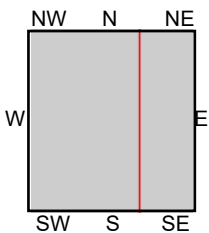
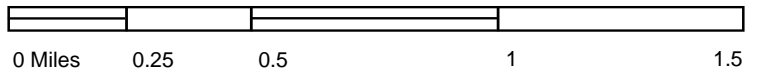
Elcajon  
1903  
15-minute, 62500



El Cajon  
1903  
15-minute, 62500



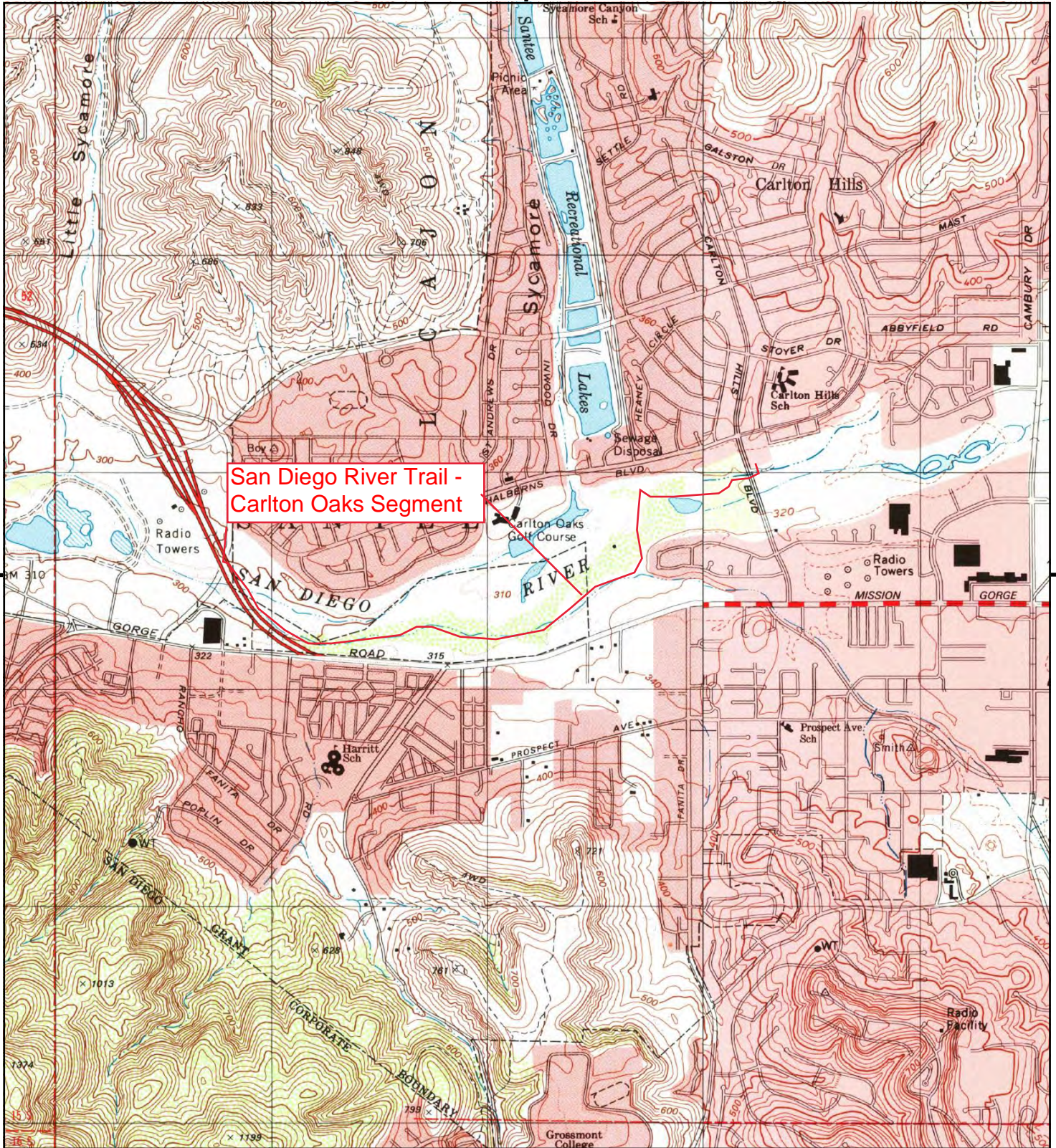
This report includes information from the following map sheet(s).



TP, La Mesa, 2012, 7.5-minute  
SE, El Cajon, 2012, 7.5-minute

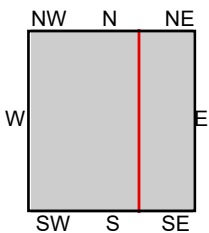
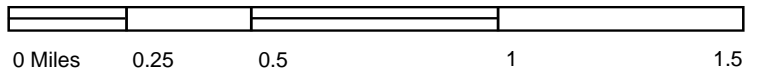
**SITE NAME:** San Diego River Trail - Carlton Oaks Seg  
**ADDRESS:** Carlton Oaks Segment  
Santee, CA 92071  
**CLIENT:** IWS Environmental





**San Diego River Trail - Carlton Oaks Segment**

This report includes information from the following map sheet(s).

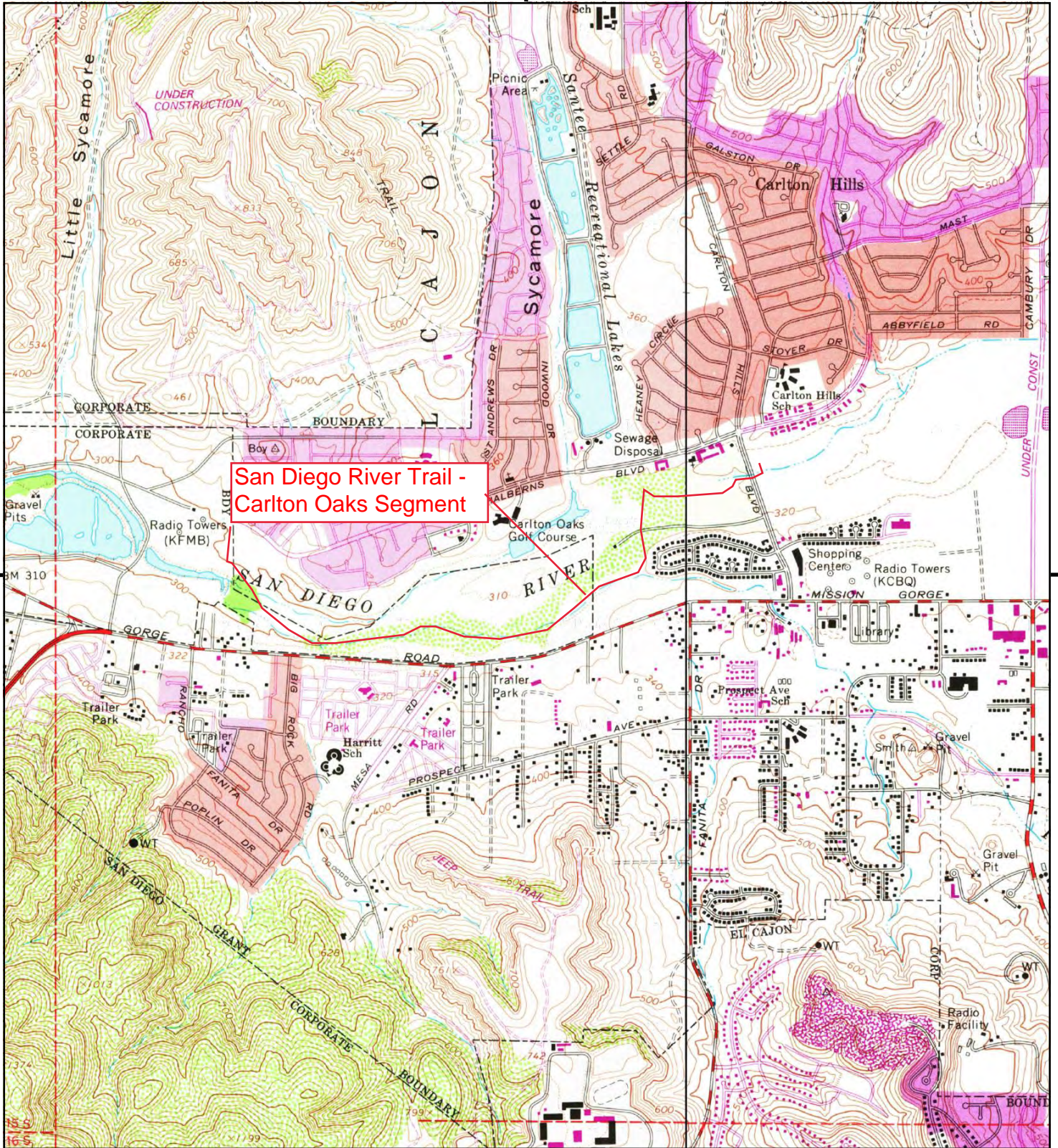


TP, La Mesa, 1994, 7.5-minute  
SE, El Cajon, 1996, 7.5-minute

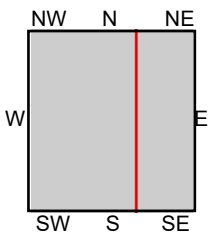
**SITE NAME:** San Diego River Trail - Carlton Oaks Seg  
**ADDRESS:** Carlton Oaks Segment  
Santee, CA 92071  
**CLIENT:** IWS Environmental







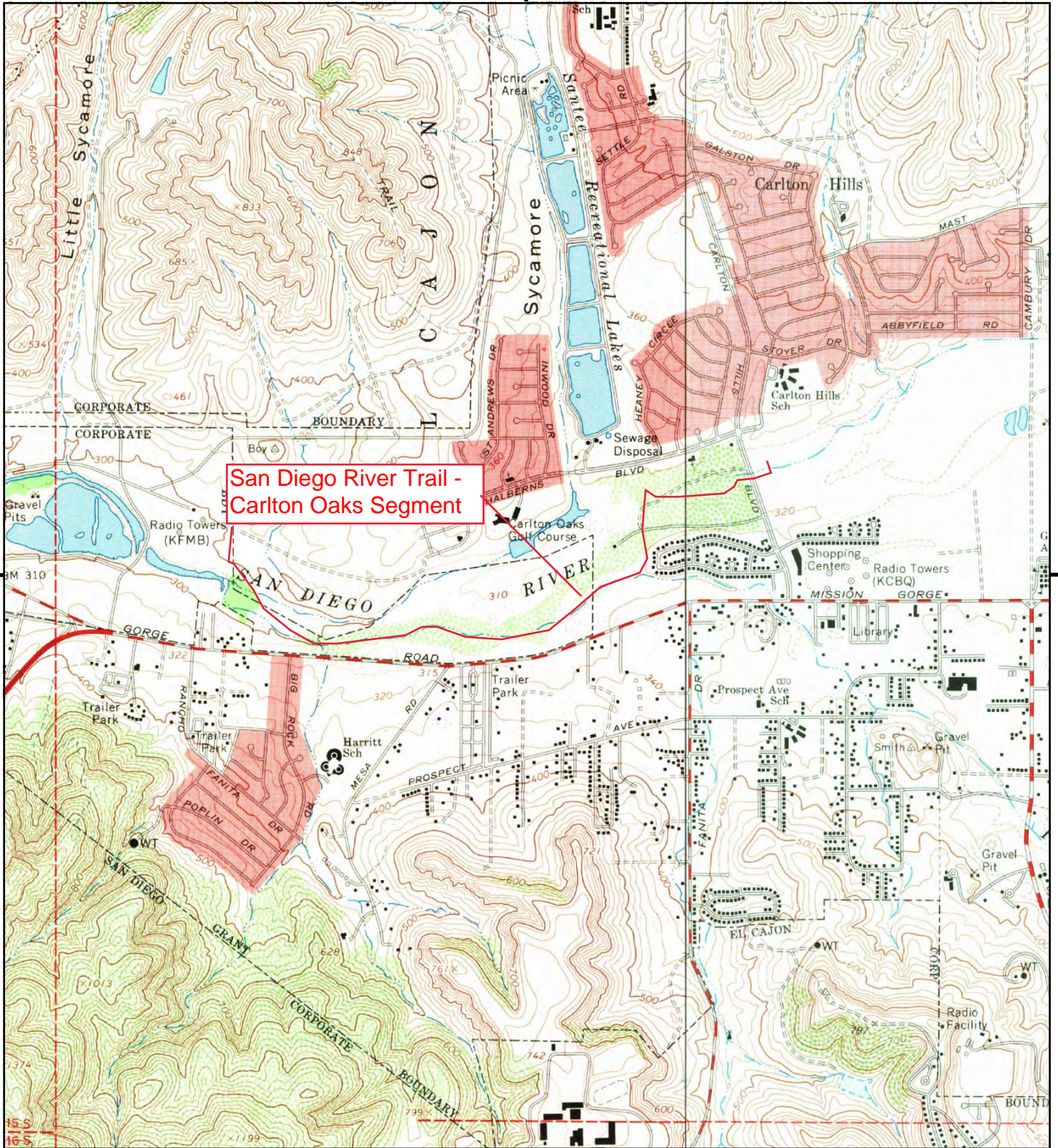
This report includes information from the following map sheet(s).



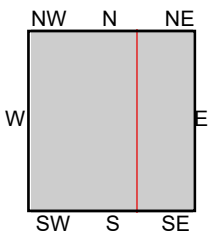
TP, La Mesa, 1975, 7.5-minute  
SE, El Cajon, 1975, 7.5-minute

SITE NAME: San Diego River Trail - Carlton Oaks Seg  
ADDRESS: Carlton Oaks Segment  
Santee, CA 92071  
CLIENT: IWS Environmental





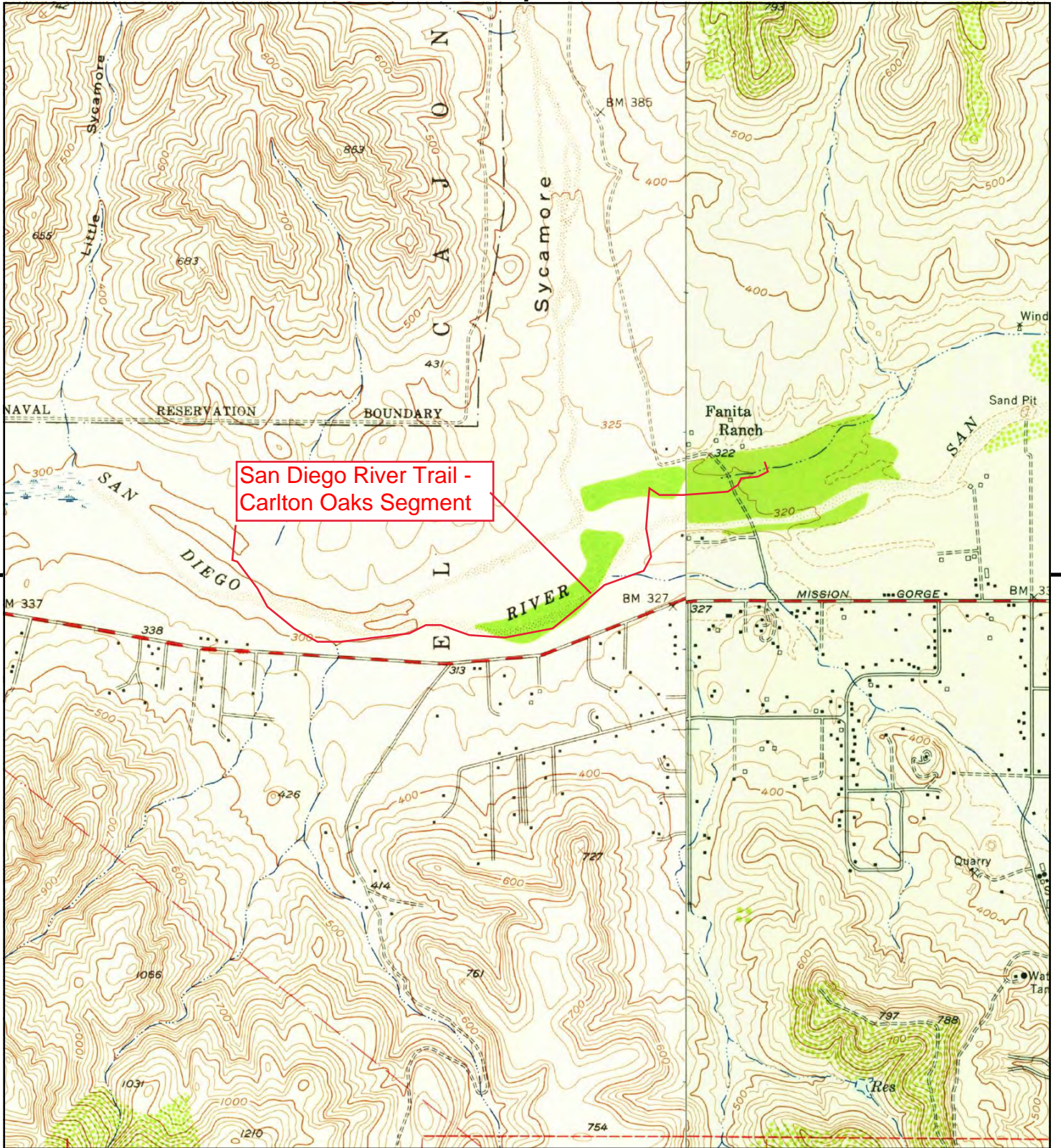
This report includes information from the following map sheet(s).



TP, La Mesa, 1967, 7.5-minute  
SE, El Cajon, 1967, 7.5-minute

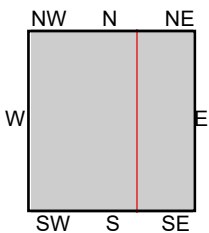
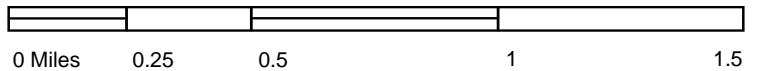
**SITE NAME:** San Diego River Trail - Carlton Oaks Seg  
**ADDRESS:** Carlton Oaks Segment  
Santee, CA 92071  
**CLIENT:** IWS Environmental





San Diego River Trail -  
Carlton Oaks Segment

This report includes information from the following map sheet(s).



TP, La Mesa, 1953, 7.5-minute  
SE, El Cajon, 1955, 7.5-minute

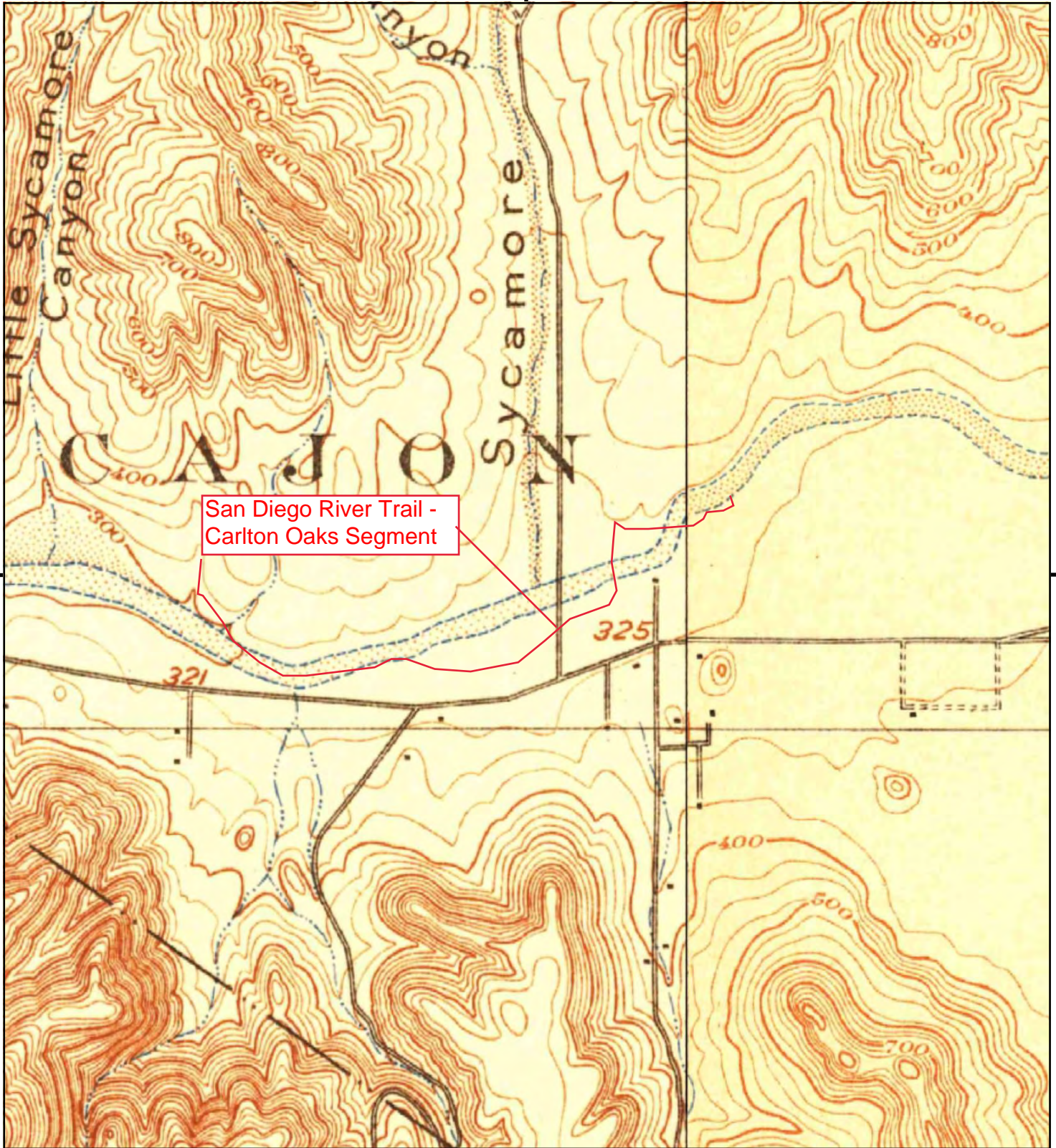
**SITE NAME:** San Diego River Trail - Carlton Oaks Seg  
**ADDRESS:** Carlton Oaks Segment  
Santee, CA 92071  
**CLIENT:** IWS Environmental





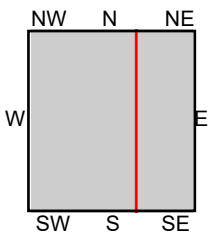
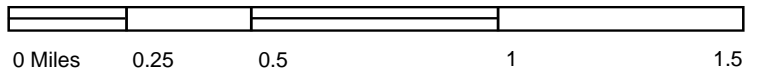






San Diego River Trail -  
Carlton Oaks Segment

This report includes information from the following map sheet(s).



TP, La Jolla, 1903, 15-minute  
E, Elcajon, 1903, 15-minute  
E, El Cajon, 1903, 15-minute

**SITE NAME:** San Diego River Trail - Carlton Oaks Seg  
**ADDRESS:** Carlton Oaks Segment  
Santee, CA 92071  
**CLIENT:** IWS Environmental



**San Diego River Trail - Carlton Oaks Segment**

9200 Inwood Avenue  
Santee, CA 92071

Inquiry Number: 4779368.3  
November 15, 2016

# The EDR-City Directory Image Report



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### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1985	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1980	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1976	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1970	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory

### RECORD SOURCES

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## FINDINGS

### TARGET PROPERTY STREET

9200 Inwood Avenue  
Santee, CA 92071

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

### INWOOD DR

2013	pg A4	Cole Information Services	
2008	pg A7	Cole Information Services	
2003	pg A10	Cole Information Services	
1999	pg A13	Cole Information Services	
1995	pg A16	Cole Information Services	
1992	pg A19	Cole Information Services	
1985	pg A21	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1970	-	Haines Criss-Cross Directory	Street not listed in Source

## FINDINGS

### CROSS STREETS

Year

CD Image

Source

### CARLTON HILLS BLVD

2013	pg. A2	Cole Information Services	
2008	pg. A5	Cole Information Services	
2003	pg. A8	Cole Information Services	
1999	pg. A11	Cole Information Services	
1995	pg. A14	Cole Information Services	
1992	pg. A17	Cole Information Services	
1985	pg. A20	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1970	-	Haines Criss-Cross Directory	Street not listed in Source

## **City Directory Images**

**CARLTON HILLS BLVD 2013**

8926 EAST COUNTY KIRBY  
 ONE STOP  
 8928 SCOTT BARBER SHOP  
 8929 VILLAGE INN  
 8933 NEW YORK GIANT PIZZA  
 8936 SANTEE PET HOSPITAL  
 8939 BEBE NAIL & SPA  
 8943 HV HAIR SALON  
 8947 CARLTON DRYCLEAN & ALTERATION  
 8951 CARLTON HILLS GROOMING  
 DOGGIE STATION  
 8954 GRANT JEANNE DC  
 JEANNE GRANT  
 8955 TRAD AM KARATE  
 8959 SANTANA LIQUOR  
 8964 HOSS JOHN E DDS ORTHODONTICS  
 8967 GTM DISCOUNT GENERAL STORE  
 OCCUPANT UNKNOWN  
 9009 STRAM INC  
 9016 BEN DUNN  
 CAYETANO DAMASO  
 DANIEL PEDRAZA  
 ENRIQUE DEOCA  
 ESTELA VARGAS  
 JESUS ALVARADO  
 JOHN TIBIATOWSKI  
 JOSE PALACIOS  
 JULIO GARCIAAGUILAR  
 LESLI CORONADO  
 LORENA VILLAGOMEZ  
 MARIA SANCHEZ  
 MARIA VALENZUELA  
 MICHELLE STONEBURNER  
 RAUL TOVAR  
 TROPHY MASTER  
 VIOLETA FUENTES  
 9025 GROSSO ERNEST J OD  
 LUSTROS INC  
 9225 CONTINENTAL CLEANERS  
 COUNTY OF SAN DIEGO  
 DESERT ROSE STUDIOS  
 EL RANCHITO TACO SHOP  
 ESSENTIAL GROOMING  
 EXPRESSIONS DANCE & MOVEMENT CENTER  
 HAIR IT IS ETC  
 INFINITY BRAZILIAN JIUJITSU  
 JANETS CAFE & DELI  
 LE HOE MD  
 MANNACOM INC  
 MIKE BROWN DDS

**CARLTON HILLS BLVD**

**2013**

**(Cont'd)**

- 9225 PAUL DOSIK  
PREMIER MORTGAGE & REAL ESTATE  
RONN HALL  
SALVATORE TARANTINO  
SANTEE PARTY ZONE  
SANTEES PIZZA  
SCRAPPIN ATTACK  
TARANTINO SALVATORE MD  
THE CUPCAKE STORE INC  
THE FRIENDLY USED BOOKSTORE
- 9251 7ELEVEN
- 9292 BLUE IRIS FLOWERS  
DIY YOGURT  
ESTRADAS MEXICAN FOOD  
LAKES MARKET & DELI  
SANTEE ALTERATION & CLEANERS  
WEST COAST MACHINES
- 9302 BODYMIND CONNECTION
- 9307 AMERICAN MORTGAGE AUDITORS INC  
ESPENSHIP KENWAY CONSULTANTS INC  
HOWLAND BILLRE MAX HOMETOWN REALTOR
- 9308 BARKER DAVID K DC
- 9320 EVELYN INGRAM
- 9321 OCCUPANT UNKNOWN
- 9328 MARTHA DAVIDSON
- 9329 BRANDON WEISMAN
- 9335 MARK WATKINS
- 9336 DAVID GAJUS
- 9343 CHARLES RANDALL
- 9344 WILLIAM BRINKER
- 9351 JACQUELINE JORDAN
- 9352 EUGENE BOTTICELLI
- 9359 TONY BREWER
- 9360 ALEJANDRO DEARIE

Target Street

Cross Street

Source

✓

-

Cole Information Services

**INWOOD DR 2013**

9200 CARLTON OAKS COUNTRY CLUB  
SEVEN ELEVEN INDUSTRIES  
9225 TORU MISE



**CARLTON HILLS BLVD 2008**

8928 FARRELLS TAE KWON DO  
 8929 YE VILLAGE INN  
 8936 DR P ZEICU  
 SANTEE PET HOSPITAL  
 8939 HOLLY & VIVIAN NAILS & SPA  
 8943 CAROLS  
 ROYALE BEAUTY SHOP  
 WEST END HAIR STUDIO  
 8947 CARLTON DRYCLEANERS & ALTERATION  
 8951 DOGGIE STATION  
 8954 JEANNE GRANT  
 JEANNE GRANT DC  
 8955 AMERICAN BURKS TRAD AM KART  
 8959 SANTANA MART & LIQUOR  
 8964 GERALD E SISSON DDS  
 JOHN E HOSS DDS  
 8967 G T M  
 GTM WHOLESALE LIQUIDATORS INC  
 9009 BP WEST COAST PRODUCT INC  
 9016 AGAPE MENDOZA  
 DANIEL PEDRAZA  
 HUSSAIN OCHOA  
 JESUS ALVARADO  
 JOSE LUCIANO  
 JOSE PALACIOS  
 JOSE VARGAS  
 JULIO GARCIAAGUILAR  
 LISA TIBIATOWSKI  
 LONGINA DUNN  
 LUIS VALENZUELA  
 MARCO LEPRO  
 NORMA ACOSTA  
 RUTH VEGA  
 SANDRA DIMAPAN  
 VIOLETA FUENTES  
 9025 GROSSO DR ERNEST OD  
 ONE STOP LENDING & REALTY  
 9225 COUNTY OF SAN DIEGO  
 EL RANCHITO TACO SHOP  
 ESPENSHIP KENWAY CONSULTANTS  
 GALINA SHACKELFORD  
 HAIR IT IS  
 KBS MEMPHIS BBQ  
 PAUL H DOSIK DDS  
 PREMIER MORTGAGE & REAL ESTATE  
 RESCU ACADEMY  
 RESCU DRUG & ALCOHOL TREATMENT CENTE  
 SANTEE FAMILY DENTISTRY  
 SCRAPPIN ATTACK  
 SEVILLE CLEANERS INC

**CARLTON HILLS BLVD****2008****(Cont'd)**

9225 SOMERVILLE CLEANERS & ALTERATIONS  
STUDIO 52  
TABLOID COFFEE  
THE FRIENDLY USED BOOKSTORE

9251 SEVEN ELEVEN FOOD STORES

9292 BLUE IRIS FLOWERS  
ESTRADAS MEXICAN FOOD  
LAKES MARKET & DELI  
TWISTED PEAKS & OTHER TREATS

9302 BODYMIND CONNECTION  
HOLISTIC SYNERGY CENTER  
MCCANDLESS ELIZABETH HHP

9307 ATOMIC COMPUTERS  
BILL HOWLAND REMAX HOMETOWN REALTORS  
DIXON JERRY L CPA INC  
HERITAGE ESCROW CO  
JERRY DIXON  
KERBIS & DICKSON ACCOUNTING  
RESTART INC  
STEWART MARGIE PROPERTY MGMT  
WILLIAM HOWLAND & ASSOCIATES INC

9308 BARKER CHIROPRACTIC CLINICS

9312 5150 ENTERPRISES

9320 THOMAS INGRAM

9321 OCCUPANT UNKNOWN

9328 MARTHA DAVIDSON

9329 SHAWN HOWARD

9335 MARK WATKINS

9336 ERIKA ESTRADA

9343 DENISE VANONI

9344 LEONILA BRINKER

9351 JAMES CARLSON

9352 EUGENE BOTTICELLI

9359 VERNON BREWER

Target Street

Cross Street

Source

✓

-

Cole Information Services

**INWOOD DR 2008**

9200 CASABLANCA COUNTRY CLUB INC  
9225 OCCUPANT UNKNOWN

**CARLTON HILLS BLVD 2003**

8926 BIMBO BAKERIES USA THRIFT STR  
 8929 OCCUPANT UNKNOWN  
 8933 GHAZWAM YOUSIF  
 GIANT NEW YORK PIZZA  
 NEW YORK GIANT PIZZA  
 8936 OCCUPANT UNKNOWN  
 SANTEE PET HOSPITAL  
 8943 AUGUST SCALZITTI  
 ROYALE BEAUTY SHOP  
 8947 CAROLS  
 HAIR & NOW  
 HANH HUYNH  
 8951 OCCUPANT UNKNOWN  
 8954 JEANNE GRANT DC  
 8955 OCCUPANT UNKNOWN  
 TRAD AM KARATE  
 8964 JOHN E HOSS DDS ORTHODONTICS  
 OCCUPANT UNKNOWN  
 8967 GTM WHLSLE LQDTRS  
 9016 AGAPE MENDOZA  
 ANGELA VERGARA  
 DANIEL PEDRAZA  
 HUSSAIN OCHOA  
 JESUS ELIAS  
 JOHN DENIGRO  
 MENDOZA AGAPE  
 RAUL PIMENTEL  
 9025 DR ERNEST GROSSO OD  
 GEORGIA NARROW FABRICS  
 GRAYMAR ACADEMY  
 9225 AMBERS ARTISTIC DESIGNS  
 CARLTON OAKS PLAZA SNT LBRRY  
 CHRIST THE KING LUTHERAN CHRCH  
 HAIR IT IS  
 LIMBS & THINGS INC  
 MISSION FEDERAL CREDIT UNION  
 NAILS BY LISA  
 POSITIVE CONNECTION  
 SAN DIEGO PUBLIC LBRRY ADULT  
 SANTEE FAMILY DENTISTRY  
 SOJOURN DEVELOPMENT LLC  
 9251 OCCUPANT UNKNOWN  
 SEVEN ELEVEN FOOD STORES  
 9302 MISSION GORGE VETERINARY  
 OCCUPANT UNKNOWN  
 9307 BRIAN S NATHANSON CPA  
 DANIEL NEISS  
 DIXON JERRY L CPA  
 HERITAGE ESCROW CO  
 JAMES HOSACK

**CARLTON HILLS BLVD**

**2003**

**(Cont'd)**

- 9307 KERBIS & DIXON ACCOUNTING  
RE MAX HOMETOWN REALTORS  
ROBERT STEWART  
STEWART MARGIE PROPERTY MNGMNT  
WILLIAM HOWLAND ASSOCS
- 9308 BARKER DAVID K DC  
OCCUPANT UNKNOWN
- 9320 THOMAS INGRAM
- 9321 OCCUPANT UNKNOWN
- 9328 CLARENCE DAVIDSN
- 9329 BARBARA BISHOP
- 9335 MARK WATKINS
- 9336 SUSAN BOWERS
- 9344 LEONILA BRINKER
- 9351 WILLIAM HANCOCK
- 9352 EUGENE BOTTICELLI
- 9359 VERNON BREWER
- 9360 OCCUPANT UNKNOWN



-

**INWOOD DR 2003**

9200 CARLTON OAKS COUNTRY CLUB  
CASABLANCA COUNTRY CLUB INC  
GEORGE FANG

**CARLTON HILLS BLVD 1999**

8926 FORNACA FAMILY BAKERY THRIFT STORES  
 8928 CRAZY 4 TOYS  
 8929 VILLAGE INN EARL & BARBARAS VILLAGE INN  
 YE VILLAGE INN  
 8933 GIANT NEW YORK PIZZA 8  
 NEW YORK GIANT PIZZA 8  
 8936 SANTEE PET HOSPITAL  
 ZEICU PAVEL DVM  
 8939 CENTER STAGE DANCE  
 8943 ROYAL BEAUTY SHOP  
 8947 CARLTON HILLS ALTERATIONS  
 CAROLS  
 HAIR & NOW  
 8951 CARLTON HILLS GROOMING  
 TEDDY'S DOG HOUSE SANTEE  
 8954 CARLTON HILLS CHIROPRACTIC CLINIC  
 GRANT JEANNE DC  
 JEANNE GRANT  
 OCCUPANT UNKNOWN  
 8955 BURKS TRAD AM KARATE  
 8959 CARLTON HILLS LIQUOR  
 8963 SAV U FOODS  
 8964 HOSS JOHN E DDS ORTHODONTICS  
 SISSON GERALD E DDS  
 8967 GTM DISCOUNT GENERAL STORE  
 9016 AGAPE MENDOZA  
 DANIEL PEDRAZA  
 FEDERICO TRANSITO  
 JESUS ALVARADO  
 JOSE PALACIOS  
 JOSE VARGAS  
 LISA TIBIATOWSKI  
 LONGINA DUNN  
 LUIS VALENZUELA  
 MARCO LEPRO  
 RUTH VEGA  
 VIOLETA FUENTES  
 9025 BERMUDES ARCHITECTS  
 CHAPPELLE MIKE & ASSOCIATES  
 FARMERS INSURANCE GROUP AGENTS (CONTD)  
 GROSSO ERNEST J DR OPTMTRST  
 QUINONES RAY JR  
 9225 CARLTON OAKS PLAZA SANTEE LIBRARY  
 DESAI PUSHPA MD  
 DOSIK PAUL H DDSS SANTEE FAMILYDENTISTRY  
 EARL & BARBARAS VILLAGE INN  
 EL RANCHITO TACO SHOP  
 FPA SANTEE FAMILY CARE CENTER  
 GABELA JORGE MD  
 HUNGRY HOWIES PIZZA & SUBS

**CARLTON HILLS BLVD****1999****(Cont'd)**

9225 LEHOE MD  
 MARTINEZ SYLKIA MD  
 PODELL ROSS MD  
 POSITIVE CONNECTION  
 SANTEE FAMILY DENTISTRY PAUL H DOSIK DDS  
 TARANTINO SALVATORE MD  
 9251 SEVEN ELEVEN FOOD STORES A DIVISION OF THE SOUTHLAND C  
 STORES  
 9292 POLAR ICE CREAM & YOGURT  
 9302 BRENES RODERICK DVM  
 MISSION CARLTON VETERINARY HOSPITAL  
 9307 COBURN HEARING ASSOCIATES  
 DESIGNS & STYLES 2001  
 DIAMANTE  
 HOMETOWN REALTORS  
 HOMETOWN REALTORS PROP MANAGEMENT MARGIE STEWART  
 HOMETOWN REALTORS PROPERTY MANAGEMENT MARGIE STEWART  
 HOWLAND BILL HOMETOWN REALTORS  
 JERRY DIXON  
 KERBIS & NATHANSON CPA  
 NATHANSON BRIAN S CPA  
 NEISS DANIEL L REALTORS  
 NGUYEN THERESA AGT  
 OCCUPANT UNKNOWN  
 REMAX  
 REMAX HOMETOWN REALTOR JULIE WILLMAN  
 STATE FARM INSURANCE COMPANIES AGENTS  
 STEWART BRIAN J REALTOR  
 STEWART MARGIE PROPERTY MANAGEMENT  
 WHALEN GLORIA REALTOR  
 9308 BARKER DAVID K DC  
 INLAND DOCTORS SPEAKERS BUR  
 9320 OCCUPANT UNKNOWN  
 THOMAS INGRAM  
 9321 JIM HILL  
 9328 MARTHA DAVIDSON  
 9329 OCCUPANT UNKNOWN  
 SHAWN HOWARD  
 9335 MARK WATKINS  
 9336 ERIKA ESTRADA  
 9343 DENISE VANONI  
 OCCUPANT UNKNOWN  
 9344 LEONILA BRINKER  
 9351 OCCUPANT UNKNOWN  
 9352 EUGENE BOTTICELLI  
 9359 OCCUPANT UNKNOWN  
 VERNON BREWER



Target Street

Cross Street

Source

✓

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Cole Information Services

**INWOOD DR 1999**

9200 CARLTON OAKS COUNTRY CLUB  
INTERNATIONAL GOLF SCHOOL  
OCCUPANT UNKNOWN  
REINMUTH DEAN SCHOOL OF GOLF  
9225 W GEORGE

**CARLTON HILLS BLVD 1995**

8926 FORNACA FAMILY BAKERY  
 8928 CUISINE FACTORY SAN DIEGO  
 8929 VIDEO 99  
 8933 GIANT NEW YORK PIZZA 8  
 NEW YORK GIANT PIZZA 8  
 8936 SANTEE PET HOSPITAL  
 8939 REBECCAS ALTERATIONS  
 8943 ROYALE BEAUTY SHOP  
 8947 CAROLS  
 HAIR & NOW  
 SCALZITTI, AUGUST  
 8951 HOLLEY, BARDARA  
 TEDDYS DOG HOUSE  
 8954 MARILYN P SMITH DC  
 SMITH CHIROPRACTIC GROUP INC  
 THOMAS L SMITH DC  
 8959 CARLTON HILLS LIQUOR  
 8964 BRADLEY K SILVA DDS  
 GERALD E SISSON DDS  
 JOHN E HOSS DDS  
 8967 GTM DISCOUNT GENERAL STORE  
 TRUE VALUE HARDWARE  
 9016 BOARDMAN, STEVEN  
 CHANDLER, DAWN  
 DELCARMEN, JOSE J  
 LOPEZ, GREGORI  
 9025 BERMUDES ARCHITECTS  
 ERNEST J GROSSO OD  
 FARMERS INSURANCE GROUP  
 JONES TAYLOR MARLYS AGENCY  
 9205 FADDEN, EVA  
 9225 BEAUTY SPA & SUPPLY  
 BLUE TUB LAUNDRY & CLEANERS  
 CARLTON SANTEE CORP  
 EARL & BARBARAS VILLAGE INN  
 EL RANCHITO TACO SHOP  
 INMAN, CHARLES  
 KARIN PACKER  
 KERBIS & NATHANSON  
 LEDBETTER LIQUOR & DELI  
 LEUNG, J  
 MISSION FEDERAL CREDIT UNION  
 SANTEE FAMILY DENTISTRY  
 SANTEE PUBLIC LIBRARY  
 SANTEE VFW POST 9327  
 VELODYNAMICS A BICYCLE STORE  
 9251 7 ELEVEN FOOD STORE  
 9302 SANTEE CONNECTION  
 9307 BILL HOWLAND HOMETOWN REALTORS  
 COBURN HEARING ASSOC

**CARLTON HILLS BLVD**

**1995**

**(Cont'd)**

- 9307 DESIGNS & STYLES 2001  
HOMETOWN REALTORS  
INTERIOR PROTECTOR  
STATE FARM INSURANCE
- 9308 BARKER CHIROPRACTIC CLINIC
- 9321 GRAHAM, KENNY
- 9328 DAVIDSON, C R
- 9329 OCCUPANT UNKNOWNN
- 9335 METCALF, JOHN R
- 9336 OCCUPANT UNKNOWNN
- 9343 FANSLER, VICTOR C
- 9344 BRINKER, LEONILA S
- 9351 OCCUPANT UNKNOWNN
- 9352 BOTTICELLI, EUGENE
- 9359 BREWER, VERNON D
- 9360 OCCUPANT UNKNOWNN



-

**INWOOD DR 1995**

9200 CARLTON OAKS COUNTRY CLUB

**CARLTON HILLS BLVD 1992**

8926	FORNACA FAMILY BKRY
8928	J CS NATURAL BAKERY WILD B GUFFEY CTRNG
8929	VIDEO 99
8933	GIANT NY PIZZA 8
8936	SANTEE PET HOSPITAL ZEICU, PAVEL
8943	ROYAL BEAUTY SHOP
8947	CAROLS HAIR&NOW
8951	TEDDYS DOG HOUSE
8954	SMITH THOMAS L DC TUTHILL ALAN R DC
8959	CARLTON HLS LIQUOR
8963	TRUE VALUE HARDWARE
8964	SILVA BRADLEY K DDS SPECTRUM DNTL CRMCS
8967	G T M DSCNT GENL ST
9016	CRUZ, BENIGNO HINKEL, PHILLIP C MCGLONE, WILLARD SANCHEZ, ALFREDO
9025	BERMUDES ARCHITECTS GROSSO ERNEST J DR JONES MARLYS TAYLOR JONES, MARLYS T QUINONES RAY JR QUINONES, RAY JR SULLIVAN B INS AGCY
9225	BEAUTY SPA&SUPPLY BLUE TUB LAUNDRY CARLTON OAKS BIKE DOSIK PAUL H DDS DOSIK, PAUL H EL RANCHITO TACO SH GREAT HAIR DSGNRS LEDBETTER LQR DELI MISSN FED CREDIT UN NATHANSON BRIAN CPA NEWLAND CA PACKER KARIN PACKER, KARIN SANTANTEN JOLENE SCHULTZ BONNY SCHULTZ, BONNY SD CO LBRY BRANCH TRANSAM FNCL SERV VFW POST 9327 VILLAGE INN
9302	PROFSNL CMNTY SERV

**CARLTON HILLS BLVD**

**1992**

**(Cont'd)**

- 9307 COBURN HEARING ASC  
DESIGNS&STYLES 2001  
HOMETOWN REALTORS  
HOWLAND BILL REALTR  
INTERIOR PROTECTOR  
REBECCAS ALTERATIONS  
SEIDNER BERNIE
- 9308 BARKER CHIRPRACTIC
- 9328 DAVIDSON, C R
- 9359 BREWER, VERNON D

Target Street

Cross Street

Source

✓

-

Cole Information Services

**INWOOD DR 1992**

9200 CARLTON OAKS CLUB

## CARLTON HILLS BLVD 1985


8955	XXXX	00	
8959	CARLTON HILLS LIQUOR	448-5579	
8960	XXXX	00	
8962	XXXX	00	
8963	FARES REXALL DRUGS	448-4545	
8964	BARNARD JAS R DDS	449-0630	
	BERNARD JAMES R DDS	449-0630	
	HOSS JOHN E DDS	449-0630	
	SANTEE ASSOC DENT	449-0631	3
	SISSON GERALD E DDS	449-0630	
8967	XXXX	00	
9009	XXXX	00	
9016.....	CARLTON ARMS		
9	BENEDICT E	448-7900	8
	CARPENTER JOHN	449-6652	+5
	FINCHER N L	562-1730	4
	GILLILAND WM H	449-6601	2
	HOFF WM R SR	562-7489	4
13	KEITH RON	562-6957	0
	LOAR MELISSA	449-3183	4
	MCKEE EDIE	562-7406	+5
	NUTE C C	562-3085	4
10	WADDELL JACK	448-2408	
	WATSON EDW M	449-6398	+5
9016.....			
9225	CARLTON OAK LIQUOR	449-5237	2
	CARLTON OAKS PLAZA	448-8514	4
	DOSIK PAUL H DDS	448-6396	0
	EARL&BARBARAS INN	449-7079	4
	FARGOS BARBEQUE	562-8060	3
	FLORAL INSPIRATION	449-6886	+8
	KARINS HAIR STUDIO	562-6578	1
	SANTEE FMLY DNSTRY	448-6396	1
	SANTEE VFW PST 9327	448-9682	4
	VELODYNAMICS	258-1120	+5
	VILLAGE INN	449-7079	4
9251	SEVEN 11 FOOD 13661	449-5573	
9292	CARLTON OAKS TEXACO	449-6613	1
9302	CRISIS HOUSE INC	449-8382	1
	SANTEE CONNECTION	449-8382	1
9307	BRADY TIMOTHY J	440-8502	+5
	DESIGNS&STYLES2001	562-9311	3
	DIGITAL WIZARDS INC	449-1281	+5
	HOWLAND BILL REALTR	562-4300	0
	INTL REL EST NETWRK	562-4300	0
	SEIDNER BERNIE	449-6500	2
	STATE FARM INS CO	449-6500	
9308	BARKER CHIRPRACTIC	449-1601	
	BARKER CHRPRCTC CLN	449-1601	
	BARKER DAVID K DC	449-1601	
	BLAKELY DAVID C DC	449-1601	
	CROUCH ROBERT DC	449-1601	+5
	JONES DONALD W DC	449-1601	4
9320	XXXX	00	
9321	SUMRALL EILEEN K	448-1887	
9325	XXXX	00	
9328	DAVIDSON CLARENCE R	448-4762	



**INWOOD DR 1985**

**INWOOD DR 9207 1  
SANTEE**

9200	<b>CARLTON OAKS LODGE</b>	<b>448-8500</b>	
	<b>LUDWIG KIRK</b>	<b>449-9236</b>	<b>2</b>
9225	<b>LESTER RICHARD E</b>	<b>448-1867</b>	
★	<b>1 BUS</b>	<b>2 RES</b>	<b>0 NEW</b>



San Diego River Trail - Carlton Oaks Segment

9200 Inwood Avenue

Santee, CA 92071

Inquiry Number: 4779368.1

November 14, 2016

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

11/14/16

**Site Name:**

San Diego River Trail - Carlton  
9200 Inwood Avenue  
Santee, CA 92071  
EDR Inquiry # 4779368.1

**Client Name:**

IWS Environmental  
5211 Hartford Way  
Westminster, CA 92683  
Contact: Jim Bunck



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Certification #** A388-4E39-9362

**PO #** NA

**Project** 16-1108

### UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: A388-4E39-9362

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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# *Appendix C*

# *Appendix D*

***DEH Records***



Request # \_\_\_\_\_

# County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
(858) 505-6700 FAX (858) 505-6848  
[www.sdcdeh.org](http://www.sdcdeh.org)

## PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: <u>Jim Bunck</u>	E-Mail: <u>jim@iwsenvironmental.com</u>
Phone: <u>( 714 ) 893-614</u>	FAX: <u>( 714 ) 893-135</u>
Company Name: <u>IWS Environmental</u>	
Mailing Address: <u>5211 Hartford Way, Westminster, CA</u> <small>(You may attach a business card/overprint with business card if preferred)</small>	

Additional information may be accessed from the DEH website, [www.sdcdeh.org](http://www.sdcdeh.org). Fax or email your completed form to the Public Records Program at (858) 505-6848 or [deh.publicrecords@sdcounty.ca.gov](mailto:deh.publicrecords@sdcounty.ca.gov). The following information is required. Separate forms are needed for each address or parcel number.

