



11.7 Hazardous Materials Documentation

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**Phase I Environmental Site
Assessment**

**235 South Tremont Street
Oceanside, California 92054**

February 10, 2021

Prepared for:

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Prepared by:

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Project No.:
2014217900.302.2042ESA00

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Phase I Environmental Site Assessment, 235 South Tremont Street, Oceanside, California was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Toll Brothers Apartment Living (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

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

Author: _____



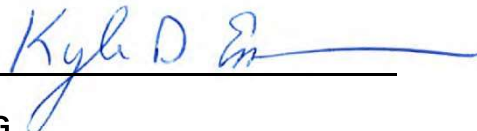
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Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos-containing material
amsl	Above Mean Sea Level
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
BER	Business Environmental Risk
bgs	Below Ground Surface
Btoc	Below Top of Well Casing
CalGEM	California Department of Conservation Geologic Energy Management Division (formerly, the Division of Oil, Gas, and Geothermal Resources)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERS	California Environmental Reporting System
CFR	Code of Federal Regulation
CIWQS	California Integrated Water Quality System
CORTESE	Hazardous Waste and Substances Site List
CREC	Controlled Recognized Environmental Conditions
DOGGR	Division of Oil, Gas, Geothermal Resources
DTSC	Department of Toxic Substances Control
ECHO	Enforcement and Compliance History Online
EDR	Environmental Database Records
EMI	Emissions Inventory Database
ENVIROSTOR	California DTSC Online Data Tracking System
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Facility Index System
FOIA	Freedom of Information Act



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HWTS/HAZMAT	Hazardous Waste Tracking System
HREC	Historical Recognized Environmental Conditions
HVAC	Heating, Ventilation, Air Conditioning
LBP	Lead-based paint
LUST	Leaking Underground Storage Tank
PCB	Polychlorinated Biphenyl
RCRA	Resource Conservation and Recovery Act
RCRA NonGen/NLR	RCRA Non Generator
RCRA-LQG	RCRA Large Quantity Generator
RCRA-SQG	RCRA Small Quantity Generator
REC	Recognized Environmental Condition
SDRWQCB	San Diego Regional Water Quality Control Board
STATSGO	State Soil Geographic Dataset
SWRCB	State Water Resources Control Board
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition



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Summary
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1.0 SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) of the property located at 235 South Tremont Street, Oceanside, California (the “Property”), on behalf of Toll Brothers Apartment Living (the “Client”). The work was performed according to Stantec’s proposal and terms and conditions dated December 2, 2020 and accepted by the Client. Toll Brothers Apartment Living (the “User”) has been designated as the User of this report. It is Stantec’s understanding that Toll Brothers Apartment Living is considering purchase of the Property for future mixed-use development.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E 1527-13, and All Appropriate Inquiry (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Property is identified by Assessor’s Parcel Numbers (APNs) 760-186-08-00, 760-186-09-00, 760-186-11-00, 150-043-01-00, 150-043-02-00, 150-043-03-00, 150-043-04-00, 150-043-05-00, 150-043-06-00, 150-046-17-00, 150-046-01-00, 150-046-02-00, 150-046-03-00, 150-046-04-00, 150-046-05-00, 150-046-06-00, 150-046-07-00, and 150-046-08-00. The Property consists of approximately 11 acres of developed land at 235 South Tremont Street, in the City of Oceanside, California. The Property is currently developed with a North County Transit District’s Oceanside Transit Center and associated parking lots. Surrounding properties are a mix of commercial, retail, and residential properties. A Property location map is illustrated on Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

Based on Stantec’s review of historic aerial photographs, city directories, topographic maps, and city permit records, dense urban development appears within the Property boundary and the general vicinity since at least 1939. A parking lot and bus stop appear on the Property in 1985, with a second parking lot appearing in 1997. The Property appears to have had buildings removed prior to the development of the parking lots. Records also indicate an historic drycleaner was located on the Property from at least the 1920s to 1960s and an historic automotive repair/ gasoline station identified as Seaside Oil company was present from at least the 1950s to 1960s in the southwest corner of the Property. Multiple drycleaners and automotive facilities were also historically present for several decades throughout the Property vicinity.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the Property located at 235 South Tremont Street, Oceanside, California, or the “Property”. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs) in connection with the Property:



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- The Property is located within an area that was historically populated with drycleaners and automotive facilities. Records also indicate an historic drycleaner was located on the Property from at least the 1920s to 1960s and an historic automotive repair/ gasoline station identified as Seaside Oil company was present from at least the 1950s to 1960s in the southwest corner of the Property. Soil vapor does not appear to have been assessed on the Property ; therefore, the historical presence of the dry cleaner and automotive repair/ gasoline station facilities are considered a collectively to represent a REC for the Property. Stantec would recommend that both the former dry cleaner and the former automotive repair/ gasoline station be assessed to evaluate if a release has occurred that would affect the residential development of the Property.
- Eighteen historic automotive facilities are listed with 500 feet of the Property, and 16 historic drycleaners are listed within 800 feet of the Property, five of which have had historic releases reported. Soil vapor does not appear to have been assessed on the Property or at the sites nearby. Therefore, these facilities represent a vapor encroachment condition (VEC) to the Property and further assessment is recommended to evaluate if a release has occurred that would affect the residential development of the Property.
- The former railroad property located at 117 South Cleveland Street, approximately 88 feet northwest, is listed in the State Water Resources Control Board's (SWRCB's) Geotracker website as a Leaking Underground Storage Tank (LUST) Cleanup Site with a status of 'Completed – Case Closed' as of 12/30/1993. The potential contaminant of concern was diesel fuel in soil. In 1989, two underground storage tanks (USTs) were removed. Additionally, contaminated soil was removed from the site, treated, and backfilled in 1993. Groundwater studies did not indicate contamination in groundwater. The site is also listed as a cleanup site in Geotracker with contaminants of concern listed as heating/fuel oil in other groundwater. This case received closure on 10/09/2003. The site is listed for a third time in Geotracker with contaminants of concern listed as heating/fuel oil in soil. This case received closure on 09/27/1999. It is estimated that 11,000 cubic yards of contaminated soil remain onsite. Xylenes were detected in soil vapor surveys. The site received closure based upon its use as an open-air parking lot. Due to the presence of remaining contaminants onsite, and distance from the Property, this site represents a potential VEC and is considered a REC for the Property.

A military supply store located at 301 North Coast Highway, approximately 939 feet north northwest, is listed in the SWRCB's Geotracker website as a cleanup site with an 'Open-Site Assessment' status dated 0702/2018. The potential contaminants of concern are listed as ethylbenzene, PCE, toluene and xylene. Contaminants have been reported in soil vapor samples at the site tested in 2019. An SVE system is currently in place. Due to the recent and active case status and higher elevation of the site, this is considered a potential VEC for the Property. The risk of a potential vapor encroachment condition is a REC; it is recommended that a Phase II subsurface investigation be conducted to further evaluate the potential of a VEC.

The following business environmental risks (BERs) were identified during this ESA:



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- Painted surfaces were observed on the Property buildings which appear to have been constructed in the 1980s. Stantec recommends conducting a lead-based paint survey prior to the disturbance of these painted surfaces in accordance with local and federal regulations.
- Due to the Property structures being constructed in the 1980s, the presence of asbestos-containing materials (ACMs) is considered possible. Therefore, Stantec recommends conducting an ACM survey prior to the disturbance and/or removal of the structures in accordance with local and federal regulations.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.



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Introduction
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2.0 INTRODUCTION

The objective of this Phase I ESA was to perform All Appropriate Inquiry (AAI) into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation E1527-13. “All Appropriate Inquiry” (AAI) is the process for evaluating a property’s environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions (“RECs”) of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions (“HRECs”), and controlled recognized environmental conditions (“CRECs”) that may exist at a property. The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

1. Due to any 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.

ASTM defines a “HREC” as a REC that has occurred in connection with a property, but has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (e.g., if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a “CREC” as 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 (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor occurrences of contamination that generally do not



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present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations,

This Phase I ESA was conducted in accordance with our proposal to Toll Brothers Apartment Living dated December 2, 2020. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property is identified by Assessor's Parcel Numbers (APNs) 760-186-08-00, 760-186-09-00, 760-186-11-00, 150-043-01-00, 150-043-02-00, 150-043-03-00, 150-043-04-00, 150-043-05-00, 150-043-06-00, 150-046-17-00, 150-046-01-00, 150-046-02-00, 150-046-03-00, 150-046-04-00, 150-046-05-00, 150-046-06-00, 150-046-07-00, and 150-046-08-00. The Property consists of approximately 11 acres of developed land at 235 South Tremont Street, in the City of Oceanside, California. The Property is currently developed with a North County Transit District's Oceanside Transit Center and associated parking lots. Surrounding properties are a mix of commercial, retail, and residential properties.

A Property location map is illustrated on Figure 1. A Property map illustrating the main features of the Property and its vicinity is provided as Figure 2. Photographs taken during the property reconnaissance visit are provided in Appendix A.

It is Stantec's understanding that Toll Brothers Apartment Living plans to purchase the Property for future mixed-use development.



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2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

Other than adherence to Client specific scope of work requirements, there were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Property.

This report provides an evaluation of selected environmental conditions associated with the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the property. Stantec did not obtain historical records that document the property history in 5-year intervals, and this resulted in data gaps. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by client for any variation or extension of this project, any other project, or any other purpose.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter.



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Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures, are not guaranteed. Before starting site work, the exact location of all such utilities and structures must be confirmed by the client and the party performing the work, and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the conditions encountered at the Property by Stantec at the time the work was conducted. Accordingly, additional studies and actions may be required.

As the purpose of this report is to identify Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. It is recommended that issues raised by the report should be reviewed for the client by its legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an Environmental Professional (EP). The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.



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User-Provided Information
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3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of “All Appropriate Inquiries” into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	No	At the time of the preparation of this report no completed user questionnaire was provided. Although this represents a data gap it is not considered significant due to the historical documents available for the Property.
Environmental Liens or Activity Use Limitations	N/A	No environmental liens or activity use limitations were identified in the Preliminary Title Report prepared by First American Title Company dated March 6, 2020.
Previous Environmental Permits or Reports Provided by User	No	None identified.
Purpose of the Phase I ESA	Yes	Environmental due diligence in support of potential purchase of the Property for mixed-us development.

Pertinent User provided information is included in Appendix C.



Records Review
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4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the first developed use of the Property. Stantec’s research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections:

Topography:	The Property is approximately 54 feet above mean sea level (amsl) with a general topographic gradient is to the west southwest (EDR, 2021).
Soil/Bedrock Data:	Based on the USDA NRCS Web Soil Survey Data (https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm) the Property soils are classified as: <ul style="list-style-type: none"> • Tujunga sand <ul style="list-style-type: none"> ○ 0 to 5 percent slopes ○ Somewhat excessively drained ○ Negligible runoff ○ Parent material of alluvium derived from granite
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	According to information obtained from the State Water Resources Control Board (SWRCB) online database (Geotracker) for a site located approximately 1,495 feet to the north, groundwater was encountered between approximately 37 to 40 feet bgs with a groundwater flow direction most frequently to the southwest (Partner, 2017).
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Property Topography and Surface Water Flow

The Property elevation is approximately 54 feet amsl with general topographic gradient to the west southwest (EDR, 2021). Based on the topography, surface water is most likely to flow to the west southwest.

4.1.2 Regional and Property Hydrogeology

A Phase I ESA conducted at a nearby site approximately 1,495 feet north of the Property describes the vicinity as being within the Peninsular Ranges Geomorphic Province of Southern California. The province



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contains mountain ridges that run northwest to southeast, parallel to the San Andreas and associated fault lines. The Peninsular Ranges generally are composed of granite and metamorphic rock from the Peninsular Ranges batholith, with sedimentary rock from the Cretaceous to the Pleistocene Ages forming the San Diego embayment and terraces along the coast west of the batholith (Partner, 2017).

According to the USGS 7.5-minute Oceanside, California Quadrangle, contour lines indicate a slight slope to the southwest, with general groundwater flow likely being to the southwest. The closest surface water is the Pacific Ocean, located approximately 1/3 mile to the west. Groundwater from a site located ¼ mile south of the Property was measured to be approximately 37 to 40 feet bgs with a flow to the southwest (Partner, 2017).

Based on the USDA NRCS Web Soil Survey Data (<https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>), the Property soils are classified as Tujunga sand, with 0 to 5 percent slopes, is somewhat excessively drained, with negligible runoff and a parent material of alluvium derived from granite. The soil profile is comprised of sand from 0 to 14 inches, loamy sand, fine sand, and sand from 14 to 34 inches, and stratified gravelly sand to gravelly loamy sand from 14 to 34 inches. Average annual precipitation ranges from 10 to 25 inches.

According to official maps of California, the Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary ([EQ Zapp: California Earthquake Hazards Zone Application](#)).

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from EDR, a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.1, the inferred shallow groundwater flow direction is most frequently to the west southwest. Observations about the Property and surrounding properties made during the Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Property

The Property is not listed in the EDR databases. However, the following appear to be historic addresses associated with the Property:

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
T & R Auto Repairs 323 S. Cleveland St.	SAN DIEGO CO. SAM CPS-SLIC	0.0 mile/1 foot at lower elevation	Yes



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Oceanside, CA	San Diego Co. HMMD SWEEPS UST CERS		
The site is listed in the SWRCB's Geotracker website as a cleanup site with a case closure date of 11/14/1991. Soil contaminated with lead was excavated and disposed of from the site. No additional contamination was reported after excavation. The site is also listed as having two 1,000-gallon USTs that were removed in 1990. Soil vapor does not appear to have been assessed on the Property; therefore, the historical use of the Property for auto repairs is considered a potential VEC and is considered to represent a REC for the Property.			
Larsens Steel Fabrications Inc 303 S. Cleveland St. Oceanside, CA	San Diego Co. HMMD SWEEPS UST	0.0 mile/1 foot at lower elevation	Yes
The site is listed as having an inactive HMMD permit since at least 1994. The site is also listed as having a 550-gallon UST that was removed in 1994. Soil vapor does not appear to have been assessed on the Property; therefore, the historical use of the Property for manufacturing and the presence of a former UST is considered a potential VEC and is considered to represent a REC for the Property.			
Oceanside Laundry/ Oceanside Laundry Inc 202 S. Cleveland St. Oceanside, CA	EDR Hist Cleaner	0.0 mile/1 foot at higher elevation	Yes
The site is listed as an historic drycleaner from at least 1930 to 1938. No other information was provided. Soil vapor does not appear to have been assessed on the Property; therefore, the historical use of the Property for a dry cleaner is considered a potential VEC and is considered to represent a REC for the Property.			

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Property from a nearby property, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC]).

Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Property. The basis for why (or why not) each of the following listed databases creates a REC for the Property is also provided.



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Letty Jays Dry Clg Alteration 212 S. Tremont St. Oceanside, CA	EDR Hist Cleaner	0.011 mile/59 feet north northeast at higher elevation	Yes
The site is listed as an historic drycleaner since at least 1994. Soil vapor does not appear to have been assessed on the facility; therefore, given the proximity this historical dry cleaner is considered a potential VEC and is considered to represent a REC for the Property.			
Dearborn M L 411 Michigan Ave. San Diego, CA	EDR Hist Auto	0.015 mile/78 feet east at higher elevation	No
The site is listed as an historic automotive facility since at least 1933. No other details are provided. Due to lack of reported releases or violations, this site does not represent a REC for the Property.			
Alpha Technics 125 S. Tremont St. Ste. 100 Oceanside, CA	RCRA-VSQG RCRA NonGen/NLR	0.016 mile/86 feet north northwest at higher elevation	No
The site is listed as a hazardous waste generator since at least 2015. Due to lack of reported releases or violations, this site is not considered a REC for the Property.			
Atchison Topeka & Santa Fe RR/ A.T. & S.F. Railroad Fuel Tank 117 Cleveland St. Oceanside, CA	ENVIROSTOR LUST SAN DIEGO CO. SAM CPS-SLIC San Diego Co. HMMD SWEEPS UST Cortese HIST CORTESE Notify 65 SAN DIEGO CO LOP CERS	0.017 mile/88 feet northwest at lower elevation	Yes
The site is listed in the SWRCB's Geotracker website as a LUST Cleanup Site with a status of 'Completed – Case Closed' as of 12/30/1993. The potential contaminant of concern was diesel in other groundwater. In 1989, two USTs were removed. Additionally, contaminated soil was removed from the site, treated, and backfilled in 1993. Groundwater studies did not indicate contamination in groundwater. The site is also listed as a cleanup site in Geotracker with contaminants of concern listed as heating/fuel oil in other groundwater. This case received closure on 10/09/2003. The site is listed for a third time in Geotracker with contaminants of concern listed as heating/fuel oil in soil. This case received closure on 09/27/1999. It is estimated that 11,000 cubic yards of contaminated soil remain onsite. Xylenes were detected in soil vapor surveys. The site received closure based upon its use as an open-air parking lot. Due to the presence of remaining contaminants onsite, and distance from the Property, this site represents a potential VEC and is considered a REC for the Property.			



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Francare Inc/ Okuno Auto Repair Inc DBA Purrfect Auto Service #9/ Foreign & Domestic Transmission 407 Topeka St. Oceanside, CA	EDR Hist Auto RCRA NonGen/NLR LUST SAN DIEGO CO. SAM San Diego Co. HMMD CERS HAZ WASTE SWEEPS UST Cortese HAZNET HIST CORTESE SAN DIEGO CO LOP CERS HWTS	0.023 mile/122 feet north northeast at higher elevation	No
The site is listed as an historic automotive facility from at least 1975 to 2014. The site is listed in the SWRCB's Geotracker website as a LUST cleanup case with closure status dated 02/12/1996. The potential contaminant of concern is listed as waste oil, motor hydraulic, and lubricating in soil. One 280-gallon UST was removed in 1994, and 33.97 tons of contaminated soil were removed in 1996. Post-remediation soil testing indicated low levels of contaminants. Groundwater was not reported to be affected. Additionally, the site is a hazardous waste generator and received permit-related violations in 2006, 2008, 2010, 2014, and 2017. Violations were returned to compliance. Based on the site's case closure and remediation efforts, it does not represent a REC for the Property.			
Cattellius Development 119 N. Cleveland St. Oceanside, CA	SAN DIEGO CO. SAM CPS-SLIC San Diego Co. HMMD CERS	0.025 mile/132 feet northwest at lower elevation	No
The site is listed in the SWRCB's Geotracker website as a cleanup case with closure status dated 04/02/1993. No contaminants or media are listed. Due to regulatory status and distance, this site is not considered a REC for the Property.			
Beaudrys Complete Auto Care/ Auto Collision Center Management Inc 324 S. Tremont St. Oceanside, CA	RCRA-SQG San Diego Co. HMMD CERS HAZ WASTE FINDS ECHO HAZNET CERS HWTS RCRA NonGen/NLR	0.026 mile/138 feet east southeast at higher elevation	No
The site is listed as a hazardous waste generator since at least 1996, and as having two USTs removed in 1997. The received permit-related violations in 2015 and 2017. Violations were returned to			



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
compliance. Due to lack of reported releases or spills, this site does not represent a REC for the Property.			
Brogdon, Jimmy/ Oceanside Ice Co 421 S. Cleveland Oceanside, CA	LUST HIST CORTESE SAN DIEGO CO. SAM San Diego Co. HMMD SWEEPS UST Cortese SAN DIEGO CO LOP CERS	0.027-0.058 mile/145-306 feet southeast at lower elevation	No
The site is listed in the SWRCB's Geotracker website as a LUST cleanup site with case closure status dated 07/21/1992. The potential contaminant of concern is listed as diesel in soil. Contaminated soil was excavated and reused onsite due to cleanup levels being met. The leak was reported as shallow and not reported to affect groundwater. Due to the case closure status and remediation efforts, this site does not represent a REC for the Property.			
Short Street Auto Rentals 217 S. Coast Hwy/217 S. Hill St. Oceanside, CA	UST San Diego Co. HMMD SWEEPS UST	0.054 mile/284 feet northeast at higher elevation	No
The site is listed as having a 500-gallon UST containing waste oil. Due to lack of reported releases, spills, or violations, this site does not represent a REC for the Property.			
Oceanside Transmission/ Oceanside Trans. Unltd/ Oceanside Transmission Inc 229 S. Coast Hwy/229 S. Hill St. Oceanside, CA	EDR Hist Auto San Diego Co. HMMD CERS HAZ WASTE CERS RCRA NonGen/NLR SWEEPS UST	0.054 mile/284 feet northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1997 to 2014. A 500-gallon UST was removed in 1990. The site is also listed as a hazardous waste generator. The site received permit-related violations in 2015, 2017 and 2019. Violations were returned to compliance. Due to lack of reported releases or spills, this site does not represent a REC for the Property.			
Frank Matthews/Bose, Jack 263 S. Coast Hwy/263 S. Hill St. Oceanside, CA	SAN DIEGO CO. SAM Cortese CERS LUST San Diego Co. HMMD SAN DIEGO CO LOP SWEEPS UST HIST CORTESE	0.054 mile/287 feet east northeast at higher elevation	No



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
The site is listed in the SWRCB's Geotracker website as a LUST cleanup site with case closure status dated 04/20/1992. The potential contaminant of concern is listed as waste oil/motor/hydraulic/lubricating in soil. Approximately 16 tons of soil was excavated from the site, with soils tested after excavation. Groundwater not reported to be affected. Due to case closure status and remediation efforts, this site is not considered a REC for the Property.			
All Pro Custom Mufflers & Brakes 303 S. Coast Hwy Oceanside, CA	RCRA NonGen/NLR San Diego Co. HMMD CERS HAZ WASTE CERS	0.055 mile/289 feet east northeast at higher elevation	No
The site is listed as a hazardous waste generator since at least 2018. The site received permit-related violations in 2018. Violations were returned to compliance. Due to lack of reported releases or spills, this site does not represent a REC for the Property.			
Sunset Auto Body Paint & Glass 420 S. Cleveland Oceanside, CA	RCRA-SQG HAZNET HWTS	0.056 mile/294 feet southeast at lower elevation	No
The site is listed as a hazardous waste generator since at least 1996. The site received permit-related violations in 2018. Violations were returned to compliance. Due to lack of reported releases or spills, this site does not represent a REC for the Property.			
Towler Wayne & Clifton 205 S Hill Oceanside, CA	EDR Hist Auto	0.059 mile/310 feet north northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1969. No additional details are provided. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
George Motor Co. 229 S. Hill Oceanside, CA	EDR Hist Auto	0.059 mile/312 feet north northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1985 to 1994. No additional details are provided. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Peterson A W 225 S. Hill Oceanside, CA	EDR Hist Auto	0.059 mile/313 feet north northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1930 to 1933. No additional details are provided. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Newmans Autobody Inc 325 S. Hill St.	RCRA-SQG FINDS	0.060 mile/318 feet east at higher elevation	No



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Oceanside, CA	ECHO		
The site is listed as a hazardous waste generator since at least 1994. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Streets Texaco Service/ Powell G W 242 S. Hill St./242 S. Coast Hwy Oceanside, CA	SWEEPS UST HIST UST EDR Hist Auto	0.067-0.076 mile/353-402 feet northeast at higher elevation	No
The site is listed as having at least six USTs containing fuel and as an historic automotive facility since at least 1927 to 1971. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
McLain David M & Catherine 117-119 S. Hill Oceanside, CA	EDR Hist Cleaner	0.067 mile/355 feet north at higher elevation	No
The site is listed as an historic drycleaner since at least 1969 to 1974. No additional details are reported. Due to lack of reported releases, spills, or violations, this site does not represent a REC for the Property.			
Morgan C H 302 S. Hill Oceanside, CA	EDR Hist Auto	0.068 mile/358 feet east northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1927 to 1933. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Graeber & Son 332 S. Hill Oceanside, CA	EDR Hist Auto	0.068 mile/359 feet east at higher elevation	No
The site is listed as an historic automotive facility since at least 1933. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Gambler The 115 S. Coast Hwy Oceanside, CA	EDR Hist Cleaner	0.068 mile/359 feet north at higher elevation	No
The site is listed as an historic drycleaner since at least 2005 to 2014. No additional details are reported. Due to lack of reported releases, spills, or violations, this site does not represent a REC for the Property.			
Haskins L C 124 S. Hill Oceanside, CA	EDR Hist Auto	0.069 mile/363 feet north northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1933. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Wilson & Lauraine 122 S. Hill Oceanside, CA	EDR Hist Auto	0.070 mile/371 feet north northeast at higher elevation	No
The site is listed as an historic automotive facility since at least 1927. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Filly Willy Auto Care/ Toyota Carlsbad Certified Service Center 420 S. Tremont St./409 S. Coast Hwy Oceanside, CA	RCRA NonGen/NLR RCRA-SQG FINDS ECHO	0.072 mile/381 feet southeast at higher elevation	No
The site is listed as a hazardous waste generator since at least 2002. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Carlsbad Subaru/ Pacific Subaru 401 S. Hill St. Oceanside, CA	RCRA-SQG FINDS ECHO	0.073 mile/383 feet east southeast at higher elevation	No
The site is listed as a hazardous waste generator since at least 1996. Due to lack of reported releases, spills, or violations, this site is not considered a REC for the Property.			
Oceanplace Cinemas/V.A.P. Case 401-423 Mission Ave. Oceanside, CA	CPS-SLIC CERS	0.078 mile/413 feet north northwest at higher elevation	No
The site is listed in the SWRCB's Geotracker website as a cleanup site with case closure status dated 06/24/2002. The potential contaminant of concern is listed as aromatic/chlorinated organic compounds in soil. These are reported to be residual, low-level contaminants from historic operations. Due to the nature and case closure status of the release, this site is not considered a REC for the Property.			
White WH 206 N. Cleveland St. Oceanside, CA	EDR Hist Cleaner	0.083 mile/439 feet northwest at lower elevation	No
The site is listed as an historic drycleaner since at least 1927. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Hilton & Stemper 109 N. Hill Oceanside, CA	EDR Hist Cleaner	0.087 mile/460 feet north at higher elevation	No
The site is listed as an historic drycleaner since at least 1933. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Carlos Cleaners 113 N. Hills St. Oceanside, CA	EDR Hist Cleaner	0.088 mile/464 feet north at higher elevation	No
The site is listed as an historic drycleaner since at least 1979 to 1983. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Same Day Carpet & Furn Clrs 220 S. Pacific St. Oceanside, CA	EDR Hist Cleaner	0.089 mile/470 feet south southwest at lower elevation	No
The site is listed as an historic drycleaner since at least 1991 to 1999. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Carlos Cleaners 316 Mission Ave. Oceanside, CA	EDR Hist Cleaner	0.092 mile/486 feet north northwest at higher elevation	No
The site is listed as an historic drycleaner since at least 1976 to 1978. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Kingsmen Cleaner/ Rojas Pricilla 126 N. Coast Hwy Oceanside, CA	San Diego Co. HMMD CERS HAZ WASTE DRYCLEANERS HAZNET CERS HWTS EDR Hist Cleaner RCRA NonGen/NLR	0.105 mile/554 feet north at higher elevation	No
The site is listed as a drycleaner since at least 1994 to 2004 and hazardous waste generator. The site received permit-related violations in 2005, 2011, 2015, and 2019. Violations were returned to compliance. Due to lack of reported releases or spills and distance, this site does not represent a REC for the Property.			
Hub Laundry & Dry Cleaners 406 Mission Oceanside, CA	EDR Hist Cleaner	0.107 mile/567 feet north northwest at higher elevation	No
The site is listed as an historic drycleaner since at least 1969 to 1990. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Lett Jays Dry Clg Alteration 212 N. Tremont St. Oceanside, CA	EDR Hist Cleaner	0.113 mile/595 feet north northwest at higher elevation	No
The site is listed as an historic drycleaner since at least 1995 to 1999. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Mary J Inc 208 N. Hill St Oceanside, CA	EDR Hist Cleaner	0.124 mile/655 feet north at higher elevation	No
The site is listed as an historic drycleaner since at least 1987 to 1994. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Carol's Cleaners 208 N. Coast Hwy Oceanside, CA	San Diego Co. HMMD DRYCLEANERS	0.143 mile/754 feet north northwest at higher elevation	No
The site is listed as a drycleaner since at least 1987 to 2005. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Carol's Cleaners 212 N. Coast Hwy Oceanside, CA	RCRA-SQG EMI	0.151 mile/797 feet north northwest at higher elevation	No
The site is listed as a hazardous waste generator and a drycleaner since at least 1998. Due to lack of reported releases or violations and distance, this site does not represent a REC for the Property.			
Hiltons City Cleaners Inc 302 3 rd St. Oceanside, CA	RCRA-SQG LUST FINDS ECHO HIST CORTESE	0.153 mile/809 feet north northwest at lower elevation	No
The site is listed as a hazardous waste generator and a drycleaner since at least 1996. The site is also listed as a LUST cleanup site reporting gasoline affecting aquifer in 1994. Remediation was reported beginning in 2004. Case closure is not listed. Although the nature of release and remediation status are unknown, this site does not represent a REC for the Property based on distance and lower elevation from the Property.			
H & M Military Supplies Inc. 301 N. Coast Hwy Oceanside, CA	CPS-SLIC HAZNET CERS	0.178 mile/939 feet north northwest at higher elevation	Yes
The site is listed in the SWRCB's Geotracker website as a cleanup site with an 'Open-Site Assessment' status dated 0702/2018. The potential contaminants of concern are listed as ethylbenzene, PCE, toluene and xylene. Contaminants have been reported in soil vapor samples at the site tested in 2019. An SVE system is currently in place. Due to the active case status and higher elevation of the site, this is considered a potential VEC for the Property.			