9200 Inwood Drive, Santee, CA 92071

or

Exact Address (Street, City and Zip Code)

Assessor Parcel Number

Optional information (establishment permit number, business name, etc.): Carlton Oaks Country Club

**Please indicate the purpose of your search by checking all that apply:**

- Contaminated Property Investigation(s) (SAM Cases)
- SAM Closure Letter/Report
- Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- Other (specify): \_\_\_\_\_
- Monitoring Well Files

### OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____	Date: _____
Files copied for: _____ of _____	Date: _____
Request cancelled by: _____	Date: _____
Photocopies _____ Cost _____ Picked up/mailed on _____	By _____

**A search for DEH records checked above has been conducted and the following apply:**

- SAM files for the permit number(s) listed below are available.  
# \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_
- HMD/UST files for the permit number(s) listed below are available.  
# \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_
- Original records were purged.  
# \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_
- No SAM/HMD/UST records were found for the address/APN you requested.

Signature - DEH Representative

Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

HAZARDOUS MATERIALS MANAGEMENT DIVISION  
UNDERGROUND TANK REMOVAL/CLOSURE REPORT

FIRE AGENCY PRESENT?  
 YES  NO  
 PERMIT NO. \_\_\_\_\_  
 DEPT. \_\_\_\_\_  
 % L.E.L. \_\_\_\_\_

ESTABLISHMENT # 1120821 PLAN CHECK # AT2334 T2296

SITE NAME CARLTON OAKS LODGE 1 PHONE (619) 448-0453  
COURTAVIA

SITE ADDRESS 9200 INWOOD DRIV CITY/ ZIP CODE SAN DIEGO 92131

CONTRACTOR ANGUS ASPHALT INC PHONE \_\_\_\_\_

NUMBER OF TANKS 1  REMOVAL  CLOSURE IN PLACE

REMARKS:

TANK EDP NUMBER  
 U/L TAG NUMBER  
 CAPACITY (GALS)  
 MATERIAL STORED  
 DECONTAMINATION?  
 MANIFEST AVAILABLE?  
 % LEL (CGI READING)  
 DRY ICE/OTHER (AMT)  
 TANK CONDITION  
 BACKFILL SOIL TYPE  
 BACKFILL CONDITION  
 NATIVE SOIL TYPE  
 NATIVE CONDITION  
 EXCAVATION ODORS?  
 STOCKPILE ODORS?  
 PONDED PRODUCT?  
 PIPELINE LEAK?  
 REINSPECTION REQUIRED?

001			
#AT 99022	INSTALL 1947		
1000			
U/L GASOLIN			
YES BRUERA #90789602			
TO P.K			
0%			
15			
STEEL TANK. HEAVY PITTING/HEAVY CORROSION ~ 6 HOLES			
SILTY BROWN SAND.			NOTED ALONG SEAMS + ON
MODERATE ODRK / SLIGHT-MODERATE DISC.			BOTTOM OF TANK. (2 1/8" - 1/2" DIA
FIN: A medium BROWN SAND			IN DIAMETER).
MODERATE DISCONTINUATION / MODERATE ODRK			
SLIGHT - MODERATE			
YES - MODERATE			
WATER: GROUNDWATER AT 6' OF			
NOT OBSERVED			
NO			

NOTICE: You are hereby notified that on 4/22/92, a Hazardous Materials Specialist conducted an inspection for the closure of 001 hazardous substance underground storage tanks. A summary of the conditions follows:

- A determination of this site's status is pending receipt of Laboratory Analyses Results for samples taken this date. Results must be submitted within 30 days. To avoid delays, have the Laboratory send a copy of the results directly to JOHANNA BARN of the (HMMD) see address below: (print)
- Contamination of the excavation area has been noted by observations made during the tank removal this date. **BEGIN SITE ASSESSMENT PHASE**-(See reverse for details).

The Laboratory results have been reviewed by \_\_\_\_\_  
 (of the HMMD) on 1/1 and indicate the following:  
 NO FURTHER ACTION IS REQUIRED. 5/16/92 MOV  
 **BEGIN SITE ASSESSMENT PHASE** (See attached information).  
 Phone Contact \_\_\_\_\_ Date Form was Mailed 1/1

Received By [Signature]  
 Printed Name \_\_\_\_\_  
 Phone Number \_\_\_\_\_

[Signature]  
 Hazardous Materials Specialist  
 County of San Diego  
 Department of Health Services  
 HMMD - P. O. Box 85261  
 San Diego, CA 92138-5261  
 (619) 338-2222

(HMMD COPY)



Type(s) of hazardous substance(s) released: GASOLINE (IP AND)  
 Is hazardous material ponded? NO What is estimated amount? -  
 Is amount of hazardous substance release known? - Estimated amount? -  
 What is estimated depth to ground water below the site? 6 feet  
 Is site located in a beneficial use area? YES

**SOIL CONDITIONS:**

Is backfill discolored? YES Estimated amount -  
 Is backfill saturated? NO Estimated amount -  
 Is native soil stained? YES Estimated amount -  
 Is native soil saturated? NO Estimated amount -  
 Describe native soil type(s) FINE TO MEDIUM BROWN SAND

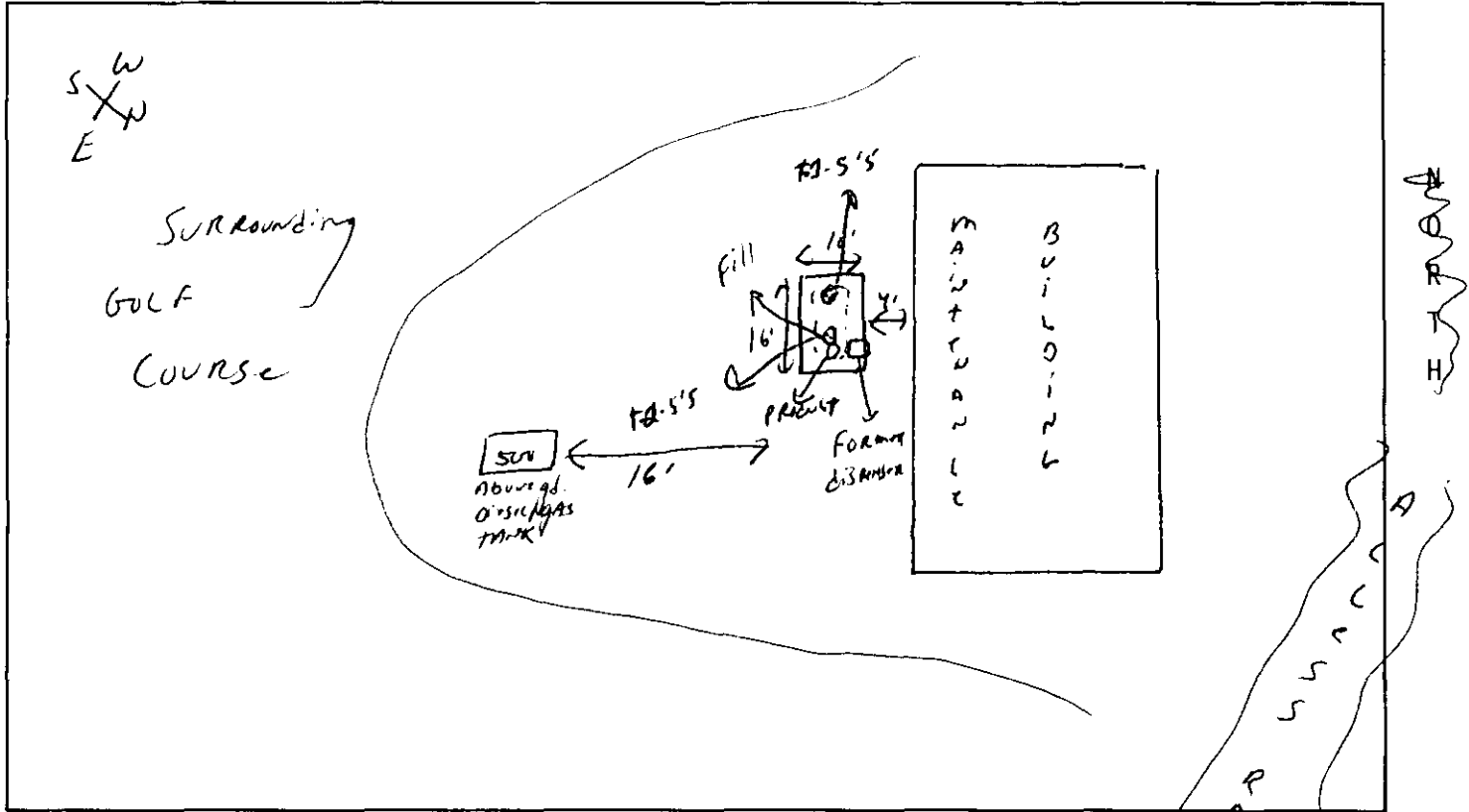
Condition of tank(s) (holes, corrosion, wrapping, seams) STEEL TANK. HEAVY CORROSION / HEAVY PITTING ~ 6 LINES LOCATED ALONG BOTTOM + ALL SEAMS (-1/8" - 1/2" IN DIA)

Piping leak location NOT OBSERVED

Nearby water wells or surface waters? gd WATER AT ~ 6'0 FT

Any known underground vaults, utilities or basements nearby? NO

FURTHER COMMENTS: TANK INSTALLED 1970. IN USE UNTIL NO. 12/79 SECTION. SAMPLES TAKEN SLIGHTLY ABOVE gd WATER (AT ~ 5.5' FT). GROUND WATER AT ~ 6.0' FT. BOTTOM OF TANK AT ~ 6.0' FT.



(HMMD) PLOT PLAN EST. # H

G 1 A 3

# FIELD NOTES

Date: \_\_\_\_\_

H \_\_\_\_\_

Tank(s) last used: \_\_\_\_\_

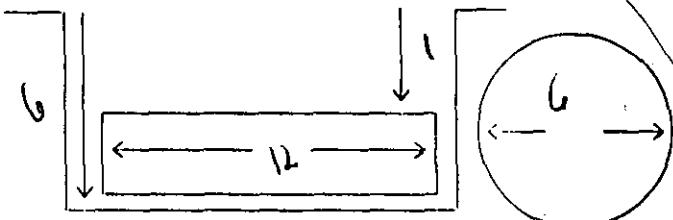
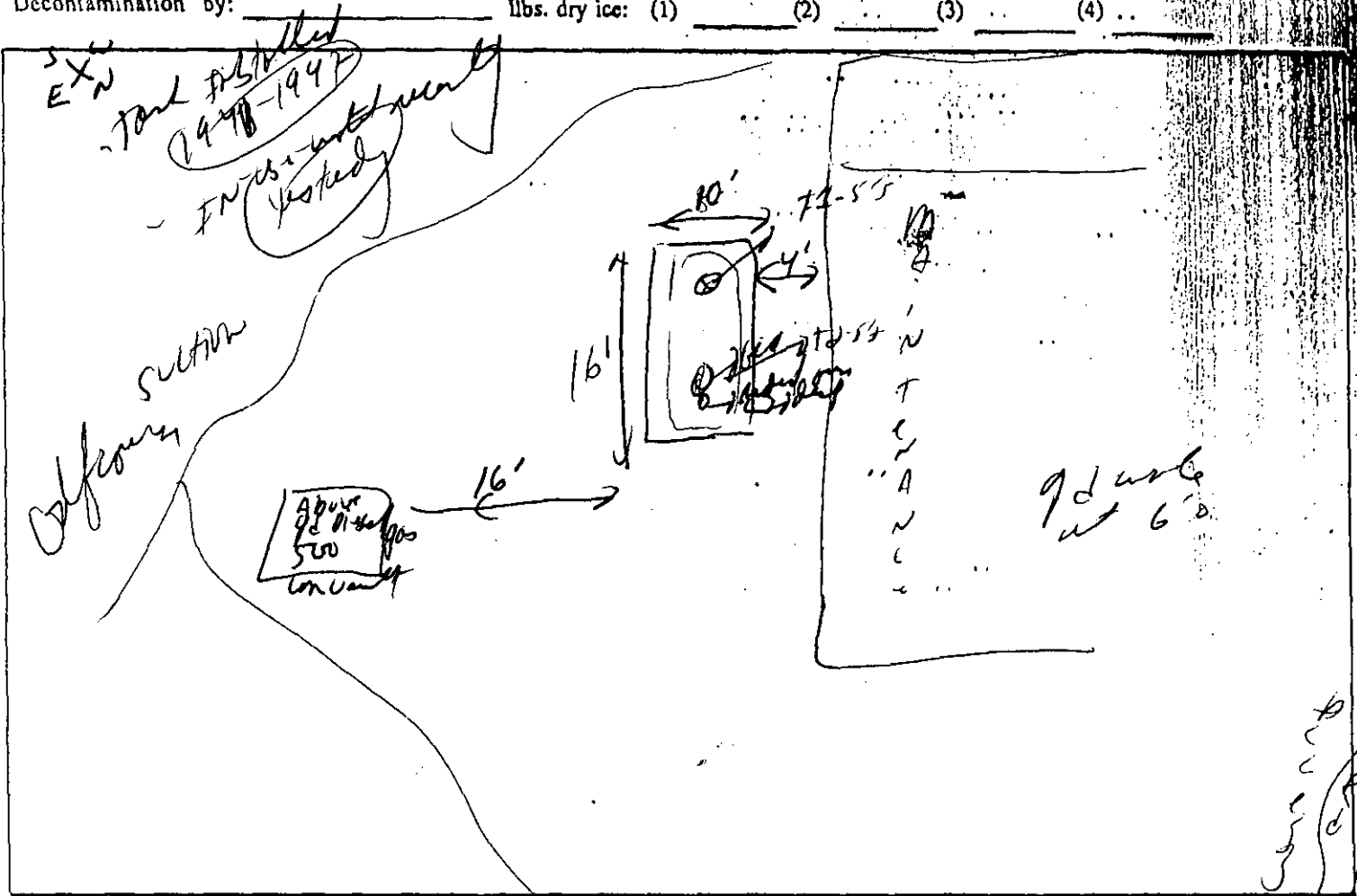
AT/NT \_\_\_\_\_

Approx. age of tank(s): \_\_\_\_\_

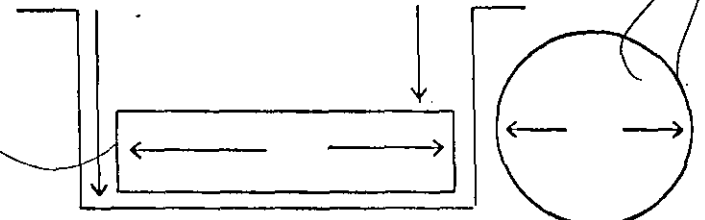
Tank(s) destination: \_\_\_\_\_

Manifest #: \_\_\_\_\_ Gallons: \_\_\_\_\_ to: \_\_\_\_\_

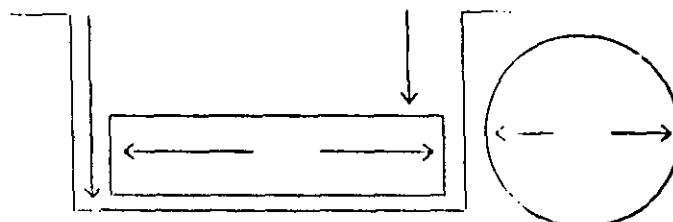
Decontamination by: \_\_\_\_\_ lbs. dry ice: (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_ (4) \_\_\_\_\_



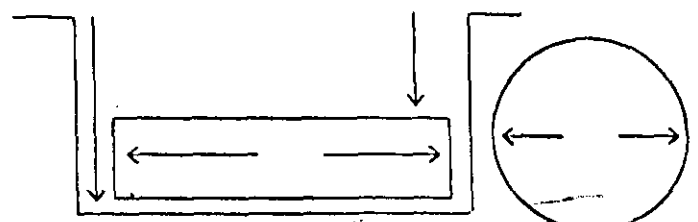
TANK 1



TANK 3



TANK 2



TANK 4



SW

H20821

CARLEW OAKS  
 LOOKING COUNTRY CLUB  
 9200 JENNIFER DR.  
 SANTEE CA 4/23/72



SW

H20821

CARLEW OAKS  
 LOOKING COUNTRY CLUB  
 9200 JENNIFER DR.  
 SANTEE CA 4/23/72



DISCONTINUED

H20821

CARLEW OAKS  
 LOOKING COUNTRY CLUB  
 9200 JENNIFER DR.  
 SANTEE CA 4/23/72



H20821

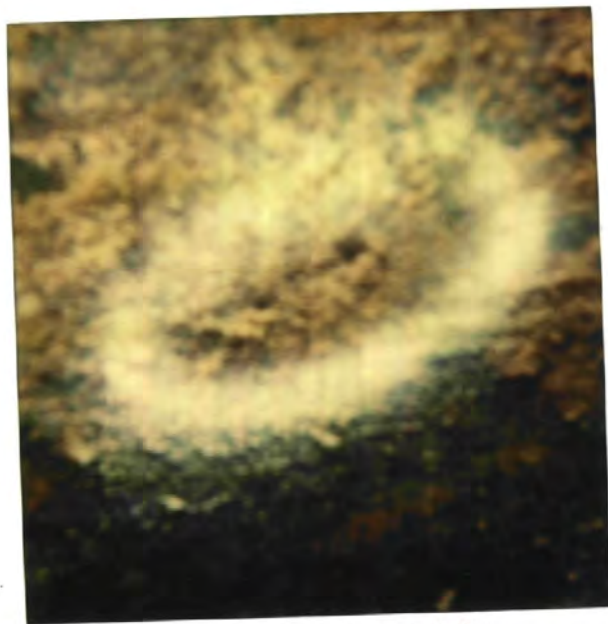
CARLEW OAKS  
 LOOKING COUNTRY CLUB  
 9200 JENNIFER DR.  
 SANTEE CA 4/23/72



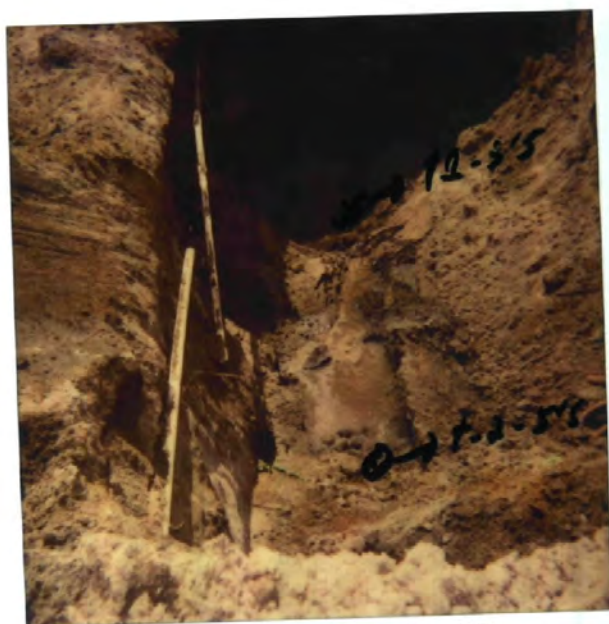
H2082  
CARLTON OAKS  
200M + COUNTRY CLUB  
9200 JENNIFER DR.  
SANTEE CA 91220/92



H2082  
CARLTON OAKS  
200M + COUNTRY CLUB  
9200 JENNIFER DR.  
SANTEE CA 91220/92



H2082  
CARLTON OAKS  
200M + COUNTRY CLUB  
9200 JENNIFER DR.  
SANTEE CA 91220/92



H2082  
CARLTON OAKS  
200M + COUNTRY CLUB  
9200 JENNIFER DR.  
SANTEE CA 91220/92

COUNTY OF SAN DIEGO  
 HAZARDOUS MATERIALS MANAGEMENT DIVISION  
 UNDERGROUND HAZARDOUS MATERIALS STORAGE TANK FACILITY  
 PERMIT APPLICATION

PART I

FOR HMMD USE
EST#: <u>1120821</u>
PLAN CH#: <u>AT 2334</u>
DATE RECEIVED: <u>7/12/91</u>
FEE PAID: <u>6265.00</u>
PLAN APPROVAL: <u>7/15/91</u>
HYDRO UNIT: <u>9.2</u>
BENEF. USE: <u>yes</u>

GENERAL PROJECT INFORMATION

A. SITE ADDRESS: 9200 INWOOD DR City Santee Zip 92071

B. PROPERTY OWNER:  
 Assessors Parcel No. 383-071-02  
 Company Eastern Country Clubs INC. Contact CRAIG ZELLERS  
 Mailing Address 9200 INWOOD DR. City Santee Zip 92071  
 Phone (619) 448-0453  
 24 Hr. Emergency Contact CRAIG ZELLERS Phone (619) 448-0453

C. TANK OPERATOR:  
 Company Carlton Oaks Country Club Contact CRAIG ZELLERS  
 Mailing Address 9200 INWOOD DR. City Santee Zip 92071  
 Phone (619) 448-0453  
 24 Hr. Emergency Contact CRAIG ZELLERS Phone (619) 448-0453

D. CONTRACTOR:  
 Primary Contractor ANGUS ASPHALT INC. Contact Scott Taylor  
 Mailing Address PO Box 711539 City Santee Zip 92072-1539  
 Phone (619) 562-8201  
 State Contractor License CALIFORNIA NO 523300  
 Worker's Compensation Insurance Company STATE FUND

SPECIALTY CONTRACTOR MUST OF HEALTH SERVICES  
 AT LEAST TWO WORKING DAYS BEFORE  
 SCHEDULED INSPECTION TO SCHEDULE THE FIRST  
 REQUIRED INSPECTION

E. APPLICATION SUBMITTAL, PLAN APPROVAL, PERMIT ISSUANCE, AND REQUIRED INSPECTIONS

Submit three (3) copies of this application package, including plan drawings, with the required fee to the Department of Health Services, Hazardous Materials Management Division, 1255 Imperial Ave., San Diego, CA or mail to P.O. Box 85261, San Diego, CA 92138-5261. Checks should be made payable to the County of San Diego.

A permit will be issued by the HMMD upon review and approval of the application and plans. The required fees must be submitted with the application package. Information in addition to that presented in the application package may be needed in order to obtain final approval. No work is to begin on the proposed project until a permit has been issued. The required inspections cannot be scheduled until a permit is issued.

Once the permit has been issued, it is the responsibility of the permittee to notify the HMMD at least two (2) working days in advance to schedule each required inspection.

Construction stages at which inspections are required are indicated in each subpart of this application form (i.e., Part II, III, IV, and V).

QUALITY ASSURANCE LABORATORY  
6605 NANCY RIDGE DRIVE  
SAN DIEGO, CALIFORNIA 92121  
(619) 552-3636

RECEIVED

APR 29 11 05 AM '92

ANGUS ASPHALT, INC.  
ATTN: SCOTT TAYLOR  
P.O. BOX 711539  
SANTEE, CA 92072-1539

DATE OF REPORT APRIL 28, 1992  
DATE RECEIVED APRIL 23, 1992  
SAMPLING DATE APRIL 22, 1992  
DATE OF FINAL REVIEW APRIL 27, 1992  
ANALYZED BY MC  
SAMPLE TYPE 2 SOIL  
PROJECT NAME CARLTON OAKS LODGE  
& COUNTRY CLUB  
P.O. NUMBER 9789  
JOB NUMBER 42-029

ANALYSES RESULTS

LOG NUMBER	SAMPLE ID	ANALYSIS: PREP/ANALYSIS METHOD: UNITS:	TPH 3550 DHS + MG/KG	DF
7237-92D	T-1-5'5		*675	1
7238-92D	T-2-5'5		**843	10

TPH - TOTAL PETROLEUM HYDROCARBONS


DHS - RECOMMENDED PROCEDURE FROM LEAKING UNDERGROUND FUEL TANK FIELD MANUAL, MAY 1988

\* TOTAL PETROLEUM HYDROCARBON ANALYSIS RESULTING IN HYDROCARBONS OF THE RANGE C10-C23. SAMPLE QUANTITATED AGAINST DIESEL.

\*\* TOTAL PETROLEUM HYDROCARBON ANALYSIS RESULTING IN HYDROCARBONS OF THE RANGE C4-C12. SAMPLE QUANTITATED AGAINST GASOLINE.

+ EXTRACTABLES

DF = DILUTION FACTOR. THE DETECTION LIMITS AND ANALYSES RESULTS WERE CORRECTED ACCORDINGLY.

  
PETER SHEN  
LABORATORY DIRECTOR

PS/bn

QUALITY ASSURANCE LABORATORY  
QUALITY CONTROL DATA REPORT

---

APRIL 28, 1992

ANGUS ASPHALT, INC.  
LOG #7237-92D THROUGH 7238-92D

DATE EXTRACTED: APRIL 24, 1992

DATE ANALYZED: APRIL 24, 1992

---

ANALYSES	ANALYSIS METHOD	LCS % RECOVERY	SPIKE %RECOVERY	DUPLICATE RPD
TPH	3550/DHS EXT	103%	95%	0%

---

  
LISA MACCLELLAN  
QA/QC DIRECTOR

QUALITY CONTROL TERMINOLOGY

---

- LCS - LABORATORY CONTROL SAMPLE. REPORTED AS % RECOVERY OF AN INDEPENDENT STANDARD CARRIED THROUGH ALL SAMPLE PREPARATION PROCEDURES TO VERIFY METHOD PERFORMANCE. ACCEPTABLE RANGE IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 80%-120% RECOVERY RANGE.
- SPIKE - ENVIRONMENTAL SAMPLE IS MATRIX SPIKED WITH METHOD COMPOUNDS AND % RECOVERY OF CONCENTRATION SPIKED INTO SAMPLE IS CALCULATED. REPORTED AS % RECOVERY. ACCEPTABLE RANGE FOR "NORMAL MATRIX SAMPLE" IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 75%-125% RECOVERY RANGE.
- SURROGATES - COMPOUNDS REPRESENTATIVE OF A GROUP OF COMPOUNDS. SURROGATES ARE SPIKED INTO ENVIRONMENTAL SAMPLES AND % RECOVERY OF CONCENTRATION SPIKED IS CALCULATED AND REPORTED. ACCEPTABLE RANGE VARIES DEPENDING ON SAMPLE MATRIX AND ANALYSIS METHOD.

Job 42-029 PO# 9789

County Of San Diego

Chain-of-Custody Record

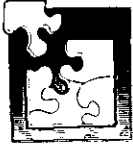
DATE 4/22/92 PAGE 1 OF 1

Project Name Reference Address				ANALYSIS REQUESTED				SAMPLE TYPE				NO. OF CONTAINERS	COPY OF LAB RESULTS MUST BE SENT TO: County Of San Diego Hazardous Materials Management Division P.O. Box 85261 San Diego, Ca 92138-5261
Samplers Signature Lab To Be Used				TPH DOHS METHOD	TPH EPA 418.1	BTXE (8020/602)	HALOGENATED (8010/601)	SOLID	LIQUID	GRAB	COMPOSITE		

SAMPLE NO.	DATE	TIME	LOCATION	TPH DOHS METHOD	TPH EPA 418.1	BTXE (8020/602)	HALOGENATED (8010/601)	SOLID	LIQUID	GRAB	COMPOSITE	NO. OF CONTAINERS	COMMENTS
7-2-5's	4/22/92	2:15	South West End of Tank excavation at 5's	✓				✓		✓		1	- g. wt CARBON 7237901
7-2-5's	4/22/92	2:20	North West End of Tank excavation at 5's	✓				✓		✓		1	RANG 7238
													- SAMPLES SENT TO
													BI HMMO
													INSTRUC 1
													RECEIVED

1 RELINQUISHED BY		Date	2 RELINQUISHED BY		Date	3 RELINQUISHED BY		Date	2 TOTAL NO. OF CONTAINERS	
Signature Rick Reando		4/23/92	Signature			Signature			Sample Conditions	
Printed Name ANGUSTASPIRAT		09:47	Printed Name			Printed Name			Received On Ice <input checked="" type="checkbox"/> No Tape Seal Intact <input checked="" type="checkbox"/> Yes	
Company			Company			Company			Special Shipment/Handling Or Storage Requirements:	
RECEIVED BY		Date	RECEIVED BY		Date	RECEIVED BY (LAB)		Date	Split Sample Location	
Signature APRIL COLLIER		4/23/92	Signature			Signature			Site Identification	
Printed Name APRIL COLLIER		09:47	Printed Name			Printed Name			H# 20821 AT# 2337	
Company			Company			Company			HMMD J. H. HMMO	





# Environmental Business Solutions, Inc.

"Providing Economic Environmental Solutions to the Business Community"

## TRANSMITTAL LETTER

TO: County of San Diego  
Hazardous Materials Mgmt. Div.  
P.O. Box 85261  
San Diego, CA  
92138-5261

DATE: 7-20-1992  
JUL 22 11 34 AM '92  
JOB NO: E1021  
LTR. NO. 11

ATTENTION: Ms. Johanna Barry

SUBJECT: Report Transmittal

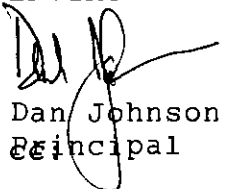
ENCLOSED PLEASE FIND:

One Report Titled;  
"Limited Site Assessment Report: Maintenance Facility  
Carlton Oaks Country Club."

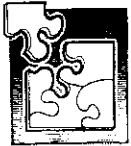
REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHOULD YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

RESPECTFULLY,  
ENVIRONMENTAL BUSINESS SOLUTIONS, INC.

  
Dan Johnson  
Principal

ENCLOSURES



# Environmental Business Solutions, Inc.

"Providing Economic Environmental Solutions to the Business Community"

July 17, 1992  
Project Number: 92E1021

Ms. Susan Reid  
General Manager  
Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, CA 92071

**RE: Limited Site Assessment Report - Maintenance Facility, Carlton Oaks Country Club  
9200 Inwood Drive, Santee, CA 92071 (site)  
H # 20821-001; T # 2296; AT # 2339**

Dear Ms. Reid:

On June 19, 1992, Environmental Business Solutions, Inc. (EBS) observed soil excavation activities and collected representative soil samples for analytical testing at the referenced site. The excavations were performed to delineate the horizontal and vertical extent of hydrocarbon impacted soil in the vicinity of a recently removed gasoline underground storage tank. This letter presents a discussion of findings from this limited site assessment. The work described in this report was conducted by EBS in response to your request and authorization and in general accordance with Exhibit "1" to the Consulting Agreement fully executed on June 9, 1992.

## BACKGROUND

It is our understanding that a 1,000 gallon gasoline underground storage tank (UST) was removed from the site on or about April 22, 1992. We also understand that the soil underneath the tank was sampled by a contractor, Angus Asphalt, under the direction of an inspector from the County of San Diego, Hazardous Materials Management Division (HMMD). The soil samples were submitted to a state certified hazardous waste laboratory, Quality Assurance Labs, under chain-of-custody procedures for analytical testing.

We understand from the client that two soil samples were tested for total petroleum hydrocarbons (TPH) from the gasoline tank excavation. We also understand that the TPH results for the soil samples were 675 milligrams/kilogram (mg/kg) for soil sample "T-1" collected from the excavation at 5.5' feet below grade ('bg) (T-1-5.5') and 843 mg/kg for soil sample "T-2" also collected from the excavation at approximately 5.5' bg (T-2-5.5') (Referred to on Figure 3 as T-1-5.5' and T-2-5.5'). Since these samples from the excavation have concentrations greater than the clean-up levels typically assigned to a beneficial groundwater area (such as this site), we understand that the HMMD has requested a site assessment be conducted at the site.

## Site Setting

### Site Identification

- Site Address: Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, CA 92071

Client: Carlton Oaks Country Club  
Project Number: 92E1021  
Date: July 17, 1992

Page 2 of 9

- Assessors Parcel No.: Not Available at time of report preparation
- Property Owner and Contact Person: Carlton Oaks Country Club  
c/o Ms. Susan Reid  
9200 Inwood Drive  
Santee, CA 92071
- Regulatory Action Level: Not established at this time

### Topography / Geography

A review of the 1967 U.S.G.S. "La Mesa, California" 7.5' minute Quadrangle Map indicated that the site lies within the river course of the San Diego River. The intermittently flowing San Diego River slopes from east to west and then to the south near the historic site of the Mission Dam and Flume, approximately two miles east of the site. Mountainous terrain with elevations of up to approximately 800 to over 1,000 feet above mean sea level (MSL) lies to the northeast to northwest, and south to south-west of the site. The Santee Lakes Recreation Area lies to the north of the site. The approximate site elevation is 300 feet MSL. The generalized site location is illustrated on Figure 1, a color photocopy of a U.S.G.S. topographic map.

### Geology/Soil

The region around the site is underlain by undifferentiated granitic rocks of the southern California batholith. This basement complex is unconformably overlain by sediments derived from tertiary and quaternary marine and non-marine sedimentary deposits. Those deposits have commonly been reworked to form alluvium and slopewash deposits.

~~The local geology beneath the site is interpreted to consist of an alluvium and slopewash mantle which at some undermined depth overlays a layer of weathered rock and crystalline bedrock.~~

~~The site soil is located within the sediments of the San Diego River Floodplain. As indicated on the attached trench logs T-1, T-2, T-3 and T-4, the soil directly beneath the site consists of silty sand (soil grade to 2.0' bg, silty clay (2.0' bg to 4.5' bg), silty sand (4.5' bg to 6.25' bg) and sand (6.25' bg to a depth greater than 7.0' bg). The soil types were classified by the procedures outlined in the United Soil Classification System. Refer to the attached Soil Classification Legend.~~

### Hydrogeology

Upon review of a "Regional Hydrographic Basin Base Map" published by the San Diego County Planning Department, Cartographic Services Section (Map No. 88, August 1973), the site was interpreted to be located within the Coches Hydrographic Subarea (7.13) of the San Diego Hydrological Unit. Existing beneficial uses of groundwater for this sub area are reported to include: municipal, agriculture, and industrial service supply.

Groundwater was encountered at an approximate depth of 6' bg during the excavation activities conducted on June 19, 1992. The first encountered ground water beneath the site is interpreted

Client: Carlton Oaks Country Club  
Project Number: 92E1021  
Date: July 17, 1992

to be from an unconfined aquifer.

### OBJECTIVE

The objective of the performed scope of services summarized in this report was to provide a preliminary assessment of the extent of the petroleum-hydrocarbon impacted soil in the former UST excavation.

### SCOPE OF SERVICES

The scope of services included the following:

- Phase I      **Preparation of a Workplan and a Site and Limited Community Health and Safety Plan**
- Phase II     **Excavation and Sampling Activities**
- Phase III    **Data Evaluation, Report Preparation and Project Management**

~~The scope of services did not include an assessment of the possible impact to groundwater from a release of petroleum hydrocarbons at the site.~~

### **Preparation of a Workplan, and a Site and Limited Community Health and Safety Plan**

EBS prepared and submitted a written workplan to Ms. Johanna Barry of the Site Assessment and Mitigation (SA/M) unit of the HMMD on June 17, 1992. The workplan described the field procedures to be utilized in the field investigation, including the type of laboratory analyses to be performed on the soil samples, and the soil sample collection method. Ms. Barry gave her verbal approval of the workplan on or about June 17, 1992, and written approval was received by EBS on June 24, 1992.

A health and safety plan for work conducted at the site and workers within the "exclusion" zone is required pursuant to the regulations found in 29 CFR Part 1910.120. As such, a health and safety plan was prepared which outlined potential chemical and physical hazards that might be encountered during the excavation operations in the former tank pit. The appropriate personal protective equipment and emergency response procedures for the site-specific chemical and physical hazards were detailed in this plan. EBS and contracted personnel involved with the proposed field work were required to review and sign this document in order to encourage proper health and safety practices.

As a part of the workplan a limited Community Health and Safety Plan (CHSP) was prepared. Pursuant to the CHSP, the perimeter of the work area was posted with a sign indicating the activities being undertaken, and the name and phone number of the worksite representatives who could answer questions regarding the site activities. Additionally, the downwind perimeter of the exclusion zone was periodically monitored using an organic vapor meter (OVM). At no time during the excavation activities were concentrations of organic vapors encountered that required control measures, as defined in the CHSP.

## Field Activities

### Soil Excavation and Sampling

As stated in the previously referenced workplan, Angus Asphalt, a contractor with the appropriate specialty license, was retained to excavate soil with a backhoe in the vicinity of the former 1,000 gallon UST. The purpose of the excavating activities was to collect soil samples for analysis, and to remove hydrocarbon-impacted soil from the vicinity of the former gasoline UST. Soil excavations were intended to extend to a maximum depth of approximately 7.0' to 8.0' bg, or to the field-interpreted saturated zone, whichever came first. Soil samples were collected based on field indications such as staining, odors and laboratory results.

On June 19, 1992 soil excavations began. Upon arrival at the site it was observed that the base of the excavation had caved to a depth of approximately 4.0' bg. The sloughed material was excavated to a depth of approximately 5.5' bg such that undisturbed native soil could be accessed for sampling.

In order to delineate the extent of gasoline impacted soil in the tank pit vicinity, soil samples were collected from four trenches (T-1, T-2, T-3 and T-4). Trench T-1 was excavated in the eastern tank pit area and in the approximate position of the HMMD (tank removal) soil sample T-2-5.5'. Trench T-1 was excavated to a depth of 7.0' bg such that sample 7031 could be collected vertically beneath the sample T-2-5.5'. Trench T-2 was excavated in the western tank pit area and in the approximate position of the HMMD (tank removal) soil sample T-1-5.5'. T-2 was excavated to a depth of 7.0' bg such that 7032 could be collected vertically beneath sample T-1-5.5'. Trench T-3 was excavated three feet south of the tank pit, where samples 7033 (5.0' bg) and 7034 (6.5' bg) were collected. Trench T-4 was excavated five feet west of the tank pit. Two samples were collected in this trench at 4.0' bg (7035) and 6.0' bg (7036). In all four trenches saturated soil was encountered at approximately 6.0' bg and ponded water terminated further vertical excavation.

Once these samples were analyzed by an on-site mobile laboratory, additional soil samples were collected from the tank pit to further delineate the hydrocarbon-impacted soil in the over-excavated tank pit. Sample 7037 was collected in the center of the tank pit at a depth of 5.5' bg. Sample 7038 (6.5' bg) and 7039 (5.5' bg) were collected along the over-excavated tank pit's northern edge. Sample 7040 (5.5' bg) was collected in the over-excavated tank pit's eastern edge. Sample 7041 (5.5' bg) was collected in the over excavated tank pit's western edge.

In order to attempt to confirm the type of petroleum hydrocarbons released into the former UST excavation, soil sample number 7037 was collected from the area between the two samples (T-1-5.5' and T-2-5.5') collected during the UST removal, and from a similar depth (5.5' bg). Sample number 7037 was analyzed using California Department of Health Services modified EPA Method Number 8015 using both a gasoline and a diesel standard. The laboratory results indicated that the carbon range detected was consistent with gasoline. In addition, soil sample 7037 was analyzed for benzene, toluene, ethylbenzene, and total xylenes, (BTEX) and organic lead, in general accordance with EPA Method Number 8020 and the Department of Health Services Method, respectively. The BTEX results are presented in Table 2 and the organic lead results are reported as not detected above the laboratory detection limit of 0.6 milligrams/kilogram.

Of all the soil samples collected and analyzed by Angus Asphalt during the UST removal and by

EBS personnel, during our field investigation, detectable concentrations of petroleum hydrocarbons were only reported in the original two samples (T-1-5.5' and T-2-5.5') during the UST removal and in sample number 7037. These samples were all collected from a similar depth of approximately 5.5' bg, just above the interpreted saturated zone (approximately 6.0' bg). Samples T-1-5.5' and T-2-5.5' are located approximately ten feet apart and sample number 7037 is located between them. Soil in the vicinity of these samples (as depicted on Figure 3) was excavated to an approximate depth of 7.0' bg, approximately 1.5 feet below these samples. Using sample number 7037 as a central point in the excavation, there are eight soil samples within approximately five to eight linear feet of distance that all have non-detectable concentrations of petroleum hydrocarbons. Samples 7031 and 7032 were collected from a depth of 7.0' bg beneath the original approximate location of soil samples collected during the UST removal. Samples 7031 and 7032 both had non-detectable concentrations of petroleum hydrocarbons and these samples, in our opinion, are likely to be representative of the existing condition of the base of the UST excavation.

Laboratory test results of samples 7031, 7032, 7033, 7034, 7035, 7036, 7038, 7039, 7040, and 7041 reported TPH concentrations below the method detection limit of 10 ppm. In our judgement, these samples define the northern, southern, eastern, western and vertical extent of hydrocarbon-impacted soil. Using the above-referenced samples as "zero-lines," soil was over-excavated to these sample locations. The maintenance shed's foundation, located along the northern tank pit wall, prevented further soil removal in this area. The tank pit was over-excavated approximately two feet to the north, east and west and three feet to the south (Figure 3). In these areas, and in the former tank pit, soil was excavated to a depth of approximately 7.0' bg.

*Soil detected: vertical*

At no time during the excavation activities was ponded or free-floating petroleum product or a sheen observed on the groundwater in the excavation.

#### Soil Stockpile Management

\* Soil excavated from the former tank pit was placed in a stockpile located east of the excavation (Figure 2). Approximately 20 to 25 cubic yards of soil was stockpiled and left on site. In order to minimize fugitive emissions the stockpile was placed on and covered with visqueen.

#### Soil Sampling Procedures

Samples were collected from the backhoe bucket by gloved hand. Disposable gloves were used for the collection of each soil sample. Soil samples were tightly packed into laboratory-cleaned sample jars.

Soil samples were delivered to an on-site State certified mobile laboratory (Transglobal Environmental Geochemistry or TEG). Chain-of-custody procedures were utilized to document sample handling and transport and the chain-of-custody and laboratory report are presented as an attachment to this letter report. All soil samples were analyzed for TPH by modified EPA Method 8015. One sample was tested for benzene, toluene, ethylbenzene, and xylenes by EPA Method 8020. Additionally, one soil sample was analyzed for organic lead using the State Department of Health Services Method. Laboratory results are summarized in Tables 1 and 2.

#### Site Safety

Measures were taken to minimize the potential threat to community health and safety during the

Client: Carlton Oaks Country Club  
Project Number: 92E1021  
Date: July 17, 1992

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course of this investigation. Site access was limited to individuals associated with this investigation. Although not anticipated to be a problem during the course of this investigation based on initial sample results, organic vapors were monitored periodically during the excavation activities with an OVM at the downwind perimeter of the work area. The OVM was located approximately four feet downwind of the excavation. The CHSP stipulated that if the total OVM reading exceeded 10 ppm, benzene-specific detector tubes were to be utilized. If OVM meter readings exceed 25 ppm, the excavation activities were to be stopped and control measures such as covering exposed soil, altering excavation methods, or misting of the exposed soil with water would be utilized. At no time did the OVM meter reading exceed 10 ppm.