The remaining listings in the database search report provided in Appendix D do not constitute a potential REC for the Property.



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4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec contacted the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

4.3.1 Local Environmental Department

Agency Name Contact Information	Finding
<p>Custodian of Records San Diego County Environmental Health and Quality Via online: doclibrary (sandiegocounty.gov) Via email: deh.publicrecords@sdcounty.ca.gov January 22, 2021</p>	<p>A written request subject to the Freedom of Information Act (FOIA) was submitted to the San Diego County Environmental Health and Quality Department to review their files regarding the Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks (ASTs), remedial action, and case closure documentation, or any records that indicate environmental concern at the Property. Additionally, the online Environmental Health Document Search library was searched.</p> <p>On January 25, 2021, the San Diego County Environmental Health and Quality Department responded that no records were found for the Property. No documents pertaining to the Property were found in the online search.</p>
<p>Custodian of Records Department of Toxic Substances Control (DTSC) San Diego Regional Office Via email: SanDiegoFileRoom@dtsc.ca.gov January 22, 2021</p>	<p>A written request subject to the FOIA was submitted to the San Diego Regional Office of the DTSC to review their files regarding the Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Property.</p> <p>On January 22 and January 25, 2021, the DTSC San Diego and Cypress Regional Offices responded that no records were found for the Property.</p>
<p>Custodian of Records San Diego Regional Water Quality Control Board Via email: rb9_records@waterboards.ca.gov January 22, 2021</p>	<p>A written request subject to the FOIA was submitted to the San Diego Regional Water Quality Control Board (SDRWQCB) to review their files regarding the Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any</p>



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<p>Online database: https://www.envirostor.dtsc.ca.gov/public/</p>	<p>records that indicate environmental concern at the Property.</p> <p>On January 27, 2021, the SDRWQCB responded that no records were found for the Property.</p> <p>Additionally, Stantec searched the RWQCB's online database Geotracker for available documents for the Property. No records were found for the Property address or adjoining properties.</p>
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4.3.2 California Geologic Energy Management (CalGEM)

<p>Agency Name Contact Information</p>	<p>Finding</p>
<p>California Geologic Energy Management (CalGEM) Division 5816 Corporate Avenue, Suite 200 Cypress, CA 90630 Online database: https://maps.conservation.ca.gov/doggr/wellfinder/#/-/118.94276/37.12009/6 January 21, 2021</p>	<p>No oil or gas wells were located within the immediate vicinity of the Property. The closest well, "Ganymede" 1, is located approximately 1.09 miles north of the Property. Records indicate in 1925 that the well was drilled to a depth of 3,300 feet and subsequently became idle. Records indicate the well was abandoned. No records of spills, leaks, or violations were reported; therefore, this well is not considered a REC for the Property. Records are provided in Appendix E.</p>

4.3.3 Fire Department

<p>Agency Name Contact Information</p>	<p>Finding</p>
<p>Custodian of Records City of Oceanside Fire Department Via online: [City of Oceanside] Public Records Request (seamlessdocs.com) January 22, 2021</p>	<p>A written request subject to the FOIA was submitted to the City of Oceanside Fire Department to review their files regarding the Property. The information included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Property.</p> <p>As of the writing of this report, a response has not yet been received from the Fire Department.</p>



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4.3.4 Local Building and/or Planning Department Records

Agency Name Contact Information	Finding
Custodian of Records City of Oceanside Building Department Via online: [City of Oceanside] Public Records Request (seamlessdocs.com) January 22, 2021	A written request subject to the FOIA was submitted via facsimile to the City of Oceanside Building Department to review their files regarding the Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Property. On February 1, 2021, the City provided documents including certificates of occupancy and complaints. The records provided by the City do not represent RECs for the Property. A copy of these records is provided in Attachment E.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records, deeds, environmental liens, and activity and use limitation documentation was not provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. Copies of available aerial photographs are included in Appendix F.

The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

Year	Scale	Observations, Property and Adjoining Properties
1939	1=500'	The Property and vicinity depict dense urban development. Several structures and roads are shown on the Property. Residential development is seen surrounding the Property. A railroad line is depicted adjacent to the west.
1946	1=500'	Additional commercial buildings are depicted on the Property. Commercial and residential buildings are seen throughout the vicinity. An AST is observed ¼ mile to the south.



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Year	Scale	Observations, Property and Adjoining Properties
1953	1=500'	No significant changes to the Property or vicinity since the 1946 aerial photograph. The AST is no longer depicted.
1964 1967	1=500'	No significant changes to the Property or vicinity since the 1953 aerial photograph. The southwestern corner of the Property appears to be a storage and/or salvage area.
1970 1979	1=500'	No significant changes to the Property or vicinity since the 1967 aerial photograph.
1985	1=500'	A parking area is depicted in the central portion of the Property. Many of the buildings have been removed. Two lots adjacent to the north are shown as vacant. A looped road in the north portion of the Property appears to be a bus stop.
1990	1=500'	No significant changes to the Property or vicinity since the 1985 aerial photograph.
1994	1=500'	Buildings in the western and southern portions of the Property have been removed.
1997	1=500'	A second parking lot is depicted in the southwestern portion of the Property.
2002	1=500'	Commercial structures and development appear to the north at the previously vacant parcels. The Property appears similar to the 1997 aerial photograph.
2005	1=500'	The Property appears similar to the 2002 aerial photograph. Commercial/industrial buildings appear to the south and northwest adjacent to the Property.
2009 2012 2016	1=500'	No significant changes to the Property or vicinity since the 2005 aerial photograph.

Source: The EDR Aerial Photo Decade Package, 2021

4.4.3 City Directories

Stantec retained a third party to research available reverse city directories for the Property, in approximately five-year intervals. The Property is listed in the City Directory as an Amtrak station from 2014 to 1985. The listings for the surrounding area were primarily commercial and residential. Several automotive facilities and dry-cleaning operations are listed in the vicinity which may indicate environmental concern for the Property. The City Directory Abstract report is provided in Appendix F.



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4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec requested fire insurance maps from EDR; the following is a general summary of Stantec's review of historical fire insurance maps. The Sanborn® Map Search Report identified years 1887 to 1962 for the Property and vicinity; however, the Property was observed unmapped in the majority of the Sanborn Maps. From at least 1925 to 1962, a drycleaner is depicted on the north portion of the Property on California Avenue. From at least 1950 to 1962, an automotive repair/ gas station identified as Seaside Oil Company with noted gasoline storage tanks on the plans is depicted on the southwestern portion of the Property. Two aboveground storage tanks (ASTs) associated with the railroad are depicted adjacent to the west of the Property from at least 1950 to 1962. Automotive and cleaner facilities are depicted throughout the vicinity from at least 1925 to 1962. The presence of dry-cleaning operations and automotive facilities on the Property and vicinity may indicate environmental concern for the Property.

Soil vapor does not appear to have been assessed on the Property or at the sites; therefore, the historical use of the Property and these sites are considered a potential VEC and are considered collectively to represent a REC for the Property.

The Sanborn® Map Search Report is presented in Appendix F.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-Minute Topographic Maps of the Oceanside and San Luis Rey, California Quadrangles (scale 1:24,000; years 2012, 1997, 1975, 1968, 1949, 1948, 1947), the historical USGS 15-Minute Topographic Maps of the Oceanside, California Quadrangles (scale 1:62,500; years 1901, 1898, 1893) to help identify past Property usage and areas of potential environmental concern. No RECs were noted during our review of the topographic maps. Copies of the historical maps are provided in Appendix F. The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations, Property and Adjoining Properties
1893 1898 1901	1:62,500	Structures and roads are depicted on the Property and vicinity, with the highest density being to the west. A railroad line is shown to the west and south. Two bodies of water are depicted ¾ mile to the north and south, with the Pacific Ocean 1/3 mile to the west.
1947	1:24,000	Pink shading indicates dense development on the Property and vicinity. The railroad is depicted adjacent to the west.
1948	1:24,000	The Property is in an unmapped portion of the topographic map.



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Year	Scale	Observations, Property and Adjoining Properties
1949	1:24,000	Pink shading indicates dense development on the Property and vicinity. The 101 Freeway is shown to the east.
1968 1975 1997	1:24,000 1:24,000 1:24,000	Pink shading indicates dense development on the Property and vicinity. A sewage disposal is shown one mile to the south.
2012	1:24,000	The Property and vicinity are shaded white, indicating dense development. Roads are shown through the Property.

Source: The EDR Historical Topographic Map Report

4.4.6 Other Historical Sources

No other historical sources were reviewed by Stantec.



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5.0 SITE RECONNAISSANCE

A visit to the Property and its vicinity was conducted by Ms. Alicia Jansen (Stantec) on February 4, 2021. Stantec was unaccompanied during the Property visit. Figure 2 provides information about the Property and adjoining properties and the location of potential areas of environmental concern. Photographs collected during the Property visit are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse safely accessible outer Property boundaries.
- Traverse transects across the Property.

Weather conditions during the visit to the Property were warm and sunny. There were no weather-related Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	The Property consists of approximately 11 acres of commercially developed land at 235 South Tremont Street, in the City of Oceanside, California. The Property is developed as a North County Transit District Oceanside Transit Center and associated parking lots. Surrounding properties are a mix of commercial, retail, and residential properties.
Property Operations:	The Property operates as the Oceanside Transit Center.
Structures, Roads, Other Improvements:	The Property is developed with a multiple single-story buildings (Amtrak Customer Service, Greyhound Customer Services, Burger King, and restroom) connected with an overhang structure, covered bus stop sitting areas and restroom, and a single-story office building. The remainder of the Property is asphalt parking.
Property Size (acres):	Approximately 11 acres
Estimated % of Property Covered by Buildings and/or Pavement:	95%
Observed Current Property Use/Operations:	The Property operates as the Oceanside Transit Center.
Observed Evidence of Past Property Use(s):	None observed.



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Sewage Disposal Method (and age):	City of Oceanside.
Potable Water Source:	City of Oceanside.
Electric Utility:	SDG&E

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	A generator was observed along the southeastern exterior of the customer service structure within locked enclosure. The generator appeared in good condition without any indication of leaking or staining.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	Pad-mounted transformers were observed at the entrance to the main parking lot along South Tremont Avenue, adjacent to the single-store office building, and southeast of the train platform entrance. The transformers appeared to be in good condition without any indication of leaking or staining.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

No interior access was provided. Given the use of the building for office purposes the lack of interior access is not considered a significant data gap and is unlikely to impact the findings of this report.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.



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Observations	Description
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	A trash enclosure was observed northeast of the train platform entrance. No evidence of illegal disposal was observed.
Potential Areas of Fill Placement:	No mounds, piles or depressions suggesting the placement of fill material were observed on the Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	No exterior stormwater discharge was observed. Surface water on the Property would flow west following the general topography of the Property. Storm drains were observed along the sidewalk to the train platform.
Wells:	No water wells were observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	A cell tower enclosure appeared adjacent to the trash enclosure.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, but the Sanborn maps indicate that former USTs may have existed in the southwestern corner of the Site at Seaside Oil company between 1950 and early 1960s. No other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	None observed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.



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5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

NORTH	Commercial and residential properties.
SOUTH	Train tracks beyond which are parking lots, and commercial and residential properties.
EAST	Residential properties.
WEST	Residential and commercial properties.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Property and Surrounding Area:	General slope to the west.
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6.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

6.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data review, and a Property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions.

Finding 1: The former railroad property located at 117 South Cleveland Street, approximately 88 feet northwest, is listed in the SWRCB's Geotracker website as a LUST Cleanup Site with a status of 'Completed – Case Closed' as of 12/30/1993. The potential contaminant of concern was diesel in soil. In 1989, two USTs were removed. Additionally, contaminated soil was removed from the site, treated, and backfilled in 1993. Groundwater studies did not indicate contamination in groundwater. The site is also listed as a cleanup site in Geotracker with contaminants of concern listed as heating/fuel oil in other groundwater. This case received closure on 10/09/2003. The site is listed for a third time in Geotracker with contaminants of concern listed as heating/fuel oil in soil. This case received closure on 09/27/1999. It is estimated that 11,000 cubic yards of contaminated soil remain onsite. Xylenes were detected in soil vapor surveys. The site received closure based upon its use as an open-air parking lot.

Opinion 1: Due to the presence of remaining contaminants onsite, and close distance from the Property, this site represents a potential VEC and is considered a REC for the Property. Stantec recommends that a Phase II subsurface investigation be conducted to further evaluate the potential of a VEC.

Finding 2: The Property is located within an area that was historically populated with drycleaners and automotive facilities. Records also indicate an historic drycleaner was located on the Property from at least the 1920s to 1960s and an historic automotive repair/ gasoline station identified as Seaside Oil company was present from at least the 1950s to 1960s in the southwest corner of the Property. Soil vapor does not appear to have been assessed on the Property; therefore, the historical presence of the dry cleaner and automotive repair/ gasoline station facilities are considered a collectively to represent a REC for the Property.

Opinion 2: Stantec would recommend that both the former dry cleaner and the former automotive repair/ gasoline station be assessed to evaluate if a release has occurred that would affect the residential development of the Property.

Finding 3: A military supply store located at 301 North Coast Highway, approximately 939 feet north northwest, is listed in the SWRCB's Geotracker website as a cleanup site with an 'Open-Site Assessment' status dated 0702/2018. The potential contaminants of concern are



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listed as ethylbenzene, PCE, toluene and xylene. Contaminants have been reported in soil vapor samples at the site tested in 2019. An SVE system is currently in place.

- Opinion 3: Due to the recent and active case status and higher elevation of the site, this is considered a potential VEC for the Property. Stantec recommends that a Phase II subsurface investigation be conducted to further evaluate the potential of a VEC.
- Finding 4: The Property is located within an area that was historically populated with drycleaners and automotive facilities. Eighteen historic automotive facilities are listed with 500 feet of the Property, and 16 historic drycleaners are listed within 800 feet of the Property, five of which have had historic releases reported.
- Opinion 4: Soil vapor does not appear to have been assessed at the sites; therefore, these sites are considered a potential VEC and are considered collectively to represent a REC for the Property. Stantec recommends that a Phase II subsurface investigation be conducted to further evaluate the potential of a VEC.
- Finding 5: Painted surfaces were observed on the Property buildings which appear to have been constructed in the 1980s.
- Opinion 5: Stantec recommends conducting a lead-based paint survey prior to the disturbance of these painted surfaces in accordance with local and federal regulations.
- Finding 6: Due to the Property structures being constructed in the 1980s, the presence of ACMs is considered possible.
- Opinion 6: Stantec recommends conducting an ACM survey prior to the disturbance and/or removal of the structures in accordance with local and federal regulations.

6.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.



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Gap	Discussion
Other Site Reconnaissance Restrictions:	No interior access was provided. Given the use of the building for office purposes the lack of interior access is not considered a significant data gap and is unlikely to impact the findings of this report.
Data Gaps from Environmental Records Review:	To date, some electronic records have not yet been received, but are not considered to impact the ability of the EP to identify RECs.
Data Gaps from Historical Records Review:	None.
Data Gaps from Interviews:	No interview was conducted. The lack of an interview is considered a data gap; however, given the use of the building for office purposes it is not considered to impact the findings of this report.
Other Data Gaps:	None.

6.3 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the Property located at 235 South Tremont Street, Oceanside, California, or the "Property". Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs) in connection with the Property:

- The Property is located within an area that was historically populated with drycleaners and automotive facilities. Records also indicate an historic drycleaner was located on the Property from at least the 1920s to 1960s and an historic automotive repair/ gasoline station identified as Seaside Oil company was present from at least the 1950s to 1960s in the southwest corner of the Property. Soil vapor does not appear to have been assessed on the Property; therefore, the historical presence of the dry cleaner and automotive repair/ gasoline station facilities are considered a collectively to represent a REC for the Property. Stantec would recommend that both the former dry cleaner and the former automotive repair/ gasoline station be assessed to evaluate if a release has occurred that would affect the residential development of the Property.
- Eighteen historic automotive facilities are listed with 500 feet of the Property, and 16 historic drycleaners are listed within 800 feet of the Property, five of which have had historic releases reported. Soil vapor does not appear to have been assessed on the Property or at the sites nearby. Therefore, these facilities represent a vapor encroachment condition (VEC) to the Property and further assessment is recommended to evaluate if a release has occurred that would affect the residential development of the Property.
- The former railroad property located at 117 South Cleveland Street, approximately 88 feet northwest, is listed in the State Water Resources Control Board's (SWRCB's) Geotracker website as a Leaking Underground Storage Tank (LUST) Cleanup Site with a status of 'Completed – Case Closed' as of 12/30/1993. The potential contaminant of concern was diesel fuel in soil. In



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1989, two underground storage tanks (USTs) were removed. Additionally, contaminated soil was removed from the site, treated, and backfilled in 1993. Groundwater studies did not indicate contamination in groundwater. The site is also listed as a cleanup site in Geotracker with contaminants of concern listed as heating/fuel oil in other groundwater. This case received closure on 10/09/2003. The site is listed for a third time in Geotracker with contaminants of concern listed as heating/fuel oil in soil. This case received closure on 09/27/1999. It is estimated that 11,000 cubic yards of contaminated soil remain onsite. Xylenes were detected in soil vapor surveys. The site received closure based upon its use as an open-air parking lot. Due to the presence of remaining contaminants onsite, and distance from the Property, this site represents a potential VEC and is considered a REC for the Property.

- A military supply store located at 301 North Coast Highway, approximately 939 feet north northwest, is listed in the SWRCB's Geotracker website as a cleanup site with an 'Open-Site Assessment' status dated 0702/2018. The potential contaminants of concern are listed as ethylbenzene, PCE, toluene and xylene. Contaminants have been reported in soil vapor samples at the site tested in 2019. An SVE system is currently in place. Due to the recent and active case status and higher elevation of the site, this is considered a potential VEC for the Property. The risk of a potential vapor encroachment condition is a REC; it is recommended that a Phase II subsurface investigation be conducted to further evaluate the potential of a VEC.

The following business environmental risks (BERs) were identified during this ESA:

- Painted surfaces were observed on the Property buildings which appear to have been constructed in the 1980s. Stantec recommends conducting a lead-based paint survey prior to the disturbance of these painted surfaces in accordance with local and federal regulations.
- Due to the Property structures being constructed in the 1980s, the presence of asbestos-containing materials (ACMs) is considered possible. Therefore, Stantec recommends conducting an ACM survey prior to the disturbance and/or removal of the structures in accordance with local and federal regulations.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.



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7.0 NON-SCOPE CONSIDERATIONS

The following ASTM E1527-13 non-scope services were performed as part of this Phase I ESA:

7.1 LEAD-BASED PAINT

Concern for LBP is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows:
 - Maximum risk is from paint applied before 1950.
 - There is severe risk from paint applied before 1960.
 - There is moderate risk from deteriorated paint applied before 1970.
 - There is slight risk from the paint that is intact but applied before 1977.
- The condition of the painted surfaces.
- The presence of children and certain types of households in the building.
- Previously reported cases of lead poisoning in the building or area.

The Property buildings appear in the 1980s; therefore, an LBP survey appears warranted prior to renovation or demolition activities.

7.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and inhaled, which has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

The Property buildings appear in the 1980s; therefore, an ACM survey appears warranted prior to renovation or demolition activities.

7.3 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health



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risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (<http://www.epa.gov/radon/zonemap.html>).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
		X
Normally occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
No subgrade areas currently present at the Property.		

The Property is located in Zone 3 and is considered to have a low potential for radon. To determine Property-specific radon levels, a radon survey would have to be conducted. However, because the Property does not have any occupied subgrade areas and is planned for redevelopment, further investigation of indoor radon issues does not appear to be warranted.



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8.0 REFERENCES

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- ASTM International, 2013. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation: E 1527-13.
- Environmental Data Resources (EDR), 2021. *EDR Radius Map Report*, Inquiry Number 6340708.2s. January 22.
- _____, *Certified Sanborn Map Report*, Inquiry Number 6340708.2s. January 22.
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- _____, *City Directory Abstract*, Inquiry Number 6340708.2s. January 22.
- Partner Engineering and Science, Inc., 2017. *Phase I Environmental Site Assessment Report: Commercial Property, 301 and 307 North Coast Highway, Oceanside, California 92054*. September 7.
- United States Environmental Protection Agency (EPA), 2005. *All Appropriate Inquiry Final Rule*.
- EPA, 1993. USEPA Map of Radon Zones Throughout United States, Document No. EPA-402-R-93-071.