## RESULTS

### Soil Sample Test Results

Based on the laboratory results obtained during the UST removal at the site and field observations and laboratory results obtained from the current field investigation conducted by EBS, unsaturated soil remaining in and near the former UST excavation is not likely to contain concentrations of TPH above the laboratory detection limit.

Soil sample test results are presented on Tables 1 and 2. Laboratory reports including the chain-of-custody are attached.

## CONCLUSION

Based on the data reviewed and obtained as a part of this investigation, including but not limited to laboratory results and field observations by an on-site geologist, current regulatory guidelines, and our professional experience, it is our professional judgement that:

- It is unlikely that the unsaturated soil remaining in and near the former UST excavation contains concentrations of TPH above the laboratory detection limit.

## RECOMMENDATION

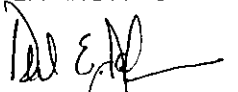
Based on the above data, discussion and conclusions, it is our recommendation that this report be submitted to the HMMD and RWQCB for review and comment and a meeting be scheduled with appropriate regulatory authorities to discuss the contents of this report relative to possible site closure.


Client: Carlton Oaks Country Club  
Project Number: 92E1021  
Date: July 17, 1992

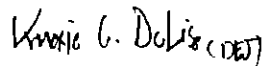
Page 7 of 9

We have enjoyed working with you on this important project. As always, if we may be of further assistance in any way, please do not hesitate to contact us.

Respectfully,  
ENVIRONMENTAL BUSINESS SOLUTIONS, INC.

  
Daniel E. Johnson  
Principal

  
Anderson M. Donan  
Principal

  
Knoxie C. Delise  
Registered Geologist  
No. 2118

cc: Ms. Johanna Barry, San Diego County HMMD  
Mr. James Munch, RWQCB



TABLE 1

**ANALYTICAL RESULTS  
 TOTAL PETROLEUM HYDROCARBONS BY  
 MODIFIED EPA METHOD 8015**

Soil samples collected by Angus Asphalt, Inc. under HMMD direction on April 23, 1992 and analyzed by a state certified laboratory and as reported to Environmental Business Solutions, Inc. by the client:

*Original*

Sample Number	Sample Location	Sample Depth	TPH Concentration
T-1-5.5'	Tank pit-West	5.5' bg <sub>f</sub>	675 ppm <sup>a</sup>
T-2-5.5' <sup>7</sup>	Tank pit-East	5.5' bg	853 ppm

Soil samples were collected by Environmental Business Solutions, Inc. and analyzed by an on-site mobile laboratory, Transglobal Environmental Geochemistry, on June 16, 1992. The samples were analytically tested for TPH by gasoline/diesel modified EPA 8015:

Sample Number	Sample Location	Sample Depth	TPH Concentration
7031	T-1	7' bg	<10 ppm
7032	T-2	7' bg	<10 ppm
7033	T-3	5' bg	<10 ppm
7034	<del>T-3</del>	6.5' bg	<10 ppm
7035	T-4	4' bg	<10 ppm
7036	T-4	6 bg	<10 ppm
7037	Tank pit-Center	5.5' bg	1135 ppm
7037 (dup)	Tank pit-Center <sub>1</sub>	5.5' bg	2070 ppm
7038	Tank pit-North	6.5' bg	<10 ppm
7039	Tank pit-Northwest	5.5' bg	<10 ppm
7040	Tank pit-East	5.5' bg	<10 ppm
7041	Tank pit-West	5.5' bg	<10 ppm

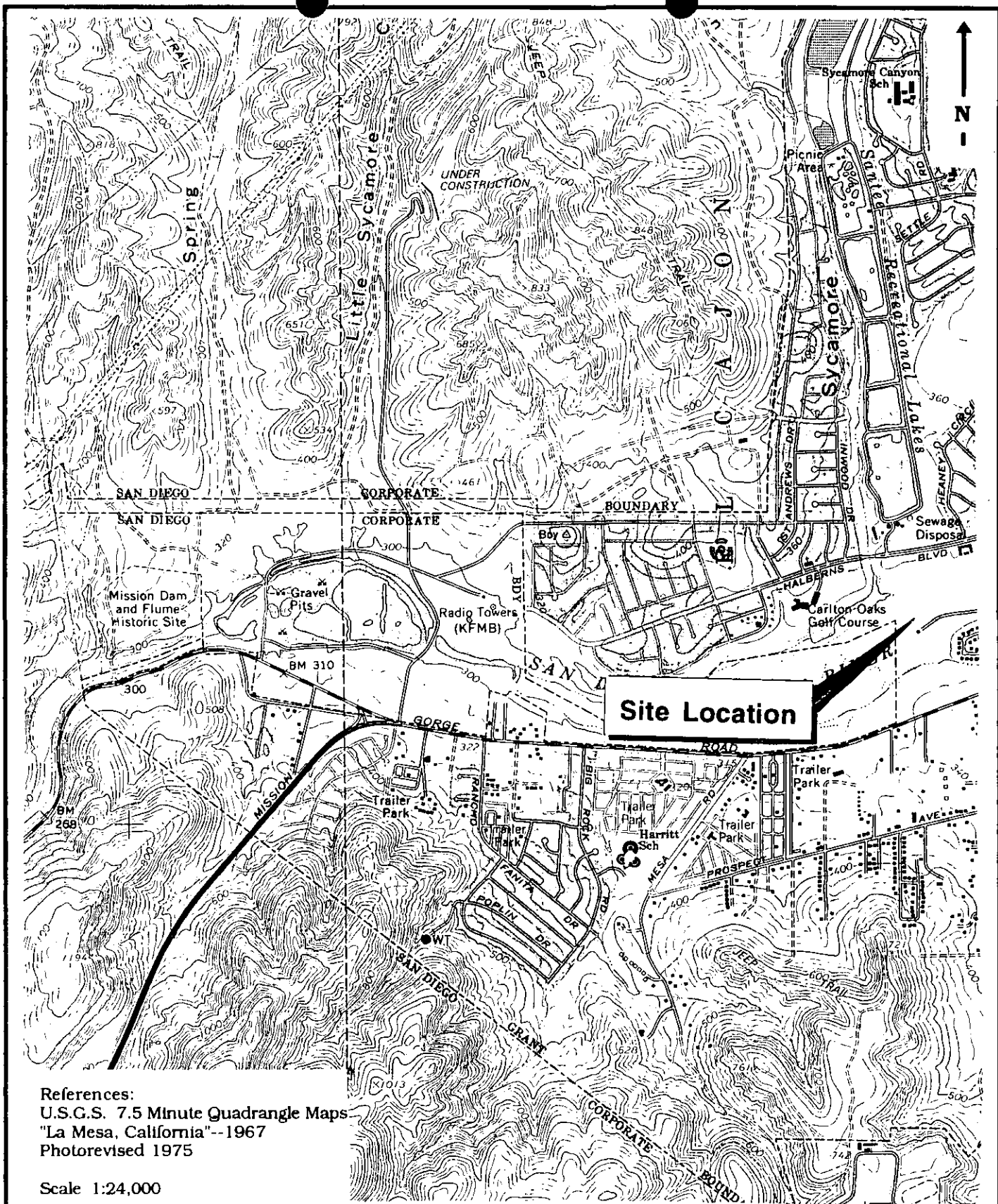
Client: Carlton Oaks Country Club  
Project Number: 92E1021  
Date: July 17, 1992

Page 9 of 9

TABLE 2

ANALYTICAL RESULTS  
BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES  
EPA METHOD 8020

Sample No.	Location	Depth	Benzene	Toluene	Ethylbenzene	Xylenes
7037	Tank pit-center	5.5' bg/	2.23 ppm	9.68 ppm	6.03 ppm	32.99 ppm



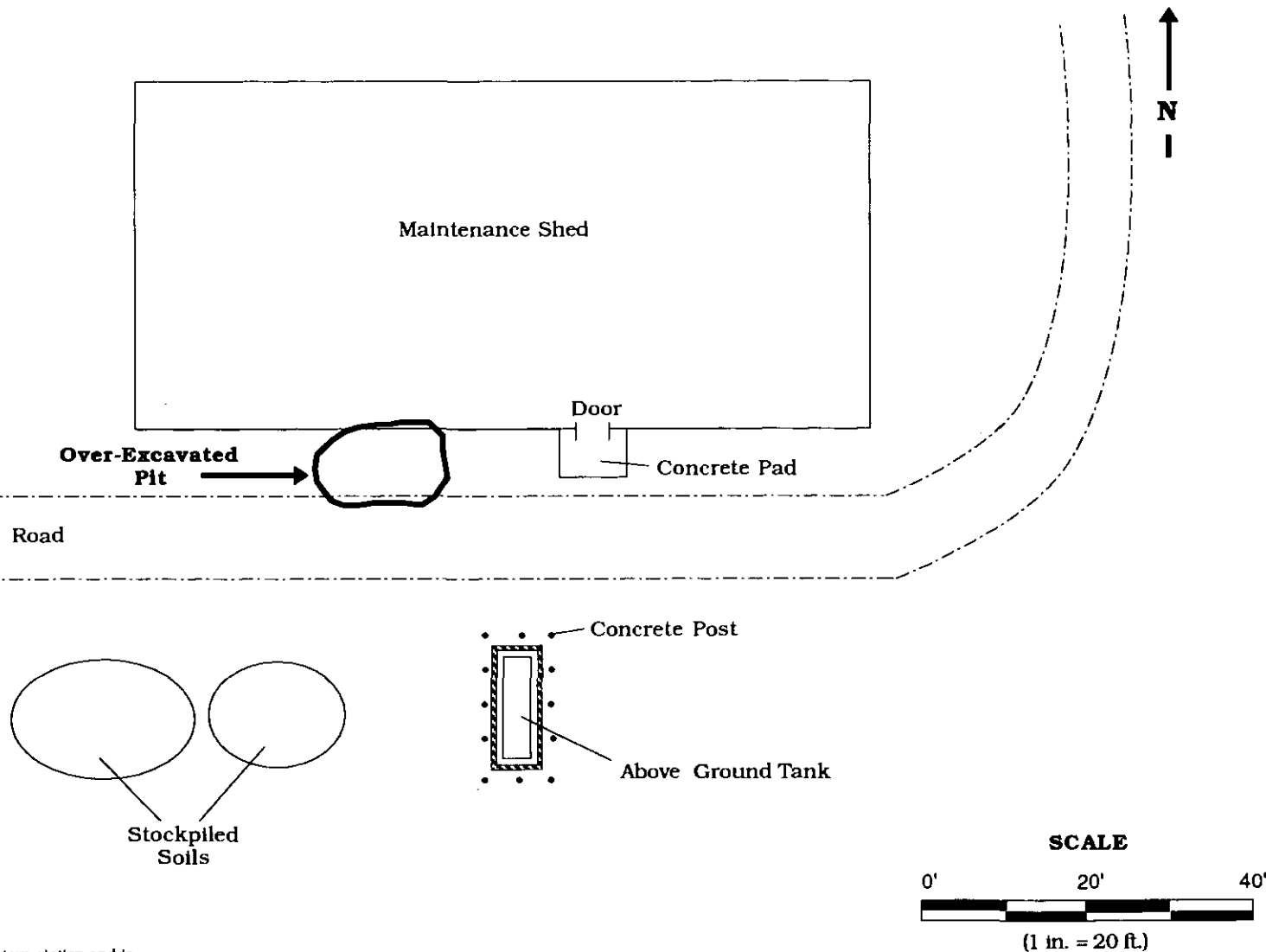
References:  
 U.S.G.S. 7.5 Minute Quadrangle Maps  
 "La Mesa, California"--1967  
 Photorevised 1975

Scale 1:24,000

**Environmental  
 Business  
 Solutions, Inc.**

**Site Location Map**  
 Carlton Oaks Country Club  
 9200 Inwood Drive  
 Santee, CA 92071  
 June 19, 1992

**Project No.**  
 E1021  
**Figure 1**



Disclaimer: This illustration is only an interpretation and is not intended to be an actual representation of the site's surface dimension. All locations and dimensions are approximate.

**Environmental  
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Solutions, Inc.**

**Site Plan**

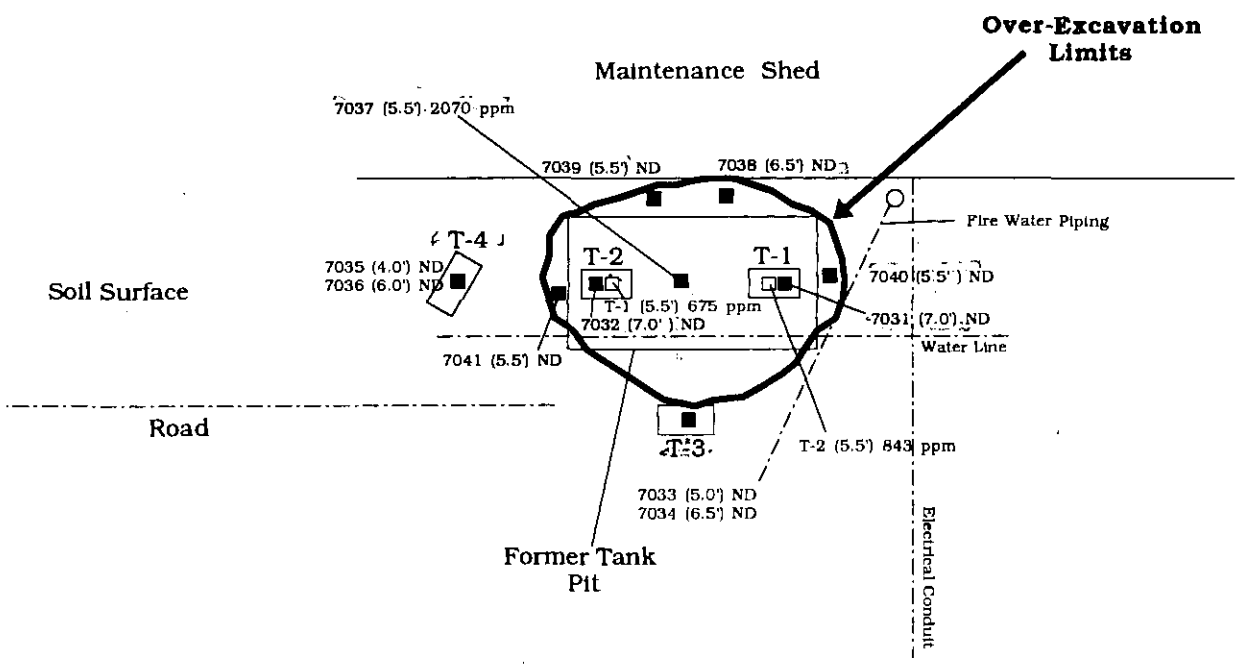
Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, CA 92071  
June 19, 1992

**Project No.**

**E1021**

**Figure**

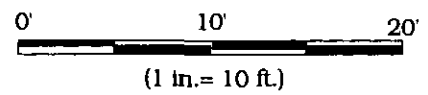
**2**



T-4 Trench Location















□ T-1 (5.5') 675 ppm Soil Sample collected by Angus Asphalt Inc. under HMMD direction on April 23, 1992 and analyzed by certified laboratory. (Depth below grade) TPH in ppm.

■ 7031 (7.0') ND Soil Sample collected by EBS and analyzed by TEG on June 16, 1992.



Disclaimer: This illustration is only an interpretation and is not intended to be an actual representation of the site's surface dimensions. All locations and dimensions are approximate.  
 Note: TPH concentrations are illustrated as measured by modified EPA Method 8015.

<p><b>Environmental Business Solutions, Inc.</b></p>	<p><b>Site Sample Plan</b>          Carlton Oaks Country Club          9200 Inwood Drive          Santee, CA 92071          June 19, 1992</p>	<p><b>Project No.</b>          E1021  <b>Figure 3</b></p>
--	---	---

Major Soil Divisions			Group Symbol	Descriptions
<b>Coarse Grained Soils</b> (>50 % of material is larger than No. 200 sieve size.)	<b>GRAVELS</b> (>50 % of coarse fraction is larger than No. 4 sieve size.)	<u>Clean Gravels</u> (<5 % fines)	 GW Well graded (poorly sorted) gravels, gravel sand mixtures, little or no fines.	
		<u>Gravel With Fines</u> (>5 % fines)	 GP Poorly graded (well sorted) gravels or gravel-sand mixtures, little or no fines.	
			 GM Silty gravels, gravel-sand-clay mixtures, non-plastic fines.	
			 GC Clayey gravels, gravel-sand-clay mixtures, plastic fines.	
			<b>SANDS</b> (>50 % of coarse fraction is smaller than No. 4 sieve size.)	<u>Clean Sands</u> (<5 % fines)
		<u>Sands With Fines</u> (>5 % fines)		 SP Poorly graded (well sorted) sands or gravelly sands, little or no fines.
	 SM Silty sands, sand-silt mixtures, plastic fines.			
	 SC Clayey sands, sand-clay mixtures, plastic fines.			
	<b>Fine Grained Soils</b> (> 50 % of material is smaller than No. 200 sieve size.)	<b>SILTS AND CLAYS</b> (Liquid limit is <50 %)	 ML Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	
			 CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
 OL Organic silts and organic silty clays of low plasticity.				
<b>SILTS AND CLAYS</b> (Liquid limit is >50 %)		 MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.		
		 CH Inorganic clays of high plasticity, fat clays.		
		 OH Organic clays of medium to high plasticity, organic silts.		
		 Pt Peat and other highly organic soils.		
<b>Highly Organic Soils</b>				

SILT or CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Coarse		

U.S. Standard Sieve Sizes #200 #40 #10 #4 3/4" 3" 12" Particle Size Limits

**Environmental Business Solutions, Inc.**

**Soil Classification Legend**  
 (Adopted from the United Soil Classification Standard - USCS)

**Environmental  
Business  
Solutions, Inc.**

# TRENCH LOG

Log No.:



Client: **Carlton Oaks Country Club**

Job No.: **E1021**

Sheet: **1 of 1**

Site: **Carlton Oaks Country Club  
Maintenance Facility  
9200 Inwood Drive, Santee, CA**

Construction Company:  
**Angus Asphalt Inc.**

EBS Rep:  
**A. Donan, Project Manager**

Date Started:  
**6-19-92**

Date Finished:  
**6-19-92**

Excavation Equipment:  
**John Deere 310C Backhoe**

**SAMPLE LOG**

**TRENCH LOG**

Sample Number	Sample Time	Lab Results (ppm)	Depth in Feet	Geologic Description (Soil type, color, grain, plasticity, density, moisture, odor, OVM value etc.)	USCS Symbol	Graphic Log
			0	Silty SAND, yellow brown, some plastic fines >5%.	SM	
			1			
			2	Silty CLAY, moderate dark yellowish brown, slight plasticity, moist, argillaceous, tree roots.	CL	
			3			
			4	Silty SAND, moderate yellow brown, argillaceous, > 5% fines, fine grained, moist.	SM	
			5			
7031	9:02am	ND	6	SAND, light brown, medium to coarse grained, well sorted, poorly graded, water saturated.	SP	
			7			
			8	<p>Total trench depth at 7.0 ft. below grade. Trench terminated due to ponded water.</p> <p>▼ Pondered Ground Water Depth Observed During Excavation Activities on 6/19/92.</p>		
			9			
			10			
			11			
			12			
			13			
			14			
			15			
			16			
			17			
			18			
			19			
			20			
			21			
			22			
			23			
			24			
			25			
			26			
			27			
			28			
			29			
			30			

**Environmental  
Business  
Solutions, Inc.**

**TRENCH LOG**

Log No.:

T-2

Client: **Carlton Oaks Country Club**

Job No.: **E1021**

Sheet: **1 of 1**

Site: **Carlton Oaks Country Club  
Maintenance Facility  
9200 Inwood Drive, Santee, CA**

Construction Company:  
**Angus Asphalt Inc.**

EBS Rep:  
**A. Donan, Project Manager**

Date Started:  
**6-19-92**

Date Finished:  
**6-19-92**

Excavation Equipment:  
**John Deere 310C Backhoe**

**SAMPLE LOG**

**TRENCH LOG**

Sample Number	Sample Time	Lab Results (ppm)	Depth in Feet	Geologic Description (Soil type, color, grain, plasticity, density, moisture, odor, OVM value etc.)	USCS Symbol	Graphic Log
			0	Silty SAND, yellow brown, some plastic fines >5%.	SM	
			1			
			2	Silty CLAY, moderate dark yellowish brown, slight plasticity, moist, argillaceous, tree roots.	CL	
			3			
			4			
			5	Silty SAND, moderate yellow brown, argillaceous, > 5% fines, fine grained, moist.	SM	
			6			
7032	9:24am	ND	7	SAND, light brown, medium to coarse grained, well sorted, poorly graded, water saturated.	SP	
			8			
			9	Total trench depth at 7.0 ft. below grade. Trench terminated due to ponded water.		
			10			
			11	▼ Ponded ground water depth observed during excavation activities on 6/19/92.		
			12			
			13			
			14			
			15			
			16			
			17			
			18			
			19			
			20			
			21			
			22			
			23			
			24			
			25			
			26			
			27			
			28			
			29			
			30			



**Environmental  
Business  
Solutions, Inc.**

# TRENCH LOG

Log No.:

T-3

Client: Carlton Oaks Country Club

Job No.: E1021

Sheet: 1 of 1

Site: Carlton Oaks Country Club  
Maintenance Facility  
9200 Inwood Drive, Santee, CA

Construction Company:  
Angus Asphalt Inc.

EBS Rep: A. Donan, Project Manager

Date Started: 6-19-92

Date Finished: 6-19-92

Excavation Equipment: John Deere 310C Backhoe

**SAMPLE LOG**

**TRENCH LOG**

Sample Number	Sample Time	Lab Results (ppm)	Depth in Feet	Geologic Description (Soil type, color, grain, plasticity, density, moisture, odor, OVM value etc.)	USCS Symbol	Graphic Log
			0	Silty SAND, yellow brown, some plastic fines >5%.	SM	
			1			
			2	Silty CLAY, moderate dark yellowish brown, slight plasticity, moist, argillaceous, >5% fines, tree roots.	CL	
			3			
7033	10:25am	ND	4	Silty SAND, moderate yellow brown, argillaceous, > 5% fines, fine grained, moist.	SM	
			5			
7034	10:35am	ND	6	SAND, light brown, medium to coarse grained, well sorted, poorly graded, water saturated.	SP	
			7			
			8	Total trench depth at 7.0 ft. below grade. Trench terminated due to ponded water.  ▼ Pounded ground water depth observed during excavation activities on 6/19/92.		
			9			
			10			
			11			
			12			
			13			
			14			
			15			
			16			
			17			
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			27			
			28			
			29			
			30			

**Environmental  
Business  
Solutions, Inc.**

**TRENCH LOG**

Log No.:

4-49

Client: Carlton Oaks Country Club

Job No.: E1021

Sheet: 1 of 1

Site: Carlton Oaks Country Club  
Maintenance Facility  
9200 Inwood Drive, Santee, CA

Construction Company:  
Angus Asphalt Inc.

EBS Rep: A.Donan, Project Manager

Date Started:  
6-19-92

Date Finished:  
6-19-92

Excavation Equipment:  
John Deere 310C Backhoe

**SAMPLE LOG**

**TRENCH LOG**

Sample Number	Sample Time	Lab Results (ppm)	Depth in Feet	Geologic Description (Soil type, color, grain, plasticity, density, moisture, odor, OVM value etc.)	USCS Symbol	Graphic Log
			0	Silty SAND, yellow brown, some plastic fines >5%.	SM	
			1			
			2	Silty CLAY, moderate dark yellowish brown, slight plasticity, moist, argillaceous, tree roots.	CL	
7035	11:01am	ND <sub>s</sub>	3			
			4	Silty SAND, moderate yellow brown, argillaceous, > 5% fines, fine grained, moist.	SM	
7036	11:17am	ND <sub>s</sub>	5			
			6	SAND, light brown, medium to coarse grained, well sorted, poorly graded, water saturated.	SP	
			7			
			8			
			9			
			10			
			11			
			12			
			13			
			14			
			15			
			16			
			17			
			18			
			19			
			20			
			21			
			22			
			23			
			24			
			25			
			26			
			27			
			28			
			29			
			30			

Total trench depth at 6.5 ft. below grade.  
Trench terminated due to ponded water.

▼ Ponded ground water depth observed  
During excavation activities on 6/19/92.



Mr. A. M. Donan  
Environmental Business Solutions, Inc.  
8799 Balboa Avenue  
Suite 290  
San Diego, CA 92123

June 30, 1992

**RECEIVED**

**JUL 1 1992**

Environmental Business  
Solutions, Inc.

SUBJECT: DATA REPORT - CARLTON OAKS COUNTRY CLUB - PROJECT  
#E1021

TEG JOB #920619T1

Mr. Donan:

Please find enclosed a data report for soil samples from the Carlton Oaks Country Club for Project #E1021. TEG conducted the following analyses:

- 11 soils for total petroleum hydrocarbons (TPH) by DOHS Modified EPA Method 8015.
- 1 soils for BTEX by EPA Method 8020.

All samples were analyzed in TEG's California DOHS certified mobile laboratory (CERT #1746). The results of the analyses are summarized in the attached table. Applicable detection limits and QA/QC data are included on the table.

Please be informed that all soil samples will be disposed of 3 weeks after the analysis date at a cost of \$2 per sample. If you wish the samples retained longer or returned to you please inform us by phone or fax prior to that time.

TEG appreciates the opportunity to provide analytical services to Environmental Business Solutions for this project. If you have any questions relating to these data or report, please do not hesitate to contact us.

Sincerely,

Ms. Janis Columbo  
Senior Chemist



**TRANSGLOBAL  
ENVIRONMENTAL  
GEOCHEMISTRY, INC.**

ENVIRONMENTAL BUS. SOLUTIONS  
CARLTON OAKS COUNTRY CLUB  
9200 INWOOD DR.  
SANTEE, CA.

TEG Project #920619T1

TPH (DOHS MOD. EPA 8015) & BTEX (EPA 8020) ANALYSES OF SOILS

SAMPLE NUMBER	DATE ANALYZED	TPH-GAS (mg/kg)	TPH-DIESEL (mg/kg)	BENZENE (mg/kg)	TOLUENE (mg/kg)	ETHYLBENZ (mg/kg)	XYLENES (mg/kg)
7031	06/19/92	ND	ND	--	--	--	--
7032	06/19/92	ND	ND	--	--	--	--
7033	06/19/92	ND	ND	--	--	--	--
7034	06/19/92	ND	ND	--	--	--	--
7035	06/19/92	ND	ND	--	--	--	--
7036	06/19/92	ND	ND	--	--	--	--
7037	06/29/92	1135	ND	2.23	9.68	6.03	32.99
7037 DUP	06/19/92	2070	ND	--	--	--	--
7038	06/19/92	ND	ND	--	--	--	--
7039	06/19/92	ND	ND	--	--	--	--
7040	06/19/92	ND	ND	--	--	--	--
7041	06/19/92	ND	ND	--	--	--	--
<b>DETECTION LIMITS</b>		10	10	0.05	0.05	0.05	0.05

ND INDICATES NOT DETECTED AT LISTED DETECTION LIMITS

QA/QC DATA - MATRIX SPIKE ANALYSIS

	6/19/92						
Spiked Conc.	200	500	1.00	1.00	1.00	3.00	
Measured Conc.	199	512	0.97	1.01	0.99	3.02	
% Recovery	99.5%	102.4%	97.0%	101.0%	99.0%	100.7%	
Spiked Conc.	200	500	1.00	1.00	1.00	3.00	
Measured Conc.	182	525	0.89	0.95	0.72	2.47	
% Recovery	91.0%	105.0%	89.0%	95.0%	72.0%	82.3%	
%RPD	8.9%	2.5%	8.6%	6.1%	31.6%	20.0%	

ACCEPTABLE RECOVERY LIMITS: 65% TO 135%

ANALYSES PERFORMED ON-SITE IN TEG'S DOHS CERTIFIED MOBILE LAB (CERT #1746)

ANALYSES PERFORMED BY: MR. GREG SHERMAN

DATA REVIEWED BY: MS. JANIS COLUMBO

*Janis Columbo 6/30/92*



## **ANALYTICAL PROCEDURES**

### **SAMPLE PREPARATION**

#### *Waters*

Separate water aliquots are extracted for TPH analysis (gasoline and diesel) by liquid-liquid extraction with freon 113 using a modified EPA Method 3510. For volatile aromatics and chlorinated hydrocarbons (EPA 601 & 602), water samples are purged of volatiles in a Tekmar LSC-2000 purge & trap following EPA Method 5030.

#### *Soils*

Soil samples are extracted with methanol for volatile chlorinated hydrocarbon compounds (EPA 8010) and with freon 113 for volatile aromatic hydrocarbon compounds (EPA 8020) and fuel compounds (DOHS approved EPA 8015m) by hand-shaking for 2 minutes and sonification for 10 minutes.

### **GAS CHROMATOGRAPHY**

#### *Volatile Chlorinated Hydrocarbons*

Water samples and soil extracts are purged in a Tekmar LSC-2000 purge & trap, and backflushed into a Shimadzu 14A gas chromatograph equipped with megabore capillary columns and photoionization detector (PID) and Hall electrolytic detectors following EPA Methods 601/8010 and 602/8020.

#### *Volatile Aromatic Hydrocarbons (BTEX) & Total Fuel Hydrocarbons (TPH)*

An aliquot of the soil extract is injected on-column into a Shimadzu gas chromatograph equipped with megabore capillary columns, photoionization (PID) and flame ionization detectors (FID).

### **DATA ACQUISITION & PROCESSING**

Data from the gas chromatographs are integrated and plotted by Hewlett-Packard 3393A computing integrators. Separate chromatograms are printed for each detector. The resulting chromatograms are inspected at the end of each run and the data entered into an IBM-compatible computer for on-site processing and evaluation.

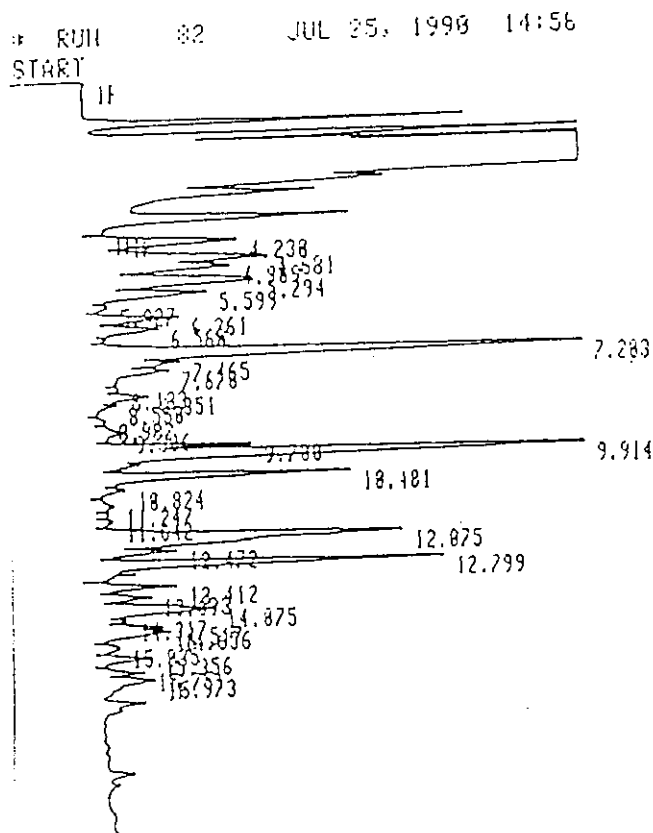
### **QUALITY ASSURANCE & QUALITY CONTROL**

Method blanks are injected at the start of each day and interfering compounds corrected for as appropriate. Calibration standards are injected at the start and end of each day. Matrix spikes for soil matrices are performed to determine % recoveries.



# TOTAL PETROLEUM HYDROCARBONS (EPA 8015m)

## GASOLINE



STOP

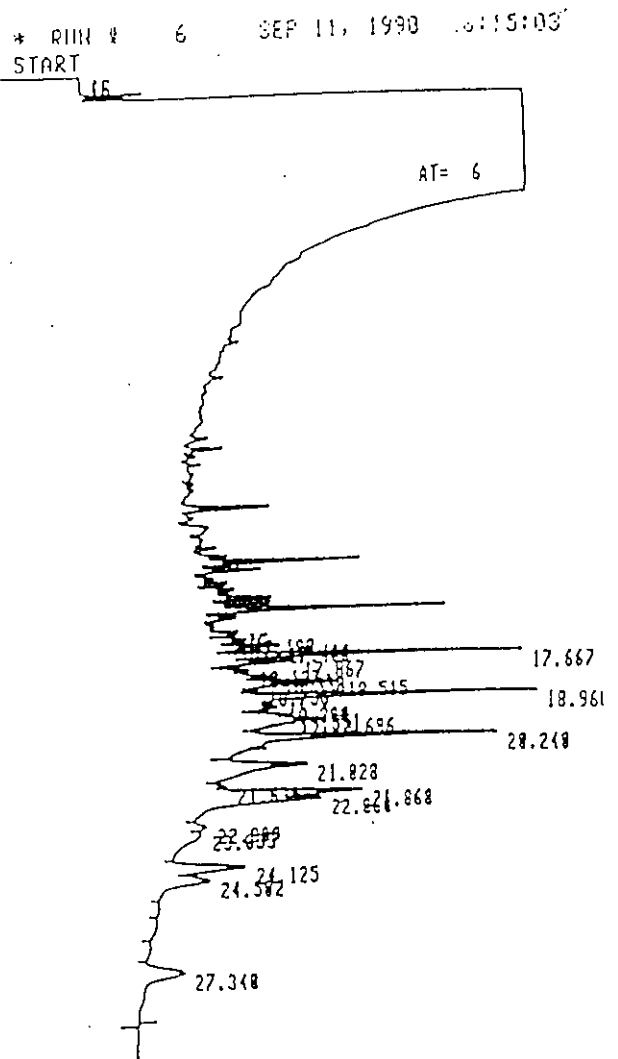
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RUN# 82 JUL 25, 1990 14:58:41

SIGNAL FILE: M:SIGNAL.BNC

EPA METHOD 8015

## DIESEL



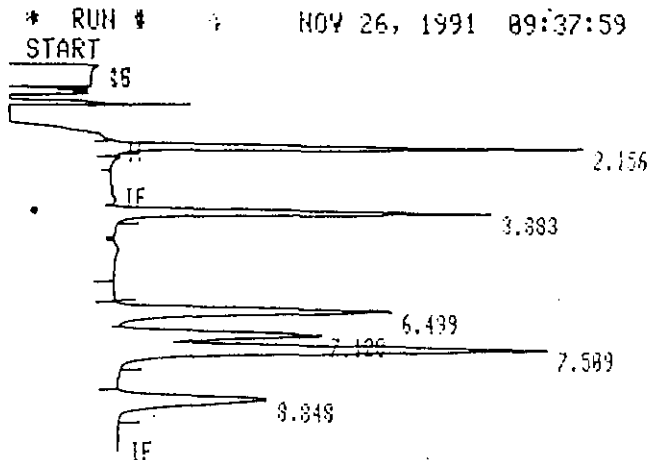
TIMETABLE STOP

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RUN# 6 SEP 11, 1990 15:15:03



# VOLATILE AROMATIC HYDROCARBONS (EPA 602/8020)



TIMETABLE STOP

Closing signal file M:SIGNAL .BNC

RUN# 4 NOV 26, 1991 09:37:59

SIGNAL FILE: M: SIGNAL.BNC

EPA8020M

ESTD

RT	TYPE	AREA	WIDTH	HEIGHT
2.156	B8	413165	.094	73440
3.883	P8	366094	.137	44456
6.499	B8	387750	.200	32291
7.128	B8	288464	.178	19467
7.589	B8	545349	.200	45373
8.848	B8	278847	.265	17522

RT	CAL#	PPM	SOIL	NAME
2.156	1R	1.195		BENZENE
3.883	2R	1.221		TOLUENE
6.499	3R	1.201		CHLOROBENZ
7.128	4R	1.232		ETHYLBENZ
7.589	5R	2.342		M&P XYLENE
8.848	6R	1.250		o XYLENE

TOTAL AREA=2199669  
MUL FACTOR=1.0030E+00





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JUL 10 1992

Environmental Business  
Solutions, Inc.

QUALITY ASSURANCE LABORATORY  
6605 NANCY RIDGE DRIVE  
SAN DIEGO, CALIFORNIA 92121  
(619) 552-3636

-----  
TRANSGLOBAL ENVIRONMENTAL GEOCHEMISTRY, INC. 8  
ATTN: BLANE HARTMANN  
1159 HERMES AVE.  
LEUCADIA, CA 92024

DATE OF REPORT JULY 7, 1992  
DATE RECEIVED JUNE 30, 1992  
SAMPLING DATE JUNE 19, 1992  
DATE OF FINAL REVIEW JULY 7, 1992  
ANALYZED BY MV JM  
SAMPLE TYPE 1 SOIL  
PROJECT NUMBER E1021  
TEG #920619T1

ANALYSES RESULTS

LOG NUMBER	SAMPLE ID	ANALYSIS: PREP/ANALYSIS METHOD: UNITS:	ORG. LEAD DHS MG/KG	DF
11278-92F	7037		0.6	2

DHS - RECOMMENDED PROCEDURE FROM LEAKING UNDERGROUND FUEL TANK FIELD MANUAL, MAY 1988

DF = DILUTION FACTOR. THE DETECTION LIMITS AND ANALYSES RESULTS WERE CORRECTED ACCORDINGLY.

  
PETER SHEN  
LABORATORY DIRECTOR

PS/jb

QUALITY ASSURANCE LABORATORY  
QUALITY CONTROL DATA REPORT

JULY 7, 1992

TRANSGLOBAL ENVIRONMENTAL GEOCHEMISTRY, INC.  
LOG #11278-92F

DATE EXTRACTED: JULY 1, 1992 - ORGANIC LEAD

DATE ANALYZED: JULY 6, 1992 - ORGANIC LEAD

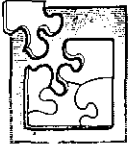
ANALYSES	PREP/ANALYSIS METHOD	LCS % RECOVERY	SPIKE %RECOVERY	DUPLICATE RPD
ORGANIC LEAD	DHS	106%	106%	2%

  
LISA MACCLELLAN  
QA/QC DIRECTOR

QUALITY CONTROL TERMINOLOGY

- LCS - LABORATORY CONTROL SAMPLE. REPORTED AS % RECOVERY OF AN INDEPENDENT STANDARD CARRIED THROUGH ALL SAMPLE PREPARATION PROCEDURES TO VERIFY METHOD PERFORMANCE. ACCEPTABLE RANGE IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 80%-120% RECOVERY RANGE.
- SPIKE - ENVIRONMENTAL SAMPLE IS MATRIX SPIKED WITH METHOD COMPOUNDS AND % RECOVERY OF CONCENTRATION SPIKED INTO SAMPLE IS CALCULATED. REPORTED AS % RECOVERY. ACCEPTABLE RANGE FOR "NORMAL MATRIX SAMPLE" IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 75%-125% RECOVERY RANGE.
- SURROGATES - COMPOUNDS REPRESENTATIVE OF A GROUP OF COMPOUNDS. SURROGATES ARE SPIKED INTO ENVIRONMENTAL SAMPLES AND % RECOVERY OF CONCENTRATION SPIKED IS CALCULATED AND REPORTED. ACCEPTABLE RANGE VARIES DEPENDING ON SAMPLE MATRIX AND ANALYSIS METHOD.





## **Environmental Business Solutions, Inc.**

**"Providing Economic Environmental Solutions to the Business Community"**

JUN 16 12 17 PM '92  
EBS

June 17, 1992  
Project Number: E1021

Ms. Johanna Barry, REHS  
County of San Diego  
Department of Health Services  
Environmental Health Services  
Hazardous Materials Management Division  
Site Assessment and Mitigation Unit  
Post Office Box 85261  
San Diego, California 92186-5261

**Via Facsimile, Hard Copy to Follow by Regular Mail.**

**RE: Workplan - Carlton Oaks Country Club  
9200 Inwood Drive, Santee, California, 92071  
HMMD T# 2296; H# 20821-001**

Dear Ms. Barry:

Environmental Business Solutions, Inc. (EBS) has prepared a workplan for your consideration relative to a limited site assessment of the subsurface soil conditions at the above-referenced site.

### **BACKGROUND**

It is our understanding that a 1,000 gallon gasoline underground storage tank (UST) was removed from the site on or about April 22, 1992. We also understand that the soil underneath the tank was sampled by a contractor, under the direction of an inspector from the County of San Diego, Hazardous Materials Management Division (HMMD). The soil samples were submitted to a certified hazardous waste laboratory, Quality Assurance Labs, under chain-of-custody procedures for analytical testing.

Two soil samples were tested for total petroleum hydrocarbons (TPH) from the gasoline tank excavation. The TPH results for the soil samples ranged from 675 milligrams/kilogram (mg/kg) for soil sample T-1 collected from the excavation at 5.5 feet below grade ('bg) to 843 mg/kg for soil sample T-2' also collected from the excavation at approximately 5.5 'bg. Since these samples from the excavation have concentrations greater than the clean-up levels typically assigned to a beneficial groundwater area (such as this site), we understand that the HMMD has requested a site assessment be conducted at the site

Pursuant to Article 11 of Title 23 of the California Code of Regulations and the Site Assessment, and Mitigation Unit (SA/M) Manual, the following workplan by EBS summarizes the objective, scope of work, and methodologies to be used for the limited site assessment.

## **OBJECTIVE**

The objective of this proposed scope of services is to provide a preliminary assessment of the extent of the petroleum-hydrocarbon impacted soil in the former UST excavation.

## **SCOPE OF SERVICES**

The scope of services that will be used to meet the objective includes the following phases:

### **Phase I Preparation of this Workplan, and a Site Health and Safety Plan**

EBS has prepared this written workplan which is intended to satisfy the HMMD requirements. This workplan is intended to describe the field procedures to be utilized in the field investigation, including the type of laboratory analyses to be performed on the soil samples, and soil sample collection method.

A health and safety plan for work conducted at the site and workers within the "exclusion" zone is required pursuant to the regulations found in 29 CFR Part 1910.120. As such, a health and safety plan will be prepared which will outline the potential chemical and physical hazards that may be encountered during the excavation operations in the former tank pit. The appropriate personal protective equipment and emergency response procedures for the site-specific chemical and physical hazards will be detailed in this plan. EBS and contracted personnel involved with the proposed field work will be required to sign this document in order to encourage proper health and safety practices.

Although initial sample results indicated that original vapors would not be a problem during the course of this investigation, organic vapors will be monitored periodically during the excavation activities with an organic vapor meter at the downwind perimeter of the work area. If the total organic vapor meter reading exceeds 10 parts per million (ppm), benzene-specific detector tubes will be utilized. If organic vapor meter readings exceed 25 ppm, the excavation activities will be stopped and control measures such as covering exposed soil, altering excavation methods, or misting of the exposed soil with water will be utilized. If the benzene concentration, as measured by the detector tubes, exceeds approximately 1 ppm, work will be stopped and vapor control measures will be undertaken. Monitoring will continue until the measured benzene concentration is less than 1 ppm.

Soil excavated from the former tank pit will be transported to an area near the excavation and stockpiled on and covered with plastic sheeting. The soil will be stockpiled adjacent to the maintenance facility building, well within the golf course, in an area that is not accessible to the general public. Upon completion of the excavation activities the excavation will be secured with caution tape and/or barricades or plastic fencing.

The work area will be posted with a sign indicating the activities being undertaken, and the names and phone numbers of those who can answer questions regarding the site activities.

## **Phase II      Excavation and Sampling Activities**

EBS will work with Western Pump, a licensed contracting company with a valid hazardous waste specialty license, to excavate soil with a backhoe in the vicinity of the former 1,000 gallon UST for sample collection. Up to 10 samples will be collected from locations within or near the former excavation. Soil samples will be collected to a maximum depth of approximately 7 to 8 feet 'bg or to the field-interpreted saturated zone, whichever comes first. The rationale for the collection and analysis of soil samples will be based on field indications such as staining, odors, and/or organic vapor readings of the headspace of selected soil samples and laboratory results from the on-site mobile laboratory. The samples will be collected from the bucket of the backhoe.

Samples will be collected from the backhoe bucket by gloved hand or a stainless steel trowel. Disposable gloves will be used for the collection of each soil sample. Hand tools used in the collection of soil samples will be cleaned with a soapy-water wash, two tap water rinses, and a final de-ionized water rinse between sampling events. Soil samples collected from the backhoe bucket will be tightly packed into laboratory-cleaned sample jars. A separate sample jar with unique sample label and sample number will be used for each soil sample.

Soil samples will be stored in an ice-filled cooler or in the on-site mobile laboratories refrigerator until analysis. Chain-of-custody procedures will be utilized to document sample handling and transport. A state-certified mobile laboratory will be on-site to analyze the collected samples for subsurface soil characterization and for guidance of the over-excavation assessment activities.

Up to ten samples will be analyzed for TPH by modified EPA Method 8015 (Department of Health Services Method). The sample with the highest TPH concentration will also be analyzed for benzene, toluene, ethylbenzene and xylenes (BTEX) in general accordance with EPA Method 8020, and for organic lead. A written analytical report will be provided by the laboratory upon the completion of the sample testing.

We anticipate being on-site for approximately eight hours of field investigation time. Should the impacted soil appear to be larger than can be assessed with a backhoe, the field investigation will be postponed. If this appears to be the case, the client will be consulted and presented with potential options regarding the advisability of additional excavation versus soil borings and/or other investigative techniques.

## **Phase III      Report Preparation**

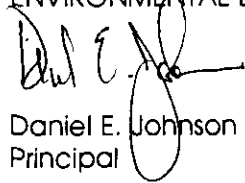
Based on the findings of the field investigation and laboratory results from the above scope of services and the historical findings provided by the Client, a limited assessment report (Report) will be written in general accordance with the SA/M manual. The Report will include laboratory reports, chain-of-custodies, permits, illustrations reflecting the sampled subsurface, tabulated analytical results, and appropriate support documentation. The Report will be peer reviewed and signed by the appropriate licensed professionals.