Websites:

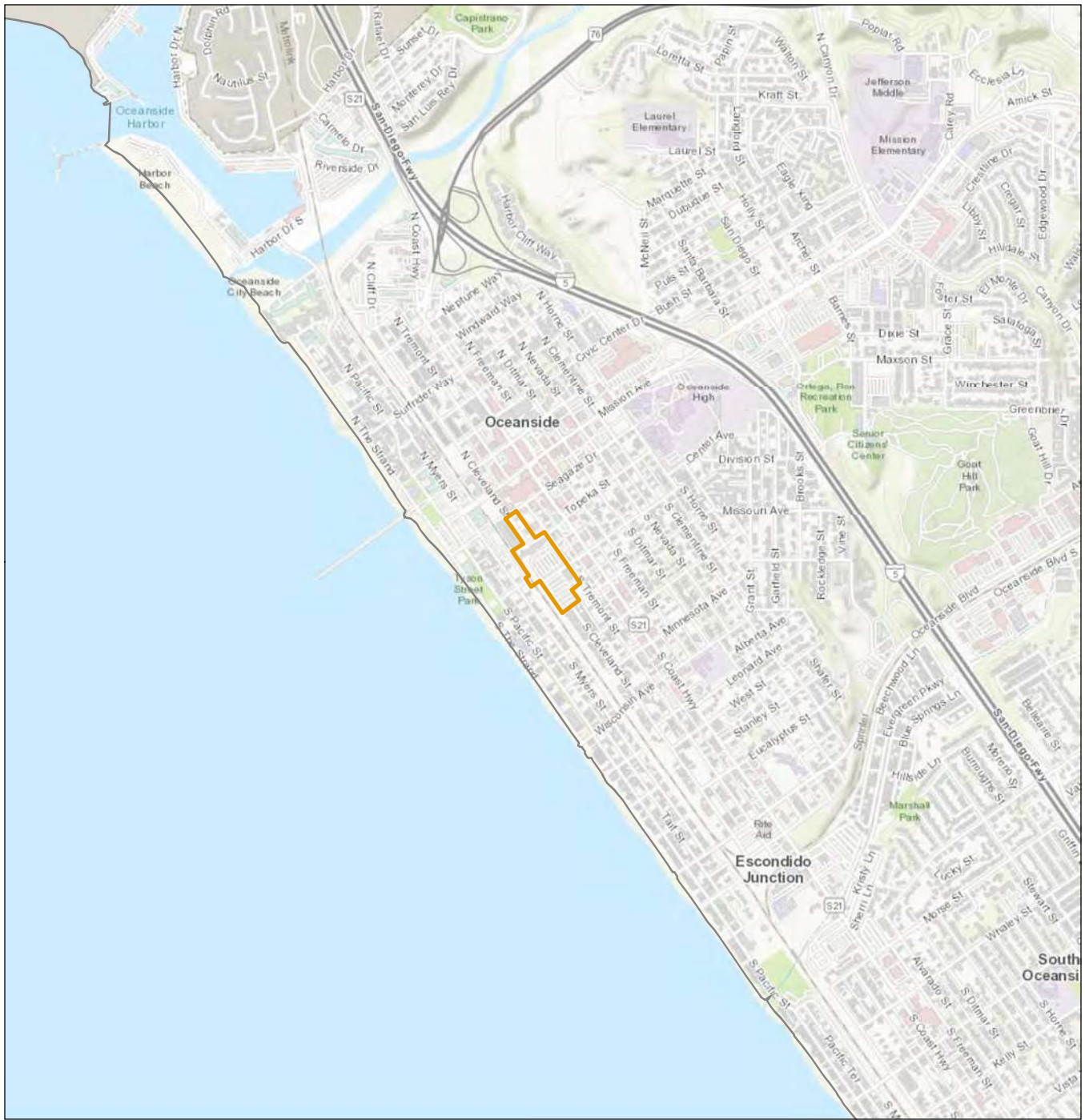
- <http://Geotracker.swrcb.ca.gov/>
- <http://www.epa.gov/radon/zonemap.html>
- <https://www.conservation.ca.gov/calqem/Pages/WellFinder.aspx>
- www.envirostor.dtsc.ca.gov
- [B118 Basin Boundary Description 2003 - 4_009 \(ca.gov\)](http://B118%20Basin%20Boundary%20Description%202003%20-%204%20_009%20(ca.gov))
- <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- [EQ Zapp: California Earthquake Hazards Zone Application](#)



FIGURES

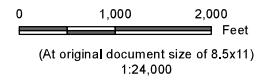


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Project Location

 Property Boundary



Project Location Prepared by DH on 2021-01-27
235 South Tremont Street TR by AJ on 2021-01-27
Oceanside Transit Center TOD Development IR by AJ on 2021-01-27
Oceanside, California
Client/Project

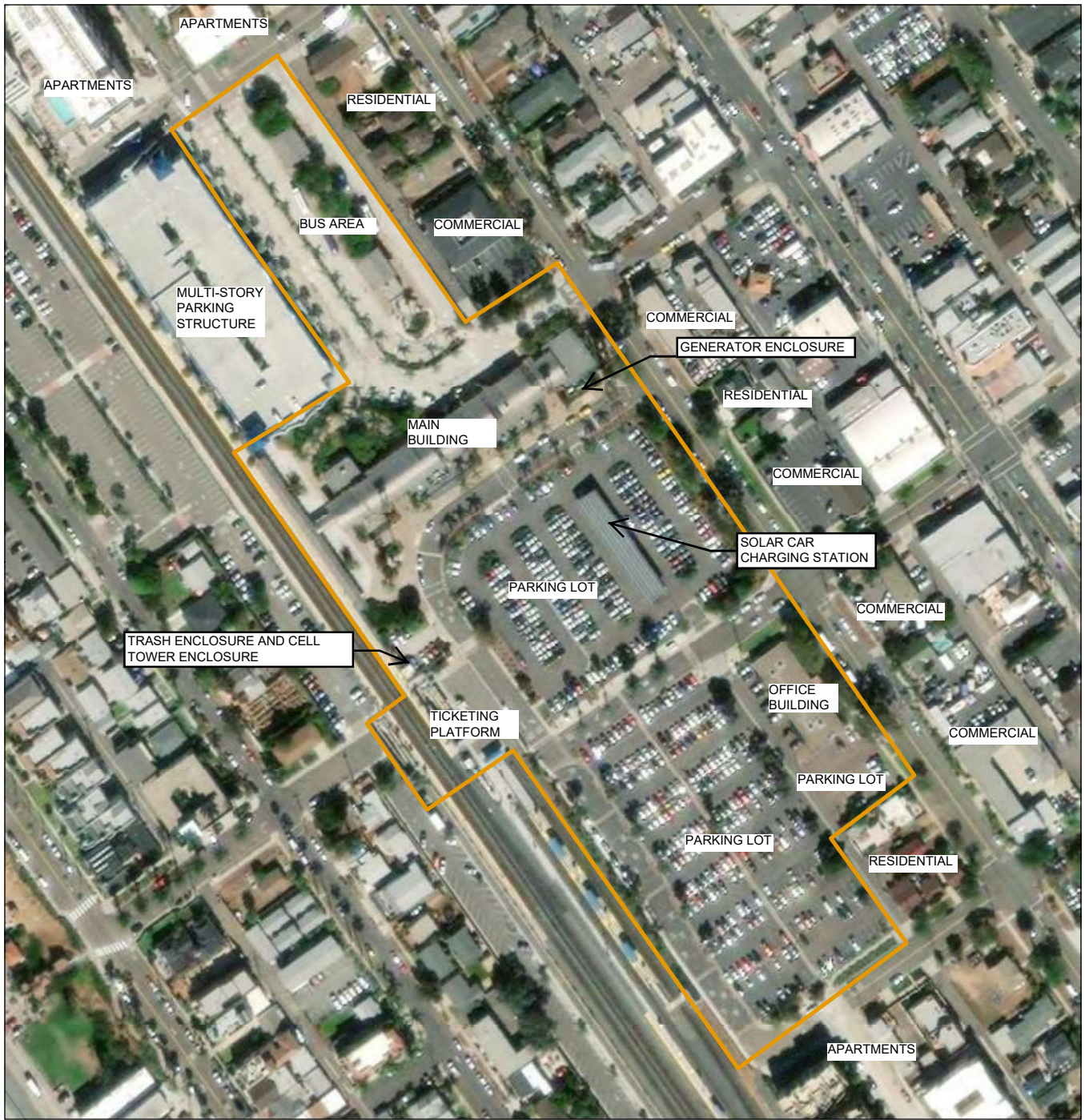
Toll Brothers Apartment Living
2014217900
Phase 4 Environmental Site Assessment

Title
Property Location Map

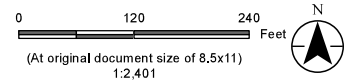
Notes
1. Coordinate System: NAD 1983 UTM Zone 11N
2. Data Sources: Stantec, 2021
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

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 Property Boundary



Project Location Prepared by DH on 2021-02-01
 235 South Tremont Street TR by AJ on 2021-02-01
 Oceanside Transit Center TOD Development Oceanside, California IR by AJ on 2021-02-01

Client/Project
 Toll Brothers Apartment Living
 2014217900
 Phase I Environmental Site Assessment

Figure No.
 2

Title
PROPERTY DETAILS MAP

Notes
 1. Coordinate System: NAD 1983 UTM Zone 11N
 2. Data Sources: Stantec, 2021
 3. Background: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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APPENDICES



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Appendix A Photographs of the Property and Vicinity
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Appendix A Photographs of the Property and Vicinity





Photo #1 View of the solar charging station located in the east central portion of the Property.



Photo #2 View of the main building under an awning located in the center of the Property off West Topeka Street.



Photo #3 View of the customer service building in the eastern portion of the main building and an exterior locked enclosure with a generator and electrical switches.



Photo #4 View of the bus station area located in the northern portion of the Property along South Cleveland Street.



Photo #5 View of the North County Transit District office building and transformer located in the southeastern portion of the Property.



Photo #6 View of trash enclosure and cell tower enclosure located in the western portion of the Property near the train tracks.



Photo #7 View of the adjacent train tracks to the west.



Photo #8 View of southern parking lot of the Property and adjacent apartments to the south beyond Missouri Avenue



Photo #9 View of the adjacent parking structure to the northwest.



Photo #10 View of adjacent South Tremont Avenue to the east.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
235 SOUTH TREMONT STREET, OCEANSIDE, CALIFORNIA
OCEANSIDE, CALIFORNIA 92054**

Appendix B Stantec Resumes
February 10, 2021

Appendix B STANTEC RESUMES



Alicia Jansen CAC, LRCIA

Environmental Scientist
18 years of experience

Alicia is an Associate Scientist with over fifteen years of experience in Phase I and II Environmental Assessments, with strong emphasis in water quality and environmental research. Alicia has managed the preparation of environmental documents, training programs, and environmental compliance during large scale environmental monitoring projects. Alicia's environmental consulting experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I Environmental Site Assessments (ESAs) in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13 and the Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16.

EDUCATION

BA, Environmental Studies, San Jose State University, San Jose, California, 2004

CERTIFICATIONS & TRAINING

Residential Measurement Provider, 108212, National Radon Proficiency Program, Anaheim, California, 2015

REGISTRATIONS

Certified Asbestos Consultant #CAC #15-5379, State of California Division of Occupational Safety and Health

Lead Inspector/Risk Assessor #LRC-00005363, California Department of Public Health

MEMBERSHIPS

Member, Groundwater Resources Association of California

PROJECT EXPERIENCE

HEALTH, SAFETY & INDUSTRIAL HYGIENE

Confidential Health Care Company, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | Staff

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple occupied hospitals and office spaces. The scope of work

involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings.

State of California General Services, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | 2009 | Technical Support

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple communication towers in remote areas. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Technical Support | Cost: Unknown | Dates involved: 10/2009-10/2009

Indoor Air Quality Assessments* | San Jose, California | 2002-2005 | Staff

Alicia performed site inspections, interviews, and collected air samples to be analyzed for various air pollutants and molds including formaldehyde, penicillium, aspergillus, cladosporium, and stachybotry. She prepared reports summarizing findings and made recommendations.

Veteran's Administration of Puget Sound, Asbestos and Lead-Based Paint Survey | Seattle, Washington | 2009 | Project Scientist

Alicia served as the Project Scientist responsible for hazardous building material assessments, specifically asbestos and lead-based paint. These services were required as part of the pre-design tasks for this project. Over 300 samples were collected over the span of four days culminating in a final hazardous building materials report to be incorporated into the facility design as well as demolition activities once the construction phase of the project commences.

Interim Remedial Action, Indoor Air Sampling, and Sub-Slab Soil Gas Sampling | Sunnyvale, California | 2004-2014 | Task Manager and Field Support

Alicia conducted an indoor air sampling survey using air sampling pumps, dosimeter badges, and flame ionization detector (FID) during a sump excavation. She performs semi-annual sub-slab soil vapor sampling and indoor air quality surveys using summa canisters. She assists with the preparation and submittal of reports summarizing the findings and provides recommendations to the local regulatory agency. Role: Indoor Air Sampling Survey | Cost: Unknown | Dates involved: 09/2004-09/2014

* denotes projects completed with other firms

Lead Dust Assessment and Abatement Oversight | Fremont, California | 2009 | Technical Support

Alicia assisted with the evaluation of lead dust in an industrial facility. A total of 307 dust wipe samples were collected in order to evaluate the potential presence of lead dust throughout the two-story, 500,000 square foot manufacturing building. Role: Technical Support | Cost: Unknown | Dates involved: 01/2009-03/2009

Former Tesoro Coke Facility, Asbestos, Lead-Based Paint Survey | Pittsburg, California | Technical Support

Alicia assisted with an asbestos and lead paint survey of 20 structures at the facility ultimately scheduled for demolition. More than 200 samples were collected over the span of two days. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Technical Support | Cost: Unknown | Dates involved: 04/2009-04/2009

State of California General Services, Asbestos and Lead-Based Paint Survey | Southern California | 2014-2019 | Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos and lead-based paint at multiple bridges, maintenance stations, and roadways throughout Southern California. The scope of work involved sample collection for asbestos and lead-based paint that would require special handling and disposal. She assisted with the review and approval of reports summarizing findings. Role: Certified Asbestos Consultant | Cost: Unknown | Dates involved: 9/2014-10/2019

PERMITTING, COMPLIANCE, AUDITING

Tesoro Refinery, Initial Study* | Benicia, California | 2005 | Staff

Alicia assisted with the background research and preparation of applicant-prepared initial study for the upgrade of a refinery.

Transmission Line Upgrade* | San Mateo to San Francisco, California | 2005 | Environmental Research and Compliance Staff

Alicia supported the environmental compliance program for the construction of a 27-mile 230 kV underground and overhead transmission line. She assisted with the preparation and submittal of variance requests, extra work space requests, and daily and weekly reports for submittal to the California Public Utilities Commission. She also conducted research and assisted with training and report preparation.

REMEDIAL INVESTIGATIONS & ASSESSMENTS

California Department of Transportation Portfolio | Multiple Sites, Northern California and Southern California, California | 2008-2019 | Task Lead Manager

Alicia prepared quarterly groundwater monitoring reports, subsurface investigation reports, sensitive receptor surveys, and preferential pathway studies for various California Department of Transportation locations throughout Northern California. She assisted with the utility locating, work plan preparation, field coordination, archived data onto the State Water Resource Control

Board's (RWQCB) Geotracker electronic filing system. Alicia currently conducts site inspections for asbestos, lead-based paint, and hazardous materials for bridges, salt barns, and maintenance buildings associated with California Department of Transportation locations throughout Southern California. The scope of work involves sample collection for asbestos and lead-based paint that would require special handling and disposal. She assists with the preparation of reports summarizing findings. Role: Task Lead Manager | Cost: Unknown | Dates involved: 06/2008-02/2019

Soil Gas Sampling and Human Health Risk Assessment | San Jose, California | 2014 | Project Lead

Alicia performed a soil vapor survey in conformance with the DTSC Advisory Active Soil Gas Investigations, using soil vapor sampling devices and a mobile laboratory for onsite chemical analysis. She also assisted with the report preparation summarizing the findings and providing recommendations for further assessment.

Confidential Client, Phase I Environmental Site Assessments | Multiple Sites, California, Arizona, New Mexico, Texas, Virginia | Task Manager

Alicia performs Phase I Environmental Site Assessments for multiple confidential clients in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13 and Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). Previous sites include large industrial warehouses, multi-tenant commercial buildings, large lots of vacant land, and residential properties. She reviews topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviews present and former property owners and performed site and adjacent property reconnaissance. She prepares reports summarizing the findings and provides recommendations for further assessment if applicable. Cost: 3-8000 per report

Goodyear Portfolio | Northern California and Hawaii | 2005-present | Project Lead

Alicia performed Phase I Environmental Site Assessments (ESA) and Phase II Site Assessments for various Goodyear Tire & Rubber Company locations throughout California and Hawaii. She assisted with the installation of monitoring wells and exploratory borings; underground storage tank removals; site restoration; product removal with passive recovery system; archived data onto the State Water Resource Control Board's Geotracker electronic filing system; and assisted with the preparation of quarterly groundwater monitoring reports, sensitive receptor surveys, site conceptual models, and subsurface investigation reports. Approximately 250 Sites • Cost: \$8,000 per site.

* denotes projects completed with other firms

Jenny Alvarado

Project Biologist
9 years of experience

A wildlife biologist who specializes in the avian and botanical fields, Jenny performs threatened and endangered species surveys, protocol nesting bird surveys, biological resource assessments, habitat characterization surveys, and restoration monitoring across Southern California. Jenny has prepared permit applications for CDFG Streambed Alteration Agreements (CDFG Section 1600), Regional Water Quality Control Board Water Quality Certifications (Clean Water Act Section 401), and U.S. Army Corps of Engineers Permits (Clean Water Act Section 404). Jenny is also experienced with California Environmental Quality Act and National Environmental Policy Act compliance. Although her background is mainly avian biology, she has experience identifying mammals, reptiles, and aquatic species. She performs compliance monitoring for a wide array of clients, including Southern California Gas Company, Plains All American Pipeline, and Caltrans. She assists in preparing Initial Studies, Mitigated Negative Declarations, Environmental Assessments, and Environmental Impact Reports for a variety of land uses. Additionally, she has experience assisting with asbestos and lead building surveys in California and Hawaii.

EDUCATION

Ecology, Zoology, Ornithology, Santa Barbara City College, Santa Barbara, California, 2011

BA, Physical Anthropology, University of California, Santa Barbara, Santa Barbara, California, 2008

AA, Liberal Arts, Ventura College, Ventura, California, 2005

CERTIFICATIONS & TRAINING

Asbestos Building Inspector Initial, Natec International, Inc., Thousand Oaks, California, 2016

Asbestos 40-Hr Contractor/Supervisor, Natec International, Inc., Thousand Oaks, California, 2016

CPR and First Aid Certification, American Red Cross, Port Hueneme, California, 2015

California Plant Family Identification Workshop, California Native Plant Society, Ojai, California, 2015

40-Hr HAZWOPER, OSHA, Temecula, California, 2015

Desert Tortoise Field Techniques Workshop, Desert Tortoise Council, Ridgecrest, California, 2014

Metrolink Contractor Safety Railroad Training, Metrolink, Pico Rivera, California, 2014

10-Hr Industrial Safety Training, OSHA, Ventura, California, 2014

REGISTRATIONS

Certified Erosion, Sediment and Storm Water Inspector #1586, Certified Inspector of Sediment and Erosion Control

Certified Erosion, Sediment and Storm Water Inspector #1586, CISEC, Inc., 6/30/2018

PROJECT EXPERIENCE

WILDLIFE BIOLOGY

Los Angeles County Beaches and Harbors Beach Berm Construction* | Los Angeles County, California | Snowy Plover Monitor

Jenny conducted snowy plover monitoring on five Los Angeles County beaches during berm construction and deconstruction. Daily monitoring reports were submitted to the County.

United Water District, Least Tern Surveys* | United Water Conservation District | Saticoy, California | Biologist

Jenny conducted weekly least tern surveys over two nesting seasons at the United Water facility. She drafted the final results report for the District.

McGrath State Beach Tidewater Goby and Water Quality Monitoring* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted daily tidewater goby sein netting surveys and relocation for an emergency construction project in the Santa Clara River estuary. She also performed daily water quality sampling and invasive species removal.

Ormond Beach Snowy Plover and Least Tern Surveys* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted protocol nesting bird surveys for the snowy plover and least tern within protected enclosures. Nesting behaviors, nest location, and young were tracked, documented and monitored throughout the nesting season.

California State University Channel Islands, Least Bell's Vireo Surveys* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted least Bell's vireo surveys on the CSUCI campus for one nesting season, and assisted in preparation of final reporting.

Special-Status Species Surveys* | Recurrent Energy | Kern County, California | Biologist

Jenny conducted desert tortoise, burrowing owl and kit fox surveys for several solar projects across Kern County.

Stantec Architecture, FedEx Construction Site Burrowing Owl Survey | Bloomington, California | Biologist

Jenny performed a pre-construction special status species survey as well as burrowing owl presence/absence surveys in support of a proposed expansion project at a FedEx Ground facility. While conducting the survey, Jenny observed one burrowing owl within the proposed project area and helped coordinate additional protocol surveys in accordance with the project's mitigation requirements.

Luis Oasis Senior Center, Biological Constraints Analysis | Orcutt, California | Biologist

Jenny performed a field reconnaissance survey to document existing site conditions, the potential for sensitive biological resources, and took an inventory of protected native trees. Jenny also drafted the Biological Constraints Analysis Report for the project.

Town Building and Development, ISBA | Ventura County, California | Biologist

Jenny performed a field reconnaissance survey and prepared an ISBA to document existing habitat conditions and the potential for sensitive biological resources in accordance with County of Ventura ISBA requirements.

Algonquin Power, SKIC 10 Solar Project San Joaquin Kit Fox, Burrowing Owl, Nesting Bird and Wildlife Clearance Surveys | Bakersfield, California | Biologist

Jenny performed San Joaquin kit fox, burrowing owl, nesting bird, and wildlife clearance surveys prior to project construction.

Comstock Homes, Burrowing Owl Surveys | Camarillo, California | Biologist

Jenny prepared a proposal and conducted burrowing owl presence/absence surveys for a residential development project in Camarillo. She also concurrently performed a nesting bird survey of the project area and prepared a report of the results.

ENVIRONMENTAL MONITORING

Pipeline Safety Enhancement Plan* | Southern California Gas Company | Ventura and Los Angeles Counties, California | Lead Environmental Monitor

Jenny conducted environmental monitoring for several gas pipeline replacement projects. She monitored biological resources, storm water and air quality, hazardous waste control, and cultural and archaeological resources, as well as performing water and polychlorinated biphenyl sampling. She also conducted pre-construction surveys, prepared project reports, and compliance monitoring documents.

Caltrans Bridge Replacement Project* | Santa Barbara, California | Biologist

Jenny conducted the biological monitoring for two bridge replacements that required monitoring stream diversion installation and removal. She performed aquatic species surveys, nesting bird surveys, and water diversion as well as general construction compliance monitoring.

Biological Monitoring, Line 63 Pipeline Replacement Project | Plains All American Pipeline Company | Castaic, California | Biologist

Jenny conducted biological and restoration monitoring of a petroleum pipeline replacement within the Angeles National Forest. She conducted sensitive species clearance surveys prior to daily construction activities and monitored habitat restoration and Best Management Practices (BMP) installation.

Plains All American Pipeline Drilling Project | Posey Canyon, Angeles National Forest, California | Biologist

Jenny provided biological resource monitoring, and nesting bird and wildlife surveys for a drilling project in the Angeles National Forest.

Riparian Habitat Assessment, Line 63 Replacement Project | Plains All American Pipeline Company (PAALP) | Santa Clara River, Los Angeles County, California | Biologist

Jenny was approved by CDFW as a qualified biological monitor and conducted environmental compliance monitoring for installation of a pipeline through the Santa Clara River via Horizontal Directional Drilling (HDD). During monitoring of construction activities Jenny also surveyed for potential frac-out during HDD operations.

Carpinteria Sanitary District, Carpinteria Creek Aquatic Species Surveys and Horizontal Direction Drilling (HDD) Monitoring | Carpinteria, California | Biologist

Jenny conducted pre-construction aquatic surveys within Carpinteria Creek for red-legged frog, southwestern pond turtle, tidewater goby, and two-striped garter snake. She also provided biological construction monitoring during HDD construction activities within the creek. Jenny detected a frac-out and was able to prevent any frac-out material from entering Carpinteria Creek by promptly alerting project personnel.

Phillips 66 Pipeline Biological Monitoring Project | Phillip 66 Pipeline LLC | Arroyo Grande, California | Biologist

Jenny conducted environmental compliance monitoring for a 5.6 mile pipeline project that crossed the Arroyo Grande Creek and an additional tributary. The project entailed dewatering a 70- foot section of creek and replacing a portion of pipeline underneath. Jenny also conducted SWPPP inspections for the entire project.

STREAM/RIVER RESTORATION

California State University Channel Islands, Restoration Monitoring* | Camarillo, California | Biologist

Jenny conducted quarterly and annual qualitative and quantitative monitoring for a creek restoration site on CSUCI campus. She also prepared quarterly status memos and annual restoration monitoring reports in accordance with agency requirements.

Restoration Monitoring* | City of Santa Barbara | Santa Barbara, California | Biologist

Jenny performed quarterly and annual qualitative and quantitative monitoring for two bridge projects over Mission Creek. She prepared annual restoration monitoring reports in accordance with agency requirements.

BOTANICAL SURVEYS

California State University Channel Islands, Vegetation Mapping* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted vegetation habitat mapping on CSUCI campus and prepared survey results reports.

Oak Tree Inventory and Vegetation Mapping* | Confidential | Castaic, California | Biologist

Jenny conducted oak tree inventories for several hundred trees and prepared vegetation habitat maps for three adjacent parcels.

High Speed Rail Special-Status Floral Surveys* | Tehachapi, California | Biologist

Jenny conducted focused, rare plant surveys for a portion of a high-speed rail project through Tehachapi.

NATURAL RESOURCE DAMAGE ASSESSMENT AND OIL SPILL RESPONSE

Habitat Restoration Monitoring, Refugio Oil Spill | Plains All American Pipeline Company | Goleta, California | Biologist

Jenny conducted restoration monitoring and assisted with habitat assessments at multiple sites along the California coast following spill cleanup response efforts.

ASBESTOS, LEAD BASED PAINT, AND HAZARDOUS MATERIAL (MERCURY, PCB) ASSESSMENTS

Asbestos and Lead Surveys | Hawaii | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several multi-story buildings for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

Asbestos and Lead Surveys | Westlake and Thousand Oaks, California | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several shopping centers for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

PUBLICATIONS

A VanDwerwarker, J Alvarado, P Webb. *Analysis and Interpretation of Intrasite Variability in Paleoethnobotanical Remains: A Consideration and Application of Methods at the Ravensford Site, North Carolina. In: Method and Theory in Paleoethnobotany.*, 2014.

Kyle has more than 28 years of professional experience—17 of those years with Stantec—providing geotechnical and environmental consulting. During the course of his experience, he has been involved with a wide variety of geological and engineering projects. He has been in direct charge of quality control/quality assurance (QA/QC) work for Stantec and previous firms for geological, engineering geological, and environmental services primarily in California. Additionally, Kyle has been a primary contact for Stantec with many different clients (including multi-party actions) and regulatory bodies involving contracting, workplan approvals, site assessments and closures, permitting, remedial action, and litigation support. With regard to litigation services, Kyle has extensive experience providing expert witness testimony, second-party review, and litigation support and analysis.

Kyle's extensive experience includes assessment and remediation of property-specific and regional issues involving soil and groundwater contaminated with petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, and PCBs.

He currently serves as the managing principal geologist in Stantec's Redlands, California office.

EDUCATION

Engineering Geology/Hydrogeology, California State University, Los Angeles, California, 1984

AS, General Science, Crafton Hills College, Yucaipa, California, 1975

BS, Geological Sciences, California State University, Long Beach, California, 1982

REGISTRATIONS

Certified Engineering Geologist #1271, State of California Issued 1985, Expires 2011

Professional Geologist #4066, State of California Issued 1985, Expires 2011

PROJECT EXPERIENCE

Bioremediation

Excavation and Treatment of Petroleum-Contaminated Soil

Kyle designed the excavation and treatment of 45,000 cubic yards of petroleum-contaminated soil. Soil treatment included utilizing vapor extraction, combined with bioremediation.

** denotes projects completed with other firms*

Chemicals & Polymers

Two Former Chemical Plants, Environmental Site Assessments and Remediation, Vernon, California

Mr. Emerson was part of the team for conducting Phase I and Phase II Environmental Site Assessments (ESA) and developing remedial action plans for two former chemical plant sites with 80-year industrial histories. Phase I ESAs used historical files, maps, aerial photographs, available documents, and data from public agencies and historical directories for identifying recognized environmental concerns. Extensive Phase II ESA survey activities aided in identifying below-grade structures such as vaults/USTs, as well as assessing the extent of influence and nature of the contamination. These investigations confirmed the presence of heavy metals, petroleum hydrocarbons, volatile organic compounds, polychlorinated biphenyls, radioactive materials, semi-volatile organic compounds, and polycyclic aromatic compounds in the soils for these sites. Specific areas of concern included former settling ponds, a bone yard, maintenance areas, transformer and substations, wastewater treatment facilities, and above-ground storage tank farms. A conceptual mode was developed for use in a health risk assessment and developed risk-based corrective actions to address potential health and environmental concerns. He assisted with the development and implementation of a remedial action plan, combined administrative controls, engineering controls, and active remediation; this resulted in the cost-effective return of one site to active use, and is reducing health risks to occupants and the public at the second site.