Client: Carlton Oaks Country Club  
Project Number: E1021  
Date: June 17, 1992

Page 4 of 4

If we may assist you in any way, please do not hesitate to call our office at (619) 571-5500. We look forward to working with you on this project.

Respectfully,  
ENVIRONMENTAL BUSINESS SOLUTIONS, INC.



Daniel E. Johnson  
Principal



Anderson M. Donan  
Principal

✓ cc: Susan Reid, General Manager, Carlton Oaks Country Club

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE M 5 W 1 D 1 D 9 Y 2		CASE # 1420821		SIGNED _____ DATE _____	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT SUSAN REID		PHONE (619) 448-4242		SIGNATURE 
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME CARLTON OAKS COUNTRY CLUB		
	ADDRESS 9200 STREET INWOOD DRIVE CITY SANTEE STATE CA. ZIP 92071				
RESPONSIBLE PARTY	NAME EASTERN COUNTRY CLUB <input type="checkbox"/> UNKNOWN		CONTACT PERSON JIM TIMKE		PHONE (619) 448-2080
	ADDRESS 9200 STREET INWOOD DRIVE CITY SANTEE STATE CA. ZIP 92071				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) CARLTON OAKS COUNTRY CLUB		OPERATOR		PHONE (619) 448-4242
	ADDRESS 9200 INWOOD DR. STREET CITY SANTEE COUNTY SAN DIEGO ZIP 92071				
	CROSS STREET CARLTON OAKS DRIVE				
IMPLEMENTING AGENCIES	LOCAL AGENCY H.M.M.D.		CONTACT PERSON JOHANNA BARRY		PHONE (619) 338-2222
	REGIONAL BOARD SAN DIEGO REGION				
SUBSTANCES INVOLVED	(1) NAME GASOLINE		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN		
	(2) _____ <input type="checkbox"/> UNKNOWN				
DISCOVERY/ABATEMENT	DATE DISCOVERED M 5 W 1 D 1 D 9 Y 2		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y				
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT) Pending Preliminary Site Assessment				
COMMENTS	_____				



# MEETING/PHONE/PEER REVIEW RECORD

H <u>20821-001</u>
DATE: <u>12/1/92</u>
TIME: <u>          </u>
PAGE <u>1</u> OF <u>1</u>
SPEC: <u>J. BARR</u>

(Check One)

Meeting Minutes

Meeting Location: \_\_\_\_\_

(Attach Sign-up Sheet HM-9048)

Telephone Conversation

Phone: (619) 448-4242

Name: \_\_\_\_\_

Peer Review

Name: SUSAN REID

TOPIC: CALHAN OAKS COUNTRY CLUB

SUMMARY: STUD WORKPLAN SHOULD BE

Submitted TO MY ATTENTION

within a few days.

left message for Susan.

What - status of workplan

- Should have been received  
Jan 1993.

- original notice: due Sept 28, 1993

(2/18/93)

- additional workplan will  
sent to Amos by 2/26/93.

C.O.C.C. ran into financial trouble,  
has money available now

\* left message: Susan Reid 3/2/93

# MEETING/PHONE/PEER REVIEW

## RECORD

H 20821-571
DATE: 10/8/92
TIME: :
PAGE ___ OF ___
SPEC: J. Bony

(Check One)

Meeting Minutes

Meeting Location: \_\_\_\_\_

(Attach Sign-up Sheet HM-9048)

Telephone Conversation

Phone: ( \_\_\_ ) \_\_\_ - \_\_\_

Name: \_\_\_\_\_

Peer Review

Name: DIV. BUSINESS SOLN'S, INC

TOPIC: DAN JOHNSON / BARRY PULVER

SUMMARY: DISCUSSED NECESSITY OF ACCESSING  
GROUNDWATER CONDITIONS AT THE SITE. DISCUSSED  
THE POSSIBILITY OF I WELL (DUE  
TO THE PROXIMITY TO THE SAN DIEGO RIVER)  
- They will submit a work plan & it  
will be reviewed by RWQCB & HMMMD  
STAFF



# MEETING/PHONE/PEER REVIEW

## RECORD

H 20801-021
DATE: 10/7/92
TIME: :
PAGE ___ OF ___
SPEC: J. GARY

(Check One)

Meeting Minutes

Meeting Location: \_\_\_\_\_

(Attach Sign-up Sheet HM-9048)

Telephone Conversation

Phone: (\_\_\_\_) \_\_\_\_\_

Name: PWALS

Peer Review

Name: Jerry Wells

TOPIC: CARLTON OAKS Lodge + Country Club

### SUMMARY:

- Install at least 1 g.w. monitoring well if known ground water gradient (to assess ground water condition)

\* - minimum of 3 g.w. monitoring wells if no known gradient

- collect verticality soil sample beneath water table

\* Hydro-punch could possibly be used. Screening tool. If detect contamination, install g.w. monitoring wells. collect inf. soil sample beneath wells

Questions to ask Don Johnson:

(1) Disposition of Stalpil, stalpil analysis

(2) Verify samples # 7032/7031 collected beneath water table at 7.0

Susan (3) ever any other tank there prior to on re-remediation 9/22/92 Sample #7-5.5 accountability against David?



# County of San Diego

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

OFFICE OF THE DEPUTY DIRECTOR  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

J. WILLIAM COX, M.D., Ph.D.  
DIRECTOR

RECEIVED  
SEP 16 12 16 PM '92  
ENVIRONMENTAL  
HEALTH SERVICES

HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2222

September 9, 1992

Craig Zellers  
Carlton Oaks Country Club  
9200 Inwood Dr.  
Santee, CA 92071-2310

TO WHOM IT MAY CONCERN:

CRAIG ZELLERS IS NO LONGER EMPLOYED AT  
CARLTON OAKS COUNTRY CLUB; MAIL SHOULD  
BE ADDRESSED TO JAMES C. TIMKE, COURSE  
SUPERINTENDENT AND/OR SUSAN REID, GENERAL  
MANAGER.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER

Dear Mr. Zellers:

BUSINESS PLAN ACCEPTANCE FOR ESTABLISHMENT NUMBER H20821

Thank you for submitting your Business Plan to the Hazardous  
Materials Management Division (HMMD). It has been reviewed and  
evaluated by this office in accordance with Chapter 6.95,  
California Health and Safety Code, Division 20, and the Federal  
reporting requirements of the Superfund Amendments and  
Reauthorization Act (SARA) Title III.

Your Business Plan/Business Plan Update has been accepted on  
April 30, 1992 as submitted.

A copy of your Business Plan has been added to your HMMD file and  
another forwarded to your local fire agency. A complete copy of  
your Business Plan must be kept at your business site and will be  
requested to be seen during the inspection of your site by the  
HMMD. Also, maintain a copy of this letter at your business site  
to confirm that your Business Plan has been accepted.

You are required to submit updated Business Plan information to  
this office within 30 days of any one of the following events:

- \* Change of business name,
- \* Change of business ownership,
- \* Change of business address,
- \* Any handling of a previously undisclosed material meeting  
disclosure requirements,
- \* 100% or more increase in any disclosed material.

If you have any questions please contact our Business Plan Check  
staff at (619) 338-2222.

# MEETING/PHONE/PEER REVIEW

## RECORD

H 20821 - 001
DATE: 9/9/92
TIME: :
PAGE ___ OF ___
SPEC: J. Bandy

(Check One)

Meeting Minutes

Meeting Location: \_\_\_\_\_

(Attach Sign-up Sheet HM-9048)

4242

Telephone Conversation

Phone: \_\_\_\_\_

(619) 448-2080

Name: \_\_\_\_\_

Peer Review

Name: \_\_\_\_\_

SUSAN Reid / LIZ (SECRETARY)

TOPIC: \_\_\_\_\_

9201 INWOOD dr, SANTEE

SUMMARY: -

SPOKE TO SUSAN REID ABOUT  
SETTING UP A MEETING REGARDING  
"ASSESSING GROUNDWATER CONDITIONS AT THE  
SITE". SAID WE COULD SCHEDULE AN  
APPT OUT AT THE SITE, HOWEVER  
SHE NEEDS TO BE ADVISED THAT  
WE CHANGE LOT TIME (90.00 PER HOUR).  
DRIVING TIME THERE WOULD BE AN  
ADDITIONAL 180-100.00.

- SHE WILL GET BACK TO ME REGARDING  
THE MEETING

FILE COPY



# County of San Diego

J. WILLIAM COX, M.D., Ph.D  
DIRECTOR

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

OFFICE OF THE DEPUTY DIRECTOR  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2222

August 13, 1992

Carlton Oaks Country Club  
Attn: Mr. Craig Zellers  
9200 Inwood Drive  
Santee, CA 92071

Dear Mr. Zellers:

**RE: UNAUTHORIZED RELEASE #T2296/H20821-001  
CARLTON OAKS LODGE AND COUNTRY CLUB  
9200 IRONWOOD DRIVE  
SANTEE, CA 92071**

A review of a "Limited Site Assessment Report: Maintenance Facility Carlton Oaks Country Club", prepared by Environmental Business Solutions, Inc., and dated July 20, 1992, has been reviewed by the San Diego County Hazardous Materials Management Division (HMMD) and discussed with staff of the Regional Water Quality Control Board (RWQCB).

It was determined that further information/work is required to assess the groundwater conditions at the site. Submit a workplan detailing the environmental assessment activities which will be undertaken to assess the groundwater conditions at the site. Submit the workplan for HMMD approval by September 28, 1992.

Please provide an additional copy of the work plan required above to Mr. James Munch of the RWQCB. If you have any questions, please contact me at (619) 338-2492.

Sincerely,

JOHANNA BARRY, Hazardous Materials Specialist  
Hazardous Materials Management Division

JB:cl

cc: James Munch-RWQCB  
Dan Johnson-Environmental Business Solutions, Inc.

## SITE ASSESSMENT REPORT CHECK LIST

Address each of the following topics in a site assessment report. In the event a topic is not applicable to the situation, provide an explanation. The report does not have to follow the order of this check list. This check list should not be used as a "fill in the blanks" report. Reports must be "stand alone" documents written in narrative form.

### 1. SUMMARY/CONCLUSIONS/RECOMMENDATIONS

- a) Horizontal and vertical extent of soil and groundwater contamination defined.
- b) Additional assessment recommendations.
- c) Potential remediation (cleanup) alternatives.

### 2. SITE IDENTIFICATION

- a) Site address: Street Name and Number, City, State, Zip Code.
- b) Name of Business at site.
- c) Assessor's Parcel Number (APN).
- d) HMMD Case Number: (e.g., H21042-001)
- e) Property owner: Name and mailing address.
- f) Tank owner: Name and mailing address.
- g) Tank operator: Name and mailing address.
- h) Contact Person: Name, mailing address and phone number.
- i) Responsible party: Name and mailing address.
- j) Location map.

### 3. SITE HISTORY/DEVELOPMENT/USAGE

- a) Historical site use (including potential sources of contamination and dates).
- b) Current site use (including potential sources of contamination and dates).
- c) Future site use and development plans (type of use, new construction, below-grade structures, proposed excavation work, elevator shafts, vaults, utility trenches).
- d) Adjacent site uses.

### 4. DESCRIPTION OF RELEASE

- a) Substance(s) released.
- b) Quantity of substance(s) released (estimate).
- c) How and when release occurred.
- d) Location of release on site.

### 5. SITE PLOT PLAN

- a) Drawn to scale. (Indicate scale used)
- b) North direction arrow.
- c) Streets, structures, and utilities.



**5. SITE PLOT PLAN (Continued)**

- d) Excavation and stockpile locations.
- e) Tank and piping locations (past, existing, proposed).
- f) Well, boring, and sample locations.
- g) Legend for symbols and abbreviations.

**6. GEOLOGY\*\***

- a) Local geology description.
- b) Site geology description.
- c) Topography.

**7. HYDROLOGY\*\***

- a) Surface drainage and surface-water bodies in vicinity.
- b) RWQCB basin plan hydrographic unit and subunit identification.
- c) Groundwater elevation measurements and depth to groundwater.
- d) Groundwater gradient and direction of groundwater flow.
- e) Known or probable contaminant migration patterns (consider hydrogeology, groundwater gradient, utility trenches, etc.).
- f) Source of information.

**8. DELINEATION OF CONTAMINATION\*\***

- a) Summary table of analytical data with sample identification, depth, location, analysis method(s) and results.
- b) Map(s) showing horizontal extent of soil contamination, probable contamination sources, contaminant migration pathways, well and boring locations, sample locations, and sample results.
- c) Cross sections showing vertical extent of soil contamination, contamination source(s), lithology, water table, sample locations and sample results.
- d) Map(s) showing horizontal extent of groundwater contamination, well locations, sample results, product thickness in wells, groundwater elevation in wells, groundwater elevation contours, and groundwater flow direction.
- e) Discussion of environmental parameters or man-made features which may affect the spread of contamination.
- f) Estimated volume of contaminated soil and/or water.
- g) Estimated mass of contaminant in soil and/or water.

**9. EXPOSURE CONCERNS\*\***

- a) Contaminant migration pathways description.
  - i. Man-made pathways (conduits, utilities, vaults, piping, storm drains, etc.).
  - ii. Natural pathways (air, soil, surface water, bedrock fractures, groundwater, etc.).

**9. EXPOSURE CONCERNS\*\* (Continued)**

- b) Impact on biological receptors (people, plants, animals).
- c) Potential nuisance complaints (odors, eyesore).
- d) Risk assessment concepts and calculations.
- e) Identify all production and potable water supply wells within 1000 feet of the site by means of area site visit and/or California Department of Water Resources (DWR) records.

**10. SAMPLING\*\***

- a) Protocol description (basis for sampling).
- b) Methods.
- c) Preservation and transport.
- d) Analyses performed.
- e) Chain-of-custody forms.
- f) Sample matrix description (e.g., clay, sand, water).
- g) Laboratory analytical reports.
- h) Quality Assurance/Quality Control data.

**11. STOCKPILED SOIL MANAGEMENT**

- a) Volume.
- b) Location.
- c) Methods used to prevent aeration, run-off and public access.
- d) Disposal methods.
- e) Copies of Manifests.

**12. SITE SAFETY**

- a) Site safety/security description.
- b) Community health and safety issues addressed.
- c) Monitoring equipment.
- d) Protective equipment.
- e) Public agency notifications.
- f) Utility notifications.

**13. SIGNATURE/REGISTRATION \*\***

- a) Signature(s) of report preparer(s).
- b) Signature(s) and registration number(s) of the registered professional(s) who supervised and is responsible for designated portions of the report.
- c) Authorized signature for the company preparing the report.
- d) Original signatures required. (No draft or unsigned reports)

**14. APPENDIX**

- a) Well/boring logs.
- b) Hazardous-Waste Manifests.

14. APPENDIX (Continued)

- c) Disposal receipts.
- d) Permits (APCD, Fire Department, Wells, etc.).
- e) Laboratory Data Sheets.
- f) Chain-of-Custody forms.

\* \* NOTE: All work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional (Sections 6735, 7835, and 7835.1 of the Business and Professions Code). All reports containing such information shall be signed by a registered professional (e.g., RG, RCE, CEG). Borehole and monitoring well installation and logging, and subsurface contamination assessments do require such a professional.

J.B.



# County of San Diego

J. WILLIAM COX, M.D., Ph.D.  
DIRECTOR

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

OFFICE OF THE DEPUTY DIRECTOR  
P.O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2222

## OFFICIAL NOTICE

July 27, 1992

Jim Timke  
Eastern Country Club  
9200 Inwood Drive  
Santee, CA 92071

Dear Mr. Timke:

RE: UNAUTHORIZED RELEASE #T2296/H20821-001  
9200 INWOOD DRIVE, SANTEE, CA

The initial Unauthorized Release Report submitted by Susan Reid dated May 11, 1992, for the site referenced above conforms to the initial written reporting requirements, as prescribed in the California Health and Safety Code, Chapter 6.7 and the California Code of Regulations, Title 23. For the duration of the site mitigation process, you are required to provide periodic, brief, written update reports to this office and the Regional Water Quality Control Board (RWQCB). These reports must be submitted every 30 days and should include a brief summary of the completed and projected site assessment and mitigation activities. The update report is due by August 21, 1992.

The extent of contamination must be determined as soon as possible and a comprehensive site assessment report submitted to this office and the RWQCB within 120 days. The comprehensive report must address the items on the enclosed "Site Assessment Report Check List" and is due by November 21, 1992.

If during the site mitigation process any significant situation is encountered that was not known nor anticipated, please immediately notify me and provide a written statement describing the situation to amend the Unauthorized Release Report. As a reminder, a copy of each manifest for hauling any hazardous waste generated as a result of the site assessment and mitigation procedure must be included with the written supplemental reports.

If you have any questions on this matter please contact me at (619) 338-2492

Sincerely,

JOHANNA BARRY, Hazardous Materials Specialist  
Hazardous Materials Management Division

JB:c1

Enclosure

cc: James Munch-RWQCB

## SITE ASSESSMENT REPORT CHECK LIST

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### 2. SITE IDENTIFICATION

- a) Site address: Street Name and Number, City, State, Zip Code.
- b) Name of Business at site.
- c) Assessor's Parcel Number (APN).
- d) HMMD Case Number: (e.g., H21042-001)
- e) Property owner: Name and mailing address.
- f) Tank owner: Name and mailing address.
- g) Tank operator: Name and mailing address.
- h) Contact Person: Name, mailing address and phone number.
- i) Responsible party: Name and mailing address.
- j) Location map.

### 3. SITE HISTORY/DEVELOPMENT/USAGE

- a) Historical site use (including potential sources of contamination and dates).
- b) Current site use (including potential sources of contamination and dates).
- c) Future site use and development plans (type of use, new construction, below-grade structures, proposed excavation work, elevator shafts, vaults, utility trenches).
- d) Adjacent site uses.

### 4. DESCRIPTION OF RELEASE

- a) Substance(s) released.
- b) Quantity of substance(s) released (estimate).
- c) How and when release occurred.
- d) Location of release on site.

### 5. SITE PLOT PLAN

- a) Drawn to scale. (Indicate scale used)
- b) North direction arrow.
- c) Streets, structures, and utilities.

**5. SITE PLOT PLAN (Continued)**

- d) Excavation and stockpile locations.
- e) Tank and piping locations (past, existing, proposed).
- f) Well, boring, and sample locations.
- g) Legend for symbols and abbreviations.

**6. GEOLOGY\*\***

- a) Local geology description.
- b) Site geology description.
- c) Topography.

**7. HYDROLOGY\*\***

- a) Surface drainage and surface-water bodies in vicinity.
- b) RWQCB basin plan hydrographic unit and subunit identification.
- c) Groundwater elevation measurements and depth-to groundwater.
- d) Groundwater gradient and direction of groundwater flow.
- e) Known or probable contaminant migration patterns (consider hydrogeology, groundwater gradient, utility trenches, etc.).
- f) Source of information.

**8. DELINEATION OF CONTAMINATION\*\***

- a) Summary table of analytical data with sample identification, depth, location, analysis method(s) and results.
- b) Map(s) showing horizontal extent of soil contamination, probable contamination sources, contaminant migration pathways, well and boring locations, sample locations, and sample results.
- c) Cross sections showing vertical extent of soil contamination, contamination source(s), lithology, water table, sample locations and sample results.
- d) Map(s) showing horizontal extent of groundwater contamination, well locations, sample results, product thickness in wells, groundwater elevation in wells, groundwater elevation contours, and groundwater flow direction.
- e) Discussion of environmental parameters or man-made features which may affect the spread of contamination.
- f) Estimated volume of contaminated soil and/or water.
- g) Estimated mass of contaminant in soil and/or water.

**9. EXPOSURE CONCERNS\*\***

- a) Contaminant migration pathways description.
  - i. Man-made pathways (conduits, utilities, vaults, piping, storm drains, etc.).
  - ii. Natural pathways (air, soil, surface water, bedrock fractures, groundwater, etc.).

**9. EXPOSURE CONCERNS\*\* (Continued)**

- b) Impact on biological receptors (people, plants, animals).
- c) Potential nuisance complaints (odors, eyesore).
- d) Risk assessment concepts and calculations.
- e) Identify all production and potable water supply wells within 1000 feet of the site by means of area site visit and/or California Department of Water Resources (DWR) records.

**10. SAMPLING\*\***

- a) Protocol description (basis for sampling).
- b) Methods.
- c) Preservation and transport.
- d) Analyses performed.
- e) Chain-of-custody forms.
- f) Sample matrix description (e.g., clay, sand, water).
- g) Laboratory analytical reports.
- h) Quality Assurance/Quality Control data.

**11. STOCKPILED SOIL MANAGEMENT**

- a) Volume.
- b) Location.
- c) Methods used to prevent aeration, run-off and public access.
- d) Disposal methods.
- e) Copies of Manifests.

**12. SITE SAFETY**

- a) Site safety/security description.
- b) Community health and safety issues addressed.
- c) Monitoring equipment.
- d) Protective equipment.
- e) Public agency notifications.
- f) Utility notifications.

**13. SIGNATURE/REGISTRATION \*\***

- a) Signature(s) of report preparer(s).
- b) Signature(s) and registration number(s) of the registered professional(s) who supervised and is responsible for designated portions of the report.
- c) Authorized signature for the company preparing the report.
- d) Original signatures required. (No draft or unsigned reports)

**14. APPENDIX**

- a) Well/boring logs.
- b) Hazardous-Waste Manifests.

14. APPENDIX (Continued)

- c) Disposal receipts.
- d) Permits (APCD, Fire Department, Wells, etc.).
- e) Laboratory Data Sheets.
- f) Chain-of-Custody forms.

\* \* NOTE: All work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional (Sections 6735, 7835, and 7835.1 of the Business and Professions Code). All reports containing such information shall be signed by a registered professional (e.g., RG, RCE, CEG). Borehole and monitoring well installation and logging, and subsurface contamination assessments do require such a professional.



SAN DIEGO REGIONAL BOARD BASIN INFORMATION

Regional Board Staff: JM/LC

HMWD Staff: Johanna Barry

H number: 20821-001

Date: 7/9/92

T number: 2296

Site Address: 9200 Inwood Drive  
Santee 92071

Beneficial Use: Yes:  No:

Basin No.: 7.12

Beneficial Uses

Municipal:

Agricultural:

Industrial:

Industrial Process Sply:

Groundwater Recharge:

# MEETING/PHONE/PEER REVIEW RECORD

H 20821 - 001
DATE: 6/18/92
TIME: :
PAGE 1 OF 1
SPEC: J. B. M. G.

(Check One)

Meeting Minutes

Telephone Conversation

Peer Review

Meeting Location: \_\_\_\_\_

(Attach Sign-up Sheet HM-9048)

Phone: ( 619 ) 571-5500

Name: DAN JOHNSON

Name: \_\_\_\_\_

TOPIC: CARLTON OAKS Lodge +

COUNTRY CLUB

SUMMARY: -

\* GAVE VERBAL APPROVAL ON  
WORK PLAN. (CONFIRMATION LETTER WILL  
FOLLOW.)

- INDICATED THAT FOUNDATIONS MADE BY  
~ GFT.



# County of San Diego

J. WILLIAM COX, M.D., Ph.D.  
DIRECTOR  
STEVEN A. ESCOBOZA  
ASSISTANT DIRECTOR

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

OFFICE OF THE DEPUTY DIRECTOR  
P.O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P.O. BOX 85261  
SAN DIEGO, CA 92186  
(619) 338-2222

June 17, 1992

Carlton Oaks Country Club  
Mr. Craig Zellers  
9200 Inwood Drive  
Santee, Ca 92071

Dear Mr. Zellers:

**RE: UNAUTHORIZED RELEASE #T2296/H20821-001  
CARLTON OAKS LODGE AND COUNTRY CLUB  
9200 IRONWOOD DRIVE, SANTEE, CA 92071**

The San Diego County Hazardous Materials Management Division (HMMD), has reviewed the Work Activity Plan for Carlton Oaks Lodge and Country Club, dated June 17, 1992, and submitted by Environmental Business Solutions, Inc. The scope of the environmental investigation, as proposed in the workplan, is acceptable to HMMD and is consistent with HMMD policies and procedures as outlined in the County's Site Assessment and Mitigation Manual (SA/M).

Please notify me as to the expected field activity date.

Please inform me of any situation encountered at the release site which requires you to significantly deviate from the proposed site investigation strategy.

Should you have any questions, please do not hesitate to contact me at (619) 338-2492.

Sincerely,

JOHANNA BARRY, Hazardous Materials Specialist  
Hazardous Materials Management Division

JB:jw

cc: James Munch, RWQCB  
Dan Johnson, Environmental Business Solutions, Inc.

# MEETING/PHONE/PEER REVIEW RECORD

H 20821 - 022
DATE: 6/17/92
TIME: :
PAGE 1 OF 1
SPEC: JBR

(Check One)

Meeting Minutes

Meeting Location: \_\_\_\_\_  
(Attach Sign-up Sheet HM-9048)

Telephone Conversation

Phone: (619) 571-5520  
Name: DAN JOHNSON

Peer Review

Name: ENV. BUSINESS SOLUTIONS INC

TOPIC: CARLTON OAKS LOT 1 &  
COUNTRY CLUB

SUMMARY: -

DAN SAID HE WAS SUBMITTING  
A WORK PLAN FOR THE ABOVE SITE

xx

HE TOLD HIM THAT HE  
HADN'T RECEIVED THE S-DAR  
UNAUTHORIZED RELEASE REPORT  
YET. HE SAID, HE WOULD  
HELP H.P. FILL IT OUT;  
SEND TO MY ATTENTION



# County of San Diego

J. WILLIAM COX, M.D., Ph.D.  
DIRECTOR  
STEVEN A. ESCOBOZA  
ASSISTANT DIRECTOR

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

OFFICE OF THE DEPUTY DIRECTOR  
P.O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2222

## NOTICE OF CORRECTIVE ACTION AND REIMBURSEMENT RESPONSIBILITY

May 12, 1992

Craig Zellers  
Eastern Country Clubs, Inc.  
9200 Inwood Drive  
Santee, CA 92071

Dear Mr. Zellers:

RE: UNAUTHORIZED RELEASE #T2296/H20821-001  
CARLTON OAKS LODGE AND COUNTRY CLUB  
9200 INWOOD DRIVE, SANTEE, CA 92071

The County of San Diego Hazardous Materials Management Division (HMMD) has been notified of an Unauthorized Release of hazardous substances from the underground storage tank(s) (UST) at the location referenced above. HMMD has identified the following party(ies) as being responsible for the implementation of the environmental investigation and cleanup of this Unauthorized Release:

Craig Zellers  
Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, CA 92071

Craig Zellers  
Eastern Country Clubs, Inc.  
9200 Inwood Drive  
Santee, CA 92071

Please be advised that Article 4, Chapter 6.75 of the California Health & Safety Code (CH&SC) requires the tank owner, tank operator, or other responsible parties to take corrective action in response to an Unauthorized Release. Article 4 authorizes HMMD to issue corrective action orders to the responsible parties, as necessary, to ensure the timely investigation and cleanup of release sites. Section 25299.76 of the CH&SC provides that any person who violates any requirement of Article 4 is liable for a civil penalty of not more than \$10,000 for each underground storage tank for each day of violation.

Federal and state law require the responsible party(ies) to reimburse the State Water Resources Control Board for local agency costs associated with the oversight of corrective action at the site of an Unauthorized Release. The responsible party is liable for not more than 150% of the total amount of the agency oversight costs. Please take note of the following:

*"Whereas the federal Petroleum Leaking Underground Storage Tank Trust Fund provides funding to pay the local agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks; and Whereas the Legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks; and Whereas the direct*

*and indirect costs of overseeing removal or remedial action at the above site are funded, in whole or in part, from the federal Trust Fund; and Whereas the above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site; YOU ARE HEREBY NOTIFIED that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Sections 25297.1 and 25360 of the Health and Safety Code, the above Responsible Party or Parties shall reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties shall make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board."*

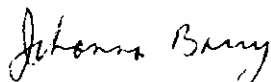
Title 23 of the California Code of Regulations requires the responsible party(ies) to implement initial corrective action measures upon the discovery of an Unauthorized Release from a UST system. Enclosed for your information is a listing of initial corrective action measures and applicable notification requirements. Please note that the responsible party(ies) must complete and submit the enclosed UST Unauthorized Release Report (Form No. HSC-05) to HMMD within five (5) working days.

Subsequent corrective action and reporting requirements will be determined upon HMMD evaluation of the UST Unauthorized Release Report and consultation with the Regional Water Quality Control Board and other appropriate regulatory agencies. The responsible party(ies) will be notified of their additional corrective action requirements in writing by HMMD. The satisfactory completion of corrective action at the Unauthorized Release site can only be acknowledged through HMMD/RWQCB issuance of an official Closure Letter to the responsible party(ies).

The Underground Storage Tank (UST) Cleanup Fund, created by the passage of SB 2004 (Keene) on September 26, 1991, provides funding to eligible responsible parties for corrective action and third party liability costs resulting from the Unauthorized Release of petroleum hydrocarbons. For more information on the UST Cleanup Fund, please contact the State Water Resources Control Board at (916) 739-2475.

If you have any questions concerning this Notice, please contact the undersigned at (619) 338-2492, or the Division of Clean Water Programs, State Water Resources Control Board, P.O. Box 944212, Sacramento, CA 94224-2120.

Sincerely,



JOHANNA BARRY, Hazardous Materials Specialist  
Hazardous Materials Management Division

JB:c1

Enclosures

cc: Sandra L. Malos, State Water Resources Control Board  
James Munch, San Diego Regional Water Quality Control Board

## CORRECTIVE ACTION MEASURES

### TANK OWNER/OPERATOR RESPONSIBILITIES

The San Diego County Hazardous Materials Management Division (HMMD) has been notified that an Unauthorized Release has occurred at the underground storage tank site upon which you have been identified as a responsible party. The responsible parties are hereby required to initiate corrective action measures in accordance with the provisions stated below.

#### Initial Corrective Action Measures

- Maintain the Unauthorized Release site in a manner that does not create public health, safety and environmental hazards.
- Remove as much of the hazardous substance from the underground tank system as is necessary to prevent further release to the environment.
- Investigate the Unauthorized Release and prevent further migration of the released substance into the environment.
- Remedy hazards posed by contaminated soils that are exposed or excavated as a result of release confirmation, site investigation, or abatement activities.
- Submit all available information relevant to the underground tank site and the Unauthorized Release, including:
  1. The nature and estimated quantity of release.
  2. Current or potential offsite impacts on land uses, water wells/resources, subsurface utilities, etc.
- Follow the corrective action procedures, guidelines, and engineering controls described in the HMMD Site Assessment & Mitigation Manual.

#### Notification and Reporting Responsibilities

- Notify the local Fire Department and HMMD immediately whenever a fire hazard or explosion hazard is present.
- Submit an Underground Storage Tank Unauthorized Release Report (Form No. HSC-05) to HMMD within five (5) working days.
- Comply with subsequent HMMD orders for written reporting and corrective action at the Unauthorized Release site.



# County of San Diego

J. WILLIAM COX, M.D., Ph.D.  
DIRECTOR  
(619) 238-2227

## DEPARTMENT OF HEALTH SERVICES

1700 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA 92101-2417

STEVEN A. ESCOBOZA  
ASSISTANT DIRECTOR  
(619) 338-7633

ENVIRONMENTAL HEALTH SERVICES  
HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P.O. BOX 85261  
SAN DIEGO, CA 92138-5261  
(619) 338-2222

DATE: 5/4/92

MEMORANDUM FOR: California Regional Water Quality Control Board, San Diego Region  
FROM: Hazardous Materials Management Division (HMMO)  
SUBJECT: UNAUTHORIZED RELEASE OF HAZARDOUS MATERIAL FROM AN UNDERGROUND STORAGE TANK T# 2296 H20821-001

Evidence of an unauthorized release of a hazardous material has been noted by HMMO staff at the site described below:

Site Address	<u>9200 INWOOD DR</u>	<u>SANTEE</u>	<u>92072</u>
	Street	City	Zip Code
Property Owner	<u>EASTMAN COUNTRY CLUBS INC</u>	<u>ATTN: CRAIG WILLIAMS</u>	
	Name		
	<u>9200 INWOOD DR</u>	<u>SANTEE</u>	<u>92071</u>
	Street	City	Zip Code
	<u>(619) 448-0453</u>		
	Telephone		
Tank Operator	<u>CARLTON OAKS COUNTRY CLUB</u>	<u>(619) 448-0453</u>	
	Name	Telephone	
	<u>ATTN: CRAIG WILLIAMS</u>		

The following information is provided for your consideration and action in accordance with the authority and responsibilities of the Regional Board.

Suspected Source(s) GASOLINE  
Amount Released UNDETERMINED (Gallons) \_\_\_\_\_ (Time Period) \_\_\_\_\_

Release Detected By:

<input type="checkbox"/> Routine Tank Testing	<input checked="" type="checkbox"/> Evidence of Soil Contamination Detected During Tank Removal
<input type="checkbox"/> Test of Piping	<input type="checkbox"/> Evidence of Leaky Tank Detected During Tank Removal
<input type="checkbox"/> Inventory Audit	<input type="checkbox"/> Other
<input type="checkbox"/> Monitoring Device/Well	

Description of underground tank systems on property (number, type, age, capacity, material stored, evidence of leakage). single tank, 1400 gal capacity, 1400 gal capacity, 1400 gal capacity, 1400 gal capacity

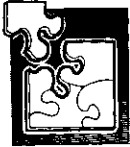
Date Release Reported to or Detected by HMMO 5/4/92  
Contact With Other Agencies \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

Please call the HMMO at 338-2222 if you have questions or comments regarding the above.

HMMO Staff JOHANN R. ARRY



MF



# Environmental Business Solutions, Inc.

"Providing Economic Environmental Solutions to the Business Community"

RECEIVED

AUG 19 12 04 PM '93  
Copy No. 01

ENVIRONMENTAL  
HEALTH SERVICES

August 10, 1993  
Project Number: 92E1021.2

Ms. Susan Reid  
General Manager  
Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, California 92071

**RE: Additional Environmental Site Assessment  
Maintenance Area, Carlton Oaks Country Club, Santee, California**

Dear Ms. Reid:

This report summarizes the results of our additional site assessment that was conducted to assess the environmental conditions at the site. This work was conducted by Environmental Business Solutions, Inc. (EBS) in response to your request and authorization and in general accordance with Exhibit "2" to the Consulting Agreement (contract).

## BACKGROUND

It is our understanding that one 1,000 gallon gasoline underground storage tank (UST) was removed from the site on or about April 22, 1992. We also understand that the soil underneath the tank was sampled by a contractor, Angus Asphalt, under the direction of an inspector from the County of San Diego, Hazardous Materials Management Division (HMMD). The soil samples were submitted to a state certified hazardous waste laboratory, Quality Assurance Labs, under chain-of-custody procedures for analytical testing.

We understand that two soil samples were tested for total petroleum hydrocarbons (TPH) from the gasoline tank excavation. We also understand that the TPH results for the soil samples were 675 milligrams/kilogram (mg/kg) for soil sample "T-1" collected from the excavation at 5.5' feet below grade (T-1-5.5') and 843 mg/kg for soil sample "T-2" also collected from the excavation at approximately 5.5' below grade (T-2-5.5'). Since these samples from the excavation have concentrations greater than the clean-up levels typically assigned to a beneficial groundwater area (such as this site), we understand that the HMMD requested a site assessment be conducted at the site.

On June 19, 1992, representatives of EBS collected soil samples and excavated soil in and around the vicinity of the former UST. A report was issued on July 17, 1992 which presented the results of the soil sampling. As presented in that report, soil samples collected below a depth of six feet below grade generally had no detectable TPH concentrations. In order to remove soil with detectable TPH concentrations, excavations extended to a depth of approximately seven feet below grade.

On August 13, 1992 the HMMD issued a letter stating that additional work needed to be performed prior to the HMMD closing the site. On October 8, 1992 a meeting was held between representatives of EBS and Ms. Johanna Barry and Mr. Mike Verneti of the HMMD to discuss the additional work requested. Mr. Verneti stated that he needed more information regarding the quality of groundwater beneath the site and

Client: Carlton Oaks Country Club  
Project Number: 92E1021.2  
Date: August 10, 1993

ADDITIONAL ASSESSMENT REPORT  
Page 2 of 6

that the soil stockpiled during the tank excavation and subsequent excavation needed to be characterized. It was decided at that meeting to install one groundwater monitoring well immediately to the west and down gradient of the tank excavation to provide more information on groundwater conditions and to sample the existing stockpiles.

#### Site Identification

Site Address: Carlton Oaks Country Club, 9200 Inwood Drive, Santee, CA 92071

Contact Person: Ms. Susan Reid

Assessor's Parcel No.: 383-071-02

HMMMD Case No.: H20821-001/T2296

#### Site Location/Description

The Carlton Oaks Country Club is located in Santee, California. The site is located within the floodplain of the San Diego River (Figure 1). The Santee Recreational Lakes and sewage treatment plant is located approximately one mile north of the site.

The Carlton Oaks Country Club is composed of an 18 hole golf course and associated structures. The former UST was located in the maintenance area of the site.

#### OBJECTIVE

The objective of this additional assessment was to assess the likelihood that shallow groundwater near the former UST excavation has been impacted by petroleum hydrocarbons and to assess the soil stockpiles for disposal purposes.

#### SCOPE OF SERVICES

The scope of services that was used to meet the objective included the following tasks:

- Preparation Workplan, Well Permit, and Health and Safety Plan
- Installation and Monitoring of One Groundwater Monitoring Well
- Laboratory Analysis
- Data Evaluation, Figure Preparation, and Assessment Report

#### Preparation of Workplan, Well Permit, and Health and Safety Plan

On March 8, 1993, a Site Assessment Workplan was submitted to Ms. Johanna Barry of the HMMMD. The workplan presented a discussion of the proposed site assessment to be performed including location of the proposed monitoring well and soil sample analysis. On March 19, 1993, Ms. Barry requested a copy of the health and safety plan for the proposed fieldwork. A copy of the health and safety plan was sent via

Client: Carlton Oaks Country Club  
Project Number: 92E1021.2  
Date: August 10, 1993

ADDITIONAL ASSESSMENT REPORT  
Page 3 of 6

facsimile to Ms. Barry on April 6, 1993. On April 7, 1993, Ms. Barry issued a letter stating that the workplan had been approved with the condition that additional soil sampling analyses be performed. A copy of the letter is attached (Appendix I).

On March 25, 1993, a groundwater monitoring well permit was submitted to the HMMD for approval. On April 1, 1993 the permit was approved. A copy of the permit is attached (Appendix I).

Prior to drilling, a Health and Safety Plan for the site was prepared to reflect the work scope in accordance with the health and safety regulations cited in 29 CFR Part 1910.120. The plan outlined the potential chemical and physical hazards that were anticipated to be encountered during drilling and sampling activities. The plan also included the appropriate personal protective equipment and emergency response procedures for the site-specific chemical and physical hazards.

### Field Activities

#### *Installation of One Groundwater Monitoring Well*

On April 9, 1993 one groundwater monitoring well (well) was drilled, logged, sampled and installed adjacent to the down gradient side of the former UST excavation. Based on review of previous work performed by James Montgomery, it was assumed that groundwater flows to the west in the vicinity of the former UST (Figure 2). Figure 3 shows the approximate location of the well.

Prior to performing the field activities, Underground Service Alert (USA) was notified. USA issued ticket number 517497 for the notification. In addition to the USA notification, a private utility locating service was used to survey the location of the proposed well for underground utilities.

The soil boring in which the well was installed was drilled by Tri-County Drilling using a truck-mounted, Simco 3000, hollow-stem auger drill rig. Prior to coming on the site the drill augers were steam cleaned. Upon completion of the soil boring a two inch diameter well was installed. Well construction specifics are presented on the attached Well Log (Appendix II). The boring was logged by a California state-registered geologist in general accordance with the Unified Soil Classification System (USCS). Soil cuttings generated during the drilling operations were placed in stockpile B.

During drilling a standard penetration test split tube sampler (SPT) was used to collect samples of the subsurface soil for laboratory analysis. Soil samples were collected at five foot intervals during the drilling of the soil boring. After collecting the soil samples, the soil samples were transferred to laboratory supplied glass jars with Teflon lined caps, sealed, labeled and double sealed in "zip-lock" type plastic bags. All the samples were placed on ice in an ice chest until delivery to the laboratory. Chain-of-custody documentation was used to track the soil samples. The sampling equipment utilized to collect the soil samples was precleaned prior to use and cleaned between sampling events using a trisodium phosphate wash, two tap water rinses, and a distilled water rinse.

#### *Stockpile Soil Sampling*

During the initial backhoe assessment, approximately 25 cubic yards of soil were placed in two stockpiles. In order to characterize the soil for assessment of disposal options, four soil samples were collected. The samples were collected from randomly selected locations. Soil sample locations are shown on Figure 3.

Soil samples were packed into laboratory supplied glass jars, sealed, labeled and double sealed in "zip-lock" type plastic bags. All the samples were placed on ice in an ice chest until delivery to the laboratory.

Chain-of-custody documentation was used to track the soil samples. The sampling equipment utilized to collect the soil samples was precleaned prior to use and cleaned between sampling events using a trisodium phosphate wash, two tap water rinses and a distilled water rinse.

#### *Soil Sample Analyses*

Soil samples were handled under chain-of-custody procedures and delivered to Transglobal Environmental Geochemistry, Inc. (TEG), and Analytical Technologies, Inc. (ATI) state-certified hazardous waste analytical laboratories. Laboratory reports and chain-of-custody documents are attached (Appendix III).

Soil samples were analyzed for Total Petroleum Hydrocarbons (TPH) in general accordance with EPA Method 8015. Sample 204 (see Table 1) was analyzed for TPH and volatile organic compounds (VOC) in general accordance with EPA Method 8015. Sample 204 was analyzed for benzene, ethylbenzene, toluene, and xylenes (BTEX) in general accordance with EPA Method 6020 and organic lead in general accordance with EPA Method 6010. The results of the tests are presented in Tables 1 and 2.

#### *Groundwater Monitoring and Sampling*

On April 13, 1993, well MW-1 was monitored with an electronic interface probe capable of detecting a thickness of 0.01 feet of phase separated hydrocarbons (PSH). The interface probe was cleaned using a TSP solution, two tap water rinses and a final distilled water rinse. Groundwater was encountered at a depth of approximately five feet below grade. PSH was not observed.

The well was purged using a hand operated pump. Approximately three borehole volumes of water were removed from the well. Approximately 20 gallons of water was purged from the well, placed in a 55 gallon drum, labeled and left on site pending disposal.

After the well recharged to at least 80 percent of static conditions, groundwater samples were collected using a disposable bailer. Samples were decanted into glass 40 ml VOA vials, capped, sealed, labeled, placed in plastic bags and placed in a ice filled chest prior to delivery to the laboratory. Chain-of-Custody documentation accompanied the samples.

#### *Groundwater Sample Analyses*

Groundwater samples were handled under chain-of-custody procedures and delivered to Transglobal Environmental Geochemistry, Inc. (TEG), and Analytical Technologies, Inc. (ATI) state-certified hazardous waste analytical laboratories. Laboratory reports and chain-of-custody documents are attached (Appendix III).

The groundwater sample collected from well MW-1, was tested for TPH in general accordance with Modified EPA Method 8015, benzene, ethylbenzene, toluene, and xylenes (BTEX) in general accordance with EPA Method 602 and organic lead and total lead in general accordance with EPA Method 7421. The results of the tests are presented in Table 3.

## FINDINGS

### Geology/Hydrogeology

The region around the site is underlain by undifferentiated granitic rocks of the Southern California Batholith. This basement complex is unconformably overlain by sediments derived from tertiary and quaternary marine and non-marine sedimentary deposits. Those deposits have commonly been reworked to form alluvium and slopewash deposits.

The local geology beneath the site is interpreted to consist of an alluvium and slopewash mantle which at some undetermined depth overlays a layer of weathered rock and crystalline bedrock.

Upon review of a "Regional Hydrographic Basin Base Map" published by the San Diego County Planning Department, Cartographic Services Section (Map No. 88, August 1973), the site was interpreted to be located within the Coches Hydrographic Subarea (7.13) of the San Diego Hydrological Unit. Existing beneficial uses of groundwater for this subarea are reported to include: municipal, agriculture and industrial service supply.

Groundwater was encountered at an approximate depth of 4 feet below grade during drilling on April 9, 1993 and at a depth of approximately 5 feet below grade on April 13, 1993. The first encountered ground water beneath the site is interpreted to be from an unconfined aquifer.

### Soil Sample Test Results

#### Soil Samples Collected From Monitoring Well MW-1

One soil sample (sample 2042) collected during the drilling of well MW-1 was selected for laboratory analysis. Soil sample 2042 was collected at a depth of approximately five feet below grade, near the top of the field interpreted water table. As shown on Tables 1 and 2, this sample had no detectable concentrations of TPH, benzene, toluene, ethylbenzene, xylenes or organic lead.

#### Soil Samples Collected From Soil Stockpiles A and B

All four soil samples collected from Stockpiles A and B were selected for laboratory testing. As shown on Table 1, all four samples had no detectable TPH concentrations.

### Groundwater Sample Test Results

The sample collected from well MW-1 was selected for laboratory analysis. As shown on Table 3, this sample had no detectable concentrations of TPH, benzene, toluene, ethylbenzene, xylenes, organic lead, and a total lead concentration of 0.015 mg/l.

## CONCLUSIONS

Based on the data reviewed and obtained as part of this assessment, current regulatory guidelines, and our experience, in our professional judgment we have made the following conclusions:

- There is a very low likelihood that groundwater beneath the site in the vicinity of the former UST has been impacted by a release of petroleum hydrocarbons from the former UST.

Client: Carlton Oaks Country Club  
Project Number: 92E1021.2  
Date: August 10, 1993

ADDITIONAL ASSESSMENT REPORT  
Page 6 of 6

~~There is a very low likelihood that soil in the existing stockpiles contain detectable concentrations of TPH.~~

**RECOMMENDATIONS**

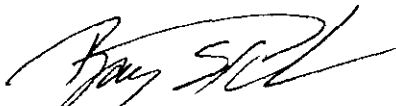
This report should be sent to the HMMD for review regarding the following issues:

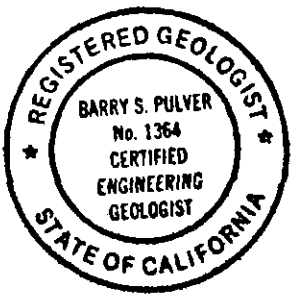
- Results from this and previous site assessments indicate that the soil and groundwater in the vicinity of the former UST is not impacted with fuel hydrocarbons. It is recommended that the HMMD consider closing this case.
- Because it appears that the existing soil stockpiles do not contain detectable concentrations of TPH, it is recommended that the HMMD grant approval for the on-site disposal of this soil.