CONFIDENTIAL: Aerospace Adhesives and Coatings Plant, Glendale, California

Mr. Emerson was part of the team that conducted feasibility studies to evaluate remedial alternatives for remediation of chlorinated VOCs, 1,4 dioxane, and hexavalent chromium (CrVI) in soil, soil vapor, and groundwater. Feasibility studies included groundwater pump testing, benchscale column testing to evaluate in situ alternatives for reducing CrVI to the less mobile CrIII valence state, soil vapor extraction, capping, and excavation. Field pilot studies were performed to evaluate the efficiency of various CrVI reductants including the use of ferrous sulfate, calcium polysulfide, emulsified oil, and fructose. Extensive multi-depth soil vapor testing was conducted to evaluate the distribution of VOCs in the subsurface and to support vapor intrusion risk assessment. Feasibility studies were completed in 2008. Remedial actions are expected to be completed in 2011.

Condition Assessments

Assessment and Mitigation of Manufacturing Facility

Kyle managed the assessment and mitigation of an ammunition manufacturing facility covering 1,100 acres in a complex geologic environment. The contaminants involved red and white phosphorous, TNT, chlorinated solvents, solid wastes, and live ordinance.

Soil Contamination Assessment Supervision and Management

Kyle managed and supervised soil contamination assessment and in-situ remediation of heavy metals involving chromium, cadmium, nickel and zinc by chemical fixation to depths in excess of 40 feet below ground surface beneath existing structures within several manufacturing facilities.

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Litigation Support and Expert Testimony

Kyle provided litigation support and expert testimony on more than 20 separate projects involving service stations, chlorinated solvent cases, heavy metal, and semi-volatile releases.

Corporate / Office

Commercial Developer - Environmental Remediation of Former Dry Cleaners, El Centro, California

Mr. Emerson was responsible for assessments and remediation at this former dry cleaners which released the dry cleaning chemical tetrachloroethene (PCE) to the ground and underlying groundwater. The work included initial site assessment, agency interaction and negotiations with the California Regional Water Quality Control Board (CRWQCB), and Colorado Basin Region human health risk assessment (HHRA), design and implementation of remedial investigations, feasibility studies, remedial action plans, and implementation of remediation in mitigating chlorinated solvent contamination in vadose and saturated zones at concentrations indicative of DNAPL. The results of the completed remediation, as well as continued confirmation sampling and monitoring, allowed the CRWQCB to issue site closure in 2008. The site has since been redeveloped into a new commercial development.

Environmental Assessments

Siting Studies

Kyle performed initial siting studies for potential Class I, II, and III landfills. The project included detailed geologic mapping, hydrogeological studies, and permeability studies of caps and liners.

Environmental Site Remediation

Assessment and Remedial Design, California (Project Supervisor)

Kyle supervised the assessment and remedial design of a system to eliminate salt brine contamination in shallow perched water horizons in the Yucaipa, San Bernardino, and Riverside areas of southern California.

Design and Installation of Recovery Systems*

Kyle designed and installed numerous free-product recovery systems that successfully recovered product. One of the sites contained product up to 11-feet thick covering more than three city blocks. The dissolved phase had affected a multi-aquifer system and a public drinking water system.

Geophysical Characterizations*

Kyle performed and supervised numerous geophysical characterizations to determine the extent of old landfills. He provided classification studies, landfill gas monitoring, removal verification during grading, methane collection and mitigation plans, permitting, and closure plans.

Domestic Landfill Development*

Kyle designed and supervised the dynamic consolidation of a domestic landfill for development. He used this process to minimize expected settlement to overlying structures. Kyle designed commercial developments on closed landfills that involved complex methane collection and monitoring systems and building settlement controls.

* denotes projects completed with other firms

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Clay Borrow Site Studies

Kyle performed more than 10 separate clay borrow site studies for determining sources of material to cap landfills; ranged from a 20-acre dry lakebed to a 450-acre parcel in complex folded marine sediments.

Assessment, Clean Up, and Regulatory Support Management, Santa, Monica (Project Manager)

Kyle managed the assessment, clean up, and complex regulatory support of a PRP site in an MTBE case (Charnock subbasin). His work involved more than 20 environmental professionals working full time for two years to complete the assessment and clean up mandated by the regulatory agencies.

Hazardous Waste

San Gabriel Valley Superfund Site, Remediation & Closure of Multiple Source Areas, Industry, California

Mr. Emerson performed feasibility studies to evaluate appropriate and relevant remedial alternatives to mitigate constituents of concern in five AOCs contaminated with chlorinated hydrocarbons, heavy metals, petroleum fuel, and cutting oils. Ultimately, a combination of remedial alternatives was implemented that included large-diameter auger excavation to 45 feet to minimize impacts on facility operations, vapor extraction, vapor intrusion risk assessment, deed restriction, and monitored natural attenuation. At the completion of remedial actions, confirmation soil, soil vapor, and groundwater sampling were conducted and followed with risk assessment to demonstrate that remedial objectives had been achieved. No further action was recently granted by the US EPA and Los Angeles Regional Water Quality Control Board.

Mixed-Use

Port of San Diego Rohr Facility, Chula Vista, California

Mr. Emerson assisted in a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.

Master Planned Commercial/Residential Redevelopment Project, Whittier, California (Project Manager)

Kyle oversaw the assessment of 26 contiguous properties that are part of a 21-acre master planned commercial/residential redevelopment project. The properties included industrial facilities, platting lines, fuel USTs, and metal processing plants, among others. The estimated cleanup costs are approximately \$2 million.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Multi-Unit / Family Residential

Residential Development Assessment, Ventura, California (Project Director)

Kyle directed an assessment of a 40-acre former agricultural property proposed for residential development. Pesticides were identified above hazardous waste levels and preliminary remediation goals established by the U.S. Environmental Protection Agency. Through corrective grading methods and onsite placement of the pesticide impacted soils, all material were re-used on site without offsite disposal. The overall cost savings for the client was more than \$1 million. Total cost was less than \$250,000 for all necessary activities.

Oil & Gas

Oil Field Site Assessments*

Kyle performed site assessments at oil field leases involving refineries, bulk storage areas, piping systems and wellhead, and drilling mud pit contamination.

Environmental Protection Agency Superfund Action, Culver City, California (Project Manager)

Kyle served as the project manager representing a major oil company in the assessment, remedial action, and litigation support in a multi-party contamination case affecting a City water supply. The assessment involved more than 250 continuous core borings up to 100 feet, as well as extensive remedial actions. The total cost for all related activities was \$22 million. The case is settled and the closure of the site is pending.

Project Management

Liability and Property Management Consulting Services

Kyle is providing liability and property management consulting services to more than 10 medium to large property development firms in the US. His work involves property transaction assessments, contract review, acquisition guideline development, liability management evaluation, insurance acquisition, and strategic planning.

Residential Development

Environmental Development Management and Review (Project Manager)

Kyle manages and reviews environmental development issues for a large residential developer specializing in development of contaminated industrial properties by providing innovative solutions in developing contaminated properties for residential use through risk assessment, engineering, and administrative and property development controls.

Site Management and Remediation

Design and Implementation of Biodegradation Programs*, California

Kyle designed and implemented one of the first in-situ biodegradation programs in California; it involved 50,000 cubic yards of diesel-contaminated soils, and groundwater to depths of 70 feet below ground surface.

* denotes projects completed with other firms

Soil and Groundwater Remediation Systems

Soil and Groundwater Contamination Assessments and Mitigation*, California (Project Manager)

Kyle managed numerous chlorinated solvent soil and groundwater contamination assessments and mitigation programs in southern California. The projects involved releases that impacted soil and groundwater to depth of groundwater more than 700 feet in multi-aquifer systems. One case involved with plume dimensions more than 1 mile from the source affecting residential properties.

Soil and Groundwater Assessment and Remediation Programs*

Implemented hundreds of soil and groundwater assessment and remediation programs at various service station facilities in Southern and Northern California, and Nevada. Work involved assessment, remedial design, installation, maintenance and monitoring. Closure has been received on a majority of these sites.

Assessment and Remediation Management*

Kyle managed the assessment and remediation of soil and groundwater manufacturing at dry cleaning facilities contaminated with chlorinated solvents.

Warehouse / Light Industrial

Glendale Redevelopment Project, Glendale, California (Project Manager)

Kyle managed the assessment and remedial actions during the redevelopment of an industrial property. The project involved the demolition of a historic manufacturing facility and a commercial dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. Remedial actions involved excavation by pattern drilling and off site disposal along with removal of former USTs. The total cost of remediation and assessment was \$450,000.00.

Compton Redevelopment Project, Compton, California (Project Manager)

Kyle is serving as project manager for the assessment and remedial actions for a large redevelopment project. The project involves the redevelopment of a historic manufacturing facility and a former dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. The industrial facility was also associated with significant volumes of buried waste that required removal and disposal. These wastes also included the chemical referenced above, as well as PCBs and heavy metals. Remediation has included excavation, vapor extraction, and chemical fixation. The total cost of this project has been \$2.8 million to date.

* denotes projects completed with other firms

Kyle D. Emerson PG, CEG

Managing Principal Geologist

PUBLICATIONS

In-Situ Bioremediation of an Underground Diesel Fuel Spill: A Case Study. Environmental Management, 1989.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
235 SOUTH TREMONT STREET, OCEANSIDE, CALIFORNIA
OCEANSIDE, CALIFORNIA 92054**

Appendix C User Provided Records
February 10, 2021

Appendix C USER PROVIDED RECORDS





PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner*, *bona fide prospective purchaser*, or *contiguous property owner*, ASTM standard practice E1527-13 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For services form.

1. Property Information

Property Name: Oceanside Station _____

Property Address(es): 235 S. Tremont St. _____

City: Oceanside _____ State: CA_Zip: 92054 _____

Property Owner Name: North County Transit District _____

Property Owner Phone #: 760-967-2851 _____

2. Contact For Site Access

Name: Jennifer Dunkleberger _____

Company/Organization/Title: NCTD/Right-of-Way Coordinator _____

Phone #: 760-967-2851 E-Mail Address: jdunkleberger@nctd.org _____

3. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes X _____ No

If yes, describe or attach details of the lien _____

4. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

_____ Yes X _____ No

If yes, describe or attach details of the limitations _____

5. Specialized Knowledge or Experience. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?
_____ Yes X _____ No

If yes, describe or attach details of your specialized knowledge or experience _____

6. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for the property reasonably reflect the fair market value?
_____ Yes _____ No

X _____ Not applicable. User is not involved in a purchase of the property.

If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

_____ Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

_____ No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

7. Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?
_____ Yes (describe) _____

X _____ No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?
_____ Yes (describe) _____

X _____ No

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

Yes (describe) _____

No

Do you know of any environmental cleanups that have taken place at the property?

Yes (describe) _____

No

8. The Degree of Obviousness of Contamination. E1527-13 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any *obvious* indicators that point to the presence or likely presence of contamination at the property?

Yes (describe) _____

No

9. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

Yes (describe) _____

No

Signature: _____

Name (printed): Sumesh Behl _____

Title: Director of Development _____

Date: 2/9/2021 _____



First American Title

First American Title Company

**1250 Corona Pointe Court, Suite 200
Corona, CA 92879**

Customer Reference:

Order Number: DTR-6177780 (DG)

Title Officer: Derek Gray
Phone: (951)256-5880
Fax No.:
E-Mail: deggray@firstam.com

Escrow Officer: Buffie Colon
Phone: (858)410-1307
Fax No.: (866)898-0113
E-Mail: bcolon@firstam.com

Buyer:
Property: apn: 147-350-24; 150-046-01 thru 07, 150-046-17; 150-043-01 thru 06, Meyers Street 147-350-16; , Mission Ave 147-191-11; 147-191-08
Oceanside, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 06, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

NORTH SAN DIEGO COUNTY TRANSIT DEVELOPMENT BOARD, AS TO TRACTS I, III AND PARCEL 2 OF TRACT II;

NORTH SAN DIEGO COUNTY TRANSIT BOARD, AS TO PARCEL 1 OF TRACT II;

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE OCEANSIDE REDEVELOPMENT AGENCY AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE, AS TO TRACT IV, SUBJECT TO EXCEPTION NO. 39

NORTH SAN DIEGO COUNTY TRANSIT DEVELOPMENT BOARD, A PUBLIC AGENCY, AS TO PARCEL 1 OF TRACT V

AND

UNITED STATES TAX SERVICE, INC., A CALIFORNIA CORPORATION, AS TO PARCEL 2 OF TRACT V

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2019-2020 are exempt.

Affects: Tracts I through IV and Parcel 1 of Tract V

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Tract I:

4. An easement for highway and incidental purposes, recorded June 29, 1922 in Book 20049 in [Book 751 of Deeds, Page 282](#).
In Favor of: City of Oceanside
Affects: as described therein

The location of the easement cannot be determined from record information.

5. The rights of the public to use Transit Street as set out by City of Oceanside in Resolution No. 2507, a certified copy of which was recorded March 22, 1956 in [Book 6028, page 360](#) as Instrument No. 39738 of Official Records.
6. The fact that the land lies within the boundaries of the Downtown Redevelopment Project Area, as disclosed by the document recorded November 21, 1975 as Instrument No. [75-328187](#) of Official Records.

Document(s) declaring modifications thereof recorded August 12, 1982 as Instrument No. [82-0248561](#) of Official Records.

7. "Covenants, conditions and restrictions in the document recorded May 08, 1981 as Instrument No. [81-0142429](#) of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Affects: Parcels 3 and 4

8. An easement for public utilities, ingress, egress and incidental purposes, recorded February 16, 1983 as Instrument No. [83-050385](#) of Official Records.
In Favor of: San Diego Gas and Electric Company, a corporation
Affects: Lot 3 of Parcel 2

The location of the easement cannot be determined from record information.

9. An unrecorded lease dated March 13, 1984, executed by County of San Diego as lessor and Burger King Corporation as lessee, as disclosed by a Memorandum of Lease recorded March 23, 1984 as Instrument No. [84-107078](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

Affects: Lots 1 and 2 of Parcel 4

10. An order for possession in favor of Community Development Commission of City of Oceanside Case N18999 Superior Court was recorded August 2, 1984 as Instrument No. [84-294906](#) of Official Records.

Affects Lot 12, Block 7 Map [344](#)

Affects Lot 4, Block 8 Map [219](#)

No final order of Condemnation appears of record on either lot.

The requirement a final order of condemnation in favor of Community Development Commission of City of Oceanside be recorded on each lot.

Lot 12, Block 7 - Chester Satterly and Lahoma R. Satterly (owner)

Lot 4, Block 8 - Heirs Warren G. Williams, Deceased. (owner)

11. The effect of a map purporting to show the land and other property, filed Survey Map No. [9948](#) of Record of Surveys.
12. Reservations in favor of City of Oceanside in vacation of Tyson Street, recorded May 31, 1985 as Instrument No. [85-193545](#) of Official Records.
13. Various Reservations in favor of City of Oceanside in Street Vacation of Michigan Avenue, Cleveland and Tyson Streets recorded March 14, 1994 as Instrument No. [164097](#) of Official Records.
- Affects Vacated Streets.
14. The effect of a map purporting to show the land and other property, filed Survey Map No. [16664](#) of Record of Surveys.
15. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
16. Water rights, claims or title to water, whether or not shown by the Public Records.

The Following Matters Affect Tract II:

17. An easement for transformer pad and incidental purposes, recorded June 28, 1977 as Instrument No. [77-256810](#) of Official Records.
In Favor of: San Diego Gas and Electric Company
Affects: Lot 1 of Parcel 1

The location of the easement cannot be determined from record information.

18. Various Reservation by City of Oceanside in Street Vacation recorded March 14, 1994 as Instrument No. 94-[164097](#) of Official Records.

Affects Cleveland Street and Michigan Avenue

19. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a notice of completion recorded October 04, 2019 as Instrument No. [2019-0443481](#) of Official Records, which reflects a completion date of July 29, 2019.

20. Water rights, claims or title to water, whether or not shown by the Public Records.

The Following Matters Affect Tract III:

21. The fact that the land lies within the boundaries of the Downtown Redevelopment Project Area, as disclosed by the document recorded July 06, 1978 as Instrument No. [78-282288](#) of Official Records.

22. Various reservations by the City of Oceanside in vacation of Cleveland Street and Tyson Street recorded March 14, 1994 as Instrument No. [94-0164097](#) of Official Records.

Affects Cleveland Street and Tyson Streets

23. Water rights, claims or title to water, whether or not shown by the Public Records.

The Following Matters Affect Tract IV:

24. An easement for sewers and incidental purposes, recorded January 13, 1926 in [Book 1133 of Deeds, Page 493](#).

In Favor of: City of Oceanside
Affects: as described therein

The location of the easement cannot be determined from record information.

25. An easement for pipe storm drain and conduit pipe for electric wires and incidental purposes, recorded June 10, 1927 in [Book 1360 of Deeds, Page 204](#).

In Favor of: City of Oceanside
Affects: as described therein

The location of the easement cannot be determined from record information.

26. The terms and provisions contained in the document entitled "A Resolution of the Redevelopment Agency of the City of Oceanside Approving a Non-conforming Use of Railroad Right of Way at Sixth Street: Francisco Torres" recorded June 16, 1980 as Instrument No. [80-190529](#) of Official Records.

The location of the easement cannot be determined from record information.

27. Intentionally Deleted
28. Intentionally Deleted
29. The Covenants and Provisions contained in the Trust Agreement dated April 1, 1989 by and between First Interstate Bank of California, Community Development Commission of the City of Oceanside and the City of Oceanside, which among other things contains a pledge of certain "Revenues" as therein defined to secure the Certificate of Participation referred to therein, as disclosed by Assignment Agreement recorded December 18, 1989 as Instrument No. [89-683348](#) of Official Records.
30. An Assignment Agreement relating to \$7,910,000.00, Certificates of Participation dated April 1, 1989 by and between Community Development Commission of the City of Oceanside, as assignor and First Interstate Bank of California, as Trustee, as assignee, recorded December 18, 1989 as Instrument No. [89-683348](#) of Official Records.
31. An unrecorded lease dated January 13, 1993, executed by Oceanside Building Authority as lessor and Building Authority, as the Lessor, and The City of Oceanside, a Municipal corporation duly organized and existing under the laws of the State of California as lessee, as disclosed by a Memorandum of Lease recorded January 13, 1993 as Instrument No. [1993-0022488](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

32. The terms and provisions contained in the document entitled "Assignment Agreement" recorded January 13, 1993 as Instrument No. [1993-0022489](#) of Official Records.

Document(s) declaring modifications thereof recorded November 30, 1993 as Instrument No. [1993-0804664](#) of Official Records.

33. The terms and provisions contained in the document entitled "A Resolution of the City Council of the City of Oceanside Establishing the Sixth Street Underground Utility District" recorded March 31, 1995 as Instrument No. [1995-0134882](#) of Official Records.
34. A lease dated January 01, 2003, executed by City of Oceanside, a municipal corporation duly organized and existing under and by virtue of the Constitution and laws of the State of California as lessor and Oceanside Public Financing Authority, a joint exercise of powers authority duly organized and existing under and by virtue of the laws of the State of California as lessee, recorded January 06, 2003 as Instrument No. [2003-0013423](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

35. The terms and provisions contained in the document entitled "Lease/Purchase Agreement" recorded January 06, 2003 as Instrument No. [2003-0013424](#) of Official Records.
36. The Terms, Provisions and Easement(s) contained in the document entitled "Access Easement (Tyson Street to Wisconsin Avenue)" recorded August 29, 2006 as Instrument No. [2006-0614911](#) of Official Records.

37. An easement for Pipelines, Communications Facilities and incidental purposes, recorded April 06, 2012 as Instrument No. [2012-0202064](#) of Official Records.

In Favor of: San Diego Gas & Electric Company, a corporation
Affects: as described therein

The location of the easement cannot be determined from record information.

38. The Terms, Provisions and Easement(s) contained in the document entitled "Grant of Easement for Ingress and Egress and Underground Parking Garage" recorded September 21, 2012 as Instrument No. [2012-0572565](#) of Official Records.
39. Any challenge to the transaction creating the vesting shown in this report which challenge arises out of or is authorized or enabled by the adoption of ABx1 26 in June 2011 by the State of California or any subsequent modifying legislation including but not limited to AB1484 as adopted by the State of California.
40. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
41. Water rights, claims or title to water, whether or not shown by the Public Records.

The Following Matters Affect Tract V:

42. An easement for Gas pipe lines and incidental purposes, recorded February 02, 1942 as [Book 1301, Page 312](#) of Official Records.

In Favor of: San Diego Gas and Electric Company
Affects: Lot 8 of Parcel 1

The location of the easement cannot be determined from record information.

43. The fact that the land lies within the boundaries of the Downtown Redevelopment Project Area, as disclosed by the document recorded November 21, 1975 as Instrument No. [75-328187](#) and August 12, 1982 as Instrument No. [82-248561](#), both of Official Records.

Affects: Parcel 2

44. The terms and provisions contained in the document entitled "Agreement to be Recorded Affecting Real Property" recorded January 19, 1979 as Instrument No. [79-031418](#) of Official Records.

Affects: Parcel 2

45. An unrecorded lease dated January 21, 2004, executed by Pinnacle Towers Inc., a Delaware corporation as lessor and Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless as lessee, as disclosed by a Memorandum of Lease Agreement recorded April 12, 2004 as Instrument No. [2004-0310879](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

Affects: Parcel 1

46. The terms and provisions contained in the document entitled "Declaration of Covenants, Conditions & Restrictions on Real Property Known as North County Transit District Building" recorded August 25, 2004 as Instrument No. [2004-0808765](#) of Official Records.

Affects: Parcel 1

47. The terms and provisions contained in the document entitled "Encroachment Removal Agreement Proposed Encroachment on Right-of-way (ERA13-00004)" recorded July 10, 2013 as Instrument No. [2013-0431417](#) of Official Records.

The location of the easement cannot be determined from record information.

Affects: Parcel 1

Document(s) declaring modifications thereof recorded March 03, 2016 as Instrument No. [2016-0095154](#) of Official Records.

48. The terms and provisions contained in the document entitled "Encroachment Removal Agreement Proposed Encroachment on Right-of-way (ERA14-00001)" recorded April 27, 2015 as Instrument No. [2015-0204695](#) of Official Records.

The location of the easement cannot be determined from record information.

Affects: Parcel 1

49. The terms and provisions contained in the document entitled "Encroachment Removal Agreement Proposed Encroachment on Right-of-way (ERA 15-00005)" recorded February 29, 2016 as Instrument No. [2016-0087570](#) of Official Records.

The location of the easement cannot be determined from record information.

Affects: Parcel 1

50. The terms and provisions contained in the document entitled "Declaration of Covenants, Conditions & Restrictions on Real Property Know as 810 Mission Avenue" recorded December 16, 2016 as Instrument No. [0691304](#) of Official Records.

Affects: Parcel 1

51. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a notice of completion recorded September 03, 2019 as Instrument No. [2019-0376991](#) of Official Records, which reflects a completion date of July 19, 2019.

Affects: Parcel 1

The Following Matters Affect All Tracts:

52. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

53. With respect to UNITED STATES TAX SERVICE, INC., a California corporation:
- a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 - b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

Affects: Parcel 2 of Tract V

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	\$2,082.99, PAID
Penalty:	\$
Second Installment:	\$2,082.99, PAID
Penalty:	\$
Tax Rate Area:	07095
A. P. No.:	147-191-08-00

Affects: Parcel 2 of Tract V

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 818 Mission Avenue, Oceanside, California.

Affects: Parcel 2 of Tract V

3. The property covered by this report is vacant land.

Affects: Tracts I through IV and Parcel 1 of Tract V

4. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

5. It appears that a work of improvement is in progress or recently completed on the land. The Company will require various documents and information, including but not limited to a completed mechanics' lien risk analysis, construction contract(s), lien waivers, loan agreement, disbursement information, executed indemnity agreement and current financial information from proposed indemnitors, in order to determine whether mechanics' lien insurance can be issued. Other requirements may be made following the review of such documents and information.

Affects: Tract II and Parcel 1 of Tract V

6. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to

the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Oceanside, as to Parcel 2 of Tract V and in Unincorporated Area, as to Tracts I through IV and Parcel 1 of Tract V of the County of San Diego, State of California, described as follows:

TRACT I: (147-350-24-00)

PARCEL 1:

LOTS 9 THROUGH 16, BLOCK 7, OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [344](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885, LOT 9, BLOCK 7, BRYAN'S ADDITION, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

PARCEL 2:

ALL OF BLOCK 8 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THOSE PORTIONS OF CLEVELAND STREET AND MICHIGAN AVENUE VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL 3:

FRACTIONAL LOT 8 IN BLOCK 9 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THE NORTHERLY 20 FEET OF TOPEKA STREET AS VACATED AND CLOSED TO PUBLIC USE, LYING SOUTHEASTERLY OF AND ADJACENT TO SAID LOT.

PARCEL 4:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 10 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

ALSO THAT PORTION OF TOPEKA STREET LYING WESTERLY FROM CLEVELAND STREET AND NORTH OF AND ADJACENT TO SAID LOT 1, BLOCK 10, WHICH SAID PORTION OF TOPEKA STREETS WAS CLOSED TO PUBLIC USE BY RESOLUTION NO. [915](#), IN THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA.

ALSO TOGETHER WITH THOSE PORTIONS OF CLEVELAND STREET AND TYSON STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL 5:

THAT PORTION OF A TRACT OF LAND COMMONLY KNOWN AS THE DEPOT GROUNDS IN OCEANSIDE, TOGETHER WITH THAT CERTAIN 200.00 FOOT RIGHT-OF-WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY LYING SOUTHEASTERLY OF SAID DEPOT GROUNDS, ALL IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [313](#), BY H.P VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 19, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK 7 OF OCEANSIDE, ACCORDING TO MAP THEREOF NO. [344](#), FILED IN SAID COUNTY RECORDER'S OFFICE ON JULY 1, 1885; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 7 AND ITS SOUTHEASTERLY PROLONGATION 443.70 FEET, MORE OR LESS TO THE MOST EASTERLY CORNER OF SAID DEPOT GROUNDS; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEPOT GROUNDS, 150.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD BEING ALSO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BLOCK 10 OF BRYAN'S ADDITION TO OCEANSIDE AS SHOWN ON MAP THEREOF NO. [219](#), FILED IN SAID COUNTY RECORDER'S OFFICE ON MARCH 10, 1887; THENCE SOUTHEASTERLY ALONG SAID PROLONGATION AND SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 5 IN SAID BLOCK 10; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 75.00 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT IS PARALLEL WITH AND 75.00 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF BLOCK 10 OF BRYAN'S ADDITION, MAP NO. [219](#), A DISTANCE OF 371.70 FEET; THENCE AT RIGHT ANGLES, NORTHEASTERLY 47.00 FEET; THENCE ALONG A LINE THAT BEARS LEFT 45°00'00" FROM THE NORTHEASTERLY PROLONGATION OF THE LAST MENTIONED LINE, 181.02 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 7 OF OCEANSIDE, MAP NO. [344](#); THENCE ALONG SAID PARALLEL LINE, NORTHWESTERLY TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 16, BLOCK 7 OF MAP NO. [344](#); THENCE NORTHEASTERLY ALONG SAID PROLONGATION, 50.00 FEET TO THE POINT OF BEGINNING.

TRACT II:

PARCEL 1: (APN 150-046-17-00)

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 12 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

PARCEL 1: (APN 150-046-01-00 THROUGH 150-046-07-00)

LOTS 9 THROUGH 16 INCLUSIVE, IN BLOCK 12 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 10, 1887.

EXCEPTING THEREFROM, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE THEREOF.

TOGETHER WITH PORTIONS OF CLEVELAND STREET AND MICHIGAN AVENUE VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

TRACT III:

PARCEL 1: (APN 150-043-01-00 THROUGH 150-043-04-00)

ALL OF LOTS 7 AND 8 IN BLOCK 10 AND 11 OF LOTS 1, 2, 3 AND 4 IN BLOCK 11, ALL BEING BYRON'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887, TOGETHER WITH THAT PORTION OF MICHIGAN AVENUE (80.00 FEET WIDE) LYING ADJACENT TO AND BETWEEN SAID BLOCKS AS VACATED AND CLOSED TO PUBLIC USE ON DECEMBER 23, 1931 BY RESOLUTION NO. [633](#) OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE.

EXCEPTING FORM SAID LOT 7 IN BLOCK 10, THE NORTHWESTERLY 30.00 FEET THEREOF AS DESCRIBED IN DEED RECORDED TO THE CITY OF OCEANSIDE, RECORDED JANUARY 16, 1932 IN [BOOK 88, PAGE 3](#) OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF CLEVELAND STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [164097](#) WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF TYSON STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1934 WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL 2: (APN 150-043-05-00 AND 150-043-06-00)

LOTS 5, 6, 7 AND 8 IN BLOCK 11 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [219](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THAT PORTION OF CLEVELAND VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. [94-0164097](#) OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

EXCEPTING THEREFROM, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE THEREOF, AS EXCEPTED IN THE DEED RECORDED MAY 15, 1991 AS INSTRUMENT NO. [91-0227598](#) OF OFFICIAL RECORDS.

TRACT IV: (147-160-08-00, 147-160-10-00, 147-350-16-00, 150-077-26-00, 150-077-27-00, 150-263-22-00 AND 150-263-23-00)

GROUNDS AS DESCRIBED IN DEED DATED FEBRUARY 19, 1887 TO CALIFORNIA SOUTHERN RAILROAD COMPANY (PREDECESSOR IN INTEREST TO SAID RAILWAY COMPANY) RECORDED FEBRUARY 23, 1887, IN [BOOK 78 OF DEEDS, PAGE 390](#), RECORDS OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF SAID RAILWAY COMPANY'S 200-FOOT WIDE STRIP OF LAND AS ACQUIRED BY SAID RAILROAD COMPANY UNDER THE PROVISIONS OF THE ACT OF CONGRESS OF MARCH 3, 1875 (18 STAT. 482), AND AS SHOWN ON A MAP FILED IN THE OFFICE OF THE SECRETARY OF THE INTERIOR, MARCH 14, 1881, AS APPROVED MAY 12, 1881, LYING IN SECTIONS 22, 26 AND 27, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AS MORE FULLY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY DATED SEPTEMBER 19, 1989, TO SAID COMMISSION AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO AS DOCUMENT NO. [89-683345](#) AND [89-683346](#), RESPECTIVELY, ON DECEMBER 18, 1989, OFFICIAL RECORDS OF SAN DIEGO COUNTY, BEING PARCEL NO. 1, PARCEL NO. 2, AND PARCEL NO. 3 OF SAID DOCUMENT NO. [89-683345](#), AND PARCEL NO. 1 OF SAID DOCUMENT NO. [89-683346](#).

TRACT V:

PARCEL1: (APN: 147-191-11-00)

LOTS 1 THROUGH 9, INCLUSIVE AND 11 THROUGH 18, INCLUSIVE IN BLOCK 74 OF HORNE'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [323](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

PARCEL 2: (APN: 147-191-08-00)

LOT 10 IN BLOCK 74 OF HORNE'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [323](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

147-35
SHT 1 OF 2
1"=100'

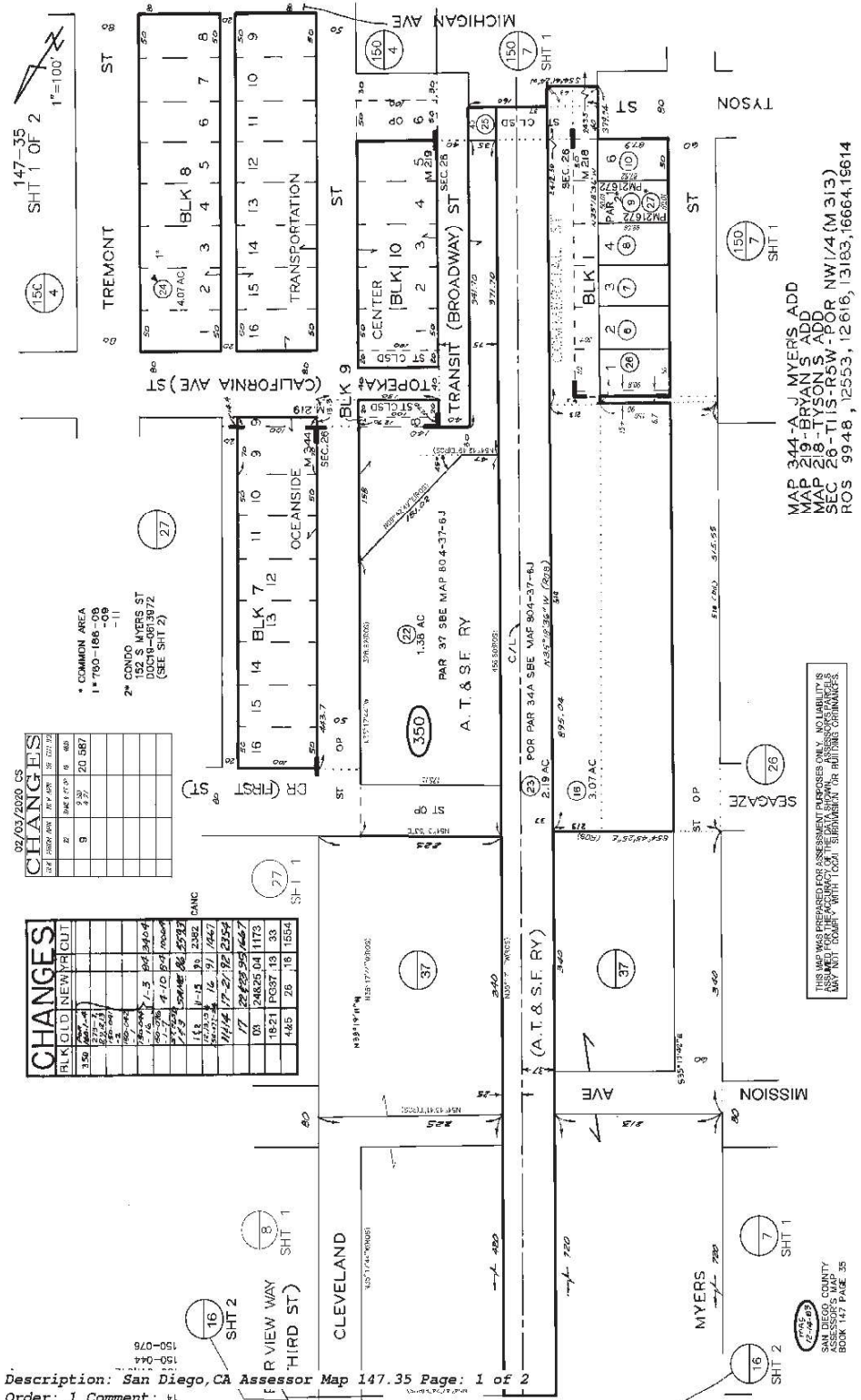
02/03/2020 CS
CHANGES

NO.	DATE	BY	DESCRIPTION
1	02/03/2020	CS	INITIAL SET
2	02/03/2020	CS	REVISION
3	02/03/2020	CS	REVISION
4	02/03/2020	CS	REVISION
5	02/03/2020	CS	REVISION
6	02/03/2020	CS	REVISION
7	02/03/2020	CS	REVISION
8	02/03/2020	CS	REVISION
9	02/03/2020	CS	REVISION
10	02/03/2020	CS	REVISION
11	02/03/2020	CS	REVISION
12	02/03/2020	CS	REVISION
13	02/03/2020	CS	REVISION
14	02/03/2020	CS	REVISION
15	02/03/2020	CS	REVISION
16	02/03/2020	CS	REVISION
17	02/03/2020	CS	REVISION
18	02/03/2020	CS	REVISION
19	02/03/2020	CS	REVISION
20	02/03/2020	CS	REVISION
21	02/03/2020	CS	REVISION
22	02/03/2020	CS	REVISION
23	02/03/2020	CS	REVISION
24	02/03/2020	CS	REVISION
25	02/03/2020	CS	REVISION
26	02/03/2020	CS	REVISION
27	02/03/2020	CS	REVISION

CHANGES

BLK	OLD	NEW	CUT
150	150	150	0
151	151	151	0
152	152	152	0
153	153	153	0
154	154	154	0
155	155	155	0
156	156	156	0
157	157	157	0
158	158	158	0
159	159	159	0
160	160	160	0
161	161	161	0
162	162	162	0
163	163	163	0
164	164	164	0
165	165	165	0
166	166	166	0
167	167	167	0
168	168	168	0
169	169	169	0
170	170	170	0
171	171	171	0
172	172	172	0
173	173	173	0
174	174	174	0
175	175	175	0
176	176	176	0
177	177	177	0
178	178	178	0
179	179	179	0
180	180	180	0
181	181	181	0
182	182	182	0
183	183	183	0
184	184	184	0
185	185	185	0
186	186	186	0
187	187	187	0
188	188	188	0
189	189	189	0
190	190	190	0
191	191	191	0
192	192	192	0
193	193	193	0
194	194	194	0
195	195	195	0
196	196	196	0
197	197	197	0
198	198	198	0
199	199	199	0
200	200	200	0

Description: San Diego, CA Assessor Map 147.35 Page: 1 of 2
Order: 1 Comment: 14



MAR 344-A J MYERS ADD
MAP 804-37-6J
MAP 804-37-6J
MAP 804-37-6J
SEC 26-T1 S-RAW - POR NW/4 (M 313)
ROS 9948, 12553, 12616, 13183, 16664, 16614

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ADVERSELY AFFECTED PARTIES SHOULD CONTACT THE COUNTY ASSESSOR'S OFFICE WITHIN 30 DAYS OF THE DATE OF THIS MAP.

12-03-20
SAN DIEGO COUNTY
BOOK 147 PAGE 25

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;

- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage.]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d),

- 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we've collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
Business Purpose for Collection	The business purposes for which we've collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity



Categories of Third Parties Shared	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
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Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
235 SOUTH TREMONT STREET, OCEANSIDE, CALIFORNIA
OCEANSIDE, CALIFORNIA 92054**

Appendix D Environmental Agency Database Search Report
February 10, 2021

Appendix D ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT



235 South Tremont Street
235 South Tremont Street
Oceanside, CA 92054

Inquiry Number: 6340708.2s
January 22, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

235 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

COORDINATES

Latitude (North): 33.1922690 - 33° 11' 32.16"
Longitude (West): 117.3787110 - 117° 22' 43.35"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 464698.4
UTM Y (Meters): 3672474.2
Elevation: 54 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5641306 OCEANSIDE, CA
Version Date: 2012

East Map: 5641318 SAN LUIS REY, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140603
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
235 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	T & R AUTO REPAIRS	323 S CLEVELAND ST	SAN DIEGO CO. SAM, CPS-SLIC, San Diego Co. HMMD,...	Lower	1 ft.
2	LARSENS STEEL FABRIC	303 S CLEVELAND ST	San Diego Co. HMMD, SWEEPS UST	Lower	1 ft.
B3	OCEANSIDE LAUNDRY	202 S CLEVELAND	EDR Hist Cleaner	Higher	1 ft.
B4	OCEANSIDE LAUNDRY IN	202 S CLEVELAND ST	EDR Hist Cleaner	Higher	24, 0.005, NNE
B5	LETTY JAYS DRY CLG A	212 S TREMONT ST	EDR Hist Cleaner	Higher	59, 0.011, NNE
C6	DEARBORN M L	411 MICHIGAN AVE	EDR Hist Auto	Higher	78, 0.015, East
D7	ALPHA TECHNICS	125 S TREMONT ST STE	RCRA-VSQQ	Higher	86, 0.016, NNW
D8	ALPHA TECHNICS	125 S TREMONT ST STE	RCRA NonGen / NLR	Higher	86, 0.016, NNW
E9	ATCHISON TOPEKA & SA	117 CLEVELAND ST	ENVIROSTOR, LUST, SAN DIEGO CO. SAM, CPS-SLIC, San...	Lower	88, 0.017, NW
E10	A.T. & S.F. RAILROAD	117 CLEVELAND ST N	LUST	Lower	98, 0.019, NW
B11	FRANCARE INC	407 TOPEKA ST	EDR Hist Auto	Higher	122, 0.023, NNE
B12	OKUNO AUTO REPAIR IN	407 TOPEKA ST	RCRA NonGen / NLR	Higher	122, 0.023, NNE
B13	FOREIGN & DOMESTIC T	407 TOPEKA ST	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD, CERS...	Higher	122, 0.023, NNE
E14	CATTELLUS DEVELOPMEN	119 N CLEVELAND ST	SAN DIEGO CO. SAM, CPS-SLIC, San Diego Co. HMMD,...	Lower	132, 0.025, NW
F15	BEAUDRYS COMPLETE AU	324 S TREMONT ST	RCRA-SQG, San Diego Co. HMMD, CERS HAZ WASTE,...	Higher	138, 0.026, ESE
F16	AUTO COLLISION CENTE	324 S TREMONT ST	RCRA NonGen / NLR	Higher	138, 0.026, ESE
A17	BROGDON, JIMMY	421 CLEVELAND	LUST, HIST CORTESE	Lower	145, 0.027, SE
G18	SHORT STREET AUTO RE	217 S COAST HWY	UST, San Diego Co. HMMD	Higher	284, 0.054, NE
C19	OCEANSIDE TRANSMISSI	229 S COAST HWY	EDR Hist Auto	Higher	285, 0.054, NE
C20	OCEANSIDE TRANS. UNL	229 S COAST HWY	San Diego Co. HMMD, CERS HAZ WASTE, CERS	Higher	285, 0.054, NE
C21	OCEANSIDE TRANSMISSI	229 S COAST HWY	RCRA NonGen / NLR	Higher	285, 0.054, NE
C22	FRANK MATTHEWS	263 S COAST HY	SAN DIEGO CO. SAM, Cortese, CERS	Higher	287, 0.054, ENE
C23	FRANK MATTHEWS	263 S COAST HWY	LUST, San Diego Co. HMMD, SAN DIEGO CO LOP	Higher	287, 0.054, ENE
C24	ALL PRO CUSTOM MUFFL	303 S COAST HWY	RCRA NonGen / NLR	Higher	289, 0.055, ENE
C25	ALL PRO CUSTOM MUFFL	303 S COAST HWY	San Diego Co. HMMD, CERS HAZ WASTE, CERS	Higher	289, 0.055, ENE
H26	SUNSET AUTO BODY PAI	420 S. CLEVELAND	RCRA-SQG, HAZNET, HWTS	Lower	294, 0.056, SE
H27	OCEANSIDE ICE CO	421 S CLEVELAND ST	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Lower	306, 0.058, SSE
G28	TOWLER WAYNE & CLIFT	205 S HILL	EDR Hist Auto	Higher	310, 0.059, NNE
G29	SHORT STREET AUTO RE	217 S HILL ST	SWEEPS UST	Higher	311, 0.059, NNE
G30	GEORGE MOTOR CO	229 SO HILL	EDR Hist Auto	Higher	312, 0.059, NNE
G31	OCEANSIDE TRANS. UNL	229 S HILL ST	SWEEPS UST	Higher	312, 0.059, NNE
G32	PETERSON A W	225 S HILL	EDR Hist Auto	Higher	313, 0.059, NNE
G33	FRANK MATTHEWS	263 S HILL ST	SWEEPS UST	Higher	315, 0.060, NE
C34	NEWMANS AUTOBODY INC	325 S HILL ST	RCRA-SQG, FINDS, ECHO	Higher	318, 0.060, East
C35	LEWIS W B	301 S HILL	EDR Hist Auto	Higher	319, 0.060, ENE
G36	BOSE, JACK	263 HILL	LUST, HIST CORTESE	Higher	325, 0.062, NE
G37	STREETS TEXACO SERVI	242 SOUTH HILL STREE	SWEEPS UST, HIST UST	Higher	353, 0.067, NE
G38	POWELL G W	242 S HILL	EDR Hist Auto	Higher	353, 0.067, NE
I39	MC LAIN DAVID M & CA	119 S HILL	EDR Hist Cleaner	Higher	355, 0.067, North

MAPPED SITES SUMMARY

Target Property Address:
235 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
C40	MORGAN C H	302 S HILL	EDR Hist Auto	Higher	358, 0.068, ENE
J41	GRAEBER & SON	332 S HILL	EDR Hist Auto	Higher	359, 0.068, East
I42	GAMBLER THE	115 S COAST HWY	EDR Hist Cleaner	Higher	359, 0.068, North
I43	HASKINS L C	124 S HILL	EDR Hist Auto	Higher	363, 0.069, NNE
I44	MC LAIN DAVID M & CA	117-119 S HILL	EDR Hist Cleaner	Higher	368, 0.070, North
I45	WILSON & LAURINE	122 S HILL	EDR Hist Auto	Higher	371, 0.070, NNE
H46	FILLY WILLY AUTO CAR	420 S TREMONT ST	RCRA NonGen / NLR	Higher	381, 0.072, SE
H47	TOYOTA CARLSBAD CERT	420 S TREMONT ST	RCRA-SQG, FINDS, ECHO	Higher	381, 0.072, SE
H48	FILLY WILLY AUTO CAR	420 S TREMONT ST	RCRA NonGen / NLR	Higher	381, 0.072, SE
F49	CARLSBAD SUBARU	401 S HILL ST	RCRA-SQG, FINDS, ECHO	Higher	383, 0.073, ESE
F50	PACIFIC SUBARU	401 SOUTH HILL ST	RCRA-SQG, FINDS, ECHO	Higher	383, 0.073, ESE
F51	ALC AUTOMOTIVE	409 S COAST HWY	RCRA NonGen / NLR	Higher	394, 0.075, ESE
F52	MARLIPA CORP INC DBA	409 SOUTH COAST HWY	RCRA NonGen / NLR	Higher	394, 0.075, ESE
F53	TOYOTA CARLSBAD CERT	409 S COAST HWY	RCRA-SQG, FINDS, ECHO	Higher	394, 0.075, ESE
54	KATHY MCDUGALD	412 SOUTH MYERS ST.	RCRA NonGen / NLR	Lower	399, 0.076, South
G55	STREET'S TEXACO SERV	242 S COAST HWY	HIST UST	Higher	402, 0.076, ENE
K56	OCEANPLACE CINEMAS/V	401-423 MISSION AV	CPS-SLIC, CERS	Higher	413, 0.078, NNW
I57	RONSE J J	114 S HILL	EDR Hist Auto	Higher	416, 0.079, North
L58	OCEAN BEACHFRONT/SPE	104 S. MYERS ST	RCRA NonGen / NLR	Lower	418, 0.079, WNW
G59	SOUTHERN AUTO SUPPLY	208 S COAST HWY	RCRA-SQG, FINDS, ECHO	Higher	419, 0.079, NNE
M60	WAIBEL A P	101 N HILL	EDR Hist Auto	Higher	428, 0.081, North
61	WHITE W H	206 N CLEVELAND ST	EDR Hist Cleaner	Lower	439, 0.083, NW
L62	OCEANSIDE COMMUNITY	1ST & MYERS	SWEEPS UST	Lower	446, 0.084, WNW
M63	UNION BANK OF CALIFO	102 COAST	LUST, HIST CORTESE	Higher	455, 0.086, North
K64	HILTON & STEMPER	109 N HILL	EDR Hist Cleaner	Higher	460, 0.087, North
K65	CARLOS CLEANERS	113 N HILL ST	EDR Hist Cleaner	Higher	464, 0.088, North
K66	CHANROUX EUG	115 N HILL	EDR Hist Auto	Higher	467, 0.088, North
N67	SAME DAY CARPET & FU	220 S PACIFIC ST	EDR Hist Cleaner	Lower	470, 0.089, SSW
K68	CARLOS CLEANERS	316 MISSION AVE	EDR Hist Cleaner	Higher	486, 0.092, NNW
J69	BROWN R E	511 MICHIGAN AVE	EDR Hist Auto	Higher	491, 0.093, ENE
J70	SEGER DANA	513 MICHIGAN AVE	EDR Hist Auto	Higher	496, 0.094, ENE
L71	OCEANSIDE COMMUNITY	NONE 01ST & MYERS	CPS-SLIC, CERS	Lower	531, 0.101, WNW
M72	TRUSTEE OF THE PROCO	102 N COAST HY	SAN DIEGO CO. SAM, Cortese, CERS	Higher	549, 0.104, North
M73	TRUSTEE OF THE PROCO	102 N COAST HY	LUST, San Diego Co. HMMD, SAN DIEGO CO LOP	Higher	549, 0.104, North
K74	KINGSMEN CLEANER	126 N COAST HWY	San Diego Co. HMMD, CERS HAZ WASTE, DRYCLEANERS,...	Higher	554, 0.105, North
K75	ROJAS PRICILLA	126 N COAST HWY	EDR Hist Cleaner	Higher	554, 0.105, North
K76	KINGSMEN CLEANER	126 N COAST HWY	RCRA NonGen / NLR	Higher	554, 0.105, North
K77	HUB LAUNDRY & DRY CL	406 MISSION	EDR Hist Cleaner	Higher	567, 0.107, NNW
N78	KUHN DEAN INC	229 S PACIFIC COAST	EDR Hist Auto	Lower	589, 0.112, SSW

MAPPED SITES SUMMARY

Target Property Address:
235 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
K79	EVERGREEN CALI	212 N TREMONT ST	RCRA NonGen / NLR	Higher	595, 0.113, NNW
K80	LETTY JAYS DRY CLG A	212 N TREMONT ST	EDR Hist Cleaner	Higher	595, 0.113, NNW
K81	MPI AMERICA	201 N COAST HWY	RCRA NonGen / NLR	Higher	613, 0.116, NNW
I82	SEASIDE AUTOMOTIVE I	115 S FREEMAN ST	RCRA NonGen / NLR	Higher	614, 0.116, NNE
I83	SEASIDE AUTOMOTIVE I	115 S FREEMAN ST	CERS HAZ WASTE, CERS	Higher	614, 0.116, NNE
O84	HAGGARD S SHELL SERV	199 MISSION BLVD	EDR Hist Auto	Lower	615, 0.116, NW
I85	SORIA AUTO REPAIR	113 S FREEMAN ST	RCRA NonGen / NLR	Higher	639, 0.121, NNE
I86	MY MECHANIC AUTOMOTI	113 S FREEMAN ST	RCRA NonGen / NLR	Higher	639, 0.121, NNE
K87	MARY J INC	208 N HILL ST	EDR Hist Cleaner	Higher	655, 0.124, North
L88	OCEANSIDE BEACH RESO	102 NORTH PACIFIC ST	RCRA NonGen / NLR	Lower	660, 0.125, WNW
L89	OCEANSIDE BEACH RESO	102 NORTH PACIFIC ST	RCRA NonGen / NLR	Lower	660, 0.125, WNW
L90	OCEANSIDE BEACH RESO	102 NORTH PACIFIC ST	RCRA NonGen / NLR	Lower	660, 0.125, WNW
P91	DOROTHYS MILITARY SH	213-215 N TREMONT ST	San Diego Co. HMMD, CERS HAZ WASTE, HAZNET, CERS,...	Higher	685, 0.130, NNW
P92	DOROTHYS MILITARY SH	213-215 N TREMONT ST	RCRA-VSQQ, FINDS, ECHO	Higher	685, 0.130, NNW
Q93	NORTH COUNTY TRANSMI	501 S HILL ST	RCRA-SQG, FINDS, ECHO	Higher	693, 0.131, ESE
Q94	PACIFIC JEEP EAGLE I	501 S HILL ST	SWEEPS UST	Higher	693, 0.131, ESE
Q95	COAST AUTO CARE	510 S TREMONT	RCRA NonGen / NLR	Higher	699, 0.132, SE
Q96	NORTH COUNTY TRANSMI	502 S HILL ST	RCRA-SQG	Higher	727, 0.138, ESE
R97	PACIFIC BELL	111 NORTH FREEMAN ST	SWEEPS UST, HIST UST, CA FID UST, RCRA NonGen /...	Higher	742, 0.141, North
O98	RYAN COMPANIES US, I	211 N MYERS ST.	RCRA NonGen / NLR	Lower	748, 0.142, NW
Q99	OCEANSIDE AUTO SPORT	501 S COAST HWY	RCRA NonGen / NLR	Higher	748, 0.142, ESE
Q100	MULLEN TECHNOLOGIES	501 S COAST HWY	RCRA NonGen / NLR	Higher	748, 0.142, ESE
Q101	MULLEN AUTO SALES	501 S COAST HWY	San Diego Co. HMMD, CERS HAZ WASTE, CERS	Higher	748, 0.142, ESE
S102	CAROL'S CLEANERS	208 N COAST HWY	San Diego Co. HMMD, DRYCLEANERS	Higher	754, 0.143, NNW
T103	UNOCAL BULK PLANT #0	523 CLEVELAND ST S	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Lower	787, 0.149, SSE
U104	PRO CUSTOM PAINT & B	520 S TREMONT ST	San Diego Co. HMMD, CERS HAZ WASTE, EMI, CERS	Higher	793, 0.150, SE
U105	SEVI AND ICY INC DBA	520 SOUTH TREMONT ST	RCRA NonGen / NLR	Higher	793, 0.150, SE
S106	CAROLS CLEANERS	212 N COAST HWY F	RCRA-SQG, EMI	Higher	797, 0.151, NNW
P107	HILTONS CITY CLEANER	302 3RD ST	RCRA-SQG, LUST, FINDS, ECHO, HIST CORTESE	Lower	809, 0.153, NNW
R108	SAMUEL MADSON	102 N FREEMAN ST	RCRA NonGen / NLR	Higher	815, 0.154, North
V109	CT HOMES LLC	519 SOUTH MEYERS STR	RCRA NonGen / NLR	Lower	822, 0.156, SSE
V110	CT HOMES LLC	523 SOUTH MEYERS STR	RCRA NonGen / NLR	Lower	867, 0.164, SSE
Q111	WSC INVESTMENT PARTN	501 S FREEMAN ST. UN	RCRA NonGen / NLR	Higher	922, 0.175, ESE
Q112	AARON RUBY	501 S FREEMAN ST	RCRA NonGen / NLR	Higher	922, 0.175, ESE
Q113	WSC INVESTMENT PARTN	501 S. FREEMAN	RCRA NonGen / NLR	Higher	922, 0.175, ESE
W114	H&M MILITARY SUPPLIE	301 NORTH COAST HIGH	CPS-SLIC, HAZNET, CERS	Higher	939, 0.178, NNW
W115	H&M MILITARY SUPPLIE	301 NORTH COAST HIGH	RCRA NonGen / NLR	Higher	939, 0.178, NNW
V116	CT HOMES LLC	112 ASH STREET	RCRA NonGen / NLR	Lower	982, 0.186, South
X117	YELLOW CAB COMPANY	321 N TREMONT	HIST UST	Lower	992, 0.188, NNW