○ Provided that the HMMD grants site closure, it is recommended that the HMMD approves the destruction of monitoring well MW-1 and the backfilling of the former UST excavation.

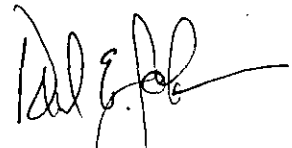
We have enjoyed working with you on this important project. If we may be of further assistance, please do not hesitate to contact our office at (619) 571-5500.

Respectfully,  
ENVIRONMENTAL BUSINESS SOLUTIONS, INC.

  
Barry S. Pulver, CEG 1364  
Principal



SRT1/92E1012.rp2

  
Daniel E. Johnson  
Principal

**TABLES**

**TABLE 1**  
**SOIL SAMPLE TEST RESULTS**  
**TOTAL PETROLEUM HYDROCARBONS**

Sample No.	Sample Location	TPH (mg/kg)
2042	MW-1 at five feet	<10
2046	Stockpile A	<10
2047	Stockpile B	<10
2048	Stockpile B	<10
2049	Stockpile B	<10

Notes:

1. Samples collected by EBS on April 9, 1993.
2. Samples analyzed by TEG on April 17, 1993 in general accordance with modified EPA Method 8015.



TABLE 2

SOIL SAMPLE TEST RESULTS

BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND ORGANIC LEAD

Sample No.	Benzene	Toluene	Ethylbenzene	Xylenes	Organic Lead
2042	<0.5 mg/kg	<0.5 mg/kg	<0.5 mg/kg	<0.5 mg/kg	<0.3 mg/kg

Notes:

1. Sample collected by EBS on April 9, 1993.
2. Sample tested for benzene, toluene, ethylbenzene, and xylenes by TEG on April 17, 1993 in general accordance with EPA Method 8020.
3. Sample tested for organic lead by ATI on April 21, 1993 in general accordance with EPA Method 6010.

TABLE 3

GROUNDWATER SAMPLE (MW-1) TEST RESULTS

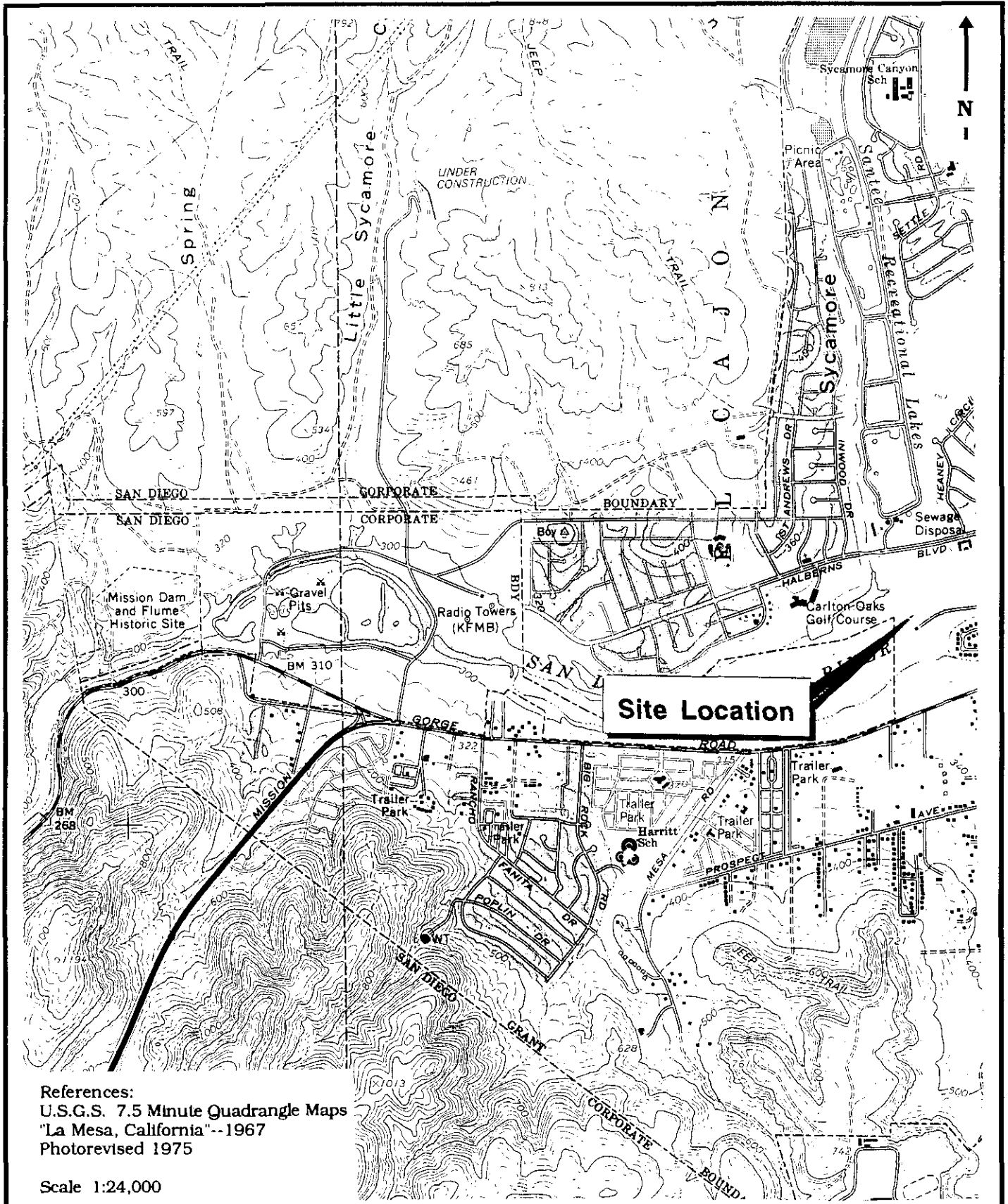
TOTAL PETROLEUM HYDROCARBONS,  
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES,  
ORGANIC LEAD, AND TOTAL LEAD

Analyte	Concentration
Total Petroleum Hydrocarbons	<500 µg/l
Benzene	<0.5 µg/l
Toluene	<0.5 µg/l
Ethylbenzene	<0.5 µg/l
Xylenes	<0.5 µg/l
Organic Lead	<0.03 mg/l
Total Lead	0.015 mg/l

Notes:

1. Sample collected from monitoring well MW-1 on April 13, 1993 by EBS.
2. Sample tested for total petroleum hydrocarbons by TEG on April 17, 1993 in general accordance with modified EPA Method 8015.
3. Sample tested for benzene, toluene, ethylbenzene, and xylenes by TEG on April 17, 1993 in general accordance with EPA Method 8020.
4. Sample tested for organic and total lead by ATI on April 23, 1993 in general accordance with EPA Method 7421.

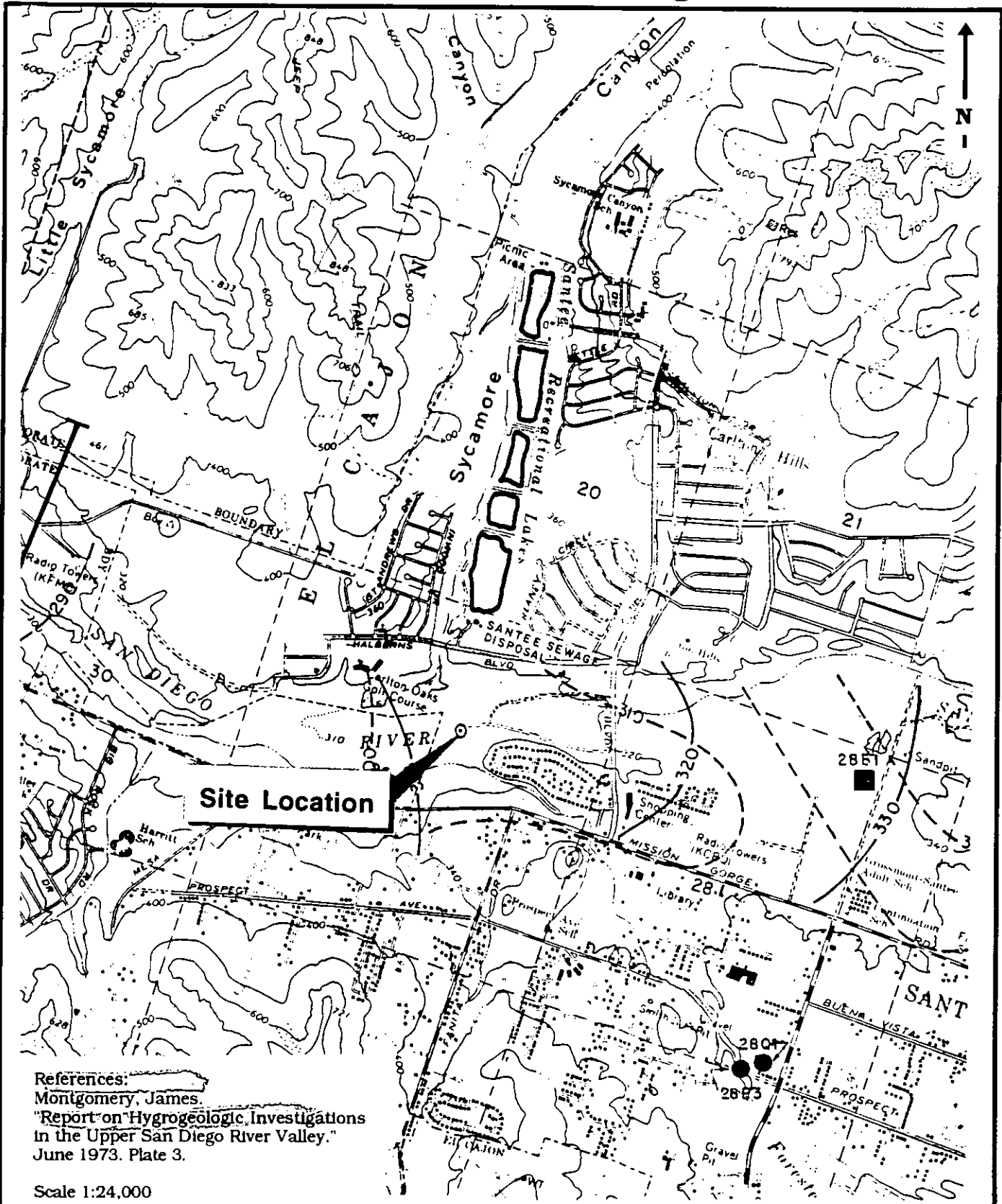
**FIGURES**



**Environmental  
 Business  
 Solutions, Inc.**

**Site Location Map**  
 Carlton Oaks Country Club  
 9200 Inwood Drive  
 Santee, CA 92071  
 March 12, 1993

**Project No.**  
 92E1021.1  
**Figure 1**



**Environmental  
 Business  
 Solutions, Inc.**

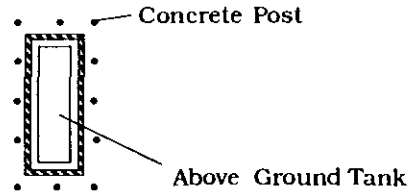
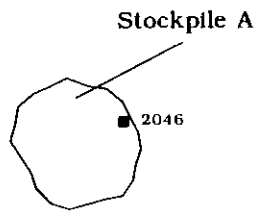
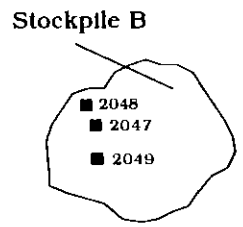
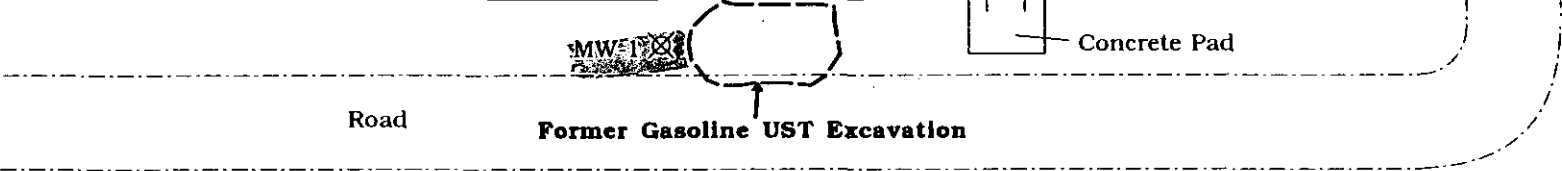
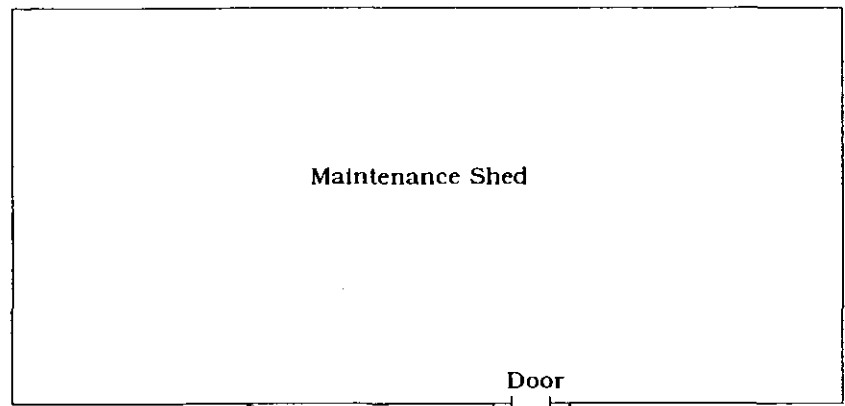
**Groundwater Elevations -  
 Upper San Diego River Valley**  
 Carlton Oaks Country Club  
 9200 Inwood Drive  
 Santee, CA 92071  
 March 12, 1993

**Project No.**  
 92E1021.1

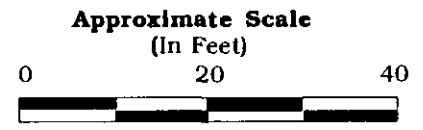
**Figure 2**

N  
W + E  
S

N  
↑



■ 2049 Soil Sample  
⊗ MW-1 Monitoring Well



Disclaimer: This illustration is an interpretation and is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

**Environmental  
Business  
Solutions, Inc.**

**Stockpile Sample & Monitoring Well  
Location Map**

Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, CA 92071

**Project No.**  
92E1021.1

**Figure**  
3

**APPENDIX I**



# County of San Diego

J. WILLIAM COX, M.D., Ph.D.  
DIRECTOR

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

OFFICE OF THE DEPUTY DIRECTOR  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

SITE ASSESSMENT AND MITIGATION  
P.O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2222

**RECEIVED**

APR 8 1993

April 7, 1993

Environmental Business  
Solutions, Inc.

### OFFICIAL NOTICE

Mr. James Timke  
Carlton Oaks Country Club  
9200 Inwood Drive  
Santee, CA 92071-2310

Dear Mr. Timke:

RE: UNAUTHORIZED RELEASE T2296/H20821-001 AT:  
CARLTON OAKS LODGE AND COUNTRY CLUB  
9200 INWOOD DRIVE  
SANTEE, CA 9207-2310

This notice has been prepared in accordance with the requirements set forth in Title 23 (State Underground Storage Tank Regulations), Division 3, Amendment to Chapter 16, Article 11, Section 2722. The purpose of this letter is to notify the Responsible Party of the status of the Work Plan received by San Diego County Site Assessment and Mitigation (SA/M) on March 15, 1993.

The Work Plan, dated March 8, 1993, and prepared by Environmental Business Solutions, Inc., covers one of the following phases of corrective action:

- Interim Remedial Action ( )
- Preliminary Site Assessment (X)
- Soil and Water Investigation ( )
- Corrective Action Plan Implementation ( )
- Verification Monitoring ( )

The Work Plan has been:

- (X) approved.
- ( ) disapproved-call the undersigned for further instructions.
- ( ) approved with the following changes or conditions:



Mr. James Timke

2

April 7, 1993

Keep this letter for your records as it may be required for corrective action cost reimbursement under Senate Bill 2004 (California Health and Safety Code, Division 20, Chapter 6.75, Article 6).

Please call me at (619) 338-2492 if you have any questions.

Sincerely,



JOHANNA BARRY, Hazardous Materials Specialist  
Site Assessment and Mitigation

JFB:

cc: Rosalind Dimenstein, RWQCB  
Dan Johnson, Environmental Business Solutions, Inc.

WPTIMKE.1

RECEIVED

APR 5 1993

Environmental Business Solutions, Inc.

PERMIT # W93401

A.P.N. # 383-071-02

EST # H20821

COUNTY OF SAN DIEGO DEPARTMENT OF HEALTH SERVICES

W93401 APN 383-071-02

HAZARDOUS MATERIALS MANAGEMENT DIVISION

COUNTY OF SAN DIEGO DEPARTMENT OF HEALTH SERVICES

MONITORING WELL AND BORING CONSTRUCTION AND DESTRUCTION

SITE NAME: CARLTON OAKS COUNTY CLUB

SITE ADDRESS: 9200 INWOOD DR, SANTEE, CA 92071

PERMIT FOR: 1 GROUNDWATER MONITORING WELL

PERMIT APPROVAL DATE: 04/01/93

PERMIT EXPIRES ON: 07/29/93

03 29-93 08:52 09:00 92014 01101 92014 01101 09:00 92014 CHECK # 156.50

PERMIT CONDITIONS:

- 1. All borings must be destroyed in accordance with Department of Water Resources Bulletin 74-81 and 74-90.
2. All wash water must be contained and disposed of properly.
3. Submit complete laboratory data for both soil and groundwater with the well logs.
4. Submit all the information specified in the SA/M Manual in: Section 1, C., 4., c).
5. All water and soil that is placed in drums must be labeled and stored as specified in the SA/M Manual in: Section 1, C., 5.
6. This office must be given 48 hour notice of any drilling activity on this site. Please contact Edward Sanko at (619)338-2339.
7. This office must be given advanced notification of drilling cancellation. Please contact Edward Sanko at (619)338-2339.

NOTE: This permit does not constitute approval of a workplan as defined in Section 2722 of Article 11 of C.C.R. Title 23. Workplans are required for all unauthorized release investigations in San Diego County.

APPROVED BY: [Signature] Notified: [Signature] 4/2/93 left msg

DATE: 4/1/93

**PERMIT APPLICATION FOR  
GROUND WATER AND VADOSE MONITORING WELLS**

ASSESSORS PARCEL NO. <b>31831-10711-1012</b>		PROPOSED DRILLING DATE <b>4-2-93</b>	NO. OF WELLS TO BE CONSTRUCTED <b>1 well</b>
SITE NAME <b>Carlton Oaks Country Club</b>			
SITE ADDRESS <b>9200 Inwood Drive</b>		CITY <b>Santee</b>	ZIP <b>92071</b>
PROPERTY OWNER (NAME) <b>Eastern Country Club Inc.</b>			PHONE NO. <b>(619) 448-4242</b>
MAILING ADDRESS <b>9200 Inwood Drive</b>		CITY <b>Santee</b>	ZIP <b>92071</b>
DRILLER (NAME) <b>Tri County Drilling</b>		LICENSE NO. <b>547737</b>	PHONE NO. <b>(619) 484-9775</b>
MAILING ADDRESS <b>9921 Carmel Mountain Road, Suite 215 San Diego</b>		CITY <b>San Diego</b>	ZIP <b>92129</b>
REGISTERED GEOLOGIST/ENGINEERING GEOLOGIST/CIVIL ENGINEER (RG/CEG/RCE) <b>Ronald D. Hallum</b>		REG.# <b>CEG 1484</b>	PHONE NO. <b>(619) 571-5500</b>
MAILING ADDRESS <b>Environmental Business Solutions 8799 Balboa Ave. Suite 290</b>		CITY <b>San Diego</b>	ZIP <b>92123</b>
BOND POSTED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>By Driller</b>	TYPE OF WELL <input checked="" type="checkbox"/> GROUND WATER <input type="checkbox"/> BORING <input type="checkbox"/> VADOSE <input type="checkbox"/> OTHER _____	DRILLING METHOD <input checked="" type="checkbox"/> AUGER <input type="checkbox"/> AIR ROTARY <input type="checkbox"/> MUD ROTARY <input type="checkbox"/> PERCUSSION <input type="checkbox"/> OTHER _____	
MATERIALS TO BE USED CASING TYPE <b>PVC</b> GAUGE <b>Sched 40</b> DIAMETER <b>2"</b> WELL SCREEN SIZE <b>0.020</b> FILTER PACK Specify <b>#3 sand</b>	SEAL <input type="checkbox"/> NEAT CEMENT <input checked="" type="checkbox"/> CEMENT & BENTONITE <input type="checkbox"/> OTHER _____	PROPOSED CONSTRUCTION Estimated ground water depth <b>6'</b> ft CEMENT SEAL <b>0</b> TO <b>2</b> BENTONITE SEAL <b>2</b> TO <b>5</b> FILTER PACK <b>5</b> TO <b>15</b> PERFORATION <b>5</b> TO <b>15</b> <i>due to shallow G.W.</i> NOTE: For wells with multiple completion attach a well construction diagram	
I hereby agree to comply with all regulations of Department of Health Services and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction and destruction.			
DRILLER SIGNATURE <i>[Signature]</i>		DATE <b>3/25/93</b>	
Within 30 days of well completion, I will furnish the Department of Health Services with a complete and accurate well log. I will certify the design and construction of the well in accordance with the permit application			
RG/CEG/RCE SIGNATURE <i>[Signature]</i>		DATE <b>3/25/93</b>	
DISPOSITION OF APPLICATION <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED			
CONDITIONS <b>Refer to attached conditions</b>			
HEALTH OFFICER <i>[Signature]</i>		DATE <b>4/1/93</b>	
OFFICE USE ONLY			
NUMBER OF WELLS TO BE CONSTRUCTED <b>1</b>	X \$150.00 = \$ <b>150.00</b>	AMOUNT DUE	ESTABLISHMENT # <b>H20821</b>
CHECK NO. <b>2348</b> DATE <b>3/25/93</b>	PROCESSED BY <i>[Signature]</i>		PERMIT # <b>W93401</b>

PERMIT APPLICATION SUPPLEMENT  
GROUND WATER AND VADOSE MONITORING WELLS

1. Well design, logging and construction must be supervised by a geologist, Engineering Geologist or Civil Engineer who is registered or certified by the State of California.
2. Provide verification of a well Drilling C-57 license
3. Provide a plot plan giving location of existing improvements such as structures, underground tanks, underground utilities, underground piping, and the proposed monitoring and/or observation wells.

4. What is the proposed purpose of the well? To assess if groundwater is  
impacted by gasoline

5. What procedures will be used to prevent the well from providing an avenue to contamination during construction?

Hollow-stem augers will be used.

6. What field procedures will be utilized to determine if contamination exists?

Cuttings and samples will be screened with a PID.

7. What procedures will be used to determine whether samples will be sent for laboratory testing or archiving?

The soil sample collected near the field-identified  
saturated zone will be analyzed.

8. What constituents will be monitored and tested?

TPH (mod. EPA method 8015) and BTEX (EPA method 8020)

9. How will samples be transported and preserved? Samples will be placed in ice-filled chest and transported to lab.

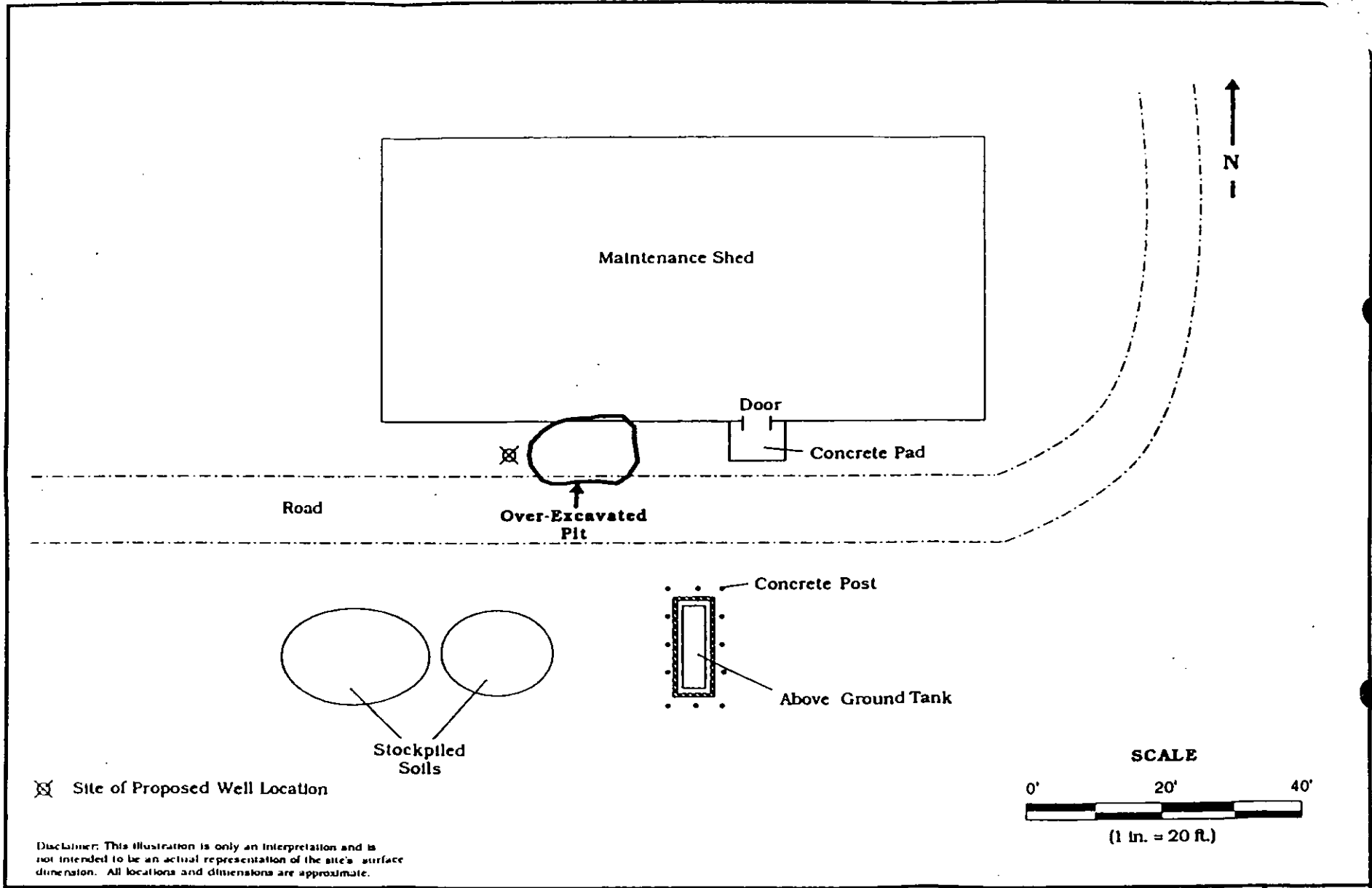
10. What sampling methods will be used? Split Spoon sampler

11. Are you proposing a variation from the methods and/or procedures presented in the Requirements for the construction of vadose and Ground Water Monitoring Wells (dated January 1992) If yes, specify these variations? No

12. What procedures will be used to insure no contamination will be introduced by the drilling equipment? Drill rig will be inspected for leaks and fixed if necessary. Augers will be steam cleaned prior to drilling.

13. What methods will be used to clean sampling equipment? 3-bucket wash

14. What cleaning method will be used to clean casing and screen prior to installation? Casing and screen are pre-cleaned.

















⊗ Site of Proposed Well Location

Disclaimer: This illustration is only an interpretation and is not intended to be an actual representation of the site's surface dimension. All locations and dimensions are approximate.

<p><b>Environmental Business Solutions, Inc.</b></p>	<p align="center"><b>Site Plan</b> Carlton Oaks Country Club 9200 Inwood Drive Santee, CA 92071 March 12, 1993</p>	<p><b>Project No.</b> 92E1021.1</p>	<p><b>Figure</b> 3</p>
--	--	---	----------------------------

**APPENDIX II**

Major Soil Divisions			Group Symbol	Descriptions
<b>Coarse Grained Soils</b> (>50 % of material is larger than No. 200 sieve size.)	<b>GRAVELS</b> (>50 % of coarse fraction is larger than No. 4 sieve size.)	<u>Clean Gravels</u> (<5 % fines)	 GW	Well graded (poorly sorted) gravels, gravel sand mixtures, little or no fines.
		<u>Gravel With Fines</u> (>5 % fines)	 GP	Poorly graded (well sorted) gravels or gravel-sand mixtures, little or no fines.
			 GM	Silty gravels, gravel-sand-clay mixtures, non-plastic fines.
		<b>SANDS</b> (>50 % of coarse fraction is smaller than No. 4 sieve size.)	<u>Clean Sands</u> (<5 % fines)	 SW
	 SP			Poorly graded (well sorted) sands or gravelly sands, little or no fines.
	<u>Sands With Fines</u> (>5 % fines)		 SM	Silty sands, sand-silt mixtures, plastic fines.
			 SC	Clayey sands, sand-clay mixtures, plastic fines.
	<b>Fine Grained Soils</b> (> 50 % of material is smaller than No. 200 sieve size.)	<b>SILTS AND CLAYS</b> (Liquid limit is <50 %)	 ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
 CL			Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
 OL			Organic silts and organic silty clays of low plasticity.	
<b>SILTS AND CLAYS</b> (Liquid limit is >50 %)		 MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	
		 CH	Inorganic clays of high plasticity, fat clays.	
		 OH	Organic clays of medium to high plasticity, organic silts.	
<b>Highly Organic Soils</b>			 Pt	Peat and other highly organic soils.

SILT or CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Coarse		

U.S. Standard Sieve Sizes #200      #40      #10      #4      3/4"      3"      12"      Particle Size Limits

**Environmental  
Business  
Solutions, Inc.**

**Soil Classification Legend**  
(Adopted from the Unified Soil Classification Standard - USCS)



**Environmental  
Business  
Solutions, Inc.**

**BOREHOLE/WELL LOG**

Number:

MW - 1

Client:

Carlton Oaks Country Club

Job No:

92E1021.1

Sheet:

1 of 1

EBS Reps:

Ron Hallum, CEG #1484

Location:

9200 Inwood Drive  
Santee, California

Drilling Company/Driller:

Tricounty Drilling / James

Date Drilled:

4/9/93

Date Drafted:

4/15/93

Drill Rig/Sampling Method:

SIMCO /SPT, Split Spoon Sampler

Borehole Dia.:

8"

Casing Dia.:

2"

Surface Elevation:

--

SAMPLE LOG			BOREHOLE LOG				WELL LOG
Sample Number	Lab Results TPH Gas/Diesel (ppm)	Density Blows/ft	Depth in Feet	USCS Symbol	Graphic Log	Geologic Description (Formation, soil type, color, grain, minor soil component, moisture, density, odor, etc.)	
			0				
			1			<p><b>ALLUVIUM</b> Sand, dark yellow brown to dusky yellow brown (10YR 4/2 - 2/2), very moist to saturated, loose, trace to slightly silty, very friable, very micaceous.</p>	
			2				
			3	SP			
			4				
2042	ND	7	5				
			6				
			7				
			8				
			9				
			10				
2043	Not Tested	8	11			<p>Sand, dark gray (N3), coarse grain, interbedded with slightly silty fine to medium grain, saturated, loose, very friable.</p>	
			12				
			13				
			14				
			15				
2044	Not Tested	9	16				
			17				
			18				
			19				
2045	Not Tested	--	20			<p>@20' Borehole terminated. Well set to 18.5'</p>	
			21				
			22				
			23				
			24				
			25				
			26				

Registered Professional: \_\_\_\_\_ License #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Support Professional: \_\_\_\_\_ License #: \_\_\_\_\_ Date: \_\_\_\_\_

**APPENDIX III**



April 20, 1993

Mr. Dan Johnson  
Environmental Business Solutions, Inc.  
8799 Balboa Avenue  
Suite 290  
San Diego, CA 92123

**RECEIVED**

**APR 26 1993**

Environmental Business  
Solutions, Inc.

SUBJECT: DATA REPORT - CARLTON OAKS, SANTEE - ENVIRONMENTAL  
BUSINESS SOLUTIONS PROJECT #92E1021

TEG Project #930409-7

Mr. Johnson:

Please find enclosed a data report for soil and water samples from Carlton Oaks in Santee for Environmental Business Solutions. All samples were analyzed in TEG's California DOHS certified mobile laboratory (CERT #1839). TEG personnel conducted the following analyses:

- 5 soils and 1 water for total petroleum hydrocarbons (TPH) by DOHS Modified EPA Method 8015.
- 1 soil and 1 water for volatile aromatic hydrocarbons (BTEX) by EPA Method 8020/602.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included on the tables.

TEG appreciates the opportunity to provide analytical services to Environmental Business Solutions for this project. If you have any questions relating to these data or report, please do not hesitate to contact us.

Sincerely,

Ms. Sheri Hartman  
President



**TRANSGLOBAL  
ENVIRONMENTAL  
GEOCHEMISTRY, INC.**

ENVIRONMENTAL BUSINESS SOLUTIONS  
Carlton Oaks  
Santee, CA

TEG Project #930409-07

TPH (DOHS Mod. EPA Method 8015) & BTEX (EPA Method 8020) ANALYSES OF SOILS

SAMPLE NUMBER	DATE ANALYZED	TPH-GAS (mg/kg)	BENZENE (mg/kg)	TOLUENE (mg/kg)	ETHYLBENZ (mg/kg)	XYLENES (mg/kg)
METHOD BLANK	04/17/93	ND	ND	ND	ND	ND
2042	04/17/93	ND	ND	ND	ND	ND
2046	04/17/93	ND	--	--	--	--
2047	04/17/93	ND	--	--	--	--
2048	04/17/93	ND	--	--	--	--
2049	04/17/93	ND	--	--	--	--
2049 DUP	04/17/93	ND	--	--	--	--
DETECTION LIMITS		10	0.050	0.050	0.050	0.050

ND INDICATES NOT DETECTED AT LISTED DETECTION LIMITS

QA/QC DATA - MATRIX SPIKE ANALYSIS

Spiked Conc.	04/17/93	200	1.000	1.000	1.000	3.000
Measured Conc.		196	1.008	0.926	0.953	2.771
‡ Recovery		98.0%	100.8%	92.6%	95.3%	92.4%
Spiked Conc.	04/17/93	200	1.000	1.000	1.000	3.000
Measured Conc.		215	0.962	0.930	0.907	2.616
‡ Recovery		107.5%	96.2%	93.0%	90.7%	87.2%
RPD		9.2%	4.7%	0.4%	4.9%	5.8%

ACCEPTABLE RECOVERY LIMITS: 65% TO 135%

ANALYSES PERFORMED IN TEG'S DOHS CERTIFIED MOBILE LABORATORY (CERT #1839)

ANALYSES PERFORMED BY: MR. GREG SHERMAN

DATA REVIEWED BY: MS. SHERI HARTMAN

*Sheri Hartman 4/22/93*



**TRANSGLOBAL  
ENVIRONMENTAL  
GEOCHEMISTRY, INC.**

ENVIRONMENTAL BUSINESS SOLUTIONS  
Carlton Oaks  
Santee, CA

TEG Project #930409-07

TPH (DOHS Mod. EPA Method 8015) & BTEX (EPA Method 602) ANALYSES OF WATERS

SAMPLE NUMBER	DATE ANALYZED	TPH-GAS (ug/l)	BENZENE (ug/l)	TOLUENE (ug/l)	ETHYLBENZ (ug/l)	XYLENES (ug/l)
METHOD BLANK	04/17/93	ND	ND	ND	ND	ND
2050	04/17/93	ND	ND	ND	ND	ND
DETECTION LIMITS (ug/l)		500	0.5	0.5	0.5	0.5

ND INDICATES NOT DETECTED AT LISTED DETECTION LIMITS

QA/QC DATA - MATRIX SPIKE ANALYSIS - WATERS (ug/l)

Spiked Conc.	02/04/93	2000	100.0	100.0	100.0	300.0
Measured Conc.		2175	78.3	84.2	86.8	256.1
% Recovery		108.8%	78.3%	84.2%	86.8%	85.4%
Spiked Conc.	02/04/93	2000	100.0	100.0	100.0	300.0
Measured Conc.		2041	85.3	92.8	92.6	279.2
% Recovery		102.1%	85.3%	92.8%	92.6%	93.1%
RPD		6.4%	8.6%	9.8%	6.5%	8.6%

ACCEPTABLE RECOVERY LIMITS: 65% TO 135%

ANALYSES PERFORMED IN TEG'S DOHS CERTIFIED MOBILE LABORATORY (CERT #1839)

ANALYSES PERFORMED BY: MR. GREG SHERMAN

DATA REVIEWED BY: MS. SHERI HARTMAN

*Sheri Hartman 4/22/93*



## ANALYTICAL PROCEDURES

### SAMPLE PREPARATION

#### *Waters*

Separate water aliquots are extracted for TPH analysis (gasoline and diesel) by liquid-liquid extraction with freon 113 using a modified EPA Method 3510. For volatile aromatics and chlorinated hydrocarbons (EPA 601 & 602), water samples are purged of volatiles in a Tekmar LSC-2000 purge & trap following EPA Method 5030.

#### *Soils*

Soil samples are extracted with methanol for volatile chlorinated hydrocarbon compounds (EPA 8010) and with freon 113 for volatile aromatic hydrocarbon compounds (EPA 8020) and fuel compounds (DOHS approved EPA 8015m) by hand-shaking for 2 minutes and sonification for 10 minutes.

### GAS CHROMATOGRAPHY

#### *Volatile Chlorinated Hydrocarbons*

Water samples and soil extracts are purged in a Tekmar LSC-2000 purge & trap, and backflushed into a Shimadzu 14A gas chromatograph equipped with megabore capillary columns and photoionization detector (PID) and Hall electrolytic detectors following EPA Methods 601/8010 and 602/8020.

#### *Volatile Aromatic Hydrocarbons (BTEX) & Total Fuel Hydrocarbons (TPH)*

An aliquot of the soil extract is injected on-column into a Shimadzu gas chromatograph equipped with megabore capillary columns, photoionization (PID) and flame ionization detectors (FID).

### TOTAL RECOVERABLE HYDROCARBONS

Extracts are scrubbed with silica gel and measured on a BUCK 404 Infrared Analyzer following EPA 418.1 protocols.

### DATA ACQUISITION & PROCESSING

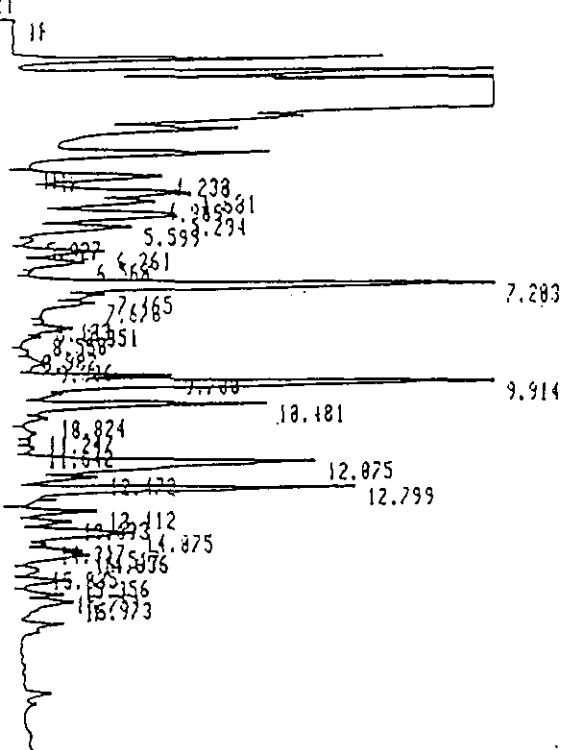
Data from the gas chromatographs are integrated and plotted by Hewlett-Packard 3393A computing integrators. Separate chromatograms are printed for each detector. The resulting chromatograms are inspected at the end of each run and the data entered into an IBM-compatible computer for on-site processing and evaluation.



# TOTAL PETROLEUM HYDROCARBONS (EPA 8015m)

## GASOLINE

\* RUN# 82 JUL 25, 1990 14:56  
START



STOP

Closing signal file M:SIGNAL .BNC

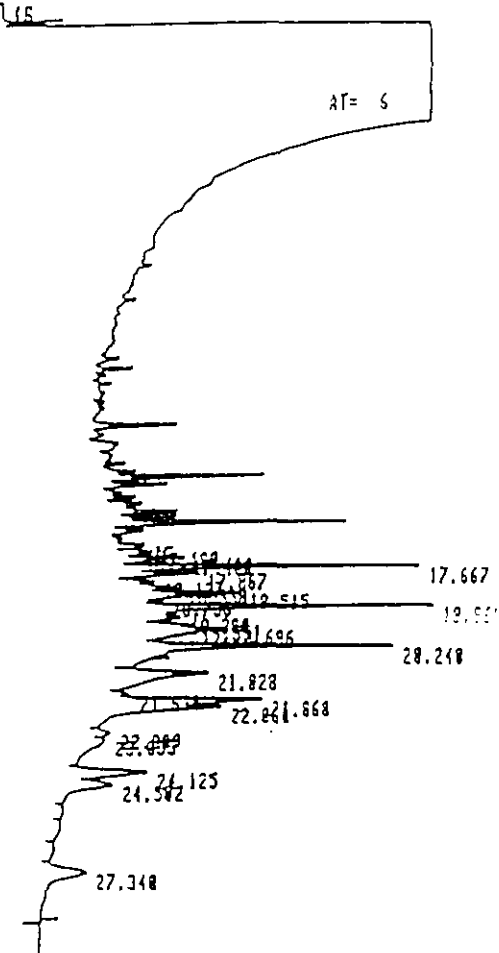
RUN# 82 JUL 25, 1990 14:58:41

SIGNAL FILE: K:SIGNAL.BNC

EPA METHOD 8015

## DIESEL

\* RUN# 6 SEP 11, 1990 15:15:03  
START



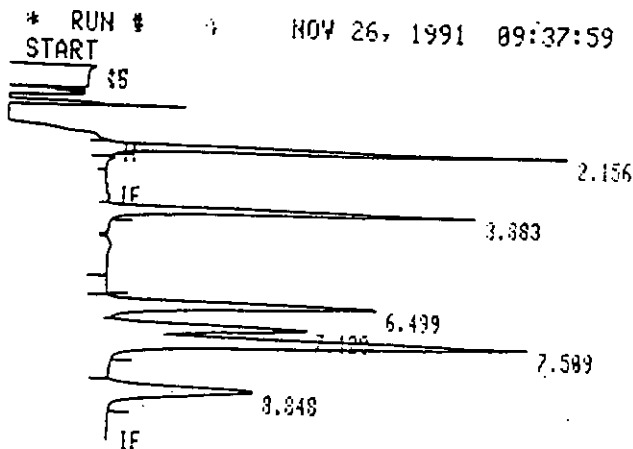
TIMETABLE STOP

Closing signal file M:SIGNAL .BNC

RUN# 6 SEP 11, 1990 15:15:03



# VOLATILE AROMATIC HYDROCARBONS (EPA 602/8020)



TIMETABLE STOP

Closing signal file M:SIGNAL .BNC

RUN# 4 NOV 26, 1991 09:37:59

SIGNAL FILE: M: SIGNAL.BNC

EPA8020M

ESTD

RT	TYPE	AREA	WIDTH	HEIGHT
2.156	BB	413165	.894	73448
3.883	PB	366094	.137	44456
6.499	BB	387750	.200	32291
7.128	BB	288464	.178	19467
7.589	BB	545349	.200	45373
8.848	BB	278847	.265	17522

RT	CAL#	PPM	SOIL	NAME
2.156	1R	1.195		BENZENE
3.883	2R	1.221		TOLUENE
6.499	3R	1.201		CHLOROBENZ
7.128	4R	1.232		ETHYLBENZ
7.589	5R	2.342		M&P XYLENE
8.848	6R	1.250		o XYLENE

TOTAL AREA=2199669  
MUL FACTOR=1.0038E+08







Analytical Technologies, Inc.

Corporate Offices: 5550 Morehouse Drive San Diego, CA 92121 (619) 458-9141

ATI I.D.: 304245

April 23, 1993

RECEIVED

APR 26 1993

Environmental Business  
Solutions, Inc.

ENVIRONMENTAL BUSINESS SOLUTIONS  
8799 BALBOA AVENUE, SUITE 290  
SAN DIEGO, CA 92123

Project Name: (NONE)  
Project # : 92E1021

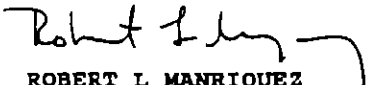
Attention: DAN JOHNSON

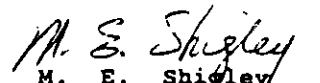
Analytical Technologies, Inc. has received the following sample(s):

<u>Date Received</u>	<u>Quantity</u>	<u>Matrix</u>
April 19, 1993	1	SOIL

The sample(s) were analyzed with EPA methodology or equivalent methods as specified in the enclosed analytical schedule. The symbol for "less than" indicates a value below the reportable detection limit. Please note that the Sample Condition Upon Receipt Checklist is included at the end of this report.

The results of these analyses and the quality control data are enclosed.

  
ROBERT L. MANRIQUEZ  
PROJECT MANAGER

  
M. E. Shigley  
LABORATORY MANAGER

cc: CHRIS MALECKI  
TRANSGLOBAL ENVIRONMENTAL GEOCHEMISTRY, INC.  
432 N. CEDROS  
SOLONA BEACH, CA 92075



SAMPLE CROSS REFERENCE

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

Report Date: April 23, 1993  
ATI I.D. : 304245

ATI #	Client Description	Matrix	Date Collected
1	2042	SOIL	09-APR-93

---TOTALS---

<u>Matrix</u>	<u># Samples</u>
SOIL	1

ATI STANDARD DISPOSAL PRACTICE

The sample(s) from this project will be disposed of in twenty-one (21) days from the date of this report. If an extended storage period is required, please contact our sample control department before the scheduled disposal date.



Analytical Technologies, Inc.

ANALYTICAL SCHEDULE

Page 2

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

ATI I.D.: 304245

Analysis	Technique/Description
EPA 6010 (LEAD, ORGANIC)	INDUCTIVELY COUPLED ARGON PLASMA



Analytical Technologies, Inc.

METALS RESULTS

Page 3

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

ATI I.D.: 304245

Sample Client ID #	Matrix	Date Sampled	Date Received
1 2042	SOIL	09-APR-93	19-APR-93

Parameter	Units
ORGANIC LEAD	MG/KG <0.3



Analytical Technologies, Inc.

METALS - QUALITY CONTROL

DUP/MS

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

ATI I.D. : 304245

Parameters	REF I.D.	Units	Sample Result	Dup Result	RPD	Spiked Sample	Spike Conc	% Rec
ORGANIC LEAD	304245-01	MG/KG	<0.3	<0.3	0	4.3	5.2	83

% Recovery = (Spike Sample Result - Sample Result)\*100/Spike Concentration  
RPD (Relative % Difference) = (Sample Result - Duplicate Result)\*100/Average Result



METALS - QUALITY CONTROL

BLANK SPIKE

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

ATI I.D. : 304245

Parameters	Blank Spike ID#	Units	Blank Result	Spiked Sample	Spike Conc.	% Rec
ORGANIC LEAD	35036	MG/KG	<0.3	4.9	5.3	92

% Recovery = (Spike Sample Result - Sample Result)\*100/Spike Concentration  
RPD (Relative % Difference) = (Sample Result - Duplicate Result)\*100/Average Result

DATE LISTING FOR INORGANICS FOR PROJECT ID ENVBUS1001 23-APR-93 PAGE 1  
FOR ACCESSIONS RECEIVED WITHIN THE LAST 90 DAYS  
ACCESSION # 304245

Project Id: ENVBUS1001  
Proj Num : 92E1021

Proj Name : (NONE)  
Accession : 304245

---

Test: EPA 6010 (LEAD, ORGANIC)

ATI #	Matrix	Client ID	Sampled	Received	Analyzed	Prep Date
1	SOIL	2042	09-APR-93	19-APR-93	21-APR-93	20-APR-93



ACCESSION #: 304245

INITIALS: AT

SAMPLE CONDITION UPON RECEIPT CHECKLIST (FOR RE-ACCESSIONS, COMPLETE #7 THRU #9)			
1	Does this project require special handling according to NEESA Levels C, D, AFOEHL or CLP protocols? If yes, complete a) thru c) a) Cooler temperature _____ b) pH sample aliquoted: yes / no / n/a c) LOT #'s: _____	YES	<input checked="" type="radio"/> NO
2	Are custody seals present on cooler?	YES	<input checked="" type="radio"/> NO
	If yes, are seals intact?	YES	NO
3	Are custody seals present on sample containers?	YES	<input checked="" type="radio"/> NO
	If yes, are seals intact?	YES	NO
4	Is there a Chain-Of-Custody (COC)?	<input checked="" type="radio"/> YES	NO
5	Is the COC complete? Reinquished: <input checked="" type="radio"/> yes/no Requested analysis: <input checked="" type="radio"/> yes/no	<input checked="" type="radio"/> YES	NO
6	Is the COC in agreement with the samples received? # Samples: <input checked="" type="radio"/> yes/no Sample ID's: <input checked="" type="radio"/> yes/no Matrix: <input checked="" type="radio"/> yes/no # containers: <input checked="" type="radio"/> yes/no	<input checked="" type="radio"/> YES	NO
7	Are the samples preserved correctly?	<input checked="" type="radio"/> YES	NO
8	Is there enough sample for all the requested analyses?	<input checked="" type="radio"/> YES	NO
9	Are all samples within holding times for the requested analyses?	<input checked="" type="radio"/> YES	NO
10	Were the samples received cold?	<input checked="" type="radio"/> YES	NO
11	Were all sample containers received intact (ie. not broken, leaking, etc.)?	<input checked="" type="radio"/> YES	NO
12	Are samples requiring no headspace, headspace free? N/A	<input checked="" type="radio"/> YES	NO
13	Are there special comments on the Chain of Custody which require client contact?	YES	<input checked="" type="radio"/> N/A
14	If yes, was ATI Project Manager notified?	YES	NO
Describe "no" items: _____ _____ _____ _____			
Was client contacted? yes / no			
If yes, Date: _____ Name of Person contacted: _____			
Describe actions taken or client instructions: _____ _____ _____			
*Or other representative documents, letters, and/or shipping memos			





Analytical **Technologies, Inc.**

Corporate Offices: 5550 Morehouse Drive San Diego, CA 92121 (619) 453-9121

ATI I.D.: 304204

June 09, 1993

**RECEIVED**

ENVIRONMENTAL BUSINESS SOLUTIONS  
8799 BALBOA AVENUE, SUITE 290  
SAN DIEGO, CA 92123

JUN 10 1993

Environmental Business  
Solutions, Inc

Project Name: (NONE)  
Project # : 92E1021

Attention: BARRY PULVER

Analytical Technologies, Inc. has received the following sample(s):

<u>Date Received</u>	<u>Quantity</u>	<u>Matrix</u>
April 15, 1993	1	WATER

The sample(s) were analyzed with EPA methodology or equivalent methods as specified in the enclosed analytical schedule. The symbol for "less than" indicates a value below the reportable detection limit. Please note that the Sample Condition Upon Receipt Checklist is included at the end of this report.

The results of these analyses and the quality control data are enclosed.

ROBERT L MANRIQUEZ  
PROJECT MANAGER

*M. E. Shigley*  
M. E. Shigley  
LABORATORY MANAGER

SAMPLE CROSS REFERENCE

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
 Project # : 92E1021  
 Project Name: (NONE)

Report Date: June 09, 1993  
 ATI I.D. : 304204

ATI #	Client Description	Matrix	Date Collected
1	2050	WATER	13-APR-93

---TOTALS---

<u>Matrix</u>	<u># Samples</u>
WATER	1

ATI STANDARD DISPOSAL PRACTICE

The sample(s) from this project will be disposed of in twenty-one (21) days from the date of this report. If an extended storage period is required, please contact our sample control department before the scheduled disposal date.

ANALYTICAL SCHEDULE

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

ATI I.D.: 304204

Analysis	Technique/Description
EPA 7421 (LEAD)	ATOMIC ABSORPTION/GRAPHITE FURNACE
EPA 7421 (LEAD, ORGANIC)	ATOMIC ABSORPTION/GRAPHITE FURNACE

METALS RESULTS

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
Project # : 92E1021  
Project Name: (NONE)

ATI I.D.: 304204

Sample Client ID #	Matrix	Date Sampled	Date Received
1 2050	WATER	13-APR-93	15-APR-93

Parameter	Units	1
ORGANIC LEAD	MG/L	<0.03
LEAD	MG/L	0.015

METALS - QUALITY CONTROL

DUP/MS

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
 Project # : 92E1021  
 Project Name: (NONE)

ATI I.D. : 304204

Parameters	REF I.D.	Units	Sample Result	Dup Result	RPD	Spiked Sample	Spike Conc	% Rec
LEAD	304201-02	MG/L	<0.002	<0.002	0	2.09	2.00	105
ORGANIC LEAD	304159-02	MG/L	<0.03	<0.03	0	0.06	0.05	120

% Recovery = (Spike Sample Result - Sample Result)\*100/Spike Concentration

RPD (Relative % Difference) = (Sample Result - Duplicate Result)\*100/Average Result

METALS - QUALITY CONTROL

BLANK SPIKE

Page 5

Client : ENVIRONMENTAL BUSINESS SOLUTIONS  
 Project # : 92E1021  
 Project Name: (NONE)

ATI I.D. : 304204

Parameters	Blank Spike ID#	Units	Blank Result	Spiked Sample	Spike Conc.	% Rec
LEAD	35133	MG/L	<0.002	2.06	2.00	103
ORGANIC LEAD	35134	MG/L	<0.03	0.05	0.05	100

% Recovery = (Spike Sample Result - Sample Result)\*100/Spike Concentration

RPD (Relative % Difference) = (Sample Result - Duplicate Result)\*100/Average Result





# Environmental Business Solutions, Inc.

"Providing Economic Environmental Solutions to the Business Community"

## FAX TRANSMITTAL COVER LETTER

date 4-1-97  
fax 338-2317

Number of Pages: 4  
(Including this cover page)

Please deliver the following pages to:

Name: Johanna Barry  
Company: HMMO  
Telephone: 338-2442

Transmitted from:

Name: Dan Johnson

Comments: Carlton Oaks Country Club  
Health and Safety Plan

Hard copy to follow in the mail:  Yes  No

For receipt of documents:  
I warrant that the information provided is true and correct. If you receive the specified number of documents, please contact us at 338-2317.



# Environmental Business Solutions, Inc.

"Providing Economic Environmental Solutions to the Business Community"

## SITE HEALTH AND SAFETY PLAN

Project: Carlton Oaks Country Club  
Site Location: 9200 Inwood Drive, Santee, California

Job No. 92E1021

Project Description: Install one groundwater monitoring well to a maximum depth of 20 feet below grade.

Chemicals of Concern: Previous soil sampling and testing indicated Total Petroleum Hydrocarbon concentration (by modified EPA Method 9015) ranging from less than 10 parts per million to 675 parts per million. According to information provided by our client the only substance stored in the underground tank at this site was gasoline.

### GENERAL HEALTH AND SAFETY CONSIDERATIONS

WORKERS WITHIN THE EXCLUSION ZONE MUST HAVE COMPLETED A 40 HOUR OSHA TRAINING COURSE.

**CHEMICAL HAZARDS:** Workers may be exposed to gasoline fumes.

**ACTION LEVEL:** According to ACGIH, an IDLH of 100 ppm of gasoline as measured by PID, respiratory protection shall be worn. However, an action level of 20 ppm gasoline as measured by PID in the breathing zone for respiratory protection shall be established for this project.

**RESPIRATORY PROTECTIVE EQUIPMENT:** All workers within the exclusion zone must have, at a minimum, half face respirators with an organic cartridge present at the worksite.

**PROTECTIVE CLOTHING AND EQUIPMENT:** Level D Personal Protective Equipment (PPE) is the minimum PPE required at this site. Level D PPE includes hard hat, steel-toed shoes, long pants, safety glasses with side shields, hearing protection, and safety vests.

**PHYSICAL HAZARDS:** Underground/overhead utility lines; flying objects; pinch points, exertion strain; tripping, slipping falling; moving equipment; vehicular traffic.

**SITE SPECIFIC INSTRUCTIONS:** No eating or smoking is allowed at the worksite. Air monitoring will be performed by EBS personnel. If PID readings exceed 25 ppm, as measured in the breathing zone, benzene specific detector tubes will be used to monitor the air. If PID readings exceed 25 ppm and benzene concentrations are less than 1 ppm work may continue but respirators will be required. If benzene concentrations exceed 1 ppm work will stop until vapors decrease. All site workers are encouraged to wear appropriate respirators at anytime which vapors are a problem or a nuisance.

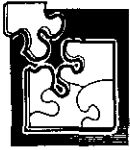
**HOSPITAL:** Grossmont Hospital

**DIRECTIONS TO HOSPITAL:** SEE ATTACHED MAP - East on Carlton Oaks Drive, South on Carlton Oaks Boulevard, west on Mission Gorge Road, South on Farns Road, East on Navajo Road, South on Farns Road, East on Grossmont Center Drive to hospital.

**IN CASE OF EMERGENCY DIAL 911**







## Environmental Business Solutions, Inc.

"Providing Economic Environmental Solutions to the Business Community"

RECEIVED

MAR 15 1 56 PM '93

ENVIRONMENTAL  
HEALTH SERVICES

March 8, 1993

Ms. Johanna Barry, REHS  
County of San Diego  
Department of Health Services  
Environmental Health Services  
Hazardous Materials Management Division  
Site Assessment and Mitigation Program  
P.O. Box 85261  
San Diego, CA 92186-5261

RE: **Workplan - Carlton Oaks Country Club**  
**9200 Inwood Drive, Santee, California, 92071**  
**HMMD T# 2296: H# 20821-001**

Dear Ms. Barry:

Environmental Business Solutions, Inc. has prepared a workplan for the installation of one groundwater monitoring well to be installed at the above-referenced site.

### BACKGROUND

It is our understanding that a 1,000 gallon gasoline underground storage tank (UST) was removed from the site on or about April 22, 1992. We also understand that the soil underneath the tank was sampled by a contractor, under the direction of an inspector from the County of San Diego, Hazardous Materials Management Division (HMMD). The soil samples were submitted to a certified hazardous waste laboratory, Quality Assurance Labs, under chain-of-custody procedures for analytical testing.

Two soil samples were tested for total petroleum hydrocarbons (TPH) from the gasoline tank excavation. The TPH results were reported to be 675 parts per million (ppm) for soil sample T-1 collected from the excavation at approximately 5.5 feet below grade and 843 ppm for soil sample T-2 also collected from the excavation at a depth of 5.5 feet below grade. Since these samples from the excavation had concentrations greater than the clean-up levels typically assigned to a beneficial groundwater area (such as this site), the HMMD requested a site assessment be conducted at the site.

On June 19, 1992 EBS collected soil samples and excavated soil in and around the vicinity of the former UST. A report was issued on July 17, 1992 which presented the results of the soil sampling activity. As presented in the report, soil samples collected below a depth of 6 feet below grade generally had no detectable TPH concentrations. In order to remove soil with detectable TPH, soil excavations extended to a total depth of approximately seven feet below grade.

On August 13, 1992 the HMMD issued a letter stating that additional work needed to be performed prior to the HMMD closing the site. On October 8, 1992 a meeting was held between representatives of EBS and Ms. Johanna Barry and Mr. Mike Verneti of the HMMD to discuss

additional work which was requested. It was decided, and agreed to by the HMMD representatives, to install one groundwater well at the site to assess groundwater quality in the

immediate vicinity of the excavation. This decision was based upon considerable data indicating the direction of groundwater flow in the site vicinity.

\* A June 1973 study conducted by the then Santee County Water District shows a groundwater gradient generally from the east to the west (Figure 2) (James M. Montgomery, Consulting Engineers, Inc., "Report On the Hydrogeologic Investigation in the Upper San Diego River Valley", June 1973.) Therefore, it is our opinion that a groundwater sample representative of groundwater quality down gradient from the former UST excavation (potential source) can be obtained by placing a groundwater monitoring well immediately to the west of the former excavation (Figure 3).

### OBJECTIVE

The objective of this proposed scope of services is to assess the likelihood that the shallow groundwater near the former UST excavation has been impacted by petroleum hydrocarbons.

### SCOPE OF SERVICES

The scope of services that will be used to meet the objective includes the following Phases:

#### **Phase I      Preparation of this Workplan and Amendments to the Existing Site Health and Safety Plan, and Preparation of a Well Permit**

EBS has prepared this written workplan which is intended to satisfy the HMMD requirements. The workplan describes the field procedures to be utilized in the field investigation, including the type of laboratory analyses to be performed on the soil samples, and the soil sample collection method.

The existing health and safety plan will be amended to reflect the current work scope. A health and safety plan for work conducted at the site and workers within the "exclusion" zone is required pursuant to the regulations found in 29 CFR Part 1910.120. As such, a health and safety plan will be prepared which will outline the potential chemical and physical hazards that may be encountered during drilling and sampling activities. The appropriate personal protective equipment and emergency response procedures for the site-specific chemical and physical hazards will be detailed in this plan. EBS and contracted personnel involved with the proposed field work will be required to sign this document in order to encourage proper health and safety practices.

Prior to installing the monitoring well, a permit will be completed and submitted to the HMMD for approval. The permit will be signed by the appropriately licensed professional and submitted with the required fee to the HMMD.

#### **Phase II      Installation and Sampling of One Groundwater Monitoring Well**

As discussed with the HMMD, one groundwater monitoring well (well) will be installed adjacent, to the west of the existing excavation. The well will be placed in the interpreted down-gradient direction from the excavation.

The well will be drilled to a maximum depth of 20 feet below grade. The well will be constructed using two-inch diameter PVC casing and screen. The surface completion will consist of a flush mounted traffic rated road box. Soil cuttings generated from drilling of the well will be placed in the existing soil stockpile.

Soil samples will be collected at five foot depth intervals, or when significant lithological changes occur, during drilling of the well. The soil samples will be collected and stored in tightly closed containers for handling and transportation activities. The sample containers will be packed in ice-filled coolers. Chain-of-Custody procedures will be implemented for sample tracking. A written analytical report will be provided by the laboratory upon the completion of the sample testing. The soil sample collected near the field-interpreted saturated zone will be analyzed for TPH by modified EPA Method 8015, and for benzene, toluene, ethylbenzene and xylenes (BTEX) in general accordance with EPA Method 8020.

During well installation the well will be developed in general accordance with HMMD guidelines. Within approximately 48 hours of well development the well will be purged and sampled generally following HMMD guidelines. Development and purging water will be placed in an appropriate drum and stored on site. One water sample will be collected and will be analyzed for TPH by modified EPA Method 8015, and for benzene, toluene, ethylbenzene, and xylenes (BTEX) in general accordance with EPA Method 8020.

x The soil stockpile present at the site from tank removal and overexcavation activities will be tested in general conformance to HMMD guidelines. A maximum of four soil samples will be collected from randomly selected locations within the stockpile and will be analyzed for TPH by modified EPA Method 8015, and for benzene, toluene, ethylbenzene, and xylenes (BTEX) in general accordance with EPA Method 8020.

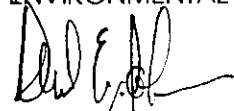
### Phase III Report Preparation


Based on the findings of the field investigation and laboratory results from the above scope of services and the historical findings provide by the Client, an assessment report (Report) will be written for HMMD compliance. The Report will include laboratory reports, chain-of-custodies, permits, illustrations reflecting the sampled subsurface, a log of the soil boring and a construction "as built" of the well, tabulated analytical results and appropriate support documentation.

The Report will be peer reviewed and signed by a Certified Engineering Geologist. In addition to the above described report, in order to comply with the requirements of the well permit, a "thirty day" report will be prepared and submitted to the HMMD.

If we may assist you in any way, please do not hesitate to call our office at (619) 571-5500. We look forward to working with you on this project.

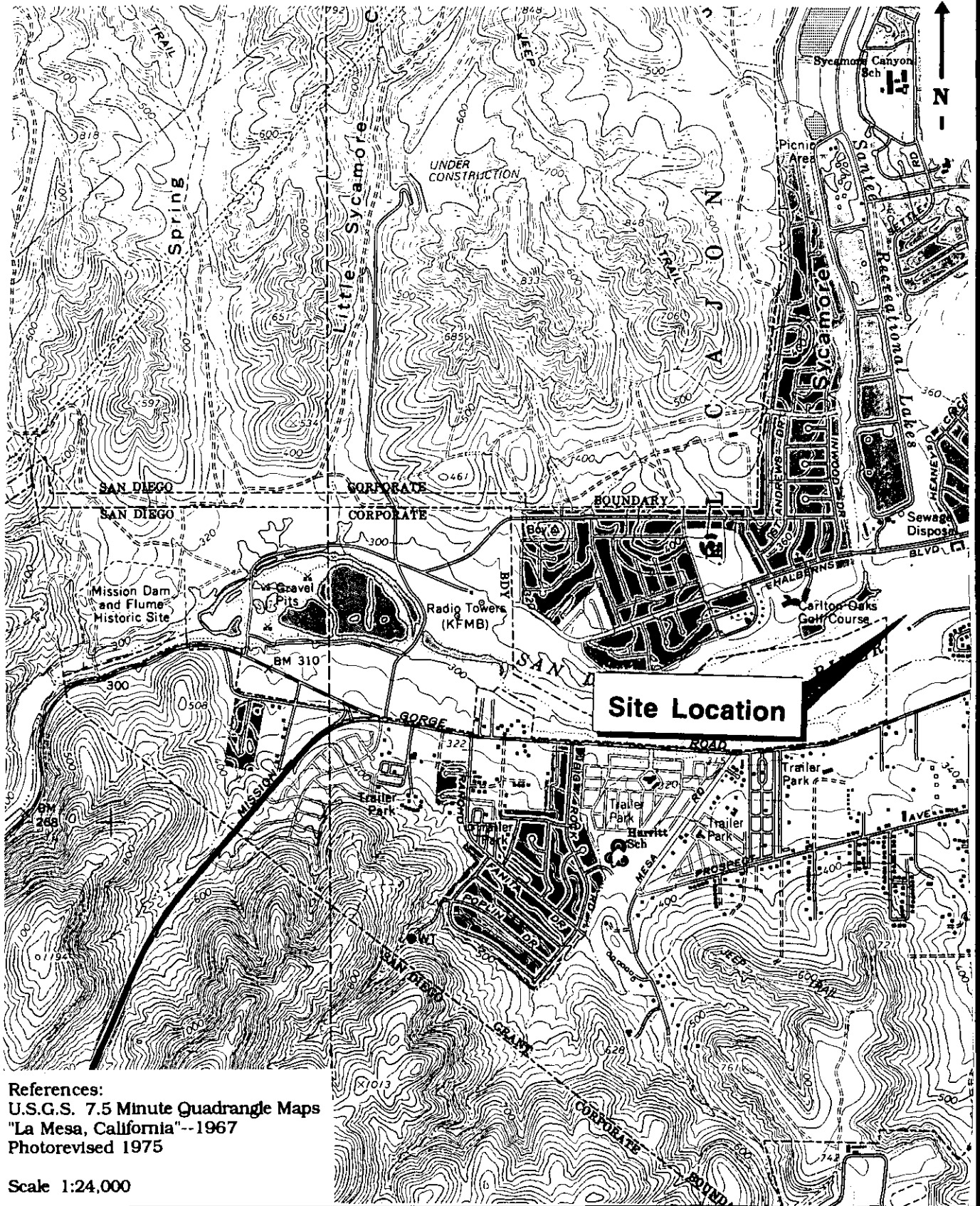
Respectfully,  
ENVIRONMENTAL BUSINESS SOLUTIONS, INC.

  
Daniel E. Johnson  
Principal

  
Barry S. Pulver, CEG 1364  
Principal

  
Michelle Grantham  
Assistant Staff Geologist

cc: Susan Reid, General Manager, Carlton Oaks Country Club



References:  
 U.S.G.S. 7.5 Minute Quadrangle Maps  
 "La Mesa, California"--1967  
 Photorevised 1975

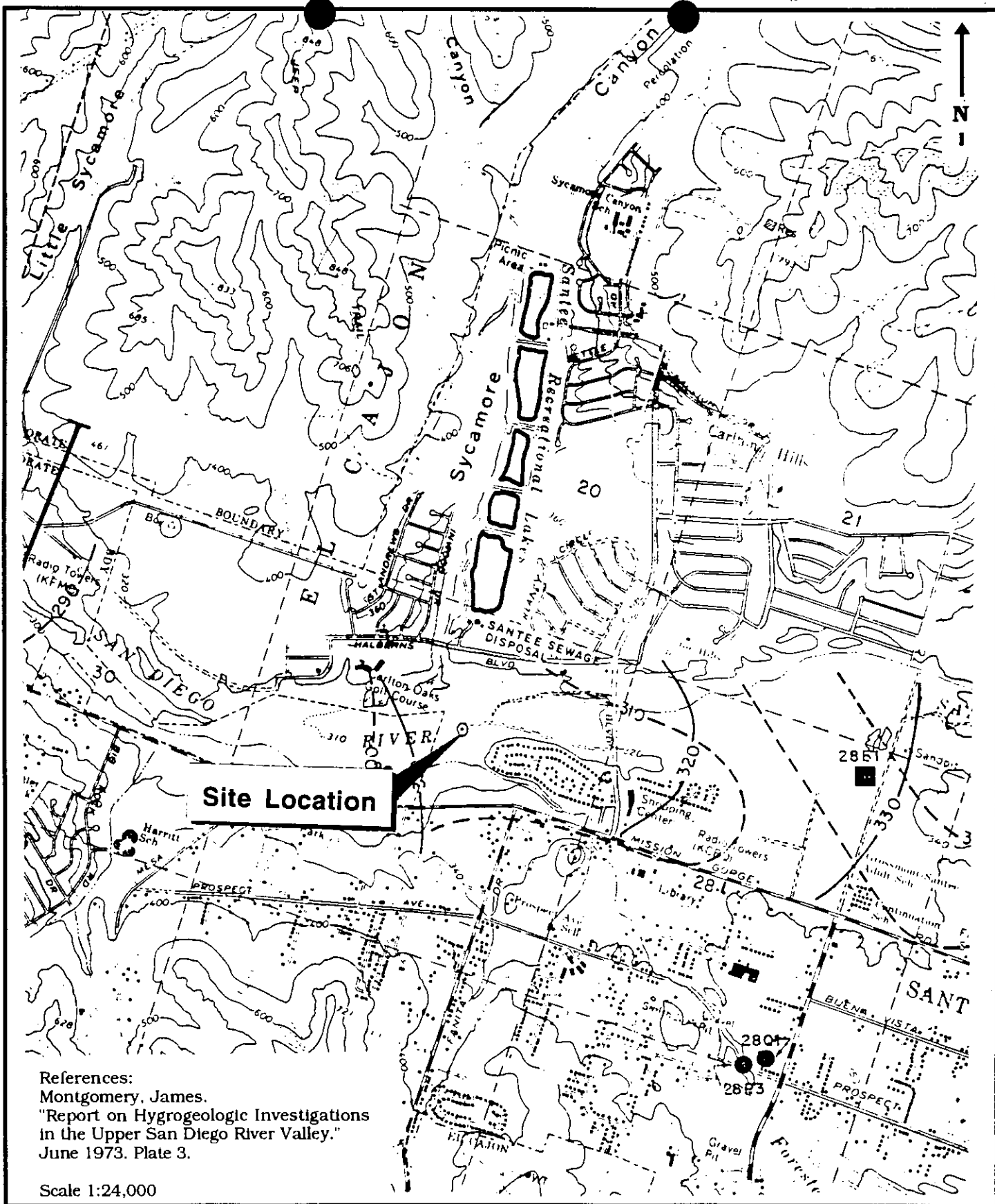
Scale 1:24,000

**Environmental  
 Business  
 Solutions, Inc.**

**Site Location Map**  
 Carlton Oaks Country Club  
 9200 Inwood Drive  
 Santee, CA 92071  
 March 12, 1993

**Project No.**  
 92E1021.1  
**Figure 1**

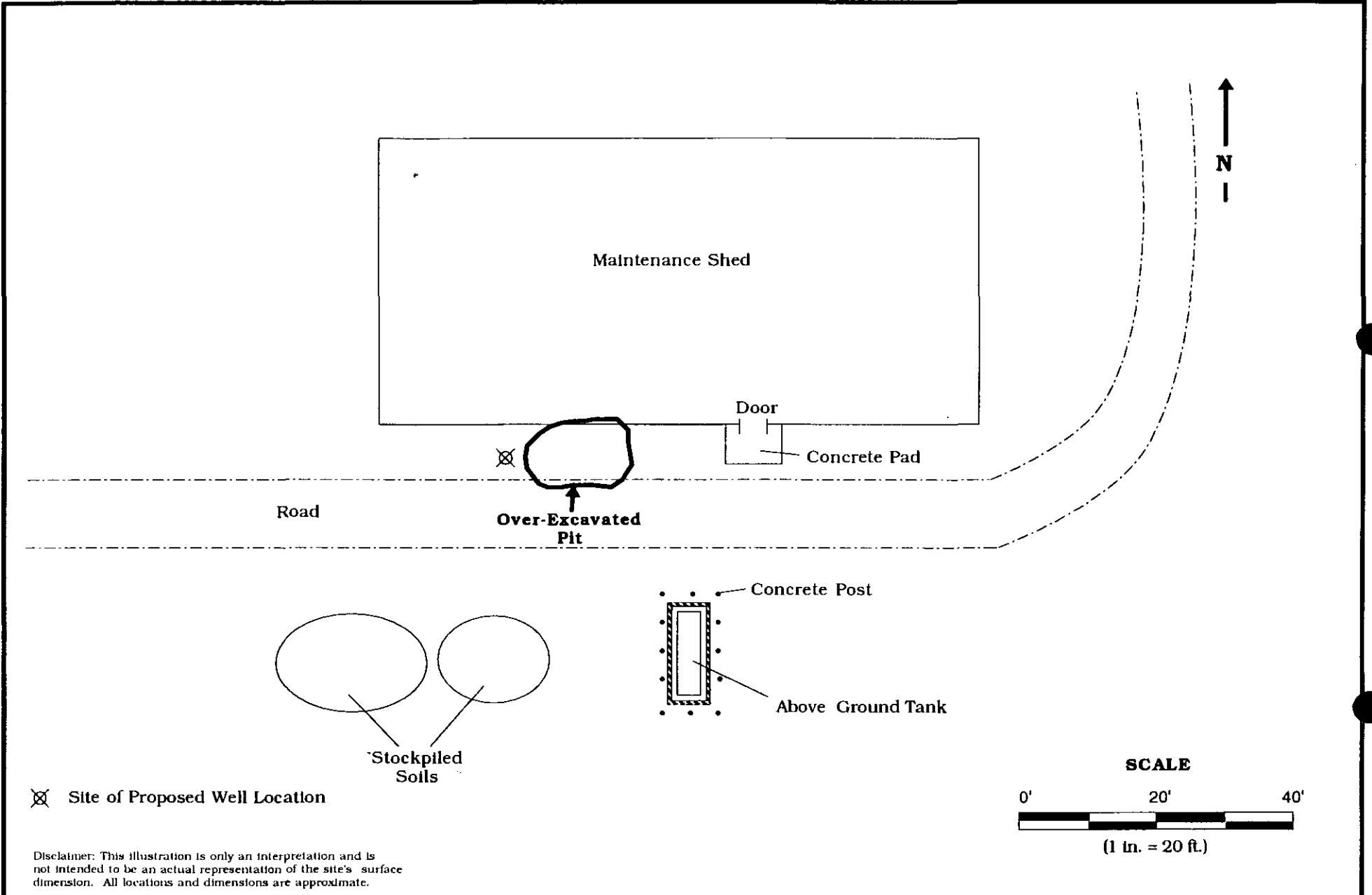




**Environmental  
 Business  
 Solutions, Inc.**

**Groundwater Elevations -  
 Upper San Diego River Valley**  
 Carlton Oaks Country Club  
 9200 Inwood Drive  
 Santee, CA 92071  
 March 12, 1993

**Project No.**  
 92E1021.1  
**Figure 2**



Disclaimer: This illustration is only an interpretation and is not intended to be an actual representation of the site's surface dimension. All locations and dimensions are approximate.

<p><b>Environmental Business Solutions, Inc.</b></p>	<p align="center"><b>Site Plan</b>          Carlton Oaks Country Club          9200 Inwood Drive          Santee, CA 92071          March 12, 1993</p>	<p><b>Project No.</b>          92E1021.1</p>	<p><b>Figure</b>          3</p>
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ROBERT K. ROSS, M.D.  
DIRECTOR

# County of San Diego

OFFICE OF THE DEPUTY DIRECTOR  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2211  
Fax #: 338-2174

DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES

SITE ASSESSMENT AND MITIGATION DIVISION  
P. O. BOX 85261  
SAN DIEGO, CA 92186-5261  
(619) 338-2222

November 2, 1993

Mr. James Timke and Ms. Susan Reid  
Carlton Oaks Lodge & Country Club  
9200 Inwood Drive  
Santee, CA 92071-2310

Dear Mr. Timke and Ms. Reid:

RE: UNAUTHORIZED RELEASE #T2296/H20821-001  
9200 INWOOD DRIVE, SANTEE, CA 92071-2310

The site remediation information submitted to this agency by Environmental Business Solutions, Inc. summarizing the site characterization and mitigation activities at the above referenced location has been reviewed. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This information has also been discussed with staff of the Regional Water Quality Control Board (RWQCB). Based on the information submitted and current requirements, the RWQCB concurs with the determination of this agency that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

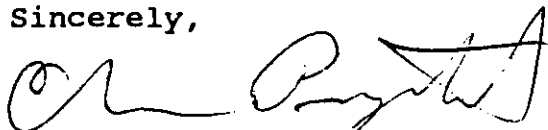
Mr. James Timke  
and Ms. Susan Reid

2

November 2, 1993

Thank you for your efforts in resolving this matter. Please contact Site Assessment and Mitigation Division, Johanna Barry, at (619) 338-2492 if you require additional assistance.

Sincerely,



CHUCK PRYATEL, Division Manager  
Site Assessment and Mitigation Division

CP:cl

cc: Donna Schimeck, SWRCB  
RWQCB

10-18-93

# SITE ASSESSMENT CASE CLOSURE SUMMARY

HMMD FILE NUMBER H 20821 -00 1 (CIRCLE ONE) T82  T83 H75 DATE: 9/17/93  
 RESPONSIBLE PARTY: EASTERN COUNTRY CLUB STAFF: JFB  
 CONTACT PERSON: SUSAN REID / JAMES TIMKE PHONE: (619) 448-2080  
 SITE/FACILITY NAME: CARLTON OAKS LOOK-EE AND COUNTRY CLUB  
 SITE/FACILITY ADDRESS: 9200 INWOOD DRIVE, SANTEE CA 92071  
 MAILING ADDRESS: SAME

IF YES TO ANY OF THE FOLLOWING, EXPLAIN IN THE COMMENTS SECTION BELOW.

OFF SITE IMPACTS? YES  NO   
 BENEFICIAL USE GROUND WATER? \* YES  NO \*COMMENT NOT NECESSARY  
 GROUND WATER AFFECTED? YES  NO   
 KNOWN PUBLIC HEALTH THREATS? YES  NO   
 ADDITIONAL MONITORING REQUIRED? YES  NO   
 CONSULTANT'S REPORT(S) ON FILE? YES  NO   
 FULL DELINEATION ACHIEVED? YES  NO   
 CONCURRENCE WITH RWQCB STAFF: CMW DATE: 9/29/93

## DISPOSAL AND REMEDIATION

CAUSE AND TYPE OF RELEASE: GASOLINE CONTAMINATION FROM LEAK IN UST SYSTEM  
 QTY OF SOIL/PRODUCT DISPOSED: 50 CUBIC YDS MANIFESTS PROVIDED? YES NO  
 DISPOSAL LOCATION: ON-SITE DISPOSAL OF STOCKPILED SOIL (STOCKPILED SOIL DOES NOT CONTAIN DETECTIBLE CONCENTRATIONS OF TPH)  
 CLEANUP LEVELS ESTABLISHED: 100 PPM

TYPE OF REMEDIATION USED AT SITE: OVEREXCAVATION OF SOIL AND VERIFICATION SAMPLING

MAXIMUM CONCENTRATIONS REMAINING ON SITE: LEVELS REMAINING BELOW CLEANUP LEVELS  
 HALOGENATED ORG. BTXE VOLATILE ORG.

	NO	
--	----	--

SEMIVOLATILE ORG.	PESTICIDES & PCB'S	8015/DHS - TPH
		NO

ORGANIC LEAD	418.1 - TRPH	
NO		

ADDITIONAL COMMENTS: ALL VERIFICATION SOIL SAMPLES NO; ONE GROUNDWATER SAMPLE TAKEN. RESULTS OF GROUNDWATER SAMPLE: NON-DETECT. RECEIVED CONCURRENCE FOR SITE CLOSURE FROM KEVIN HEATON (SALM) ON 9/16/93.



COUNTY OF SAN DIEGO

EST. NUMBER H 20821  
DATE 6/14/96  
PAGE 1 OF 2  
BUS CODE K26  
SPECIALIST D. HOEVERDORST  
CONTACT Jim Timke  
TITLE MANAGER  
PHONE 448-2080

COMPLIANCE INSPECTION REPORT

BUSINESS NAME CARLTON OAKS LODGE, C.C.  
ADDRESS 9200 INWOOD DR.  
CITY/ZIP SANTEE, CA. 92071

On the above date an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

JUN 20 1996

Annual inspection conducted today 6/26/96  
Please correct the following w/in 30 days.

Office Use Only

- ① Contaminated rag container not completely closed - close drum with ring and bolt secured to prevent vapors from escaping to air.
  - ② Annual disposals of waste oil have been made which exceeds the 90-day storage limit. Dispose of hazardous waste within 90 days after 57 gallons has accumulated.
  - ③ The compressed gasses have increased in amount (Ox/Acetylene); Argon now stored onsite and has not been reported. Provide an update of any increase of hazardous materials stored onsite to this department w/in 30 days.
  - ④ Emergency contact information has not been updated - notify this department with any changes to future contacts within 30 days.
- Provide product labeling for mixed fuel drum and 70 gallon oil tank.
  - Keep disposal receipts for all wastes disposed.
  - 1996 employee training not yet conducted.

James C. Timke  
Signature of Business Representative

6-4-96  
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



COMPLIANCE INSPECTION REPORT

DATE 6/4/96

PAGE 2 OF 2

BUSINESS ADDRESS: Carleton Oaks Lodge 3 C.C. 9200 INWOOD DR. SANTEE

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

I HAZARDOUS WASTE REQUIREMENTS:

RECORD KEEPING

- Health Permit not obtained SDCC 68.905 V0108 W
No EPA Identification Number 66262.12 V0105 W
Waste Manifests/Receipts not on-site for 3 years 66262.40 V0118 W
Manifest not properly completed 66262.23 V0120 W
Manifest copy not sent to CAL-EPA 66262.23 V0115 W
TSDF signed-manifest not on-site 66262.40 V0121 W
Biennial report not sent to CAL-EPA 66262.41 V0122 W
LDR Documentation not available 66268.7 V0123 W
Exception Rpt. not filed with CAL-EPA 66262.42 V0116 W
Operating TSDF without authorization 25201 V0124 W

STORAGE AND HANDLING

- Waste stored longer than 90 days 66262.34 V0221 W
Waste container missing/improperly labeled 66262.34 V0222 W
Hazardous Materials not properly labeled 25124 V0223 W
Waste container not kept closed 66265.173 V0202 W
Waste container in poor condition 66265.171 V0205 W
Waste container(s) not properly managed 66265.173 V0210 W
Damaged container not repackaged 66265.171 V0226 W
Container incompatible with waste 66265.172 V0207 W
Incompatibles in the same container 66265.177 V0224 W
Incompatibles not stored separately 66265.177 V0213 W
Ignitable Wastes less than 50 feet 66265.176 V0214 W
Ignitable Wastes not grounded 66265.31 V0215 W
Storage area not inspected weekly 66265.174 V0216 W

DISPOSAL AND TRANSPORTATION

- Unauth. disposal of waste to 25189.5 V0313 W
Waste determination not made 66262.11 V0319 W
Unlawful transport of haz. waste 25163 V0315 W
Waste transported without manifest 66262.20 V0316 W
No Extremely Haz. Waste Permit 67430.1 V0317 W

TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- Training records unavailable 66265.16 V0405 W
Training program not adequate 66265.16 V0406 W
Facility not designed to minimize release 66265.31 V0501 W
Spill control equip not available 66265.32 V0508 W
Aisle space is obstructed 66265.35 V0509 W
Contingency plan not prepared and/or on file 66265.51, 66265.53 V0609 W

MISCELLANEOUS

- Waste oil contaminated 25250.7 V0225 W
Used oil filters improperly managed 66266.130 V0701 W
Damaged batteries improperly managed 66266.81 V0702 W

II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

GENERAL UST REQUIREMENTS

- Health Permit not obtained 68.1005, 25284 V3002 T
Repair/modify/close permit not obtained 68.1005 V3007 T
UST Permit Application not submitted 25286(a) V3010 T
Operating permit conditions violated 2712 V3011 T
Failed to notify HMMD of changes 25284 V3012 T
No owner/operator agreement 25293 V3005 T
No records of financial coverage 25292.2 V3013 T
No maint/monit/calib records available 2712(b), 2641i V3001 T

MONITORING REQUIREMENTS (SINGLE WALL)

- Leak Detection Method does not meet performance standards 2643 V3014 T
Annual Integrity test not conducted 25292 V3015 T
Copy of tank test not submitted to HMMD within 30 days 2643 V3016 T
Manual tank gauging (<2000 gal) 2645 not done properly V3017 T
Reconciliation not done properly 2646 V3018 T
Reconciliation not approved for facility 2646 V3019 T
Dispenser meter(s) not calib annually 2646 V3020 T
Improper liquid measurements 2646 V3021 T
Stick in poor condition 2646 V3022 T
Improper monthly reconciliation 2646 V3023 T
Failed to report excessive variation 2646 V3024 T
Pressurized Product Piping Leak Device not tested annually 25292 V3025 T

MONITORING REQUIREMENTS (DOUBLE WALL)

- Monitoring system not functional 2632 V3026 T
No written monitoring procedure 2632 V3027 T
Written response plan not available 2632 V3028 T
Spill/Overfill equip. not maintained or installed 2635 V3029 T

RELEASE REPORTING

- Failure to report an unauthorized release 25295 V3009 T
Release record log not available 2651, 2650 V3030 T
No leak report/investigation/action 2652 V3031 T

CLOSURE

- Temporary closure req. not completed 2671 V3006 T
Abandoned tank not properly closed 25298 V3032 T
Permanent closure req. not completed 2672 V3033 T

III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

RECORD KEEPING

- Health Permit not obtained SDCC 68.1105 V2001 W
Business Plan not established/implemented 25503.5 V2002 W
Business Plan not submitted to HMMD 25505 V2007 W
Business Plan not amended 25505 V2003 W
Personnel Training Records not available 2732 V2302 W

RELEASE REPORTING

- Failure to report a release/threatened release 25507 V2008 W

BUSINESS PLAN ELEMENTS

- Emergency Response Plan inadequate 25504 V2201 W
Emergency Contacts not provided/current 25509 V2203 W
Personnel Training Program inadequate 25504 V2301 W
Inventory is incomplete 25504 V2005 W
Site Map is not sufficient 25509 V2202 W
Acutely Haz. Mat. not registered 25533 V2009 W

An inspection summary report will be mailed shortly. All violations must be corrected. Please call (619) 338-2222 if you have any questions.

James S. Trench ESTABLISHMENT REPRESENTATIVE

6-4-96 TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 85261, San Diego, CA 92186-5261

OFFICE USE ONLY:

1-Update 2-Add

*changed 2/10/88* \* *Bilbo* 31:750

CODE #

OFFICE USE ONLY

File Key Number

20821  
2

HAZARDOUS MATERIALS MANAGEMENT  
QUESTIONNAIRE/PERMIT APPLICATION

Please complete the following information. If information at left is correct, skip to item #A3. If corrections are necessary, also complete #A1 and #A2.

A1. ESTABLISHMENT NAME

*X* CARLTON OAKS LODGE & COUNTRY CLUB 36

A2. MAILING ADDRESS  
STREET NUMBER

STREET DIRECTION  
(N,S,E,W,NE,SW,ETC.)

STREET NAME OR P.O. BOX NUMBER

9200 44

45 46

9200 INWOOD DR 66

CITY

STATE

ZIP CODE

BLDG/PLANT NO

SANTEE 81

CA 82 83

92071 84 92

93 96

A3. ESTABLISHMENT PHONE

A4. CONTACT PERSON

*X* 4484242 97 103

*X* MARGE AUGUST 104 123

A5. ESTABLISHMENT ADDRESS (IF DIFFERENT FROM MAILING ADDRESS)  
STREET NUMBER

STREET DIRECTION  
(N,S,E,W,NE,SW,ETC.)

STREET NAME

7 14

15 16

17 36

CITY

STATE

ZIP CODE

BLDG/PLANT NO

37 51

52 53

54 62

63 66

A6. OWNER NAME

A7. OWNER PHONE

*X* ALLAN R KUNIMOTO 67 86

87 96

A8. NAME OF PREVIOUS OWNER

A9. DATE YOU STARTED OR ASSUMED BUSINESS

CARLTON OAKS LTD 97 116

11 87 117 122

A10. REASON FOR APPLICATION

A11. TOTAL NUMBER OF EMPLOYEES

3 1 = New  
2 = Re-Open  
3 = Change of Owner

*X* 60 8 11

A12. DO YOU HAVE PERMITS FOR ANY OF THE FOLLOWING:

YES NO

FOR OFFICE USE ONLY

AIR POLLUTION CONTROL DISTRICT

SEWER DISTRICT (FOR INDUSTRIAL WASTES)

HAZARDOUS WASTE FACILITY

HAZARDOUS WASTE HAULER REGISTRATION

REGIONAL WATER QUALITY CONTROL BOARD

121 16

171 22

231 34

351 38

39

OFFICE USE ONLY

SIC 1

SIC 2

CENSUS TRACT

INC CODE

BUSINESS CODE

ANNUAL FEE

EXPIRATION DATE

52 55

56 59

68 74

75 77

78 83

84 87

STATUS

FIRE

WATER

SEWER

88

89

91

93

95



HAZARDOUS MATERIALS SUMMARY

Complete the following information regarding the handling of hazardous materials at your business or service. Check one statement.

- This business or service does generate hazardous waste, handles hazardous materials subject to the inventory requirements and/or has underground storage tanks that requires a permit from the San Diego County Department of Health Services.
- I have determined that this business or service does not generate hazardous waste, handle hazardous materials subject to the inventory requirements or has underground storage tanks requiring permits from the San Diego County Department of Health Services.

I declare under penalty of perjury that to the best of my knowledge and belief the statements made herein are correct and true. I consent to all necessary inspections allowed by law and incidental to the issuance of required permit(s) and the operation of this business.

Signature Margaret August Title Bkpr.  
Date 1-11-88 Phone \_\_\_\_\_  
Type of Business Lodge & Country Club

Please complete the business information on the reverse of this page and return this questionnaire to the San Diego County Department of Health Services in the pre-addressed return envelope or mail using the following address.

SAN DIEGO COUNTY DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES  
HAZARDOUS MATERIALS MANAGEMENT DIVISION  
P O BOX 85261  
SAN DIEGO CA 92138-5261

If a San Diego County Hazardous Materials Management Permit is required for your business or service a representative of this Department will complete an inspection of your business. Permit fees will be determined from the inspection and a billing statement will be mailed.