MAPPED SITES SUMMARY

Target Property Address:
235 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Y118	OCEAN BLUEPRINT CO	620 MISSION AVE	RCRA-SQG, FINDS, ECHO	Higher	994, 0.188, North
U119	RICHARDSON CONSTRUCT	407 MINNESOTA AVE	SWEEPS UST	Higher	1044, 0.198, SE
T120	OCEANSIDE REGULATOR	601 S CLEVELAND ST	SAN DIEGO CO. SAM, CPS-SLIC, San Diego Co. HMMD,...	Lower	1045, 0.198, SSE
X121	JENCO INC/MANAGING P	NONE N CLEVELAND ST	CPS-SLIC, CERS	Lower	1074, 0.203, NW
Z122	CONTINENTAL MOTORS	601 S HILL ST	HIST UST	Higher	1097, 0.208, SE
X123	OCEANSIDE REDEVELOPM	304 4TH ST	LUST, SAN DIEGO CO. SAM, CPS-SLIC, San Diego Co....	Lower	1119, 0.212, NW
AA124	WYNDHAM OCEANSIDE PI	333 N. MYERS ST.	RCRA-VSQQ	Lower	1121, 0.212, NW
AA125	WYNDHAM OCEANSIDE PI	333 N MYERS ST	San Diego Co. HMMD, CERS TANKS, HAZNET, CERS, HWTS	Lower	1121, 0.212, NW
Y126	SAN DIEGO GLASS & PA	701 MISSION RD	San Diego Co. HMMD, SWEEPS UST, HIST UST	Higher	1123, 0.213, North
Z127	AUTO POWER	602 S TREMONT	RCRA-SQG, San Diego Co. HMMD, FINDS, ECHO	Higher	1161, 0.220, SE
Z128	BME CYCLEZ INC	602 S TREMONT ST	RCRA NonGen / NLR	Higher	1161, 0.220, SE
Z129	CHANDLERS TRANSMISSI	602 S TREMONT ST	RCRA NonGen / NLR	Higher	1161, 0.220, SE
Z130	DEREK CATER	531 SOUTH FREEMEN ST	RCRA NonGen / NLR	Higher	1161, 0.220, ESE
Z131	CONTINENTAL MOTORS	601 S COAST HWY	HIST UST	Higher	1174, 0.222, SE
W132	PROPOSED CIVIC CENTE	401 HILL	HIST CORTESE	Higher	1186, 0.225, NNW
X133	OCEANSIDE PUBLIC SER	304 4TH ST	LUST, SWEEPS UST, HIST CORTESE	Lower	1192, 0.226, NNW
AB134	ROLAND M BUYAMA DDS	101 S NEVADA ST	RCRA NonGen / NLR	Higher	1205, 0.228, NNE
AB135	ROLAND M BUYAMA, DDS	101 S NEVADA ST	San Diego Co. HMMD, CERS HAZ WASTE, CERS	Higher	1205, 0.228, NNE
X136	CLEVELAND ST HOUSING	400 N CLEVELAND ST (LUST, SAN DIEGO CO. SAM, CPS-SLIC, Cortese, SAN...	Lower	1228, 0.233, NW
Z137	CHESTER ANDERSON	612 S HILL ST	SWEEPS UST	Higher	1252, 0.237, SE
AC138	S&S RADIATOR/AIR CON	620 S TREMONT ST	San Diego Co. HMMD, CERS HAZ WASTE, CERS	Higher	1283, 0.243, SE
AC139	S & S ADVANCED AUTO	620 S TREMONT ST	RCRA NonGen / NLR	Higher	1283, 0.243, SE
AD140	CLEVELAND STREET HOU	400 BLK CLEVELAND ST	LUST	Lower	1287, 0.244, NW
141	CITY OF OCEANSIDE CI	300 N COAST HWY	RCRA NonGen / NLR	Higher	1292, 0.245, North
AD142	SEASHELL OIL & CHEMI	423 N CLEVELAND ST	SAN DIEGO CO. SAM, San Diego Co. HMMD, SWEEPS UST,...	Lower	1302, 0.247, NW
AD143	SEA SHELL OIL & CHEM	423 N CLEVELAND ST	HIST UST	Lower	1302, 0.247, NW
AD144	NORTH COUNTY TRANSIT	423 N CLEVELAND ST	RCRA-SQG, FINDS, ECHO	Lower	1302, 0.247, NW
AD145	SEA SHELL OIL AND CH	423 CLEVELAND ST N	ENVIROSTOR, LUST, CPS-SLIC, HIST UST, HIST...	Lower	1302, 0.247, NW
AD146	SEASHELL OIL & CHEMI	423 N CLEVELAND	SEMS-ARCHIVE	Lower	1302, 0.247, NW
147	ASTLEFORD PROPERTY	NONE 08TH & NEVADA	CPS-SLIC, CERS	Higher	1341, 0.254, NNE
148	OCEANSIDE ELECTRIC A	THE STRAND AND 3RD	EDR MGP	Lower	1342, 0.254, WNW
AE149	FRMR. CHEVRON, CIVIC	401 N COAST HY	SAN DIEGO CO. SAM, San Diego Co. HMMD, Cortese	Higher	1419, 0.269, NNW
AE150	FRMR. CHEVRON, CIVIC	401 N COAST HY	LUST, CPS-SLIC, CERS	Higher	1419, 0.269, NNW
AF151	H&L TEXACO	628 S COAST HWY	LUST, HIST UST, SAN DIEGO CO LOP	Higher	1493, 0.283, SE
AF152	BUCK'S TEXACO	628 S COAST HY	SAN DIEGO CO. SAM, Cortese	Higher	1493, 0.283, SE
AF153	BUCK'S TEXACO	628 COAST	LUST, HIST CORTESE	Higher	1497, 0.284, SE
154	MAXSON STREET LANDFI	307 NORTH NEVADA ST	WMUDS/SWAT	Higher	1523, 0.288, North
155	HIGHWAY COMPANY INC	305 WISCONSIN AVE	CPS-SLIC, HAZNET, CERS, HWTS	Lower	1545, 0.293, SE
156	OLD CORPORATION YARD	501 N CLEVELAND ST	SAN DIEGO CO. SAM, CPS-SLIC, San Diego Co. HMMD,...	Lower	1610, 0.305, NW

MAPPED SITES SUMMARY

Target Property Address:
235 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
AF157	U HAUL OF OCEANSIDE	802 S COAST HY	LUST, San Diego Co. HMMD, CERS	Higher	1737, 0.329, SE
AF158	U HAUL OF OCEANSIDE	802 S COAST HY	SAN DIEGO CO. SAM, Cortese	Higher	1737, 0.329, SE
159	OCEANSIDE HIGH SCHOO	100 SOUTH HORNE STRE	ENVIROSTOR, SCH, CERS	Higher	1820, 0.345, NNE
160	HOLIDAY INN EXPRESS	937 COAST	LUST, HIST CORTESE	Higher	1875, 0.355, SE
161	SEASIDE AUTO BODY	901 CLEVELAND ST S	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Lower	1966, 0.372, SSE
AG162	MISSION SQUARE	1002-1070 MISSION AV	CPS-SLIC, CERS	Higher	2020, 0.383, NNE
AG163	MISSION SQUARE SHOPP	1002 MISSION AV	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Higher	2020, 0.383, NNE
AH164	SHELL OIL PRODUCTS S	601 HILL ST N	LUST	Higher	2083, 0.395, NNW
AH165	G & M CO., INC #53	601 N COAST HY	SAN DIEGO CO. SAM, San Diego Co. HMMD, CERS HAZ...	Higher	2083, 0.395, NNW
AH166	G & M CO., INC #53	601 N COAST HY	LUST, HIST UST	Higher	2083, 0.395, NNW
AH167	SHELL OIL PRODUCTS S	601 HILL	HIST CORTESE	Higher	2214, 0.419, NNW
168	VAN DER LINDEN ELECT	1007 S CLEVELAND ST	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Lower	2355, 0.446, SSE
169	OCEANSIDE HIGH SCHOO	SEAGAZE DRIVE/HORNE	ENVIROSTOR, SCH	Higher	2555, 0.484, NE
AI170	CAMP PENDLETON	IN ORANGE COUNTY, AL	RESPONSE, ENVIROSTOR	Higher	3421, 0.648, NNW
AI171	CAMP PENDLETON- MARI		FUDS	Higher	3426, 0.649, NNW
172	DITMAR ELEMENTARY SC	1125 DITMAR STREET	ENVIROSTOR, SCH, CERS	Higher	3449, 0.653, SE
173	LAWRENCE CANYON	MCNEIL ST	LUST, SAN DIEGO CO. SAM, San Diego Co. HMMD,...	Lower	3578, 0.678, North
AJ174		1664 OCEANSIDE BLVD.	Notify 65	Lower	4114, 0.779, ESE
AJ175	OCEANSIDE BL. PUMP S	1664 OCEANSIDE BLVD.	Notify 65	Lower	4114, 0.779, ESE
176	TRI-CITY PLATING, IN	1307 SOUTH COAST HIG	RESPONSE, ENVIROSTOR, Cortese, NON-CASE INFO	Lower	4185, 0.793, SE
177	TEXACO USA INC.	1444 MISSION AV	ENVIROSTOR, LUST, SAN DIEGO CO. SAM, CPS-SLIC, San...	Higher	4203, 0.796, NE
178	K MART	1547 MISSION AV	ENVIROSTOR, LUST, SAN DIEGO CO. SAM, CPS-SLIC, San...	Higher	4502, 0.853, NE
179	LAUREL ELEMENTARY SC	1410 LAUREL STREET	ENVIROSTOR, SCH, CIWQS	Higher	5066, 0.959, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
San Diego Co. HMMD..... Hazardous Materials Management Division Database
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register
PFAS..... PFAS Contamination Site Location Listing

Local Land Records

LIENS..... Environmental Liens Listing
LIENS 2..... CERCLA Lien Information
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CUPA Listings.....	CUPA Resources List
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing

EXECUTIVE SUMMARY

PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
SAN DIEGO CO LOP.....	Local Oversight Program Listing
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
MINES MRDS.....	Mineral Resources Data System
HWTS.....	Hazardous Waste Tracking System

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has

EXECUTIVE SUMMARY

determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 10/28/2020 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEASHELL OIL & CHEMI Site ID: 0903102 EPA Id: CAD982360257	423 N CLEVELAND	NW 1/8 - 1/4 (0.247 mi.)	AD146	515

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 15 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEAUDRYS COMPLETE AU EPA ID:: CAD982030603	324 S TREMONT ST	ESE 0 - 1/8 (0.026 mi.)	F15	73
NEWMANS AUTOBODY INC EPA ID:: CA0000930594	325 S HILL ST	E 0 - 1/8 (0.060 mi.)	C34	136
TOYOTA CARLSBAD CERT EPA ID:: CAR000119446	420 S TREMONT ST	SE 0 - 1/8 (0.072 mi.)	H47	148
CARLSBAD SUBARU EPA ID:: CAD982019150	401 S HILL ST	ESE 0 - 1/8 (0.073 mi.)	F49	154
PACIFIC SUBARU EPA ID:: CAD980888630	401 SOUTH HILL ST	ESE 0 - 1/8 (0.073 mi.)	F50	157
TOYOTA CARLSBAD CERT EPA ID:: CAR000119438	409 S COAST HWY	ESE 0 - 1/8 (0.075 mi.)	F53	167
SOUTHERN AUTO SUPPLY EPA ID:: CAD982498966	208 S COAST HWY	NNE 0 - 1/8 (0.079 mi.)	G59	177
NORTH COUNTY TRANSMI EPA ID:: CAD981620685	501 S HILL ST	ESE 1/8 - 1/4 (0.131 mi.)	Q93	345
NORTH COUNTY TRANSMI EPA ID:: CAD983669243	502 S HILL ST	ESE 1/8 - 1/4 (0.138 mi.)	Q96	351
CAROLS CLEANERS EPA ID:: CAD981965924	212 N COAST HWY F	NNW 1/8 - 1/4 (0.151 mi.)	S106	390
OCEAN BLUEPRINT CO EPA ID:: CAD983619289	620 MISSION AVE	N 1/8 - 1/4 (0.188 mi.)	Y118	421
AUTO POWER	602 S TREMONT	SE 1/8 - 1/4 (0.220 mi.)	Z127	449

EXECUTIVE SUMMARY

EPA ID:: CAR000015578

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUNSET AUTO BODY PAI EPA ID:: CAD981420375	420 S. CLEVELAND	SE 0 - 1/8 (0.056 mi.)	H26	124
HILTONS CITY CLEANER EPA ID:: CAD028822807	302 3RD ST	NNW 1/8 - 1/4 (0.153 mi.)	P107	395
NORTH COUNTY TRANSIT EPA ID:: CAR000082370	423 N CLEVELAND ST	NW 1/8 - 1/4 (0.247 mi.)	AD144	496

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 3 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA TECHNICS EPA ID:: CAP000259531	125 S TREMONT ST STE	NNW 0 - 1/8 (0.016 mi.)	D7	13
DOROTHYS MILITARY SH EPA ID:: CAD983667031	213-215 N TREMONT ST	NNW 1/8 - 1/4 (0.130 mi.)	P92	342

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WYNDHAM OCEANSIDE PI EPA ID:: CAR000288399	333 N. MYERS ST.	NW 1/8 - 1/4 (0.212 mi.)	AA124	436

State- and tribal - equivalent NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there are 2 RESPONSE sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAMP PENDLETON Database: RESPONSE, Date of Government Version: 10/26/2020 Status: No Further Action Facility Id: 80000919	IN ORANGE COUNTY, AL	NNW 1/2 - 1 (0.648 mi.)	AI170	601

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRI-CITY PLATING, IN Database: RESPONSE, Date of Government Version: 10/26/2020	1307 SOUTH COAST HIG	SE 1/2 - 1 (0.793 mi.)	176	614

EXECUTIVE SUMMARY

Status: Active
 Facility Id: 37340034

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/26/2020 has revealed that there are 10 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OCEANSIDE HIGH SCHOOL Facility Id: 37820001 Status: No Further Action	100 SOUTH HORNE STREET	NNE 1/4 - 1/2 (0.345 mi.)	159	539
OCEANSIDE HIGH SCHOOL Facility Id: 37820021 Status: No Action Required	SEAGAZE DRIVE/HORNE	NE 1/4 - 1/2 (0.484 mi.)	169	598
CAMP PENDLETON Facility Id: 80000919 Status: No Further Action	IN ORANGE COUNTY, AL	NNW 1/2 - 1 (0.648 mi.)	AI170	601
DITMAR ELEMENTARY SCHOOL Facility Id: 37820018 Status: No Action Required	1125 DITMAR STREET	SE 1/2 - 1 (0.653 mi.)	172	605
TEXACO USA INC. Facility Id: 37550003 Status: Refer: 1248 Local Agency	1444 MISSION AV	NE 1/2 - 1 (0.796 mi.)	177	629
K MART Facility Id: 37000039 Status: Refer: 1248 Local Agency	1547 MISSION AV	NE 1/2 - 1 (0.853 mi.)	178	636
LAUREL ELEMENTARY SCHOOL Facility Id: 37820014 Status: No Action Required	1410 LAUREL STREET	NNE 1/2 - 1 (0.959 mi.)	179	643
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ATCHISON TOPEKA & SA Facility Id: 37400002 Status: Refer: 1248 Local Agency	117 CLEVELAND ST	NW 0 - 1/8 (0.017 mi.)	E9	19
SEA SHELL OIL AND CHEMICAL Facility Id: 37510121	423 CLEVELAND ST N	NW 1/8 - 1/4 (0.247 mi.)	AD145	499

EXECUTIVE SUMMARY

Status: No Further Action

TRI-CITY PLATING, IN

Facility Id: 37340034

Status: Active

1307 SOUTH COAST HIG

SE 1/2 - 1 (0.793 mi.)

176

614

State and tribal leaking storage tank lists

SAN DIEGO CO. SAM: The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

A review of the SAN DIEGO CO. SAM list, as provided by EDR, and dated 03/23/2010 has revealed that there are 20 SAN DIEGO CO. SAM sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREIGN & DOMESTIC T Case Number: H23607-001 Facility Status: Closed Case	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B13	31
FRANK MATTHEWS Case Number: H24060-001 Facility Status: Closed Case	263 S COAST HY	ENE 0 - 1/8 (0.054 mi.)	C22	114
TRUSTEE OF THE PROCO Case Number: H37895-001 Facility Status: Closed Case	102 N COAST HY	N 0 - 1/8 (0.104 mi.)	M72	185
FRMR. CHEVRON, CIVIC Case Number: H24722-001 Case Number: H24722-002 Facility Status: Closed Case	401 N COAST HY	NNW 1/4 - 1/2 (0.269 mi.)	AE149	517
BUCK'S TEXACO Case Number: H12744-001 Facility Status: Remedial Investigation	628 S COAST HY	SE 1/4 - 1/2 (0.283 mi.)	AF152	527
U HAUL OF OCEANSIDE Case Number: H20622-001 Facility Status: Closed Case	802 S COAST HY	SE 1/4 - 1/2 (0.329 mi.)	AF158	538
MISSION SQUARE SHOPP Case Number: H20626-001 Facility Status: Closed Case	1002 MISSION AV	NNE 1/4 - 1/2 (0.383 mi.)	AG163	549
G & M CO., INC #53 Case Number: H20617-001 Facility Status: Remedial Investigation	601 N COAST HY	NNW 1/4 - 1/2 (0.395 mi.)	AH165	555
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
T & R AUTO REPAIRS Case Number: H13368-001 Facility Status: Closed Case	323 S CLEVELAND ST	0 - 1/8 (0.000 mi.)	A1	9
ATCHISON TOPEKA & SA Case Number: H24096-001	117 CLEVELAND ST	NW 0 - 1/8 (0.017 mi.)	E9	19

EXECUTIVE SUMMARY

Case Number: H24096-002 Case Number: H24096-003 Facility Status: Closed Case				
CATTELLUS DEVELOPMEN Case Number: H31403-001 Facility Status: Closed Case	119 N CLEVELAND ST	NW 0 - 1/8 (0.025 mi.)	E14	71
OCEANSIDE ICE CO Case Number: H23841-001 Facility Status: Closed Case	421 S CLEVELAND ST	SSE 0 - 1/8 (0.058 mi.)	H27	130
UNOCAL BULK PLANT #0 Case Number: H29203-001 Facility Status: Closed Case	523 CLEVELAND ST S	SSE 1/8 - 1/4 (0.149 mi.)	T103	374
OCEANSIDE REGULATOR Case Number: H36817-001 Facility Status: Closed Case	601 S CLEVELAND ST	SSE 1/8 - 1/4 (0.198 mi.)	T120	424
OCEANSIDE REDEVELOPM Case Number: H20654-001 Case Number: H20654-002 Case Number: H20654-003 Facility Status: Closed Case	304 4TH ST	NW 1/8 - 1/4 (0.212 mi.)	X123	428
CLEVELAND ST HOUSING Case Number: H37158-001 Case Number: H37158-002 Facility Status: Closed Case	400 N CLEVELAND ST (NW 1/8 - 1/4 (0.233 mi.)	X136	472
SEASHELL OIL & CHEMI Case Number: H10868-001 Case Number: H10868-002 Case Number: H10868-003 Facility Status: Post Remedial Monitoring Facility Status: Closed Case	423 N CLEVELAND ST	NW 1/8 - 1/4 (0.247 mi.)	AD142	490
OLD CORPORATION YARD Case Number: H33520-001 Facility Status: Closed Case	501 N CLEVELAND ST	NW 1/4 - 1/2 (0.305 mi.)	156	533
SEASIDE AUTO BODY Case Number: H26544-001 Facility Status: Closed Case	901 CLEVELAND ST S	SSE 1/4 - 1/2 (0.372 mi.)	161	543
VAN DER LINDEN ELECT Case Number: H05561-001 Facility Status: Closed Case	1007 S CLEVELAND ST	SSE 1/4 - 1/2 (0.446 mi.)	168	594

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 26 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREIGN & DOMESTIC T	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B13	31
Database: LUST REG 9, Date of Government Version: 03/01/2001				
Database: LUST, Date of Government Version: 09/08/2020				

EXECUTIVE SUMMARY

Status: Completed - Case Closed
 Closed Date: 2/12/96
 Status: Case Closed
 Global Id: T0607301507
 Case Number: 9UT2751

<p>FRANK MATTHEWS Database: LUST, Date of Government Version: 09/08/2020 Status: Completed - Case Closed Global Id: T0607300461</p>	<p>263 S COAST HWY</p>	<p>ENE 0 - 1/8 (0.054 mi.)</p>	<p>C23</p>	<p>115</p>
<p>BOSE, JACK Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 4/20/92 Status: Case Closed Case Number: 9UT1645</p>	<p>263 HILL</p>	<p>NE 0 - 1/8 (0.062 mi.)</p>	<p>G36</p>	<p>139</p>
<p>UNION BANK OF CALIFO Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 11/17/99 Status: Case Closed Case Number: 9UT3710</p>	<p>102 COAST</p>	<p>N 0 - 1/8 (0.086 mi.)</p>	<p>M63</p>	<p>182</p>
<p>TRUSTEE OF THE PROCO Database: LUST, Date of Government Version: 09/08/2020 Status: Completed - Case Closed Global Id: T0607302479</p>	<p>102 N COAST HY</p>	<p>N 0 - 1/8 (0.104 mi.)</p>	<p>M73</p>	<p>186</p>
<p>FRMR. CHEVRON, CIVIC Database: LUST, Date of Government Version: 09/08/2020 Status: Completed - Case Closed Global Id: T0607301057</p>	<p>401 N COAST HY</p>	<p>NNW 1/4 - 1/2 (0.269 mi.)</p>	<p>AE150</p>	<p>518</p>
<p>H&L TEXACO Database: LUST, Date of Government Version: 09/08/2020 Status: Open - Remediation Global Id: T0607302015</p>	<p>628 S COAST HWY</p>	<p>SE 1/4 - 1/2 (0.283 mi.)</p>	<p>AF151</p>	<p>520</p>
<p>BUCK'S TEXACO Database: LUST REG 9, Date of Government Version: 03/01/2001 Status: Preliminary site assessment underway Case Number: 9UT3261</p>	<p>628 COAST</p>	<p>SE 1/4 - 1/2 (0.284 mi.)</p>	<p>AF153</p>	<p>528</p>
<p>U HAUL OF OCEANSIDE Database: LUST, Date of Government Version: 09/08/2020 Status: Completed - Case Closed Global Id: T0607301842</p>	<p>802 S COAST HY</p>	<p>SE 1/4 - 1/2 (0.329 mi.)</p>	<p>AF157</p>	<p>534</p>
<p>HOLIDAY INN EXPRESS Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 5/8/96 Status: Case Closed Case Number: 9UT3237</p>	<p>937 COAST</p>	<p>SE 1/4 - 1/2 (0.355 mi.)</p>	<p>160</p>	<p>542</p>
<p>MISSION SQUARE SHOPP Database: LUST, Date of Government Version: 09/08/2020 Status: Completed - Case Closed Global Id: T0608120766</p>	<p>1002 MISSION AV</p>	<p>NNE 1/4 - 1/2 (0.383 mi.)</p>	<p>AG163</p>	<p>549</p>
<p>SHELL OIL PRODUCTS S Database: LUST REG 9, Date of Government Version: 03/01/2001 Status: Preliminary site assessment underway</p>	<p>601 HILL ST N</p>	<p>NNW 1/4 - 1/2 (0.395 mi.)</p>	<p>AH164</p>	<p>554</p>

EXECUTIVE SUMMARY

Global Id: T0608175764

HIGHWAY COMPANY INC	305 WISCONSIN AVE	SE 1/4 - 1/2 (0.293 mi.)	155	530
Database: CPS-SLIC, Date of Government Version: 09/08/2020				
Facility Status: Open - Site Assessment				
Global Id: T10000005561				

OLD CORPORATION YARD	501 N CLEVELAND ST	NW 1/4 - 1/2 (0.305 mi.)	156	533
Database: CPS-SLIC, Date of Government Version: 09/08/2020				
Facility Status: Completed - Case Closed				
Global Id: T0608103452				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHORT STREET AUTO RE	217 S COAST HWY	NE 0 - 1/8 (0.054 mi.)	G18	103
Database: UST, Date of Government Version: 09/08/2020				
Facility Id: H23817				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAXSON STREET LANDFI	307 NORTH NEVADA ST	N 1/4 - 1/2 (0.288 mi.)	154	529