NOTE: If you do not use hazardous materials, generate hazardous waste, or have underground storage tanks you are still required to return this form.

A representative of the San Diego County Department of Health Services may contact you to verify the information provided on this questionnaire.



COUNTY OF SAN DIEGO

Page 1 of 1

EST. NO. H 20821  
DATE 8-31-98  
TIME START 9:30 END 11:45  
BUS. CODE R40  
SPECIALIST L Thompson  
CONTACT Jim Timke  
TITLE mgr  
PHONE 448-2080

COMPLIANCE INSPECTION REPORT

BUSINESS NAME Carlton Oaks Lodge & Country Club  
ADDRESS 9200 Inwood Dr  
CITY/ZIP Santee 92071

On the above date an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Routine Inspection.

SEP 09 1998

File  
10/22/98

Office Use Only

Remarks:

- Health permit is posted and current
- Disposal receipts for waste were reviewed
- Reviewed the haz mat business plan
- Reviewed employee training

Signature of Business Representative

8-31-98  
Date Signed

Superintendent  
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 129261, San Diego, CA, 92112-9261

(619) 338-2222



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

PAGE 1 OF 2
EST. NO. H 20821
DATE 05-23-01
TIME START 3:50 END 5:00
BUS. CODE K-40
SPECIALIST R. CATUBAY
CONTACT ADAM MORA
TITLE MAINTENANCE
PHONE (619) 448-2080

BUSINESS NAME CARLTON OAKS LODGE & CTY LODGE
ADDRESS 9200 INWOOD DR
CITY/ZIP SANTEE CA 92071

6-15-01 CND FILE

On the above date, an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (H&S) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

Office Use Only

ROUTINE INSPECTION

JUN 13 2001

OBSERVATIONS:

- HEALTH PERMIT ON-SITE, EXP 04-30-02
- HAZ MAT BUSINESS PLAN ON-SITE & CURRENT
- EMER RESPONSE INFO UPDATED
- ANNUAL HAZ WASTE QUANTITY VERIFIED
- ANNUAL HAZ MATERIAL INVENTORY VERIFIED
- HAZ WASTE MANIFESTS/DISPOSAL RECEIPTS ON-SITE & REVIEWED
- EMPLOYEE TRAINING RECORDS ON-SITE & REVIEWED
- ALL HAZ WASTE CONTAINERS PROPERLY LABELED & STORED

NO VIOLATIONS WERE OBSERVED DURING THIS INSPECTION

Signature of Business Representative

Date Signed

Title

Department of Environmental Health, Hazardous Materials Division, P.O. Box 129261, San Diego, CA 92112-9261; (619) 338-2222



COUNTY OF SAN DIEGO

EST. NUMBER H 20824

COMPLIANCE INSPECTION REPORT

DATE 5/23/01

PAGE 2 OF 2

BUSINESS ADDRESS: 9207 INWOOD DR, SANTEE, CA 92071

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19/22/23 of the California Code of Regulations (CCR), Chapters 6.5, 6.7, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

I HAZARDOUS WASTE REQUIREMENTS:

RECORD KEEPING

- [ ] Health Permit not obtained SDCC 68.905 V0108 W
[ ] No EPA Identification Number 66262.12 V0105 W
[ ] Waste Manifests/Receipts not on-site for 3 years 66262.40 V0118 W
[ ] Manifest not properly completed 66262.23 V0120 W
[ ] Manifest copy not sent to DTSC 66262.23 V0115 W
[ ] TSDF signed-manifest not on-site 66262.40 V0121 W
[ ] Biennial report not sent to DTSC 66262.41 V0122 W
[ ] LDR Documentation not available 66268.7 V0123 W
[ ] Exception Rpt. not filed with DTSC 66262.42 V0116 W
[ ] Operating TSDF without authorization 25201 V0124 W

STORAGE AND HANDLING

- [ ] Waste stored longer than 90, 180, or 270 days 66262.34 V0221 W
[ ] Failure to clean up hazwaste off of floor surface 66262.10b V0313 W
[ ] Waste container missing/improperly labeled 66262.34 V0222 W
[ ] Haz Materials not properly labeled 25124 V0223 W
[ ] Waste container not kept closed 66265.173 V0202 W
[ ] Waste container in poor condition 66265.171 V0205 W
[ ] Waste container(s) not properly managed 66265.173 V0210 W
[ ] Damaged container not repackaged 66265.171 V0226 W
[ ] Container incompatible with waste 66265.172 V0207 W
[ ] Incompatibles in the same container 66265.177 V0224 W
[ ] Incompatibles not stored separately 66265.177 V0213 W
[ ] Ignitable Waste less than 50 feet 66265.176 V0214 W
[ ] Ignitable Waste not grounded 66265.31 V0215 W
[ ] Storage area not inspected weekly 66265.174 V0216 W

DISPOSAL AND TRANSPORTATION

- [ ] Unauth. disposal of waste to 25189.5 V0313 W
[ ] Waste determination not made 66262.11 V0319 W
[ ] Unlawful transport of haz. waste 25163 V0315 W
[ ] Waste transported without manifest 66262.20 V0316 W
[ ] Extremely Haz Waste Permit not obtained 25205.7 V0317 W

TRAINING, CONTINGENCY PLAN & EMERGENCY PROCEDURES

- [ ] Training records unavailable 66265.16 V0405 W
[ ] Training program not adequate 66265.16 V0406 W
[ ] Facility not designed to minimize release 66265.31 V0501 W
[ ] Spill control equip not available 66265.32 V0508 W
[ ] Aisle space is obstructed 66265.35 V0509 W
[ ] Contingency plan not prepared and/or on file 66265.51, 66265.53 V0609 W

MISCELLANEOUS

- [ ] Waste oil contaminated 25250.7 V0225 W
[ ] Used oil filters improperly managed 66266.130 V0701 W
[ ] Damaged batteries improperly managed 66266.81 V0702 W
[ ] Facility has failed to notify local CUPA and DTSC of onsite treatment of hazardous waste (tiered permitting) V0125 W
[ ] Onsite treatment of waste without authorization 25201 V0125 W

III HAZARDOUS MATERIALS BUSINESS PLAN REQUIREMENTS:

RECORD KEEPING

- [ ] Health Permit not obtained SDCC 68.1105 V2001 W
[ ] Business Plan not established/implemented 25503.5 V2002 W
[ ] Business Plan not submitted to HMMD 25505 V2007 W
[ ] Business Plan not amended 25505 V2003 W
[ ] Personnel Training Records not available 19 CCR 2732 V2302 W

RELEASE REPORTING

- [ ] Failure to report a release/threatened release 25507 V2008 W

II UNDERGROUND STORAGE TANK (UST) REQUIREMENTS:

GENERAL UST REQUIREMENTS

- [ ] Health Permit not obtained 68.1005, 25284 V3002 T
[ ] Repair/modify/close permit not obtained 68.1005 V3007 T
[ ] UST Permit Application not submitted 25286(a) V3010 T
[ ] Operating permit conditions violated 2712 V3011 T
[ ] Failed to notify HMMD of changes 25284 V3012 T
[ ] No owner/operator agreement 25284 V3005 T
[ ] No records of financial coverage 25292.2 V3013 T
[ ] No maint/monit/calib records available 2712(b), 2641(j) V3001 T
[ ] Monitoring Equip. not tested annually 2630, 2641 V3003 T

MONITORING REQUIREMENTS (SINGLE WALL)

- [ ] Leak Detection Method does not meet performance standards 2643 V3014 T
[ ] Integrity test not conducted 25292 V3015 T
[ ] Copy of tank test not submitted to HMMD within 30 days 2643 V3016 T
[ ] Manual tank gauging (<2000 gal) 2645 not done properly V3017 T
[ ] Reconciliation not done properly 2646 V3018 T
[ ] Reconciliation not approved for facility 2646 V3019 T
[ ] Dispenser meter(s) not calib annually 2646 V3020 T
[ ] Improper liquid measurements 2646 V3021 T
[ ] Stick in poor condition 2646 V3022 T
[ ] Improper monthly reconciliation 2646 V3023 T
[ ] Failed to report excessive variation 2646 V3024 T
[ ] Pressurized Product Piping Leak Device not tested annually 25292 V3025 T
[ ] No written monitoring procedure 2641 V3027 T
[ ] No written emergency response plan 2641 V3027 T
[ ] SIR reporting incorrectly done 2646.1 V3004 T

MONITORING REQUIREMENTS (DOUBLE WALL)

- [ ] Monitoring system not functional 2632 V3026 T
[ ] No written monitoring procedure 2632 V3027 T
[ ] Written emergency response plan not available 2632 V3028 T
[ ] Spill/Overfill equip. not maintained or installed 2635 V3029 T

RELEASE REPORTING

- [ ] Failure to report an unauthorized release 25295 V3009 T
[ ] Release record log not available 2651, 2650 V3030 T
[ ] No leak report/investigation/action 2652 V3031 T

CLOSURE

- [ ] Temporary closure req. not completed 2671 V3006 T
[ ] Unused tank not properly closed 25298 V3032 T
[ ] Permanent closure req. not completed 2672 V3033 T
[ ] Failed to apply for temporary closure 25298 V3008 T

BUSINESS PLAN ELEMENTS

- [ ] Emergency Response Plan inadequate 25504 V2201 W
[ ] Emergency Contacts not provided/current 25509 V2203 W
[ ] Personnel Training Program inadequate 25504 V2301 W
[ ] Inventory is incomplete 25504 V2005 W
[ ] Site Map is not sufficient 25509 V2202 W
[ ] Acutely Haz. Mat. not registered 25533 V2009 W

ALL VIOLATIONS MUST BE CORRECTED. PLEASE CALL (619) 338-2222 OR YOUR INSPECTOR IF YOU HAVE ANY QUESTIONS.

ESTABLISHMENT REPRESENTATIVE DATE SIGNED TITLE

Department of Environmental Health, Hazardous Materials Management Division, P. O. Box 129261, San Diego, CA 92112-9261

DISTRIBUTION: WHITE-RETURN TO HMMD YELLOW-BUSINESS RETAINS



COUNTY OF SAN DIEGO

CORRECTIVE ACTION FORM TO DOCUMENT RETURN TO COMPLIANCE

762 940-6809

PERMIT # 120824  
SPECIALIST Wendy Morgan  
INSPECTION DATE: 6/6/03  
CONTACT Wayne Carpenter

BUSINESS NAME Carlton Oaks Country Club  
ADDRESS 9200 Inwood Drive CITY Santee ZIP 92071

VIOL #	DATE CORRECTED	INDICATE HOW VIOLATIONS WERE CORRECTED (ATTACH ANY SUPPORTING DOCUMENTATION TO THIS FORM)
1 VO135	<del>6-26-03</del> 7-8-03	RECEIVED COPIES FROM VENDORS (Solut Kleen, Asbury-oil)
2 VO136	6-26-03	RECEIVED COPIES FROM VENDORS (Used Batteries)
3 VO202	6-26-03	LABELS PUT ON DRUMS
4 VO209	6-12-03	ASBURY PICK UP (Used Oil Filters)
5 VO401	7-15-03	TRAINED CREW, 2 ASBURY
6		
7		
8		
9		
10		

I certify under penalty of law that this business/site has corrected all violations marked on the Compliance Inspection Report /Notice of Violation. I have personally examined and am familiar with the information submitted and believe the information is true, accurate and complete. I am authorized to file this certification for the business/site, and am aware that there are significant penalties for submitting false information.

\* Responsible Party (Print Name) WAYNE CARPENTER Job Title Superintendent

\* Signature of Responsible Party Wayne Carpenter Date: 7/16/03

Fax # (858) 694-3705

< Mail completed form and supporting documentation to the address listed below >

COUNTY OF SAN DIEGO USE ONLY: Reviewed by: W. Morgan Date: 7/17/03  
Specialist's comments: Return to Compliance on 7/17/03 for Violations  
Noted on 6/6/03.

Department of Environmental Health, Hazardous Materials Division, P.O. Box 129261, San Diego, CA 92112-9261; (619) 338-2222; 1-800-253-9933





COUNTY OF SAN DIEGO

EST. NUMBER E 120821  
DATE 7 / 17 / 03  
PAGE 2 OF 2

SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: 9200 Inwood Drive, Santee ZIP CODE: 92071

Remarks: Acetylene gas cylinder, 214 cubic feet,  
was returned to Airgas on 6/30/03.

Argon gas cylinder, 336 cubic feet,  
was returned to Airgas on 6/30/03.

Oxygen gas cylinders, 2-154 cubic feet,  
were returned to Airgas on 6/30/03. 1-154 cuft.  
cylinder remains at the Maintenance shop.

RB- ~~Acet~~ Oxygen cylinder, 154 cuft., falls below  
disclorable quantity.

55 gallon drum of contaminated Bags will  
be deleted as a Waste Item. Bags were  
picked up by Existing Bag Service, AlSCO,  
American Linen Division.

Wayne Casper  
Signature of Business Representative

7-16-03  
Date Signed

Superintendent  
Title

Department of Environmental Health, Hazardous Materials Management Division, P.O. Box 85261, San Diego, CA, 92186-5261

(619) 338-2222



# COUNTY OF SAN DIEGO

## COMPLIANCE INSPECTION REPORT

PAGE 1 OF 3 DATE 6/6/03  
 PERMIT # 120821  
 TIME START 10:00 END 12:30  
 BUS. CODE K40  
 SPECIALIST Wendy Morgan  
 INSPECTION CONTACT/TITLE  
Wayne Carpenter, Superintendent  
 PHONE: (619) 448-2080  
Passo 8-19-03 JH E:US

BUSINESS NAME Carlton Oaks Country Club  
 ADDRESS 9200 Inwood Drive  
 CITY/ZIP Santee / 92071

On the above date, an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (HSC) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

- |                                     |                          |  |                                     |                                     |                                     |
|-------------------------------------|--------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|
| Y                                   | N/A                      |  | Y                                   | N/A                                 |                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Unified Program Facility Permit current and available                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Permit Expires on: <u>4/30/04</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hazardous Materials Business Plan available                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Contingency Plan available          |
| <input type="checkbox"/>            | <input type="checkbox"/> | Employee Training is adequate  | <input type="checkbox"/>            | <input type="checkbox"/>            | Employee Training records available |
| <input type="checkbox"/>            | <input type="checkbox"/> | Waste disposal records available for review                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Waste containers kept closed        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Emergency contacts current <input checked="" type="checkbox"/> Updated today | <input type="checkbox"/>            | <input type="checkbox"/>            | Waste containers kept labeled       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Chemical inventory current <input checked="" type="checkbox"/> Updated today | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Waste containers in good condition  |

### Routine Inspection:

- ① Waste Receipts for Hydrocarbon Parts Washer, Waste Oil, not on-site for inspection. Waste receipts need to be kept on-site for 3 years for review. - Within 14 days, obtain copies of the waste receipts from Safety-Kleen for your parts washer and from Asbury for your Waste Oil pickups. JUL 6 9 2003
- ② Observed 3 used batteries (lead-acid) stored inside on a table. Per Wayne Carpenter, Power Stride picks up the used batteries. However, there were no records of battery disposal. Within 14 days, obtain copies of your used battery pickups from the last 3 years.
- ③ Observed a 55 gallon drum of Waste Oil that had a hazardous waste label. The label was missing all pertinent information. Within 3 days, clean off existing label and write in your generator name, address, phone#, drum contents, and the date you started accumulating your waste oil.
- ④ Observed a 55 gallon drum, ~~a~~ 3/4 full, of used oil filters.

<input type="checkbox"/> This is an annual certification that the Hazardous Materials Business Plan (inventory, emergency contacts, emergency response plan, and employee training plan) is current and includes all the information required in the H&SC and is maintained at the site where hazardous materials are stored.	Initials of Business Representative _____
---	---

Wayne B. Carpenter Signature of Business Representative     
 6/6/03 Date Signed     
Superintendent Title





SUPPLEMENTAL INSPECTION REPORT

Office Use Only

BUSINESS ADDRESS: 9200 Inwood Drive, Santee ZIP CODE: 92071

4 continued According to the hazardous waste label, the accumulation start date was in the year 1999. Wayne Carpenter said that he has never had the used oil filter drum picked up. Within 14 days, contact your Hazardous Waste handler to have this drum picked up. Fax Wendy Morgan the receipt.

5 Training records unavailable for training on the topics in your Hazardous Materials Business Plan. Training needs to be completed annually. - Within 30 days, provide training to your employees. Provided Employee Training Documentation form for your training log. Fax a copy of the training log to Wendy Morgan.

- Remarks:
- HMD has EPA ID# CA1000036555 on file. Maintenance Building has the # CA1000191979 on the bulletin board ~~from~~ on a letter from DTSC.
  - Adding a 80 gallon, 10W-30, new oil above ground tank to inventory. Properly label this tank as to it's contents.
  - Current inventory of Acetylene, Argon & Oxygen are above disclosable quantities. If any of these gases fall below 200 cubic feet total, they will not have to be listed as inventory.
  - Waste code 223, Contaminated Rags: 55 gallon drum has only a couple of oily rags in the drum. Wayne Carpenter said that this drum has not been added to or disposed of since he took his current position in July 2001.
  - Label all the empty 55 gallon drums "EMPTY".

Wayne B. Carpenter  
Signature of Business Representative

6/6/03  
Date Signed

Superintendent  
Title



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

PERMIT # 120821

DATE 6/6/03

PAGE 3 OF 3

BUSINESS ADDRESS: 9200 Inwood Drive, Santee

ZIP: 92071

VIOLATION REPORT: The items checked below refer to specific section numbers of Titles 19 & 22 of the California Code of Regulations (CCR), Chapters 6.5, 6.95 of the Health and Safety Code (HSC), and/or the San Diego County Code (SDCC).

All violations must be corrected. Submit documentation of return to compliance to your Specialist. You may use the Corrective Action Form to document your return to compliance. Your Specialist can provide these forms. Please call (619) 338-2222 or your Specialist if you have any questions.

HAZARDOUS WASTE REQUIREMENTS

TRAINING, CONTINGENCY PLAN & ER PROCEDURES

RECORDKEEPING

Table with columns: Viol #, VIOL, VIOLATION DESCRIPTION. Includes violations V0131 through V0145.

Table with columns: Viol #, VIOL, VIOLATION DESCRIPTION. Includes violations V0401 through V0406.

HAZARDOUS WASTE TANK SYSTEMS

Table with columns: Viol #, VIOL, VIOLATION DESCRIPTION. Includes violations V1601 through V1611.

STORAGE AND HANDLING

Table with columns: Viol #, VIOL, VIOLATION DESCRIPTION. Includes violations V0201 through V0216.

HAZARDOUS MATERIALS REQUIREMENTS

BUSINESS PLAN REQUIREMENTS

Table with columns: Viol #, VIOL, VIOLATION DESCRIPTION. Includes violations V1001 through V2553.

DISPOSAL AND TRANSPORTATION

Table with columns: Viol #, VIOL, VIOLATION DESCRIPTION. Includes violations V0301 through V0304.

Signature of Wayne B. Carpenter, SIGNATURE OF BUSINESS REPRESENTATIVE

6/6/03, DATE SIGNED

Superintendent, TITLE OF BUSINESS REPRESENTATIVE

ENTERED MAY 22 2006



COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

PAGE 1 OF 1 DATE 2/21/06
PERMIT # 120821
TIME START 8:45 END 10:15
BUS. CODE K40
SPECIALIST Waara
INSPECTION CONTACT/TITLE Raul Pimental / Asst. Super.
PHONE: (619) 448-4242

BUSINESS NAME Carlton Oaks Lodge & Country Club LLC
ADDRESS 9200 Inwood Dr
CITY/ZIP Santee 92071

On the above date, an inspection of your business/facility was conducted in order to determine compliance with the California Health and Safety Code (HSC) Chapters 6.5, 6.7, 6.95; Titles 19, 22 and 23 of the California Code of Regulations (CCR); and the San Diego County Code (SDCC). The following remarks are intended to provide guidance to correct the violations noted on the attached violation report.

NOTE: Reinspection fees will be charged if additional inspections are required to determine compliance.

- Y N/A
Unified Program Facility Permit current and available
Hazardous Materials Business Plan available
Employee Training is adequate
Waste disposal records available for review
Emergency contacts current/Updated today
Chemical inventory current/Updated today
Permit Expires on: 4/30/06
Contingency Plan available
Employee Training records available
Waste containers kept closed
Waste containers kept labeled
Waste containers in good condition

Routine Inspection:

RECEIVED MAR 21 2006

no violations noted this day

Remarks:

- Chemical inventory updated during this inspection to include liquid fertilizer.
- Accumulation start date entered on waste oil during this inspection.

This is an annual certification that the Hazardous Materials Business Plan (inventory, emergency contacts, emergency response plan, and employee training plan) is current and includes all the information required in the H&SC and is maintained at the site where hazardous materials are stored.

Initials of Business Representative

Signature of Business Representative

Date Signed 2/21/06

Title of Business Representative Asst-Superintendent

***DEH/Water Board Records***



# California Regional Water Quality Control Board

## San Diego Region



Linda S. Adams  
Secretary for  
Environmental Protection

Over 50 Years Serving San Diego, Orange, and Riverside Counties  
Recipient of the 2004 Environmental Award for Outstanding Achievement from USEPA

Arnold Schwarzenegger  
Governor

9174 Sky Park Court, Suite 100, San Diego, California 92123-4353  
(858) 467-2952 • Fax (858) 571-6972  
[http:// www.waterboards.ca.gov/sandiego](http://www.waterboards.ca.gov/sandiego)

October 19, 2009

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

7009 1410 0002 2347 5814

Mr. Steve W. Meyer  
Deputy Metropolitan Wastewater Department Director  
City of San Diego  
Metropolitan Wastewater Department  
2392 Kincaid Road,  
San Diego, CA 92101

**In reply refer to:**  
SL209224197:heyu

Dear Mr. Meyer:

**SUBJECT: NO FURTHER ACTION FOR FORMER GRIT DISPOSAL SITE AT  
INTERSECTION OF HIGHWAY 52 AND MAST BLVD., SANTEE, CA**

This letter is to inform you that no further action is necessary to cleanup and abate the effects of waste discharged at the subject grit disposal site located at the intersection of Highway 52 and Mast Blvd., Santee. The California Regional Water Quality Control Board, San Diego Region's (Regional Board) decision is based on the review of information contained in the case file and the findings of a site inspection performed on August 26, 2009.

From July to August 1996, grit waste (debris) that was generated from the Point Loma Wastewater Treatment Plant was deposited at the site covering approximately a one-acre area. The grit waste contained low level concentrations of oil and grease, petroleum hydrocarbons, 1,4-dichlorobenzene, and several metals (lead, copper, and zinc). The City of San Diego (the City) installed cover material for the grit waste and implemented best management practices (BMPs) to control storm water on the site. During a site inspection in November 2000, the Regional Board observed additional wastes (including a bucket and a drum that were suspected to contain motor oil and paint, as well as some construction debris) on the site. Subsequently, the Regional Board required (in a letter dated November 30, 2000) that the City investigate and cleanup the additional waste.

During a recent file review that the Regional Board conducted on historical cleanup cases that have been inactive, the Regional Board found that there have been no updates for this site since March 2001. The Regional Board inspected the site with a City representative on August 26, 2009, and found that the additional wastes observed in the June 2000 site inspection had been removed and the site regraded. Upon the

***California Environmental Protection Agency***



JACK MILLER  
Director

## County of San Diego

ELIZABETH POZZEBON  
Assistant Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
Phone: (619) 338-2222 FAX (619) 338-2088  
1 (800) 253-9933  
[www.sdcdeh.org](http://www.sdcdeh.org)

June 8, 2010

Mr. Ken Hilliard  
7-Eleven, Inc.  
P.O. Box 711  
Dallas, TX 75221-0711

Mr. Hubert Hotchkiss  
Hotchkiss Living Trust  
Testamentary Trust  
15801 Caminito Cantaras  
Del Mar, CA 92014

Dear Responsible Parties:

UNDERGROUND STORAGE TANK (UST) CASE #H20828-001  
7-ELEVEN LOCATION NO. 19006  
9111 MISSION GORGE ROAD, SANTEE, CA 92071

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tanks site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code, and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact Craig Burnett, at (619) 338-2257, if you have questions regarding this matter.

Sincerely,

JACK MILLER, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

JM:CMB:kd

Enclosure

cc: Craig Carlisle, Regional Water Quality Control Board  
Ron Duff, SWRCB, UST Cleanup Fund Program  
Patrick McConnell, Stantec Consulting Corp.  
John Wainwright, Stantec Consulting Corp. (Utah)

WP/H20828-001-610CLO

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### I. AGENCY INFORMATION

DATE: June 8, 2010

Agency Name: COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH, SAM	Address: P.O. BOX 129261	
City/State/Zip: SAN DIEGO, CA 92112-9261	Phone: (619) 338-2222	FAX: (619) 338-2377
Responsible Staff Person: CRAIG BURNETT	Title: ENV HEALTH SPECIALIST II	

#### II. CASE INFORMATION

Site Facility Name: 7-ELEVEN # 19006				
Site Facility Address: 9111 Mission Gorge Road, Santee, CA 92071-3723				
RB LUSTIS Case No: 9UT1429	Local Case No: H20828-001	LOP Case No: N/A		
URF Filing Date: 5/12/1989	SWEEPS No: N/A			
<b>Responsible Parties</b>	<b>Address</b>	<b>Phone Number</b>		
7-ELEVEN INCORPORATED, KEN HILLIARD	P.O. BOX 711, DALLAS, TX 75221-0711	972-828-6592		
HOTCHKISS LIVING TRUST, TESTAMENTARY TRUST, AND HUBERT HOTCHKISS				
15801 CAMINITO CANTARAS, DEL MAR, CA 92014				
<b>Tank No.</b>	<b>Size in Gal.</b>	<b>Contents</b>	<b>Status</b>	<b>Date</b>
T001	10000 gallons	REGULAR UNLEADED	CLOSED BY REMOVAL	10/6/1998
T002	10000 gallons	REGULAR UNLEADED	CLOSED BY REMOVAL	10/6/1998
T003	6000 gallons	REGULAR UNLEADED	CLOSED BY REMOVAL	10/6/1998

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause of Release: UNKNOWN, SUBSTANCE RELEASED FROM UST SYSTEM		Substance Released: GASOLINE (UNLEADED)	
Site Characterization complete: YES	Date Approved By Oversight Agency: 9/17/1997		
Monitoring Wells Installed? YES	Number: 31	Proper Screened Interval? YES	
Highest GW Depth B.G. Surface: 10.96 (MEASURED)	Lowest Depth: 18.41 (MEASURED)	Flow Direction: NORTHWEST (MEASURED)	
Most Sensitive Current Use: Existing Beneficial Groundwater Use: MUN, AGR, IND, AND PROC Existing Beneficial Surface Water Use: AGR, REC1, REC2 and Potential: MUN			
Are Drinking Water Wells Affected? NO	Aquifer Name: 907.12-Santee Hydrologic Sub Area		
Is Surface Water Affected? NO	Nearest SW name: SAN DIEGO RIVER 1200 FEET NORTH		
Off-Site Beneficial Use Impacts (addresses/locations): NONE			
Report(s) on file? YES	Where is Report(s) Filed? COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH		

#### TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
LPH	293 GALLONS	DISPOSAL, UNKNOWN	1990 - 1991
PURGE WATER	550 GALLONS	DISPOSAL, GIBSON ENVIRONMENTAL, WILMINGTON, CA	6/20/1992
PURGE WATER	550 GALLONS	DISPOSAL, GIBSON ENVIRONMENTAL, WILMINGTON, CA	9/11/1992
SOIL	11 DRUMS	TREATMENT OFF SITE, SOIL WASH, SAN DIEGO, CA	4/9/1997
SOIL	453 yd <sup>3</sup>	TREATMENT OFF SITE, SOIL WASH, SAN DIEGO, CA	10/6/1998
TANK	10,000 GALLONS	RECYCLED, PACIFIC STEEL, SAN DIEGO, CA	10/6/1998
TANK	10,000 GALLON	RECYCLED, PACIFIC STEEL, SAN DIEGO, CA	10/6/1998
TANK	6,000 GALLONS	RECYCLED, PACIFIC STEEL, SAN DIEGO, CA	10/6/1998
SOIL	4 DRUMS	TREATMENT OFF SITE, TPS TECHNOLOGIES, ADELANTO, CA	8/20/2004
VAPOR	23,066-POUNDS	TREATED VIA THERMAL OXIDATION	2/7/2006
SOIL	7 DRUMS	TREATMENT OFF SITE, TPS TECHNOLOGIES, ADELANTO, CA	8/20/2008
LPH/WATER	55/1,901 GALLONS	TREATMENT OFF SITE, DOME ROCK INDUSTRIES, QUARTZITE, AZ	1993 - 2009
PURGE WATER	5,612 GALLONS	TREATMENT OFF SITE, DEMENNO KERDOON, LONG BEACH, CA	1993 - 2009

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

H20828-001

#### MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

	MAXIMUM	REMAINING
<b>SOIL</b>		
Gasoline	= 12,000 mg/kg	= 2.2 mg/kg
Benzene	= 19,000 mg/kg	= 0.022 mg/kg
Toluene	= 130,000 mg/kg	= 0.099 mg/kg
Ethyl benzene	= 46,000 mg/kg	= 0.058 mg/kg
Xylene (individual isomers or total)	= 270,000 mg/kg	= 0.42 mg/kg
Methyl-tert-butyl ether (MTBE)	= 510 mg/kg	= 0.056 mg/kg
tert-Butyl Alcohol (TBA)	= 0.051 mg/kg	= 0.051 mg/kg
tert-Amyl-methyl ether (TAME)	< 0.005 mg/kg	< 0.005 mg/kg
Ethyl-tert-butyl ether (ETBE)	< 0.005 mg/kg	< 0.005 mg/kg
di-isopropyl ether (DIPE)	< 0.005 mg/kg	< 0.005 mg/kg
Lead	< 1.0 mg/kg	< 1.0 mg/kg

<b>WATER</b>		
Gasoline	= 980,000 ug/l	< 50 ug/l
Benzene	= 17,000 ug/l	< 0.5 ug/l
Toluene	= 34,000 ug/l	< 0.5 ug/l
Ethyl benzene	= 5,100 ug/l	< 0.5 ug/l
Xylene (individual isomers or total)	= 45,000 ug/l	< 0.5 ug/l
Methyl-tert-butyl ether (MTBE)	= 62,000 ug/l	= 14 ug/l
tert-Butyl Alcohol (TBA)	= 67,000 ug/l	< 5.0 ug/l
tert-Amyl-methyl ether (TAME)	= 380 ug/l	< 0.5 ug/l
Ethyl-tert-butyl ether (ETBE)	= 12 ug/l	< 0.5 ug/l
di-isopropyl ether (DIPE)	= 36 ug/l	< 0.5 ug/l

<b>LIQUID PHASE HYDROCARBONS</b>	1.78 Feet	0 Feet
----------------------------------	-----------	--------

#### Comments:

On April 4, 1989, a product line was punctured during a property transaction investigation. Subsequently, an unknown amount of product was released from the supply line. Unauthorized Release case H20828-001 was opened. Laboratory results from an initial investigation indicated total petroleum hydrocarbons as gasoline (TPHg) ranging from below laboratory reporting limit (ND) to 1,300 milligrams per kilogram (mg/kg).

Interim remedial action to remove free product from groundwater occurred periodically between April 2, 1990 and July 11, 2003. During free product skimming activities, a total of approximately 348 gallons of gasoline were removed. Site assessments to evaluate the extent of hydrocarbons in soil and groundwater occurred on and offsite between 1989 and 1998. During these assessments, TPHg concentrations in soil ranged from ND to 12,000 mg/kg, Benzene concentrations ranged from ND to 19,000 mg/kg, and methyl tertiary butyl ether (MTBE) concentrations ranged from ND to 510 mg/kg.

In 1998, two 10,000 gallon and one 6,000 gallon Underground Storage Tanks (USTs) were removed from the site. To mitigate hydrocarbons in soil observed following tank removal activities, approximately 453 yds<sup>3</sup> of hydrocarbon impacted soil was excavated and treated offsite. As a part of the removal process, soil samples were collected beneath the USTs. Laboratory results indicated TPHg ranging from 2.6 mg/kg to 11,000 mg/kg. A Corrective Action Plan (CAP) that proposed air sparging and soil vapor extraction (SVE) was approved in September 1997 and implemented in July 1999. Remedial activities began in 1999 and continued until 2006. The SVE removed an estimated 23,066 pounds of hydrocarbons. Soil verification sampling was conducted as part of the CAP. TPHg concentrations ranged from ND to 2.2 mg/kg, benzene concentrations from ND to 0.022 mg/kg, and MTBE concentrations from ND to 0.056 mg/kg.

The site is located in a basin designated for beneficial uses for municipal, agricultural, industrial service and industrial process supply. Groundwater flow direction has ranged between the northwest and northeast. Groundwater monitoring wells installed onsite and offsite have shown that groundwater has been impacted by the unauthorized release. Quarterly groundwater monitoring and sampling has been conducted at the site from March 1990 through October 2009. TPHg, benzene, and tert-butyl alcohol (TBA) concentrations have decreased to below laboratory limits in wells. In May 2007, the consultant estimated MTBE concentrations to reach Maximum Contaminant Levels (MCL's) within one to two years. Based on the most recent data submitted, MTBE concentrations are decreasing to slightly above the MCL's and are predicted to reach below the MCL within 5 years.

A receptor search was conducted within ¼ mile radius of the site as a part of the CAP. One domestic well was located approximately 300 feet south of the site. According to the consultant, due to the distance and location of the well, there is no pathway for impact. The consultant concludes that the remedial alternative has been effective in removing hydrocarbon impacts in soil and groundwater. The consultant estimates less than 50 cubic yards of residual hydrocarbon impacted soil remain onsite and that any remaining soil impacts will not pose a threat to human health or groundwater. The consultant recommends no further action for this unauthorized release. DEH concurs with this recommendation.



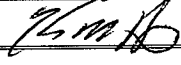
**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

**IV. CLOSURE**

H20828-001

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? NO, SEE ABOVE		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? NO, SEE ABOVE		
Does corrective action protect public health for current land use? YES		
Case oversight completed based upon the following site use: GASOLINE STATION		
Site Management Requirements: ANY CONTAMINATED SOIL EXCAVATED AS PART OF SUBSURFACE CONSTRUCTION WORK MUST BE MANAGED IN ACCORDANCE WITH THE LEGAL REQUIREMENTS AT THAT TIME.		
Should corrective action be reviewed if land use changes? YES		
Monitoring Wells Decommissioned: NA *	Number Decommissioned: 8	Number Retained: 23
List Actions Taken: NOTICE OF REIMBURSEMENT / LOCAL		
List Enforcement Actions Rescinded: NONE		

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: KEVIN HEATON, PG 4163, CHg 163	Title: SENIOR HYDROGEOLOGIST
Signature: 	Date: 6/8/2010

**VI. RWQCB NOTIFICATION**

Date Submitted to RB:	RB Response: No Comments Received	
RWQCB Staff Name: Craig Carlisle	Title: Senior Engineering Geologist	Date: 6/8/2010

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

* A permit has been issued for the destruction of the existing monitoring wells. The permit number is LMON 107158.
--

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

Mr. Steve W. Meyer  
The City of San Diego,  
Grit Disposal Site, Santee

- 2 -

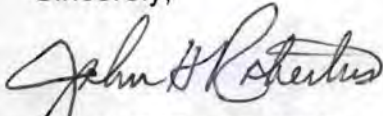
October 19, 2009

request of the Regional Board, the City provided additional information showing that the current owner of the site, Midwest Television, Inc. regraded the site and installed drainage ditches, drainage pipe, and a desiltation basin sometime between October 2004 and June 2005. Further evaluation of the contaminant concentrations found in the grit waste confirm that the concentrations are below current human health and water quality screening values and therefore does not require any further cleanup action.

Based on the findings of the August 26, 2009 site inspection, the information discussed in the previous paragraphs and contained in the above-referenced file (SL209224197), and with the provision that the information provided to the Regional Board was accurate, the Regional Board finds that the subject site does not pose a threat to human health or the environment under current land use conditions, and **no further action** related to the grit disposal at the subject site is required. Any change in the present land use will require reevaluation to determine if the change could pose a risk to public health,

In the subject line of any response, please include the requested "In reply refer to:" information located in the heading of this letter. Please contact Ms. **Xueyuan Yu** at (858) 627-3964 or by email at [Heyu@waterboards.ca.gov](mailto:Heyu@waterboards.ca.gov) if you have any questions regarding this matter.

Sincerely,



JOHN H. ROBERTUS  
Executive Officer

JHR:jc:jp:xy

cc: Mr. Richard Lochmann, Midwest Television, Inc., 7677 Engineer Road, San Diego, CA 92111  
Ms. Skyla Wallmann, the City of San Diego, [swallmann@sandiego.gov](mailto:swallmann@sandiego.gov) (email only)



JACK MILLER  
Director

# County of San Diego

ELIZABETH POZZEBON  
Assistant Director

DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 129261, SAN DIEGO, CA 92112-9261

Phone: (858) 505-6700/1 (800) 253-9933

[www.sdcdeh.org](http://www.sdcdeh.org)

March 13, 2014

Mr. Chris Panaitescu  
Thrifty Oil Company  
13116 Imperial Highway  
Santa Fe Springs, CA 90670

Dear Mr. Panaitescu:

UNDERGROUND STORAGE TANK (UST) CASE #H20810-001  
FORMER THRIFTY OIL COMPANY STATION #114  
9009 CARLTON HILLS BOULEVARD, SANTEE, CA 92071

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tanks site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code, and that no further action related to the petroleum releases at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Mr. Chris Panaitescu

- 2 -

March 13, 2014

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact Teresa Sherman at (858) 505-6797, if you have questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Miller". The signature is fluid and cursive, with the first name "Jack" and last name "Miller" clearly distinguishable.

JACK MILLER, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

cc: Mr. Jim Zenor, Thrifty Oil Company

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### I. AGENCY INFORMATION

DATE: March 13, 2014

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/Zip: San Diego, CA 92112-9261	Phone: (858) 505-6700      FAX: (858) 505-6891
Responsible Staff Person: Teresa Sherman	Title: Environmental Health Specialist II

#### II. CASE INFORMATION

Site Facility Name: Thrifty Oil Company Station #114				
Site Facility Address: 9009 Carlton Hills Boulevard, Santee, CA				
RB LUSTIS Case No: 9UT585	Local Case No: H20810-001	LOP Case No: N/A		
URF Filing Date: 9/11/1986	SWEEPS No: N/A			
<b>Responsible Parties</b>	<b>Address</b>	<b>Phone Number</b>		
Thrifty Oil Company Attn: Mr. Chris Panaitescu	13116 Imperial Highway Santa Fe Springs, CA 90670	562-921-3581		
<b>Tank No.</b>	<b>Size in Gal.</b>	<b>Contents</b>	<b>Status</b>	<b>Date</b>
1	10,000	gasoline	removed	May 4, 1995
2	10,000	gasoline	removed	May 4, 1995
3	10,000	gasoline	removed	May 4, 1995

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause of Release: Underground Storage Tank System	Substance Released: Gasoline	
Site Characterization complete? Yes	Date Approved By Oversight Agency: 6/30/13	
Monitoring Wells Installed? Yes	Number: 21	Proper Screened Interval? Yes
Highest GW Depth B.G. Surface: 3.92 feet	Lowest Depth: 9.13 feet	Flow Direction: Northwest
Most Sensitive Current Use: Existing Beneficial Groundwater Use: MUN, AGR, IND, PROC Existing Beneficial Surface Water Use: IND, REC1, REC2, Potential MUN		
Are Drinking Water Wells Affected? No	Aquifer Name: Santee Hydrologic Subarea (907.12)	
Is Surface Water Affected? No	Nearest SW name: San Diego River, approx. 650 feet north, and Forrester Creek, approx. 700 feet southwest.	
Off-Site Beneficial Use Impacts (addresses/locations): No		
Report(s) on file? Yes	Where is Report(s) Filed? County of San Diego, Department of Environmental Health	

#### TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount	Action	Date
Tanks	3	Unknown	May 1995
Soil	1,000 tons (680 cu. yds)	Disposal/Recycling (Candelaria Land Co.)	June 1995
Groundwater	6,000,000 gallons	Treatment/Sewer Discharge	Jul 1987 - Jul 1989
Groundwater	13,287 gallons	Disposal (Demmeno/Kerdoon)	Sept-Nov 2001
Groundwater	34,470 gallons	Disposal (Crosby and Overton)	Mar-Nov 2007
Groundwater	17,365 gallons	Disposal (K-Pure Waterworks)	Nov 4-5, 2008
Groundwater	122,870 gallons	Treatment/Sewer Discharge	Sept-Nov 2009
Groundwater	154,430 gallons	Treatment/Sewer Discharge	Mar-Apr 2012
Purge Water	Unknown	Disposal	1986 - 2013

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

**H20810-001**

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b><u>SOIL</u></b> (In milligrams per kilogram)		
Gasoline	= 7,650 mg/kg	= 7,650 mg/kg
Benzene	= 38.7 mg/kg	= 38.7 mg/kg
Toluene	= 24.4 mg/kg	= 24.4 mg/kg
Ethylbenzene	= 130 mg/kg	= 130 mg/kg
Total Xylenes	= 690 mg/kg	= 690 mg/kg
Methyl tertiary butyl ether (MTBE)	= 8.1 mg/kg	= 8.1 mg/kg
Tert-butyl alcohol (TBA)	= < 4.4 mg/kg	= < 4.4 mg/kg
<b><u>GROUNDWATER</u></b> (in micrograms per liter)		
Gasoline	= 143,000 ug/l	= 21,500 ug/l
Benzene	= 12,900 ug/l	= 380 ug/l
Toluene	= 2,220 ug/l	= 38J* ug/l
Ethylbenzene	= 4,200 ug/l	= 3,100 ug/l
Total Xylenes	= 17,200ug/l	= 4,800 ug/l
MTBE	= 18,000 ug/l	= 5.1 ug/l
TBA	= 3,190 ug/l	= 110 ug/l
<b><u>SOIL VAPOR</u></b>		
N/A		
<b><u>LIQUID PHASE HYDROCARBONS</u></b>		
	0.01 inches/sheen	none
*J- estimated concentration		

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

H20810-001

##### Case Summary:

During property acquisition assessment activities in August and September 1986, petroleum hydrocarbon contamination was reported in soil and groundwater samples collected near the underground storage tanks (USTs), pump islands, and product lines at the site. Thrifty subsequently initiated groundwater remediation and quarterly groundwater monitoring under a Cleanup and Abatement Order (#87-93) issued by the Regional Water Quality Control Board (RWQCB). Between July 1987 and July 1989, approximately six million gallons of groundwater was pumped from an extraction well, then treated prior to discharge (under permit) to the sewer system.

Additional on-site soil contamination was found in May 1995, when three gasoline USTs and associated piping were removed from the site. Subsequently, approximately 1,000 tons (680 cubic yards) of hydrocarbon-impacted soil was reportedly removed from the source area for off-site disposal, and the UST system was replaced. Soil borings and groundwater monitoring wells were installed from 1986 through 2005 to delineate the extent of contamination. A rough estimate of residual impacted soil is approximately 1400 cubic yards, with soil and groundwater contamination extending off site to the northwest into Carlton Hills Boulevard. The maximum dissolved benzene concentrations and methyl tertiary butyl ether (MTBE) concentrations were reported in off-site well W-9 and on-site well W-7, respectively. Prior to 2008, free product sheens were intermittently reported in well W-9, which is located in the southbound lane of Carlton Hills Boulevard.

Groundwater at the site has designated beneficial uses, and the basin is considered to be a sensitive aquifer. The nearest surface water body, the San Diego River, is located approximately 650 feet north of the site. There are no public supply wells within a half-mile of the site. Thrifty contacted the Padre Dam Municipal Water District, and they said they have no plans to use the groundwater in the vicinity of the site.

Thrifty has maintained that the off-site petroleum contamination in the vicinity of well W-9 originated from an upgradient source, specifically, the Former E-Z Serve site at 9305 Mission Gorge Road. However, DEH has discussed this issue at length with Thrifty, and does not concur that a source other than Thrifty is responsible for the off-site contamination.

Thrifty conducted remediation events under several DEH-approved interim remedial action plans (IRAPs) and a corrective action plan (CAP). Multiple mobile high-vacuum dual-phase extraction (HVDPE) events were conducted on site and off site between September 2001 and April 2012. In the *Second Half 2013 Status Report and Request for Closure*, Thrifty concludes that the remediation efforts have effectively reduced dissolved petroleum hydrocarbon concentrations both on site and off site. For example, the MTBE concentration in on-site well W-7 decreased significantly from a maximum of 18,000 micrograms per liter (µg/l) in June 1998 to a concentration of 5.1 µg/l in June 2013. The maximum on-site benzene concentration in June 2013 was 64 µg/l in well W-7. In off-site well W-9, the benzene concentration decreased from a maximum of 12,900 µg/l in February 2002 to a level of 380 µg/l in June 2013. In the same time period, the MTBE concentration in W-9 decreased from 371 µg/l to below the method detection limit.

Thrifty concludes that the plume is stable and will not pose a significant threat to human health or the environment, and that concentrations of the limited residual soil and groundwater contaminants will decrease through natural attenuation. Thrifty estimates that the maximum contaminant level (MCL) for benzene of 1 µg/l will be reached on site by approximately 2033, and off site by approximately 2067. Ethylbenzene concentrations on site are already well below the 300 µg/l MCL. The ethylbenzene concentration in off-site well W-9 currently exceeds the MCL. However, Thrifty and SAM staff agree that based on the overall stable configuration of the plume, dissolved ethylbenzene will degrade over time in a similar manner to benzene.

Thrifty recommends case closure. SAM concurs.

#### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? No. However, Thrifty concludes that benzene and ethylbenzene concentrations will naturally attenuate to their respective MCLs by 2067.

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? No. However, Thrifty concludes that benzene and ethylbenzene concentrations will naturally attenuate to their respective MCLs by 2067.

Does corrective action protect public health for current land use? Yes

Case oversight completed based upon the following site use: Commercial Use (Fuel Service Station)

##### Site Management Requirements:

Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.