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 10/19/2020 has revealed that there

EXECUTIVE SUMMARY

are 11 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREIGN & DOMESTIC T	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B13	31
BEAUDRYS COMPLETE AU	324 S TREMONT ST	ESE 0 - 1/8 (0.026 mi.)	F15	73
OCEANSIDE TRANS. UNL	229 S COAST HWY	NE 0 - 1/8 (0.054 mi.)	C20	104
ALL PRO CUSTOM MUFFL	303 S COAST HWY	ENE 0 - 1/8 (0.055 mi.)	C25	120
KINGSMEN CLEANER	126 N COAST HWY	N 0 - 1/8 (0.105 mi.)	K74	188
SEASIDE AUTOMOTIVE I	115 S FREEMAN ST	NNE 0 - 1/8 (0.116 mi.)	I83	218
DOROTHYS MILITARY SH	213-215 N TREMONT ST	NNW 1/8 - 1/4 (0.130 mi.)	P91	234
MULLEN AUTO SALES	501 S COAST HWY	ESE 1/8 - 1/4 (0.142 mi.)	Q101	366
PRO CUSTOM PAINT & B	520 S TREMONT ST	SE 1/8 - 1/4 (0.150 mi.)	U104	378
ROLAND M BUYAMA, DDS	101 S NEVADA ST	NNE 1/8 - 1/4 (0.228 mi.)	AB135	467
S&S RADIATOR/AIR CON	620 S TREMONT ST	SE 1/8 - 1/4 (0.243 mi.)	AC138	476

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 17 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREIGN & DOMESTIC T Status: A Tank Status: A Comp Number: 23607	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B13	31
SHORT STREET AUTO RE Comp Number: 23817	217 S HILL ST	NNE 0 - 1/8 (0.059 mi.)	G29	134
OCEANSIDE TRANS. UNL Status: A Comp Number: 23852	229 S HILL ST	NNE 0 - 1/8 (0.059 mi.)	G31	135
FRANK MATTHEWS Status: A Comp Number: 24060	263 S HILL ST	NE 0 - 1/8 (0.060 mi.)	G33	136
STREETS TEXACO SERVI Status: A Comp Number: 13343	242 SOUTH HILL STREE	NE 0 - 1/8 (0.067 mi.)	G37	140
PACIFIC JEEP EAGLE I Comp Number: 13082	501 S HILL ST	ESE 1/8 - 1/4 (0.131 mi.)	Q94	348
PACIFIC BELL Status: A Comp Number: 5820	111 NORTH FREEMAN ST	N 1/8 - 1/4 (0.141 mi.)	R97	353
RICHARDSON CONSTRUCT Comp Number: 21424	407 MINNESOTA AVE	SE 1/8 - 1/4 (0.198 mi.)	U119	424
SAN DIEGO GLASS & PA Comp Number: 2149	701 MISSION RD	N 1/8 - 1/4 (0.213 mi.)	Y126	447
CHESTER ANDERSON	612 S HILL ST	SE 1/8 - 1/4 (0.237 mi.)	Z137	475

EXECUTIVE SUMMARY

Comp Number: 24710

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
T & R AUTO REPAIRS Comp Number: 13368	323 S CLEVELAND ST	0 - 1/8 (0.000 mi.)	A1	9
LARSENS STEEL FABRIC Status: A Tank Status: A Comp Number: 24092	303 S CLEVELAND ST	0 - 1/8 (0.000 mi.)	2	11
ATCHISON TOPEKA & SA Status: A Comp Number: 24096	117 CLEVELAND ST	NW 0 - 1/8 (0.017 mi.)	E9	19
OCEANSIDE ICE CO Comp Number: 23841	421 S CLEVELAND ST	SSE 0 - 1/8 (0.058 mi.)	H27	130
OCEANSIDE COMMUNITY Status: A Comp Number: 29591	1ST & MYERS	WNW 0 - 1/8 (0.084 mi.)	L62	181
OCEANSIDE PUBLIC SER Status: A Comp Number: 20654	304 4TH ST	NNW 1/8 - 1/4 (0.226 mi.)	X133	461
SEASHELL OIL & CHEMI Status: A Tank Status: A Comp Number: 10868	423 N CLEVELAND ST	NW 1/8 - 1/4 (0.247 mi.)	AD142	490

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 10 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STREETS TEXACO SERVI STREET'S TEXACO SERV Facility Id: 00000004080	242 SOUTH HILL STREE 242 S COAST HWY	NE 0 - 1/8 (0.067 mi.) ENE 0 - 1/8 (0.076 mi.)	G37 G55	140 173
PACIFIC BELL Facility Id: 00000056526	111 NORTH FREEMAN ST	N 1/8 - 1/4 (0.141 mi.)	R97	353
CONTINENTAL MOTORS SAN DIEGO GLASS & PA Facility Id: 00000014916	601 S HILL ST 701 MISSION RD	SE 1/8 - 1/4 (0.208 mi.) N 1/8 - 1/4 (0.213 mi.)	Z122 Y126	427 447
CONTINENTAL MOTORS Facility Id: 00000008343	601 S COAST HWY	SE 1/8 - 1/4 (0.222 mi.)	Z131	461
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
YELLOW CAB COMPANY Facility Id: 00000033079	321 N TREMONT	NNW 1/8 - 1/4 (0.188 mi.)	X117	420
OCEANSIDE REDEVELOPM Facility Id: 00000002259	304 4TH ST	NW 1/8 - 1/4 (0.212 mi.)	X123	428
SEA SHELL OIL & CHEM	423 N CLEVELAND ST	NW 1/8 - 1/4 (0.247 mi.)	AD143	495

EXECUTIVE SUMMARY

Facility Id: 00000060646

SEA SHELL OIL AND CH

423 CLEVELAND ST N

NW 1/8 - 1/4 (0.247 mi.)

AD145

499

Facility Id: 00000003302

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL Facility Id: 19051025 Status: A	111 NORTH FREEMAN ST	N 1/8 - 1/4 (0.141 mi.)	R97	353

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 10/19/2020 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WYNDHAM OCEANSIDE PI	333 N MYERS ST	NW 1/8 - 1/4 (0.212 mi.)	AA125	438

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/14/2020 has revealed that there are 40 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA TECHNICS EPA ID:: CAL000441700	125 S TREMONT ST STE	NNW 0 - 1/8 (0.016 mi.)	D8	16
OKUNO AUTO REPAIR IN EPA ID:: CAL000291245	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B12	28
AUTO COLLISION CENTE EPA ID:: CAL000257187	324 S TREMONT ST	ESE 0 - 1/8 (0.026 mi.)	F16	99
OCEANSIDE TRANSMISSI EPA ID:: CAL000055059	229 S COAST HWY	NE 0 - 1/8 (0.054 mi.)	C21	112
ALL PRO CUSTOM MUFFL EPA ID:: CAL000441418	303 S COAST HWY	ENE 0 - 1/8 (0.055 mi.)	C24	118
FILLY WILLY AUTO CAR	420 S TREMONT ST	SE 0 - 1/8 (0.072 mi.)	H46	146
FILLY WILLY AUTO CAR	420 S TREMONT ST	SE 0 - 1/8 (0.072 mi.)	H48	151

EXECUTIVE SUMMARY

EPA ID:: CAC003035876				
ALC AUTOMOTIVE	409 S COAST HWY	ESE 0 - 1/8 (0.075 mi.)	F51	160
MARLIPA CORP INC DBA	409 SOUTH COAST HWY	ESE 0 - 1/8 (0.075 mi.)	F52	165
EPA ID:: CAL000442826				
KINGSMEN CLEANER	126 N COAST HWY	N 0 - 1/8 (0.105 mi.)	K76	207
EPA ID:: CAL000405006				
EVERGREEN CALI	212 N TREMONT ST	NNW 0 - 1/8 (0.113 mi.)	K79	210
EPA ID:: CAC003044843				
MPI AMERICA	201 N COAST HWY	NNW 0 - 1/8 (0.116 mi.)	K81	213
EPA ID:: CAC003032470				
SEASIDE AUTOMOTIVE I	115 S FREEMAN ST	NNE 0 - 1/8 (0.116 mi.)	I82	216
EPA ID:: CAL000432653				
SORIA AUTO REPAIR	113 S FREEMAN ST	NNE 0 - 1/8 (0.121 mi.)	I85	221
EPA ID:: CAL000446267				
MY MECHANIC AUTOMOTI	113 S FREEMAN ST	NNE 0 - 1/8 (0.121 mi.)	I86	224
EPA ID:: CAL000445686				
COAST AUTO CARE	510 S TREMONT	SE 1/8 - 1/4 (0.132 mi.)	Q95	349
EPA ID:: CAL000436447				
PACIFIC BELL	111 NORTH FREEMAN ST	N 1/8 - 1/4 (0.141 mi.)	R97	353
EPA ID:: CAT080030521				
OCEANSIDE AUTO SPORT	501 S COAST HWY	ESE 1/8 - 1/4 (0.142 mi.)	Q99	361
EPA ID:: CAL000419629				
MULLEN TECHNOLOGIES	501 S COAST HWY	ESE 1/8 - 1/4 (0.142 mi.)	Q100	363
EPA ID:: CAL000447621				
SEVI AND ICY INC DBA	520 SOUTH TREMONT ST	SE 1/8 - 1/4 (0.150 mi.)	U105	387
EPA ID:: CAL000442828				
SAMUEL MADSON	102 N FREEMAN ST	N 1/8 - 1/4 (0.154 mi.)	R108	399
WSC INVESTMENT PARTN	501 S FREEMAN ST. UN	ESE 1/8 - 1/4 (0.175 mi.)	Q111	407
EPA ID:: CAC002998143				
AARON RUBY	501 S FREEMAN ST	ESE 1/8 - 1/4 (0.175 mi.)	Q112	409
EPA ID:: CAC003034112				
WSC INVESTMENT PARTN	501 S. FREEMAN	ESE 1/8 - 1/4 (0.175 mi.)	Q113	412
H&M MILITARY SUPPLIE	301 NORTH COAST HIGH	NNW 1/8 - 1/4 (0.178 mi.)	W115	415
EPA ID:: CAC002969987				
BME CYCLEZ INC	602 S TREMONT ST	SE 1/8 - 1/4 (0.220 mi.)	Z128	453
EPA ID:: CAL000437812				
CHANDLERS TRANSMISSI	602 S TREMONT ST	SE 1/8 - 1/4 (0.220 mi.)	Z129	456
EPA ID:: CAL000442322				
DEREK CATER	531 SOUTH FREEMEN ST	ESE 1/8 - 1/4 (0.220 mi.)	Z130	458
EPA ID:: CAC003017675				
ROLAND M BUYAMA DDS	101 S NEVADA ST	NNE 1/8 - 1/4 (0.228 mi.)	AB134	465
EPA ID:: CAL000349916				
S & S ADVANCED AUTO	620 S TREMONT ST	SE 1/8 - 1/4 (0.243 mi.)	AC139	484
EPA ID:: CAL000420669				
CITY OF OCEANSIDE CI	300 N COAST HWY	N 1/8 - 1/4 (0.245 mi.)	141	488
EPA ID:: CAL000409971				
Lower Elevation	Address	Direction / Distance	Map ID	Page
KATHY MCDUGALD	412 SOUTH MYERS ST.	S 0 - 1/8 (0.076 mi.)	54	170

EXECUTIVE SUMMARY

EPA ID:: CAC003000869				
OCEAN BEACHFRONT/SPE	104 S. MYERS ST	WNW 0 - 1/8 (0.079 mi.)	L58	175
OCEANSIDE BEACH RESO	102 NORTH PACIFIC ST	WNW 0 - 1/8 (0.125 mi.)	L88	227
EPA ID:: CAC002998896				
OCEANSIDE BEACH RESO	102 NORTH PACIFIC ST	WNW 0 - 1/8 (0.125 mi.)	L89	229
EPA ID:: CAC002986983				
OCEANSIDE BEACH RESO	102 NORTH PACIFIC ST	WNW 0 - 1/8 (0.125 mi.)	L90	232
RYAN COMPANIES US, I	211 N MYERS ST.	NW 1/8 - 1/4 (0.142 mi.)	O98	358
EPA ID:: CAC002992400				
CT HOMES LLC	519 SOUTH MEYERS STR	SSE 1/8 - 1/4 (0.156 mi.)	V109	402
EPA ID:: CAC002981095				
CT HOMES LLC	523 SOUTH MEYERS STR	SSE 1/8 - 1/4 (0.164 mi.)	V110	404
EPA ID:: CAC002981097				
CT HOMES LLC	112 ASH STREET	S 1/8 - 1/4 (0.186 mi.)	V116	418
EPA ID:: CAC002981099				

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 08/05/2020 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAMP PENDLETON- MARI		NNW 1/2 - 1 (0.649 mi.)	AI171	603

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/22/2020 has revealed that there are 16 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREIGN & DOMESTIC T Cleanup Status: COMPLETED - CASE CLOSED	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B13	31
FRANK MATTHEWS Cleanup Status: COMPLETED - CASE CLOSED	263 S COAST HY	ENE 0 - 1/8 (0.054 mi.)	C22	114
TRUSTEE OF THE PROCO Cleanup Status: COMPLETED - CASE CLOSED	102 N COAST HY	N 0 - 1/8 (0.104 mi.)	M72	185
FRMR. CHEVRON, CIVIC Cleanup Status: COMPLETED - CASE CLOSED	401 N COAST HY	NNW 1/4 - 1/2 (0.269 mi.)	AE149	517
BUCK'S TEXACO Cleanup Status: OPEN - REMEDIATION	628 S COAST HY	SE 1/4 - 1/2 (0.283 mi.)	AF152	527
U HAUL OF OCEANSIDE Cleanup Status: COMPLETED - CASE CLOSED	802 S COAST HY	SE 1/4 - 1/2 (0.329 mi.)	AF158	538
MISSION SQUARE SHOPP Cleanup Status: COMPLETED - CASE CLOSED	1002 MISSION AV	NNE 1/4 - 1/2 (0.383 mi.)	AG163	549
G & M CO., INC #53	601 N COAST HY	NNW 1/4 - 1/2 (0.395 mi.)	AH165	555

EXECUTIVE SUMMARY

Cleanup Status: COMPLETED - CASE CLOSED

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ATCHISON TOPEKA & SA Cleanup Status: COMPLETED - CASE CLOSED	117 CLEVELAND ST	NW 0 - 1/8 (0.017 mi.)	E9	19
OCEANSIDE ICE CO Cleanup Status: COMPLETED - CASE CLOSED	421 S CLEVELAND ST	SSE 0 - 1/8 (0.058 mi.)	H27	130
UNOCAL BULK PLANT #0 Cleanup Status: COMPLETED - CASE CLOSED	523 CLEVELAND ST S	SSE 1/8 - 1/4 (0.149 mi.)	T103	374
OCEANSIDE REDEVELOPM Cleanup Status: COMPLETED - CASE CLOSED	304 4TH ST	NW 1/8 - 1/4 (0.212 mi.)	X123	428
CLEVELAND ST HOUSING Cleanup Status: COMPLETED - CASE CLOSED	400 N CLEVELAND ST (NW 1/8 - 1/4 (0.233 mi.)	X136	472
SEASHELL OIL & CHEMI Cleanup Status: COMPLETED - CASE CLOSED	423 N CLEVELAND ST	NW 1/8 - 1/4 (0.247 mi.)	AD142	490
SEASIDE AUTO BODY Cleanup Status: COMPLETED - CASE CLOSED	901 CLEVELAND ST S	SSE 1/4 - 1/2 (0.372 mi.)	161	543
VAN DER LINDEN ELECT Cleanup Status: COMPLETED - CASE CLOSED	1007 S CLEVELAND ST	SSE 1/4 - 1/2 (0.446 mi.)	168	594

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KINGSMEN CLEANER Database: DRYCLEANERS, Date of Government Version: 08/06/2020 EPA Id: CAL000083368 EPA Id: CAL000405006	126 N COAST HWY	N 0 - 1/8 (0.105 mi.)	K74	188
CAROL'S CLEANERS Database: DRYCLEANERS, Date of Government Version: 08/06/2020 EPA Id: CAD981965924	208 N COAST HWY	NNW 1/8 - 1/4 (0.143 mi.)	S102	373

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 14 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOREIGN & DOMESTIC T Reg Id: 9UT2751	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B13	31
BOSE, JACK	263 HILL	NE 0 - 1/8 (0.062 mi.)	G36	139

EXECUTIVE SUMMARY

Reg Id: 9UT1645				
UNION BANK OF CALIFO	102 COAST	N 0 - 1/8 (0.086 mi.)	M63	182
Reg Id: 9UT3710				
PROPOSED CIVIC CENTE	401 HILL	NNW 1/8 - 1/4 (0.225 mi.)	W132	461
Reg Id: 9UT2290				
BUCK'S TEXACO	628 COAST	SE 1/4 - 1/2 (0.284 mi.)	AF153	528
Reg Id: 9UT3261				
HOLIDAY INN EXPRESS	937 COAST	SE 1/4 - 1/2 (0.355 mi.)	160	542
Reg Id: 9UT3237				
SHELL OIL PRODUCTS S	601 HILL	NNW 1/4 - 1/2 (0.419 mi.)	AH167	594
Reg Id: 9UT3164				
Lower Elevation	Address	Direction / Distance	Map ID	Page
ATCHISON TOPEKA & SA	117 CLEVELAND ST	NW 0 - 1/8 (0.017 mi.)	E9	19
Reg Id: 9UT1384				
BROGDON, JIMMY	421 CLEVELAND	SE 0 - 1/8 (0.027 mi.)	A17	102
Reg Id: 9UT1657				
HILTONS CITY CLEANER	302 3RD ST	NNW 1/8 - 1/4 (0.153 mi.)	P107	395
Reg Id: 083002759T				
Reg Id: 083003517T				
OCEANSIDE PUBLIC SER	304 4TH ST	NNW 1/8 - 1/4 (0.226 mi.)	X133	461
Reg Id: 9UT2103				
Reg Id: 9UT126				
SEA SHELL OIL AND CH	423 CLEVELAND ST N	NW 1/8 - 1/4 (0.247 mi.)	AD145	499
Reg Id: 9UT3900				
Reg Id: 37510121				
SEASIDE AUTO BODY	901 CLEVELAND ST S	SSE 1/4 - 1/2 (0.372 mi.)	161	543
Reg Id: 9UT1044				
VAN DER LINDEN ELECT	1007 S CLEVELAND ST	SSE 1/4 - 1/2 (0.446 mi.)	168	594
Reg Id: 9UT697				

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 12/07/2020 has revealed that there are 4 Notify 65 sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ATCHISON TOPEKA & SA	117 CLEVELAND ST	NW 0 - 1/8 (0.017 mi.)	E9	19
LAWRENCE CANYON	MCNEIL ST	N 1/2 - 1 (0.678 mi.)	173	608
Not reported	1664 OCEANSIDE BLVD.	ESE 1/2 - 1 (0.779 mi.)	AJ174	612
OCEANSIDE BL. PUMP S	1664 OCEANSIDE BLVD.	ESE 1/2 - 1 (0.779 mi.)	AJ175	613

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OCEANSIDE ELECTRIC A	THE STRAND AND 3RD	WNW 1/4 - 1/2 (0.254 mi.)	148	516

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 19 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DEARBORN M L	411 MICHIGAN AVE	E 0 - 1/8 (0.015 mi.)	C6	13
FRANCARE INC	407 TOPEKA ST	NNE 0 - 1/8 (0.023 mi.)	B11	27
OCEANSIDE TRANSMISSI	229 S COAST HWY	NE 0 - 1/8 (0.054 mi.)	C19	104
TOWLER WAYNE & CLIFT	205 S HILL	NNE 0 - 1/8 (0.059 mi.)	G28	133
GEORGE MOTOR CO	229 SO HILL	NNE 0 - 1/8 (0.059 mi.)	G30	134
PETERSON A W	225 S HILL	NNE 0 - 1/8 (0.059 mi.)	G32	135
LEWIS W B	301 S HILL	ENE 0 - 1/8 (0.060 mi.)	C35	139
POWELL G W	242 S HILL	NE 0 - 1/8 (0.067 mi.)	G38	143
MORGAN C H	302 S HILL	ENE 0 - 1/8 (0.068 mi.)	C40	144
GRAEBER & SON	332 S HILL	E 0 - 1/8 (0.068 mi.)	J41	144
HASKINS L C	124 S HILL	NNE 0 - 1/8 (0.069 mi.)	I43	145
WILSON & LAURAIN	122 S HILL	NNE 0 - 1/8 (0.070 mi.)	I45	145
RONSSSE J J	114 S HILL	N 0 - 1/8 (0.079 mi.)	I57	175
WAIBEL A P	101 N HILL	N 0 - 1/8 (0.081 mi.)	M60	180
CHANROUX EUG	115 N HILL	N 0 - 1/8 (0.088 mi.)	K66	183
BROWN R E	511 MICHIGAN AVE	ENE 0 - 1/8 (0.093 mi.)	J69	184
SEGER DANA	513 MICHIGAN AVE	ENE 0 - 1/8 (0.094 mi.)	J70	184
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KUHN DEAN INC	229 S PACIFIC COAST	SSW 0 - 1/8 (0.112 mi.)	N78	210

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAGGARD S SHELL SERV	199 MISSION BLVD	NW 0 - 1/8 (0.116 mi.)	O84	221

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 15 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

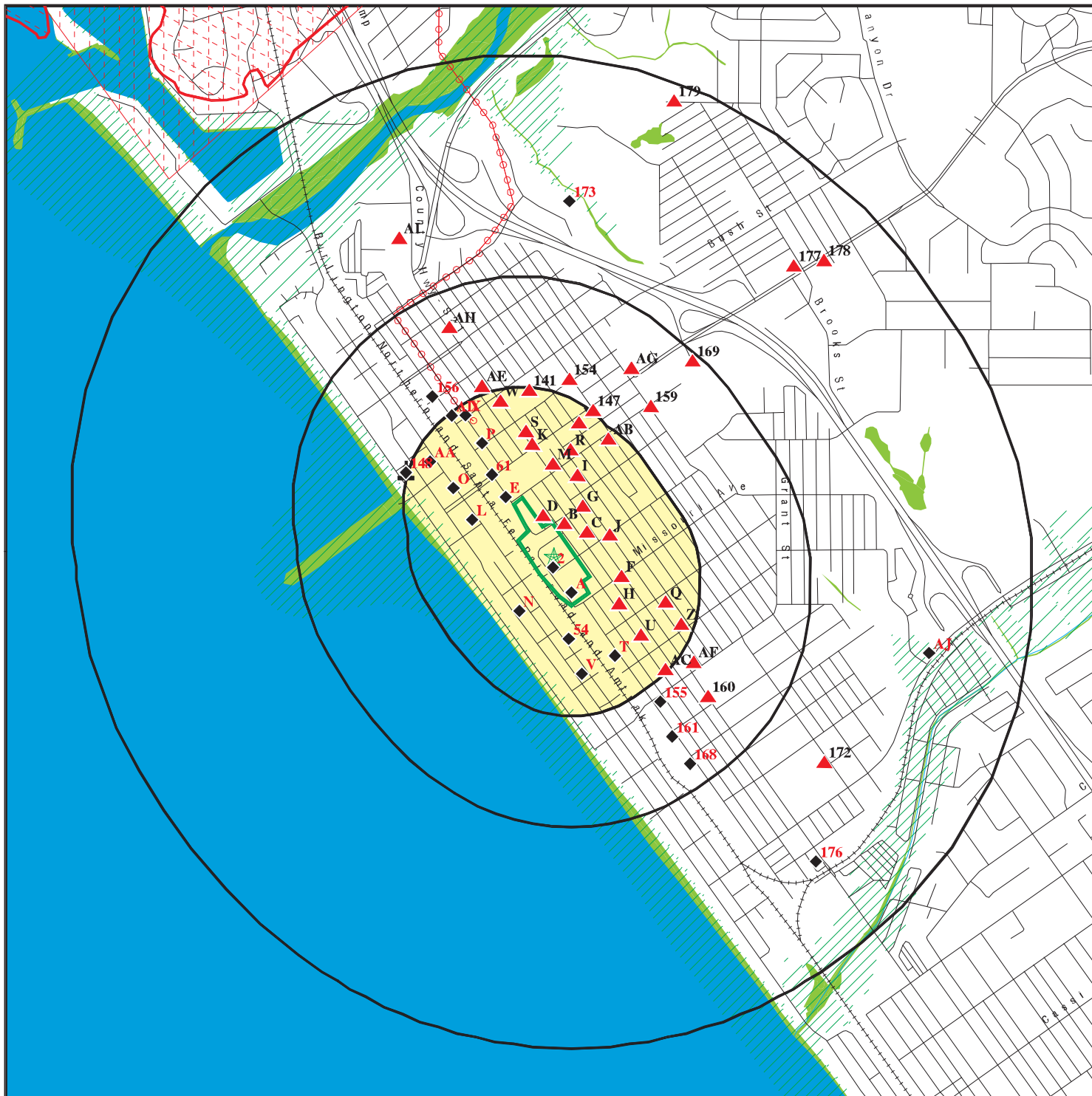
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OCEANSIDE LAUNDRY	202 S CLEVELAND	0 - 1/8 (0.000 mi.)	B3	13
OCEANSIDE LAUNDRY IN	202 S CLEVELAND ST	NNE 0 - 1/8 (0.005 mi.)	B4	13
LETTY JAYS DRY CLG A	212 S TREMONT ST	NNE 0 - 1/8 (0.011 mi.)	B5	13
MC LAIN DAVID M & CA	119 S HILL	N 0 - 1/8 (0.067 mi.)	I39	144
GAMBLER THE	115 S COAST HWY	N 0 - 1/8 (0.068 mi.)	I42	145
MC LAIN DAVID M & CA	117-119 S HILL	N 0 - 1/8 (0.070 mi.)	I44	145
HILTON & STEMPEP	109 N HILL	N 0 - 1/8 (0.087 mi.)	K64	183
CARLOS CLEANERS	113 N HILL ST	N 0 - 1/8 (0.088 mi.)	K65	183
CARLOS CLEANERS	316 MISSION AVE	NNW 0 - 1/8 (0.092 mi.)	K68	184
ROJAS PRICILLA	126 N COAST HWY	N 0 - 1/8 (0.105 mi.)	K75	207
HUB LAUNDRY & DRY CL	406 MISSION	NNW 0 - 1/8 (0.107 mi.)	K77	210
LETTY JAYS DRY CLG A	212 N TREMONT ST	NNW 0 - 1/8 (0.113 mi.)	K80	213
MARY J INC	208 N HILL ST	N 0 - 1/8 (0.124 mi.)	K87	226
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHITE W H	206 N CLEVELAND ST	NW 0 - 1/8 (0.083 mi.)	61	181
SAME DAY CARPET & FU	220 S PACIFIC ST	SSW 0 - 1/8 (0.089 mi.)	N67	183

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

<u>Site Name</u>	<u>Database(s)</u>
TREMONT STREET APTS LTD PARTNERSHI	HWTS
U-HAUL OF OCEANSIDE	LUST, HIST CORTESE
OCEANSIDE SITE DISCOVERY	RESPONSE, ENVIROSTOR, Cortese
CLEVELAND ST HOUSING PROJECT	San Diego Co. HMMD
SDG&E - OCEANSIDE SUBSTATION	San Diego Co. HMMD
OCEANSIDE HIGH SCHOOL	San Diego Co. HMMD
OCEANSIDE COMMUNITY DEVELOPMNT	SAN DIEGO CO. SAM
ASTLEFORD PROPERTY	SAN DIEGO CO. SAM
JENCO INC/MANAGING PARTNER	SAN DIEGO CO. SAM
OCEANPLACE CINEMAS/V.A.P. CASE	SAN DIEGO CO. SAM

OVERVIEW MAP - 6340708.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Areas of Concern

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 235 South Tremont Street
 ADDRESS: 235 South Tremont Street
 Oceanside CA 92054
 LAT/LONG: 33.192269 / 117.378711

CLIENT: Stantec
 CONTACT: Jennifer Alvarado
 INQUIRY #: 6340708.2s
 DATE: January 22, 2021 1:10 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		8	7	NR	NR	NR	15
RCRA-VSQG	0.250		1	2	NR	NR	NR	3
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	2	NR	2
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		1	1	2	6	NR	10
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
SAN DIEGO CO. SAM	0.500		7	5	8	NR	NR	20

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		9	7	10	NR	NR	26
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		5	6	5	NR	NR	16
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
San Diego Co. HMMMD	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		6	5	NR	NR	NR	11
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		10	7	NR	NR	NR	17
HIST UST	0.250		2	8	NR	NR	NR	10
CA FID UST	0.250		0	1	NR	NR	NR	1
CERS TANKS	0.250		0	1	NR	NR	NR	1
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		20	20	NR	NR	NR	40
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		5	4	7	NR	NR	16
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
< 1/8
1 ft.