Should corrective action be reviewed if land use changes? Yes

Monitoring Wells Decommissioned: No\*

Number Decommissioned: 2

Number Retained: 19\*


List Actions Taken: Notice Of Reimbursement/Local

List Enforcement Actions Rescinded: None

**Case Closure Summary**  
**Leaking Underground Fuel Storage Tank Program**

**V. LOCAL AGENCY REPRESENTATIVE DATA**

**H20810-001**

<b>Name:</b> Kevin M. Heaton, PG 4163, CHg 163		<b>Title:</b> Senior Hydrogeologist
<b>Signature:</b>	 Kevin Heaton 2014.03.13 17:06:13 -07'00'	<b>Date:</b> 3/13/2014

**VI. RWQCB NOTIFICATION**

<b>Date Submitted to RB:</b> 12/16/2013	<b>RB Response:</b> No Comments	
<b>RWQCB Staff Name:</b> Craig Carlisle	<b>Title:</b> Senior Engineering Geologist	<b>Date:</b> 1/15/2014

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

\* Well destruction of the thirteen on-site and six off-site wells will be conducted under DEH Permit DEH2014-LMWP-000962. This permit application was received on 3/10/2014.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.





JACK MILLER  
DIRECTOR

# County of San Diego

ELIZABETH POZZEBON  
ASSISTANT DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
858-505-6700/FAX 868-505-6848/1-800-253-9933

[www.sdcdeh.org](http://www.sdcdeh.org)

March 11, 2014

Mr. Graham M. Kelly, Jr.  
Successor Trustee of Kelly Family Trust  
1136 Loma Avenue, Suite 202  
Coronado, CA 92118

Mr. Timothy P. Fitzgerald  
Agent for Van Berkel Co-Owners  
10843 El Nopal  
Santee, CA 92071

Dear Mr. Kelly and Mr. Fitzgerald:

VOLUNTARY ASSISTANCE PROGRAM, FILE #DEH2014-LSAM-000226  
KELLY/VAN BERKEL CARLTON HILLS BOULEVARD PROPERTY  
VACANT LOT (APN: 383-071-04-00) ON CARLTON HILLS BOULEVARD, SANTEE, CA

Staff of the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM) reviewed the available environmental investigation data related to the above-referenced property, and completed a Health Risk Evaluation. As detailed below, the calculated cancer risk value is not significant (less than one in one million). Your property is suitable for residential development, and no investigative or remedial measures are required. A site map, risk evaluation data and calculations, and historical sample data are included as an attachment to this letter.

On April 19, 2005, Thrifty Oil Company (Thrifty) installed three groundwater monitoring wells (W-11, W-12, and W-13) on your property to assist in the off-site delineation of fuel-impacted groundwater resulting from a release at their station located at 9009 Carlton Hills Boulevard. Investigation and remediation activities at the Thrifty site were overseen by the DEH under case number H20810-001, and the case is currently in the process of being closed. During the installation of the monitoring wells on your property, soil boring samples were collected and analyzed. None of the analyzed contaminants were detected in soil above the laboratory method reporting limits. Groundwater samples were collected from the monitoring wells from 2005 through 2013. While groundwater impacts were present historically in two of the wells, contaminant concentrations have decreased through natural attenuation to very low levels.

The maximum concentrations of dissolved benzene, ethylbenzene, and methyl tertiary-butyl ether (MTBE) reported in the three wells over the last three groundwater sampling events were used as model input data. These three events, conducted between September 2012 and June 2013, followed the last remedial action conducted by Thrifty. Because only dissolved MTBE was detected during these sampling events, values of one-half of the detection limits for benzene and ethylbenzene were used in SAM's Vapor Risk 2000 Model. The combined cancer health risk under a residential scenario calculated by the model is  $2 \times 10^{-9}$ . A cancer health risk below  $1 \times 10^{-6}$  (one in one million) is considered an insignificant risk. Therefore, the minor dissolved concentrations of MTBE reported in well W-12 (less than 2 micrograms per liter) do not pose a human health threat, and residential development of the property is acceptable.

Mr. Kelly and Mr. Fitzgerald

- 2 -

March 11, 2014

In addition, please be advised that DEH does not concur with Thrifty's contention that the fuel-impacted groundwater on your property is from a source other than Thrifty.

Thank you for selecting DEH to assist in your property evaluation. Please contact Teresa Sherman of the Site Assessment and Mitigation Program at [Teresa.Sherman@sdcounty.ca.gov](mailto:Teresa.Sherman@sdcounty.ca.gov) or at (858) 505- 6797, if you require additional assistance.

Sincerely,



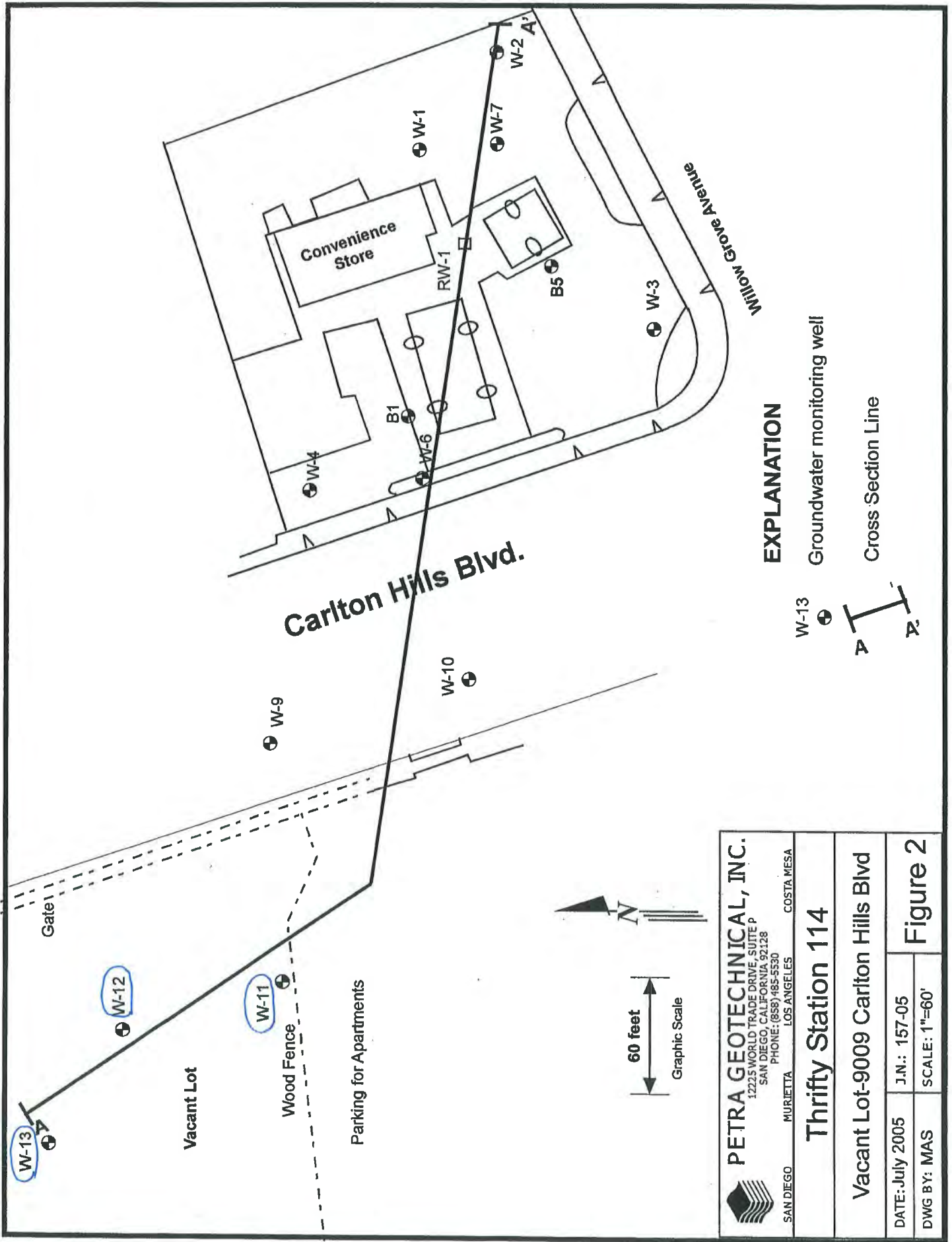
SCOTT WELDON, VAP Program Manager  
Supervising Environmental Health Specialist  
Site Assessment and Mitigation Program

Attachment Enclosed



cc: Mr. Chris Panaitescu, Thrifty Oil Company


## **ATTACHMENT**

- **Figure Showing Location of Wells W-11, W-12, and W-13**
- **Health Risk Evaluation Calculations**
- **Historical Groundwater Sample Data**
- **Historical Soil Sample Data**



**EXPLANATION**

-  Groundwater monitoring well
-  Cross Section Line

 <b>PETRA GEOTECHNICAL, INC.</b> 12225 WORLD TRADE DRIVE, SUITE P SAN DIEGO, CALIFORNIA 92128 PHONE: (619) 485-5530	
SAN DIEGO    MURIELLA    LOS ANGELES    COSTA MESA	
<b>Thrifty Station 114</b>	
<b>Vacant Lot-9009 Carlton Hills Blvd</b>	
DATE: July 2005	J.N.: 157-05
DWG BY: MAS	SCALE: 1"=60'
<b>Figure 2</b>	

**TABLE 1**  
**Post-Remediation\* Groundwater Monitoring Results**  
**Maximum Contaminant Concentrations (micrograms per liter)**

Well I.D.	Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)
W-11	<0.18	<0.21	<0.19
W-12	<0.18	<0.21	<b>1.7</b>
W-13	<0.18	<0.21	<0.19

\* Includes the maximum contaminant concentrations detected during three post-remediation groundwater sampling events conducted on 9/11/12, 3/5/13, and 6/6/13 (with the exception of monitoring well W-11 which was only sampled on 3/5/13).

**TABLE 2**  
**Vapor Model Input Data**

Benzene (ug/l)	Ethylbenzene (ug/l)	MTBE (ug/l)	Depth (meters)
0.09*	0.11*	2.0	2.49

\*One-half of the method detection limit used as the input concentration

**TABLE 3**  
**Health-Risk Calculations**

Residential Adult Benzene (24 years)	Residential Child Benzene (6 years)	Residential Adult Ethylbenzene (24 years)	Residential Child Ethylbenzene (6 years)	Residential Adult MTBE (24 years)	Residential Child MTBE (6 years)
1.10E-09	6.43E-10	1.39E-10	8.11E-11	4.25E-11	2.48E-11

**Combined Residential Health Risk= 2 X 10<sup>-9</sup>\***

\*Residential Health-Risk Value below 1 X 10<sup>-6</sup> (one in one million) is considered less than significant

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

**I. AGENCY INFORMATION**

Date: October 14, 1997

Agency Name: County of San Diego, Environmental Health, SAM	Address: PO Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 Fax: (619) 338-2377
Responsible Staff Person: Pamela Villa Clay	Title: Hazardous Materials Specialist

**II. CASE INFORMATION**

Site Facility Name: 7-Eleven Store No. 13661				
Site Facility Address: 9251 Carlton Hills Bl., Santee, CA				
RB LUSTIS Case No: N/A	Local Case No: H20811-001		LOP Case No: N/A	
URF Filing Date: 12/13/93	SWEEPS No: N/A			
Responsible Parties	Addresses	Phone Number		
The Southland Corporation Attn: Bob DeNinno	19033 West Valley Highway, D-104 Kent, WA 98032	(206) 251-9155		
Tank No.	Size in Gal.	Contents	Closed in Place/Removed?	Date
1	N/A	N/A	N/A	N/A

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and Type of Release: Analytical results for soil samples taken from piping closure/removal indicate an unauthorized release associated with UST system.				
Site Characterization complete?	Yes	Date Approved By Oversight Agency: 2/5/97		
Monitoring Wells Installed?	Yes	Number: 3	Proper Screened Interval? Yes	
Highest GW Depth Below Ground Surface: 2.29 feet		Lowest Depth: 10.27 ft.	Flow Direction: southwest	
Most Sensitive Current Use: Municipal beneficial groundwater use				
Are Drinking Water Wells Affected?	No	Aquifer Name: Santee HSA (907.12)		
Is Surface Water Affected?	No	Nearest SW name: San Diego River		
Off-Site Beneficial Use Impacts (addresses/locations): None				
Report(s) on file?	Yes	Where is Report(s) Filed? County of San Diego, Environmental Health		

**TREATMENT AND DISPOSAL OF AFFECTED MATERIAL**

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	N/A	N/A	N/A
Piping	30 feet fiberglass	Disposed as scrap	12/10/93
Free Product	N/A	N/A	N/A
Soil	29 tons	TPS Technologies Inc., Adelanto, CA	12/20/93
	9 drums	TPS Technologies Inc., Adelanto, CA	10/25/94
	0.44 tons	TPS Technologies Inc., Adelanto, CA	4/18/97
Groundwater	700 gallons	Treatment - Demenno-Kerdoon, Compton, CA	12/15/93
	48 gallons	Treatment - Demenno-Kerdoon, Compton, CA	3/12/96
	36 gallons	Treatment - Demenno-Kerdoon, Compton, CA	6/3/96
	39 gallons	Treatment - Demenno-Kerdoon, Compton, CA	8/27/96
	50 gallons	Treatment - Demenno-Kerdoon, Compton, CA	11/19/96
	40 gallons	Treatment - Demenno-Kerdoon, Compton, CA	2/14/97
Barrels	N/A	N/A	N/A

## Case Closure Summary Leaking Underground Fuel Storage Tank Program

### III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

H20811-001

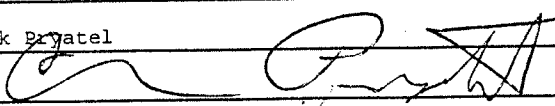

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- BEFORE AND AFTER CLEANUP									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	15000	15000	6600	<50	Xylene	unknown	<0.05	<1.0	<0.5
TPH (Diesel)	<10	<10	<50	<50	Ethylbenzene	unknown	0.162	21	<0.5
Benzene	unknown	0.215	39	<0.5	Oil & Grease	N/A	N/A	N/A	N/A
Toluene	unknown	<0.50	<0.5	<0.5	Heavy Metals	N/A	N/A	N/A	N/A
Other					MTBE	N/A	N/A	5500	2700

Comments (Depth of Remediation, etc.): Soil samples collected at piping removal inspection revealed elevated levels of gasoline fuel contaminants in soil. Approximately 30 feet of single wall fiberglass piping was removed. Soil samples collected at piping removal from native soil revealed 1700 and 1400 ppm TPH and thus, an unauthorized release case was opened. During the repipe activities, additional soil samples were collected from the UST backfill material at the piping turbine end of the USTs by the consultant; these samples ranged from <10 to 15000 ppm TPH-gasoline at 3 to 6 feet below grade (b.g.) with an average of approximately 2000 ppm. Based on additional data it appears that the contaminated soil is limited to the UST backfill. Three monitoring wells were installed where additional soil samples were collected at 6, 11, and 16.5 feet b.g. which revealed nondetectable levels of TPH. The three groundwater monitoring wells were monitored and sampled on a quarterly basis from September 1994 through November 1996. Since May 1996, the concentration of benzene in groundwater was less than 1.0 ppb benzene in all three groundwater monitoring wells.

### IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?		Yes
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?		Yes
Does corrective action protect public health for current land use? Yes		
Site Management Requirements: Any excavation of contaminated soil may require appropriate disposal measures in accordance with the guidelines and regulations at the time of disposition.		
Should corrective action be reviewed if land use changes?		Yes
Monitoring Wells Decommissioned:	Yes	Number Decommissioned: 3      Number Retained: 0
List Enforcement Actions Taken: Notice of Corrective Action and Reimbursement Responsibility		
List Enforcement Actions Rescinded: None		

### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Chuck Bryantel		Title: Chief, Site Assessment and Mitigation	
Signature: 		Date: 11-12-97	
Hydrogeologist Concurrence: 		Date: 11/10/97	

### VI. RWQCB NOTIFICATION

Date Submitted to RB: 2/27/97		RB Response: OK for No Further Action status	
RWQCB Staff Name: Marisela Humphries		Title: Water Resources Control Engineer	
		Date: 2/27/97	

### VII. ADDITIONAL COMMENTS, DATA, ETC.


This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



JACK MILLER  
Director

# County of San Diego

ELIZABETH POZZEBON  
Assistant Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
Phone: (858) 505-6700/1 (800) 253-9933  
[www.sdcdeh.org](http://www.sdcdeh.org)

September 6, 2012

Mr. Eric Roehl  
Chevron Environmental Management Company  
P.O. Box 2292  
Brea 92822-2292

State of California  
Department of Transportation  
4050 Taylor Street, MS110  
San Diego, CA 92110

Dear Responsible Parties:6

UNDERGROUND STORAGE TANK (UST) CASE #H20827-002  
FORMER CHEVRON SERVICE STATION NO, 21-1217  
8111 MISSION GORGE ROAD, SANTEE, CA 92071

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.

Based on information in the above referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation carried out at your underground storage tanks site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code, and that no further action related to the petroleum release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.



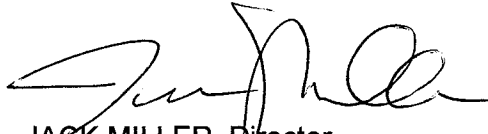
Responsible Parties

- 2 -

September 6, 2012

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact Ellen Beacon at (858) 505-6983, if you have questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Miller', written in a cursive style.

JACK MILLER, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

Enclosure

JM:eb

Cc: Kaitlin McCormick, Stantec Consulting Services, Inc.

H20827-002CLO7-12

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### I. AGENCY INFORMATION

DATE: September 6, 2012

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/Zip: San Diego, CA 92112-9261	Phone: (858)505-6700      FAX: (858)505-6891
Responsible Staff Person: Ellen Beacon	Title: Environmental Health Specialist II

#### II. CASE INFORMATION

Site Facility Name: Former Chevron Station				
Site Facility Address: 8111 Mission Gorge Road, Santee, CA 92071				
RB LUSTIS Case No: NA	Local Case No: H20827-002	LOP Case No: N/A		
URF Filing Date: 12/14/1990	SWEEPS No: N/A			
Responsible Parties Chevron Environmental Management Company Attn: Mr. Eric Roehl		Address P.O. Box 2292, Brea, CA 92822-2292		Phone Number (714) 671-3347
State of California Department of Transportation		4050 Taylor Street, MS 110, San Diego, CA 92110		
<b>Tank No.      Size in Gal.      Contents      Status      Date</b>				
1	10,000	Gasoline	Removed	9/21/1994
2	10,000	Gasoline	Removed	9/21/1994
3	10,000	Gasoline	Removed	9/21/1994
4	10,000	Diesel	Removed	9/21/1994

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause of Release: Underground storage tank system		Substance Released: Gasoline and diesel fuel		
Site Characterization complete? Yes		Date Approved By Oversight Agency: 11/23/2011		
Monitoring Wells Installed? Yes		Number: 9	Proper Screened Interval? Yes	
Highest GW Depth B.G. Surface: 11.33 feet		Lowest Depth: 21.41 feet	Flow Direction: north	
Most Sensitive Current Use: Existing Beneficial Groundwater Use: MUN, AGR, IND, PROC Existing Beneficial Surface Water Use: IND, REC1, REC2 Potential MUN				
Are Drinking Water Wells Affected? No		Aquifer Name: Santee Hydrologic Sub-Area (907.12)		
Is Surface Water Affected? No		Nearest SW name: San Diego River (400 feet to the north)		
Off-Site Beneficial Use Impacts (addresses/locations): None				
Report(s) on file? Yes		Where is Report(s) Filed? County of San Diego, Department of Environmental Health		
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>				
<b>Material</b>	<b>Amount (Include Units)</b>	<b>Action (Treatment or Disposal)</b>		<b>Date</b>
Tanks	Four	Disposal/AMR Recycling		9/21/1994
Soil	3,300 cubic yards	Environmental Technologies, Inc., Apex, NV/Disposal		10/1994
Purge Water	Unknown	Managed in accordance with 40 CFR and Title 22		1991-2011
LPH	0.22 gallons	Unknown		8/1993
LPH/Water	8,700 gallons	Demunno Kerdoon, Compton, CA/Recycling		10/1994

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

**H20827-002**

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b><u>SOIL</u></b>		
Total Recoverable Petroleum Hydrocarbons	= 11000 mg/kg	= 11000 mg/kg
Diesel Fuel	= 6653 mg/kg	= 6653 mg/kg
Gasoline	= 4212 mg/kg	= 4212 mg/kg
Benzene	= 52.83 mg/kg	= 52.83 mg/kg
Toluene	= 325.73 mg/kg	= 325.73 mg/kg
Ethylbenzene	= 79.25 mg/kg	= 79.25 mg/kg
Total Xylenes	= 535.91 mg/kg	= 535.91 mg/kg
Methyl Tertiary Butyl Ether (MTBE)	<0.005 mg/kg	<0.005 mg/kg
Tert Butyl Alcohol (TBA)	<0.22 mg/kg	<0.22 mg/kg
<b><u>WATER</u></b>		
Gasoline	= 40000 ug/l	= 15000 ug/l
Benzene	= 6800 ug/l	= 1300 ug/l
Toluene	= 5100 ug/l	= 71 ug/l
Ethylbenzene	= 3000 ug/l	= 700 ug/l
Total Xylenes	= 5900 ug/l	= 1200 ug/l
MTBE	= 52 ug/l	<1 ug/l
TBA	= 1000 ug/l	= 8 ug/l
<b><u>LIQUID PHASE HYDROCARBONS</u></b>	<b>=0.04</b>	<b>ND</b>
<b>ND = Not Detected</b>		

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

H20827-002

##### Comments:

This case was opened in December of 1990 following the discovery of a diesel fuel release from product piping during a dispenser island replacement. Additional soil sampling results from the western dispenser island product lines indicated that there had also been a release of gasoline (unknown date).

In 1991, ten soil borings were drilled at the site and soil samples were collected and analyzed. Three of the soil borings were converted into monitoring wells (W1-W3). Diesel fuel was detected in one soil sample and gasoline was detected in several soil from 3 to 22 feet below ground surface in soil near the dispenser islands. In 1994, the station was demolished and redeveloped as a CalTrans Park and Ride. Four underground storage tanks (USTs) were removed from the site in September 1994. The presence of free product, soil and groundwater contamination was noted during the tank removal activities. One monitoring well was destroyed (W3) and one well was damaged during the excavation (W1). In October 1994, hydrocarbon impacted soil was excavated from the former dispenser island area and underground storage tank (UST) area. A total of 3,300 cubic yards of soil were excavated and transported to Environmental Technologies in Apex, Nevada for disposal. The consultant estimated that the volume of hydrocarbon impacted soil remaining onsite in these areas and near well MW6 to be approximately 92 cubic yards.

Groundwater is present at depths of 11.33 to 21.41 feet below ground surface. Dissolved gasoline was detected in groundwater in 1991. Free product was detected floating on the groundwater in February 1993. Periodic free product recovery occurred from March 1993 until September 1994 when the station was demolished and the wells were destroyed. Free product was also observed on the groundwater surface of the UST excavation. Approximately 8,700 gallons of hydrocarbon impacted groundwater were removed from the excavation.

The two wells W1 and W3 were damaged in 1994, were replaced in 1995 by wells W1 and W3A. These wells were destroyed in 1997. In 2002 wells MW4 through MW6 were installed down-gradient of the site within Mission Gorge Road. High dissolved phase concentrations of gasoline, benzene and tert-butyl alcohol were detected in groundwater. Three additional off site wells (MW7-MW9) were installed in the median of Highway 52 in 2010. These six wells have been gauged and monitored for three rounds and the groundwater sampling results were consistent. In September 2011, gasoline and benzene were present in the two up-gradient wells MW5 and MW6 at concentrations up to 15,000 ug/l and 1300 ug/l, respectively. Gasoline was detected in only one down gradient well (MW9) at 53 ug/l, which is just above the laboratory reporting limit of 50 ug/l. Benzene has not been detected in the down-gradient wells. Free product has not been detected in any of the new wells since they were installed.

The consultant conducted a sensitive receptor survey in 2009. The only potential sensitive receptor that was identified as having a potentially complete pathway for chemicals released from the site was the San Diego River. Upon further study the consultant concluded that it was unlikely that the pathway was complete, based on the distance of the river from the site (400 ft) and the size of the plume.

Utilities are buried in trenches around the perimeters of the site at depths ranging from 1 to 8 feet below ground surface. The consultant indicated that it is unlikely that the utility trenches will serve as conduits for migration of contaminants since the depth to water has ranged from 11.33 to 21.41 feet below ground surface and there is at least a three foot difference in depth between the plume and the utilities.

Groundwater in the area is classified as beneficial use. The PureFlo Water Company operates a well located at 7737 Mission Gorge Road. This well is nine hundred and ten feet deep and is located more than 1000 feet away from the site. The water from the well is treated by several processes and meets all US public health standards. A representative of Pureflo indicated to the consultant that the well produces approximately 30,000 gallons of water per day and water quality samples collected prior to treatment have never indicated the presence of petroleum constituents. The consultant concluded based on this information that there was not a complete pathway to this well and it was not considered a sensitive receptor. The consultant contacted the engineering department of the Padre Dam Water District that services the area, regarding the use of groundwater in the area. The Padre Dam Water District indicated that they imported all their water. They have no plans to use groundwater in this area.

The consultant estimated that benzene concentrations in groundwater will reach the maximum contaminant level (MCL) of 1 ug/l in approximately 100 years. Ethylbenzene concentrations will reach the MCL of 300 ug/l in approximately 23 years. MTBE and TBA are currently below the MCL and State Notification levels, respectively.

A Corrective Action Plan (CAP) was prepared for the site and the consultant recommended remediation of the groundwater by natural attenuation. The consultant concluded that the source of the contamination had been removed through excavation and the remaining concentrations in soil and groundwater are naturally attenuating and would continue to degrade. The consultant indicated that there were no sensitive receptors in the area or utilities that would be impacted by the site. The consultant concluded that there are no risks to human health from the groundwater at the site for the current use as a paved park and ride. The consultant has recommended no further action for the site and DEH concurs with this recommendation.

## Case Closure Summary


### Leaking Underground Fuel Storage Tank Program

#### IV. CLOSURE

H20827-002

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? No, benzene and ethylbenzene are currently above the MCLs. These compounds will naturally attenuate and reach the MCLs in approximately 100 and 23 years, respectively.		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? No, benzene and ethylbenzene are currently above the MCLs. These compounds will naturally attenuate and reach the MCLs in approximately 100 and 23 years, respectively.		
Does corrective action protect public health for current land use? Yes		
Case oversight completed based upon the following site use: CalTrans Park & Ride		
Site Management Requirements: Any Contaminated Soil Excavated As Part Of Subsurface Construction Work Must Be Managed In Accordance With The Legal Requirements At That Time.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring Wells Decommissioned: Yes	Number Decommissioned: 3	Number Retained: 6
List Actions Taken: Notice Of Reimbursement/Local		
List Enforcement Actions Rescinded: NONE		

#### V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin M. Heaton, PG 4163, CHg 163	Title: Senior Hydrogeologist
Signature: 	Date: 9/6/2012

#### VI. RWQCB NOTIFICATION

Date Submitted to RB: 7/26/2012	RB Response: No response	
RWQCB Staff Name: Craig Carlisle	Title: Senior Engineering Geologist	Date: 8/26/2012

#### VII. ADDITIONAL COMMENTS, DATA, ETC.

Well destruction permit LMON 108731
-------------------------------------

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



JACK MILLER  
Director

# County of San Diego

ELIZABETH POZZEBON  
Assistant Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
Phone: (858) 505-6700/1 (800) 253-9933  
[www.sdcdeh.org](http://www.sdcdeh.org)

July 9, 2013

Ms. Mary Garmo, Trustee  
Dari and Mary Garmo Family Trust  
1480 Hidden Mesa Trail  
El Cajon, CA 92019

Dear Ms. Garmo:

UNDERGROUND STORAGE TANK (UST) CASE #124739-001  
MISSION GORGE CAR WASH  
7751 MISSION GORGE ROAD, SANTEE, CA 92071

This letter confirms the completion of a site investigation and corrective action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tanks site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code, and that no further action related to the petroleum release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

*"Environmental and public health through leadership, partnership and science"*

Please contact Colleen Hines, at (858) 505-6874, if you have questions regarding this matter.

Sincerely,



JACK MILLER, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

Enclosure

cc: Mr. Joseph Hannaney, H.E.M.C. Environmental Management Corp.

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### I. AGENCY INFORMATION

DATE: 7/9/2013

Agency Name: COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH, SAM	Address: P.O. BOX 129261	
City/State/Zip: SAN DIEGO, CA 92112-9261	Phone: (858) 505-6874	FAX: (858) 505-6891
Responsible Staff Person: COLLEEN HINES	Title: ENVIRONMENTAL HEALTH SPECIALIST II	

#### II. CASE INFORMATION

Site Facility Name: MISSION GORGE CARWASH				
Site Facility Address: 7751 MISSION GORGE ROAD, SANTEE, CA 92071				
RB LUSTIS Case No: N/A	Local Case No: 124739-001	LOP Case No: N/A		
URF Filing Date: 8/13/2006	SWEEPS No: N/A			
<b>Responsible Parties</b> DARI AND MARY GARMO FAMILY TRUST 08-26-99/ MARY GARMO, TRUSTEE	<b>Address</b> 1480 HIDDEN MESA TRAIL, EL CAJON, CA 92019	<b>Phone Number</b> 619-442-4017		
<b>Tank No.</b>	<b>Size in Gal.</b>	<b>Contents</b>	<b>Status</b>	<b>Date</b>
T001	6,000 GALLONS	GASOLINE	CLOSED BY REMOVAL	7/13/2006
T002	6,000 GALLONS	GASOLINE	CLOSED BY REMOVAL	7/13/2006

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause of Release: SUBSTANCE RELEASED FROM UST(S)		Substance Released: GASOLINE	
Site Characterization complete: YES		Date Approved By Oversight Agency: 8/20/2012	
Monitoring Wells Installed? YES		Number: 4	Proper Screened Interval? NO
Highest GW Depth B.G. Surface: 3.92 FEET		Lowest Depth: 16.08 FEET	Flow Direction: WEST
Most Sensitive Current Use: Existing Beneficial Groundwater Use: MUN, AGR, IND, PROC Existing Beneficial Surface Water Use: IND, REC1, REC2, AND POTENTIAL: MUN			
Are Drinking Water Wells Affected? NO		Aquifer Name: 907.12 – SANTEE HYDROLOGIC SUB AREA	
Is Surface Water Affected? NO		Nearest SW name: SAN DIEGO RIVER APPROXIMATELY 1,300 FEET TO NORTH	
Off-Site Beneficial Use Impacts (addresses/locations): NONE			
Report(s) on file? YES		Where is Report(s) Filed? COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH	
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
<b>Material</b>	<b>Amount (Include Units)</b>	<b>Action (Treatment or Disposal)</b>	<b>Date</b>
TANKS	2 N/A	DISPOSAL OFF-SITE / SYCAMORE LANDFILL	7/13/2006
TANK RINSATE	300 GALLONS	TREATED OFF-SITE / DEMENNO KERDOON	7/14/2006
SOIL	8,000 POUNDS	TREATED OFF-SITE / SOIL SAFE OF CALIFORNIA	12/21/2011
SOIL	4,520 POUNDS	TREATED OFF-SITE / SOIL SAFE OF CALIFORNIA	5/6/2013
PURGE WATER	550 GALLONS	TREATED OFF-SITE / DEMENNO KERDOON	12/28/2011
PURGE WATER	165 GALLONS	TREATED OFF-SITE / DEMENNO KERDOON	5/3/2013



**Case Closure Summary**  
**Leaking Underground Fuel Storage Tank Program**

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

**124739-001**

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS	MAXIMUM	REMAINING
<b>SOIL</b>		
GASOLINE	< 10 mg/kg	< 10 mg/kg
DIESEL	< 10 mg/kg	< 10 mg/kg
BENZENE	= 0.0061 mg/kg	= 0.0061 mg/kg
TOLUENE	= 0.011 mg/kg	= 0.011 mg/kg
ETHYLBENZENE	< 0.005 mg/kg	< 0.005 mg/kg
XYLENES (TOTAL)	= 0.0196 mg/kg	< 0.004 mg/kg
METHYL-TERT-BUTYL ETHER (MTBE)	= 0.98 mg/kg	= 0.98 mg/kg
TERT-BUTYL ALCOHOL (TBA)	< 0.1 mg/kg	< 0.1 mg/kg
NAPHTHALENE	< 0.005 mg/kg	< 0.005 mg/kg
<b>WATER</b>		
GASOLINE	< 50 ug/l	< 50 ug/l
BENZENE	< 2 ug/l	< 2 ug/l
TOLUENE	< 2 ug/l	< 2 ug/l
ETHYLBENZENE	< 2 ug/l	< 2 ug/l
XYLENES (TOTAL)	< 4 ug/l	< 4 ug/l
METHYL-TERT-BUTYL ETHER (MTBE)	< 5 ug/l	< 5 ug/l
TERT-BUTYL ALCOHOL (TBA)	< 50 ug/l	< 50 ug/l
NAPHTHALENE	< 5 ug/l	< 5 ug/l

**Comments:**

On July 13, 2006, two underground storage tanks (USTs) containing gasoline, four fuel dispensers, and associated piping were removed from the site. Soil samples were collected from the bottom of the UST excavation and under each dispenser, and petroleum hydrocarbons were not detected in any of the soil samples. Volatile organic compounds were detected in soil samples collected from under the west end of UST T001 and the second dispenser. Methyl *tert*-butyl ether (MTBE) was detected in both samples at a maximum of 0.98 milligrams per kilogram (mg/kg). Based upon these results, Unauthorized Release case 124739-001 was opened.

In 2006, DEH determined that there was a supply well located approximately 200 feet to the southwest of the site. Based upon the concentration of MTBE detected in the soil samples and the proximity to the well, DEH assigned a priority of "A" to the site and directed the assessment of MTBE impacts to soil and groundwater.

In March 2010, four groundwater monitoring wells were installed on the site. Petroleum constituents were not detected in soil samples collected during drilling. Groundwater monitoring and sampling was completed in May 2010, August 2011, and June 2012. Groundwater levels were above the screened interval in groundwater monitoring wells MW-2 and MW-3 in May 2010, and in all of the monitoring wells in August 2011 and June 2012. Since petroleum constituents were not detected in any of the groundwater samples, DEH accepted the samples as representative of site conditions. The consultant concludes that groundwater was not impacted by the Unauthorized Release.

Based upon soil staining observed during removal of the USTs, the consultant estimates that there is approximately 8.33 cubic yards of petroleum-impacted soil remaining on site. The mass of residual petroleum on site is estimated at less than 0.5 pounds. Given the small amount of contaminated soil remaining at the site and its location under asphalt, the consultant concludes that there is very low risk to human health. The consultant further concludes that the hydrocarbon contamination is unlikely to impact groundwater resources, including the supply well located to the southwest of the site.

Based upon these conclusions, the consultant recommends no further action for the case. DEH concurs with the consultant's conclusions and recommendation to close the case.

**Case Closure Summary**  
Leaking Underground Fuel Storage Tank Program

124739-001

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES

Does corrective action protect public health for current land use? YES

Case oversight completed based upon the following site use: COMMERCIAL

**Site Management Requirements:**

**ANY CONTAMINATED SOIL EXCAVATED AS PART OF SUBSURFACE CONSTRUCTION WORK MUST BE MANAGED IN ACCORDANCE WITH THE LEGAL REQUIREMENTS AT THAT TIME.**

Should corrective action be reviewed if land use changes? YES

Monitoring Wells Decommissioned: NO

Number Decommissioned: 0

Number Retained: 4

List Actions Taken: NOTICE OF REIMBURSEMENT/LOCAL

List Enforcement Actions Rescinded: NONE

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: TONY V. SAWYER, PG #4345, CHg #40

Title: HYDROGEOLOGIST

Signature: 

Date: 7-9-13

**VI. RWQCB NOTIFICATION**

Date Submitted to RB: N/A, SOILS ONLY

RB Response: N/A

RWQCB Staff Name: N/A

Title: N/A

Date: N/A

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

**\*AN APPLICATION FOR DESTRUCTION OF THE MONITORING WELLS HAS BEEN SUBMITTED AND THE PERMIT NUMBER IS LMWP-108718.**

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



## California Regional Water Quality Control Board, San Diego Region

April 13, 2016

**In reply refer to**  
**T0607300542:smcclain**

Interra-Vision (Santee), LLC  
c/o Mr. Tom Gamsjaeger  
Healthcare Development Partners, LLC  
180 North Michigan Avenue, Suite 510  
Chicago, IL 60601

**Subject: Uniform Closure Letter for Towne Center Service Station, 9305 Mission Gorge Road, Santee, California**

Mr. Gamsjaeger:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

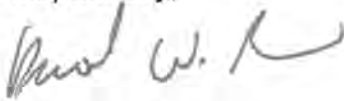
This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

Please be advised that:

1. Any land use changes for the site may require reevaluation to determine if the changes pose an unacceptable risk to public health;
2. Any contaminated soil encountered or excavated as part of future subsurface construction/utility work must be managed in accordance with all applicable legal and regulatory requirements; and,
3. All future construction on the project area must include post construction best management practices to control storm water runoff in compliance with the US Environmental Protection Agency Guidance Document: "Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act."

In the subject line of any response, please include the reference code **T0607300542:smcclain**. For questions or comments, please contact Sean McClain by phone at 619.521.3374 or by email [sean.mcclain@waterboards.ca.gov](mailto:sean.mcclain@waterboards.ca.gov).

Respectfully,



DAVID W. GIBSON  
Executive Officer

DWG:jgs:jc:clc:sm

cc (via e-mail):

- Daniel A. Weis, Advantage Environmental Consultants, LLC, [dweis@aec-env.com](mailto:dweis@aec-env.com).
- Walgreen CO LF Interra-Vision Santee, LLC, PO Box 1159, Deerfield, IL 60015.
- BDI Carlton Hills, 16909 W Bernardo Dr., San Diego, CA, 92127.

Tech Staff Info & Use	
GeoTracker Global ID	T0607300542



## California Regional Water Quality Control Board, San Diego Region

April 13, 2016

**In reply refer to**  
**T0607300542:smcclain**

Interra-Vision (Santee), LLC  
c/o Mr. Tom Gamsjaeger  
Healthcare Development Partners, LLC  
180 North Michigan Avenue, Suite 510  
Chicago, IL 60601

**Subject: Uniform Closure Letter for Towne Center Service Station, 9305 Mission Gorge Road, Santee, California**

Mr. Gamsjaeger:

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Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

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- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

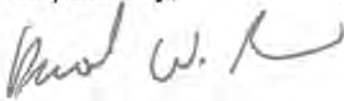
This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

Please be advised that:

1. Any land use changes for the site may require reevaluation to determine if the changes pose an unacceptable risk to public health;
2. Any contaminated soil encountered or excavated as part of future subsurface construction/utility work must be managed in accordance with all applicable legal and regulatory requirements; and,
3. All future construction on the project area must include post construction best management practices to control storm water runoff in compliance with the US Environmental Protection Agency Guidance Document: "Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act."

In the subject line of any response, please include the reference code **T0607300542:smcclain**. For questions or comments, please contact Sean McClain by phone at 619.521.3374 or by email [sean.mcclain@waterboards.ca.gov](mailto:sean.mcclain@waterboards.ca.gov).

Respectfully,



DAVID W. GIBSON  
Executive Officer

DWG:jgs:jc:clc:sm

cc (via e-mail):

- Daniel A. Weis, Advantage Environmental Consultants, LLC, [dweis@aec-env.com](mailto:dweis@aec-env.com).
- Walgreen CO LF Interra-Vision Santee, LLC, PO Box 1159, Deerfield, IL 60015.
- BDI Carlton Hills, 16909 W Bernardo Dr., San Diego, CA, 92127.

Tech Staff Info & Use	
GeoTracker Global ID	T0607300542

# *Appendix E*

In accordance with ASTM Standard E2600-10 and the Buonicore method (2009)<sup>1</sup>, Advanced GeoEnvironmental, Inc. (AGE) performed the following Tier 1 Vapor Encroachment Conditions (VEC) screening, which includes: **(1) a Search Distance Test; (2) a Critical Distance Test; and (3) Conclusions.**

**(1) Search Distance Test: The initial Area of Concern (AOC) is based on the hydrogeologic position of a contaminated site from the subject property (SP).**

Are there any known or suspect contaminated sites, including the SP, with Chemicals of Concern (COC), such as volatile or semi-volatile hazardous substances or petroleum products, within the Area of Concern (AOC)?

- The AOC for **non-petroleum hydrocarbon COC** is **1,760 feet (1/3-mile) in the up-gradient hydrogeologic position** (or flow direction unknown), **100 feet in the down gradient position** or **365 feet in the cross gradient position** from the contaminated site to the boundary of the SP.
- The AOC for **dissolved petroleum hydrocarbon or free product (light non-aqueous phase liquids [LNAPL]) COC** is **520 feet in the up-gradient hydrogeologic position** (or flow direction unknown), **30 feet in down-gradient position (100 feet for LNAPL)** and **95 feet in the cross-gradient position (165 feet for LNAPL)** from the contaminated site to the boundary of the SP.

Yes       No      If the answer is **No**, then the Tier 1 screening is complete, and no VEC currently exists, proceed to **(3)**. If the answer is **Yes**, proceed to **(1a)**. **Identify contaminated site(s) here:**

**(1a)** Is there a hydraulic (e.g., a river) or physical barrier (e.g., clay barrier) between the SP and the suspected contaminated site (or sites)?

Yes              No      If the answer is **No**, then proceed to **(2)**. If the answer is **Yes**, **list barrier here** and then proceed to **(3)**:

**(2) Critical Distance Test: Critical distance is the maximum distance a vapor can reasonably be expected to migrate through soil in the vadose zone assuming that the path of least resistance is directly from the nearest edge of the contaminated media such as groundwater or soil to the nearest boundary of the SP.**



(2a) Is information (data) related to the contaminant plume(s) available (i.e. isoconcentration maps, site drawings, analytical results)?

Yes            No    If the answer is **No**, then proceed to (3) as a VEC cannot be ruled out. If the answer is **Yes**, then proceed to (2b) for non-petroleum hydrocarbon COC or (2c) for dissolved petroleum hydrocarbon and petroleum hydrocarbon free (LNAPL) COC.

(2b) For non-petroleum hydrocarbon sites:

Yes            No    Is the plume within **1,760 feet up-gradient** (or flow direction unknown) of the closest boundary of the SP? (Note: If flow direction is unknown, use an AOC of 1,760 feet)

Yes            No    Is the plume within **100 feet down-gradient** of the closest boundary of the SP?

Yes            No    Is the plume within **365 feet cross-gradient** of the closest boundary of the SP?

If the answer is **Yes** to any of the above questions, then proceed to (3) as a VEC exists or is likely to exist / cannot be ruled out. If the answer to all three of the above questions is **No**, then proceed to (3) as a VEC is unlikely to exist.

(2c) For dissolved petroleum hydrocarbon or LNAPL COC sites:

Yes            No    Is the plume within **520 feet up-gradient** (or flow direction unknown) of the closest boundary of the SP? (Note: If flow direction is unknown, use an AOC of 1,760 feet)

Yes            No    Is the plume within **30 feet down-gradient** (or **100 feet for LNAPL**) of the closest boundary of the SP?

Yes            No    Is the plume within **95 feet cross-gradient** (or **165 feet for LNAPL**) of the closest boundary of the SP?

If the answer is **Yes** to any of the above questions, then proceed to (3) as a VEC exists or is likely to exist / cannot be ruled out. If the answer to all three of the above questions is **No**, then proceed to (3) as a VEC is unlikely to exist.

(3) **Conclusions:** Impact on Subject Property

A VEC exists

A VEC is likely to exist or cannot be ruled out

**X** A VEC does not exist or is unlikely to exist

If a VEC exists or is likely to exist/cannot be ruled out, Advanced GeoEnvironmental, Inc. may recommend performance of a Tier 2 VEC screening, which can include soil-vapor sampling.

Notes:

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<sup>1</sup> Buonicore, A.J., Screening for Potential Vapor Intrusion Problems, Paper #129, Proc. AWMA 102nd Annual Conference, Detroit, MI, June 16-19, 2009

# *Appendix F*

# ROBERT D. LOEFFLER

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**POSITION** VICE PRESIDENT, SENIOR GEOLOGIST

**EDUCATION** B.S. Geological Sciences – Calif. State University, Fullerton, 1988  
Course work in ground water technologies - UC Davis Extension, 1989

## PROFESSIONAL REGISTRATION

California Professional Geologist No. 6709  
Nevada Environmental Manager No. 1260  
Arizona Registered Geologist No. 34944  
Washington Licensed Geologist No. 2751  
Texas Professional Geoscientist No. 10890  
Registered Environmental Property Assessor No. 136161 (NREP)

## DUTIES

Mr. Loeffler's current duties include design, planning, coordination, and supervision of various environmental projects. These projects include the different phases of environmental assessment, site assessments, and mitigation of contaminated soil and ground water. During the course of these projects, he acts as liaison between the client and regulatory agencies, schedules work, supervises projects from start to finish, and prepares and reviews reports.

## EMPLOYMENT HISTORY

1992 - present: Vice President - Senior Geologist  
*Advanced GeoEnvironmental, Inc.*

1989 - 1992: Project Geologist  
Geological Audit Services, Inc., Yorba Linda, California

1988 - 1989: Staff Geologist  
Applied Hydrogeologic Consultants, Santa Ana, California

1988: Geologist  
USGS - Pacific Marine Division, Seattle, Washington

# James A. Bunck

**POSITION**                   PRESIDENT - IWS Environmental

**EDUCATION**               M.S. Economics - California State University, Long Beach,  
Environmental Post Graduate Studies UC Irvine Extension

## **PROFESSIONAL REGISTRATION**

“A” General Engineering Contractor, No. 724465  
**Hazardous Substance Removal Contractor, No. 724465**

## **PROFESSIONAL EXPERIENCE**

Mr. Bunck has over 25 years of professional experience in the environmental field with extensive experience in Phase I Environmental Site Assessments, ground water monitoring, regulatory and hazardous materials consulting and storm water compliance. Mr. Bunck currently oversees storm water compliance for several national corporations.