T & R AUTO REPAIRS
323 S CLEVELAND ST
OCEANSIDE, CA 92054

SAN DIEGO CO. SAM
CPS-SLIC
San Diego Co. HMMD
SWEEPS UST
CERS

S100729223
N/A

Site 1 of 2 in cluster A

Relative:
Lower
Actual:
50 ft.

SAN DIEGO CO. SAM:

Name: T & R AUTO REPAIRS
Address: 323 S CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543114
Case Number: H13368-001
Agency: DEH Site Assessment & Mitigation
Funding: Private - VAP
Facility Type: Soils Only
Facility Status: Closed Case
Date: 11/14/1991
Date Began: 1/22/1991

CPS-SLIC:

Name: T & R AUTO REPAIRS
Address: 323 S CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543114
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 11/14/1991
Global Id: T0608166478
Lead Agency: SAN DIEGO COUNTY LOP
Lead Agency Case Number: H13368-001
Latitude: 33.191131
Longitude: -117.37815
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: Not reported
File Location: Local Agency
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

HMMD SAN DIEGO:

Name: T & R AUTO REPAIRS
Address: 323 S CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 113368
Business Type: 6HK07
EPA Id Number: CAD981165343
APN: 150-043-01-00
Last HMMD Inspection: 08/25/1989
Facility Telephone: 722-3709
Permit Status: INAC
Permit Expiration: 08/25/1989
Date Last Updated: 11/02/2012
Facility Owner: THURMOND & JAMES
Facility Mailing Address: 323 S CLEVELAND ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T & R AUTO REPAIRS (Continued)

S100729223

Facility Mailing Zip: 92054-3114
UST Owner: JAMES R THURMOND
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

UST:

UST Name: UNDERGROUND TANK 113368 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 113368
Tank Type: SINGLE WALL
Additional Id: 1
Capacity Gallons: 1000
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1990-03-19 00:00:00
Year Installed: 1950-01-01 00:00:00
Pipe Type: Not reported
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

UST Name: UNDERGROUND TANK 113368 T002
Last Update: 2012-11-02 14:17:38
Permit Number: 113368
Tank Type: SINGLE WALL
Additional Id: 2
Capacity Gallons: 1000
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1990-03-19 00:00:00
Year Installed: 1950-01-01 00:00:00
Pipe Type: Not reported
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

SWEEPS UST:

Name: T & R AUTO REPAIRS
Address: 323 S CLEVELAND ST
City: OCEANSIDE
Status: Not reported
Comp Number: 13368
Number: Not reported
Board Of Equalization: 44-022760
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T & R AUTO REPAIRS (Continued)

S100729223

SWRCB Tank Id: 37-000-013368-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: PETROLEUM
STG: WASTE
Content: Not reported
Number Of Tanks: 2

Name: T & R AUTO REPAIRS
Address: 323 S CLEVELAND ST
City: OCEANSIDE
Status: Not reported
Comp Number: 13368
Number: Not reported
Board Of Equalization: 44-022760
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 37-000-013368-000002
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: PETROLEUM
STG: WASTE
Content: Not reported
Number Of Tanks: Not reported

CERS:

Name: T & R AUTO REPAIRS
Address: 323 S CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543114
Site ID: 230595
CERS ID: T0608166478
CERS Description: Cleanup Program Site

2

LARSENS STEEL FABRICATIONS INC
303 S CLEVELAND ST
OCEANSIDE, CA 92054

San Diego Co. HMMD
SWEEPS UST

S100732973
N/A

< 1/8
1 ft.

Relative:
Lower
Actual:
53 ft.

HMMD SAN DIEGO:

Name: LARSENS STEEL FABRICATIONS INC
Address: 303 S CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 124092
Business Type: 6HK35
EPA Id Number: CAL000033384
APN: 150-043-01-00
Last HMMD Inspection: 03/15/1994
Facility Telephone: 619-750-3558
Permit Status: INAC
Permit Expiration: 03/15/1994
Date Last Updated: 11/02/2012
Facility Owner: COUNTY OF SAN DIEGO
Facility Mailing Address: 303 S CLEVELAND ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LARSENS STEEL FABRICATIONS INC (Continued)

S100732973

Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054-3114
UST Owner: Not reported
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Not reported
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

UST:

UST Name: UNDERGROUND TANK 124092 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 124092
Tank Type: SINGLE WALL
Additional Id: 001
Capacity Gallons: 550
UST Contents: Not reported
Other Content Info: SEE FILE FOR CONTENTS
Reg Status: REMOVED
Remove Close Date: 1994-01-07 00:00:00
Year Installed: Not reported
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 10
UST Monitor Method: SW TANK DW PRESSURE PIPE W/POS SHUTOFF LLD W/DAILY RECONCILE OR WEEKLY GAUGE: TNK TEST ANN, PIPE TEST ANN 0.1 GAL/HR OR MO 0.2 GAL/HR

SWEEPS UST:

Name: LARSENS STEEL FABRICATIONS INC
Address: 303 S CLEVELAND ST
City: OCEANSIDE
Status: Active
Comp Number: 24092
Number: 9
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: 06-26-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 37-000-024094-000001
Tank Status: A
Capacity: 550
Active Date: Not reported
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 1

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B3 < 1/8 1 ft.	OCEANSIDE LAUNDRY 202 S CLEVELAND OCEANSIDE, CA Site 1 of 6 in cluster B	EDR Hist Cleaner	1009124406 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 57 ft.	Year: Name: 1930 OCEANSIDE LAUNDRY	Type: LAUNDRIES STEAM	
B4 NNE < 1/8 0.005 mi. 24 ft.	OCEANSIDE LAUNDRY INC 202 S CLEVELAND ST SAN DIEGO, CA Site 2 of 6 in cluster B	EDR Hist Cleaner	1009127327 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 60 ft.	Year: Name: 1933 OCEANSIDE LAUNDRY 1938 OCEANSIDE LAUNDRY INC	Type: LAUNDRIES-STEAM LAUNDRIES STEAM	
B5 NNE < 1/8 0.011 mi. 59 ft.	LETTY JAYS DRY CLG ALTERATION 212 S TREMONT ST OCEANSIDE, CA 92054 Site 3 of 6 in cluster B	EDR Hist Cleaner	1020027315 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 61 ft.	Year: Name: 1994 LETTY JAYS DRY CLG ALTERATION	Type: Drycleaning Plants, Except Rugs	
C6 East < 1/8 0.015 mi. 78 ft.	DEARBORN M L 411 MICHIGAN AVE SAN DIEGO, CA Site 1 of 11 in cluster C	EDR Hist Auto	1008996578 N/A
Relative: Higher	EDR Hist Auto		
Actual: 59 ft.	Year: Name: 1933 DEARBORN M L	Type: AUTOMOBILE REPAIRING	
D7 NNW < 1/8 0.016 mi. 86 ft.	ALPHA TECHNICS 125 S TREMONT ST STE 100 OCEANSIDE, CA 92054 Site 1 of 2 in cluster D	RCRA-VSQG	1025881855 CAP000259531
Relative: Higher	RCRA-VSQG: Date Form Received by Agency:	2015-12-21 00:00:00.0	
Actual: 59 ft.	Handler Name: Handler Address:	ALPHA TECHNICS 125 S TREMONT ST STE 100	

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ALPHA TECHNICS (Continued)

1025881855

Handler City,State,Zip:	OCEANSIDE, CA 92054
EPA ID:	CAP000259531
Contact Name:	RICARDO GARCIA
Contact Address:	S TREMONT ST STE 100
Contact City,State,Zip:	OCEANSIDE, CA 92054
Contact Telephone:	949-424-8113
Contact Fax:	949-424-8113
Contact Email:	RGARCIA@APLHATECHNICS.COM
Contact Title:	PRODUCT MANAGER
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	S TREMONT ST STE 100
Mailing City,State,Zip:	OCEANSIDE, CA 92054
Owner Name:	GERALD MOSEL
Owner Type:	Private
Operator Name:	DANIEL OBRIEN
Operator Type:	Private
Short-Term Generator Activity:	Yes
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALPHA TECHNICS (Continued)

1025881855

TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
TSDFs Only Subject to CA under Discretionary Auth Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Operating TSDF Universe: Not reported
Full Enforcement Universe: Not reported
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 2016-04-08 19:03:54.0
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D008
Waste Description: LEAD

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: GERALD MOSEL
Legal Status: Private
Date Became Current: 1998-01-01 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 729 HANOLE PL
Owner/Operator City,State,Zip: HONOLULU 86816
Owner/Operator Telephone: 760-828-2452
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: DANIEL OBRIEN
Legal Status: Private
Date Became Current: 2014-12-01 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ALPHA TECHNICS (Continued)

1025881855

Historic Generators:

Receive Date:	2015-12-21 00:00:00.0
Handler Name:	ALPHA TECHNICS
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	334513
NAICS Description:	INSTRUMENTS AND RELATED PRODUCTS MANUFACTURING FOR MEASURING, DISPLAYING, AND CONTROLLING INDUSTRIAL PROCESS VARIABLES

Facility Has Received Notices of Violations:

Violations:	No Violations Found
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
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D8
NNW
< 1/8
0.016 mi.
86 ft.

ALPHA TECHNICS
125 S TREMONT ST STE 100
OCEANSIDE, CA 92054
Site 2 of 2 in cluster D

RCRA NonGen / NLR **1024873051**
CAL000441700

Relative:
Higher
Actual:
59 ft.

RCRA NonGen / NLR:		
Date Form Received by Agency:		2018-12-11 00:00:00.0
Handler Name:	ALPHA TECHNICS	
Handler Address:		125 S TREMONT ST STE 100
Handler City,State,Zip:		OCEANSIDE, CA 92054-3028
EPA ID:		CAL000441700
Contact Name:		RICARDO GARCIA
Contact Address:		125 S TREMONT ST STE 100
Contact City,State,Zip:		OCEANSIDE, CA 92054-3028
Contact Telephone:		949-424-8113
Contact Fax:		Not reported
Contact Email:		RGARCIA@ALPHATECHNICS.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		125 S TREMONT ST STE 100
Mailing City,State,Zip:		OCEANSIDE, CA 92054-3028

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ALPHA TECHNICS (Continued)

1024873051

Owner Name:	GENCAP AMERICA
Owner Type:	Other
Operator Name:	RICARDO GARCIA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-12-20 13:53:14.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALPHA TECHNICS (Continued)

1024873051

Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Operator
Owner/Operator Name: RICARDO GARCIA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 125 S TREMONT ST STE 100
Owner/Operator City,State,Zip: OCEANSIDE, CA 92054-3028
Owner/Operator Telephone: 949-424-8113
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GENCAP AMERICA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 40 BURTON HILLS BLVD STE 420
Owner/Operator City,State,Zip: NASHVILLE, TN 37215
Owner/Operator Telephone: 615-256-0231
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 2018-12-11 00:00:00
Handler Name: ALPHA TECHNICS
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 334513
NAICS Description: INSTRUMENTS AND RELATED PRODUCTS MANUFACTURING FOR MEASURING, DISPLAYING, AND CONTROLLING INDUSTRIAL PROCESS VARIABLES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E9
NW
< 1/8
0.017 mi.
88 ft.
Relative:
Lower
Actual:
50 ft.

ATCHISON TOPEKA & SANTA FE RR
117 CLEVELAND ST
OCEANSIDE, CA 92054
Site 1 of 3 in cluster E

ENVIROSTOR **S100179011**
LUST **N/A**
SAN DIEGO CO. SAM
CPS-SLIC
San Diego Co. HMMD
SWEEPS UST
Cortese
HIST CORTESE
Notify 65
SAN DIEGO CO LOP
CERS

ENVIROSTOR:

Name: ATCHISON, TOPEKA & SANTA FE RR
Address: 117 CLEVELAND STREET
City,State,Zip: OCEANSIDE, CA 92054
Facility ID: 37400002
Status: Refer: 1248 Local Agency
Status Date: 11/22/2000
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 73
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 33.19314
Longitude: -117.3795
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 37400002
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 11/22/2000
Comments: SB 1248 San Diego County

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

Schedule Revised Date: Not reported

LUST:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Lead Agency: SAN DIEGO COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607300224
Global Id: T0607300224
Latitude: 33.1930727742907
Longitude: -117.37981502619
Status: Completed - Case Closed
Status Date: 12/30/1993
Case Worker: Not reported
RB Case Number: 9UT1384
Local Agency: Not reported
File Location: Local Agency
Local Case Number: H24096-001
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0607300224
Action Type: Other
Date: 04/03/1989
Action: Leak Reported

Global Id: T0607300224
Action Type: ENFORCEMENT
Date: 10/20/1993
Action: Closure/No Further Action Letter

Global Id: T0607300224
Action Type: Other
Date: 04/03/1989
Action: Leak Began

Global Id: T0607300224
Action Type: Other
Date: 04/03/1989
Action: Leak Discovery

Global Id: T0607300224
Action Type: ENFORCEMENT
Date: 04/05/1989
Action: Notice of Responsibility

Global Id: T0607300224
Action Type: Other
Date: 04/03/1989
Action: Leak Stopped

LUST:

Global Id: T0607300224
Status: Open - Case Begin Date

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

Status Date: 04/03/1989
Global Id: T0607300224
Status: Completed - Case Closed
Status Date: 12/30/1993

SAN DIEGO CO. SAM:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Case Number: H24096-001
Agency: DEH Site Assessment & Mitigation
Funding: LOP - Federal Fund
Facility Type: GW With No Beneficial Use Designation
Facility Status: Closed Case
Date: 12/30/1993
Date Began: 4/3/1989

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Case Number: H24096-002
Agency: DEH Site Assessment & Mitigation
Funding: Private - VAP
Facility Type: Soils Only
Facility Status: Closed Case
Date: 9/27/1999
Date Began: 8/17/1992

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Case Number: H24096-003
Agency: DEH Site Assessment & Mitigation
Funding: Private - VAP
Facility Type: GW With No Beneficial Use Designation
Facility Status: Closed Case
Date: 10/9/2003
Date Began: 12/6/1999

CPS-SLIC:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 10/09/2003
Global Id: T0608142815
Lead Agency: SAN DIEGO COUNTY LOP
Lead Agency Case Number: H24096-003
Latitude: 33.1937835322006
Longitude: -117.380519573285
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

RB Case Number: Not reported
File Location: Local Agency
Potential Media Affected: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Heating Oil / Fuel Oil
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 09/27/1999
Global Id: T0608127790
Lead Agency: SAN DIEGO COUNTY LOP
Lead Agency Case Number: H24096-002
Latitude: 33.1936812961505
Longitude: -117.380352203705
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: Not reported
File Location: Local Agency
Potential Media Affected: Soil
Potential Contaminants of Concern: Heating Oil / Fuel Oil
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

HMMD SAN DIEGO:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 124096
Business Type: Not reported
EPA Id Number: Not reported
APN: 147-350-19-00
Last HMMD Inspection: Not reported
Facility Telephone: Not reported
Permit Status: INAC
Permit Expiration: Not reported
Date Last Updated: 11/02/2012
Facility Owner: ATCHISON TOPEKA & SANTA FE RR
Facility Mailing Address: 5200 E SHEILA ST
Facility Mailing City: LOS ANGELES
Facility Mailing State: CA
Facility Mailing Zip: 90040-3956
UST Owner: Not reported
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Not reported
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

UST:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

UST Name: UNDERGROUND TANK 124096 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 124096
Tank Type: SINGLE WALL
Additional Id: 001
Capacity Gallons: 15000
UST Contents: Not reported
Other Content Info: SEE FILE FOR CONTENTS
Reg Status: REMOVED
Remove Close Date: 1989-03-04 00:00:00
Year Installed: 1930-01-01 00:00:00
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 90
UST Monitor Method: NO MONITORING ALTERNATIVE SELECTED. VERIFY AND ENTER MONITORING ALTERNATIVE DURING INSPECTION.

UST Name: UNDERGROUND TANK 124096 T002
Last Update: 2012-11-02 14:17:38
Permit Number: 124096
Tank Type: SINGLE WALL
Additional Id: 002
Capacity Gallons: 15000
UST Contents: Not reported
Other Content Info: SEE FILE FOR CONTENTS
Reg Status: REMOVED
Remove Close Date: 1989-03-04 00:00:00
Year Installed: 1930-01-01 00:00:00
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 90
UST Monitor Method: NO MONITORING ALTERNATIVE SELECTED. VERIFY AND ENTER MONITORING ALTERNATIVE DURING INSPECTION.

SWEEPS UST:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City: OCEANSIDE
Status: Active
Comp Number: 24096
Number: 9
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: 06-26-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Name: ATCHISON TOPEKA & SANTA FE RR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

Address: 117 CLEVELAND ST
City: OCEANSIDE
Status: Not reported
Comp Number: 24096
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 37-000-024096-000001
Tank Status: Not reported
Capacity: 15000
Active Date: Not reported
Tank Use: UNKNOWN
STG: PRODUCT
Content: Not reported
Number Of Tanks: 2

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City: OCEANSIDE
Status: Not reported
Comp Number: 24096
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 37-000-024096-000002
Tank Status: Not reported
Capacity: 15000
Active Date: Not reported
Tank Use: UNKNOWN
STG: PRODUCT
Content: Not reported
Number Of Tanks: Not reported

CORTESE:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0607300224
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:

edr_fname: A.T. & S.F. RAILROAD FUEL
edr_fadd1: 117 CLEVELAND
City,State,Zip: OCEANSIDE, CA 92054
Region: CORTESE
Facility County Code: 37
Reg By: LTNKA
Reg Id: 9UT1384

NOTIFY 65:

Name: SANTA FE RAILWAY
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported
Global ID: Not reported
Status: Not reported

SAN DIEGO CO LOP:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 92054
Record ID: DEH1989-LSAM-H24096-001
Record Status: Completed
Opened Date: 04/03/1989
Parcel Number: 147-350-19-00
Case Type: LOP - Local Oversight Program
Historical Name: AT&SF FUEL TANKS
SWRCB Global ID: T0607300224
Funding: F - LOP Federal Fund
Lead Agency: DEH/SAM
Lead Agency Date: 04/05/1989
Census Tract: 184.00
Community: Oceanside
Jurisdiction: UNKNOWN
Watershed Basin Number: 903.11
Water Purveyor: UNKNOWN
Fire Agency: UNKNOWN
Latitude: 33.1943569
Longitude: -117.3810178
X MapCoord: 6215675.548
Y MapCoord: 2016220.484

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATCHISON TOPEKA & SANTA FE RR (Continued)

S100179011

CERS:

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Site ID: 215936
CERS ID: T0607300224
CERS Description: Leaking Underground Storage Tank Cleanup Site

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Site ID: 215936
CERS ID: T0608142815
CERS Description: Cleanup Program Site

Name: ATCHISON TOPEKA & SANTA FE RR
Address: 117 CLEVELAND ST
City,State,Zip: OCEANSIDE, CA 920543021
Site ID: 215936
CERS ID: T0608127790
CERS Description: Cleanup Program Site

**E10
NW
< 1/8
0.019 mi.
98 ft.**

**A.T. & S.F. RAILROAD FUEL TANK
117 CLEVELAND ST N
OCEANSIDE, CA 92054
Site 2 of 3 in cluster E**

**LUST S102423627
N/A**

**Relative:
Lower
Actual:
51 ft.**

LUST REG 9:
Region: 9
Status: Case Closed
Case Number: 9UT1384
Local Case: H24096-001
Substance: Diesel
Qty Leaked: Not reported
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Local Agency: San Diego
How Found: Tank Closure
How Stopped: Close Tank
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Other ground water affected
Date Found: 04/03/1989
Date Stopped: 04/03/1989
Confirm Date: 04/03/1989
Submit Workplan: Not reported
Prelim Assess: 06/05/1989
Desc Pollution: Not reported
Remed Plan: 04/03/1989
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 06/05/1989
Enforce Date: 4/5/89
Closed Date: 12/20/93
Enforce Type: SEL

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

A.T. & S.F. RAILROAD FUEL TANK (Continued)

S102423627

Pilot Program: LOP
 Basin Number: 903.11
 GW Depth: 25'
 Beneficial Use: NBNOC
 NPDES Number: Not reported
 Priority: 3A
 File Dispn: File discarded, case closed
 Interim Remedial Actions: Yes
 Cleanup and Abatement order Number: Not reported
 Waste Discharge Requirement Number: Not reported

**B11
 NNE
 < 1/8
 0.023 mi.
 122 ft.**

**FRANCARE INC
 407 TOPEKA ST
 OCEANSIDE, CA 92054**

**EDR Hist Auto 1020621146
 N/A**

Site 4 of 6 in cluster B

**Relative:
 Higher**

EDR Hist Auto

**Actual:
 62 ft.**

Year:	Name:	Type:
1975	SHADE TREE GARAGE	Automotive Repair Shops, NEC
1976	SHADE TREE GARAGE	Automotive Repair Shops, NEC
1977	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1977	SHADE TREE GARAGE	Automotive Repair Shops, NEC
1978	OCEANSIDE FOREIGN AUTO REPAIR	General Automotive Repair Shops
1978	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1978	SHADE TREE GARAGE	Automotive Repair Shops, NEC
1979	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1979	SHADE TREE GARAGE	Automotive Repair Shops, NEC
1979	SHADE TREE GARAGE	Automotive Repair Shops, NEC
1979	OCEANSIDE FOREIGN AUTO REPAIR	General Automotive Repair Shops
1980	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1980	OCEANSIDE FOREIGN AUTO REPAIR	General Automotive Repair Shops
1982	OCEANSIDE FOREIGN AUTO REPAIR	General Automotive Repair Shops
1983	OCEANSIDE FOREIGN AUTO REPAIR	General Automotive Repair Shops
1983	NORTH COUNTY TRANS	Automotive Repair Shops, NEC
1985	NORTH COUNTY TRANS	Automotive Repair Shops, NEC
1986	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1987	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1987	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1988	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1988	NORTH COUNTY TRANSMISSION SV	Automotive Repair Shops, NEC
1989	VT AUTO REPAIR	General Automotive Repair Shops
1989	NORTH COUNTY TRANSMISSION SVC	Automotive Transmission Repair Shops
1989	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1989	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1990	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1990	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1991	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1991	NORTH COUNTY TRANSMISSION SVC	Automotive Transmission Repair Shops
1991	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1992	NORTH COUNTY TRANSMISSION SVC	Automotive Transmission Repair Shops
1992	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1992	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1993	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1993	N COUNTY FOREIGN TRANSMISSIONS	Automotive Repair Shops, NEC
1994	BILL HAINES COMPLETE AUTO	General Automotive Repair Shops
1994	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FRANCARE INC (Continued)

1020621146

1994	OCEANSIDE IMPORTED CAR SERVICE	General Automotive Repair Shops
1995	BILL HAINES COMPLETE AUTO	General Automotive Repair Shops
1995	OCEANSIDE IMPORTED CAR SERVICE	General Automotive Repair Shops
1995	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1996	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1996	BILL HAINES COMPLETE AUTO	General Automotive Repair Shops
1996	OCEANSIDE IMPORTED CAR SERVICE	General Automotive Repair Shops
1997	RYANS TRANSMISSIONS	Automotive Transmission Repair Shops
1997	OCEANSIDE IMPORTED CAR SERVICE	General Automotive Repair Shops
1997	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1998	PAISA INC	General Automotive Repair Shops
1998	OCEANSIDE IMPORTED CAR SERVICE	General Automotive Repair Shops
1998	RYANS TRANSMISSIONS	Automotive Transmission Repair Shops
1998	FOREIGN TRANSMISSION SERVICE	Automotive Transmission Repair Shops
1999	PAISA INC	General Automotive Repair Shops
1999	OCEANSIDE IMPORTED CAR SERVICE	General Automotive Repair Shops
2000	FRANCARE INC	General Automotive Repair Shops
2001	FRANCARE INC	General Automotive Repair Shops
2002	FRANCARE INC	General Automotive Repair Shops
2003	FRANCARE INC	General Automotive Repair Shops
2004	FRANCARE INC	General Automotive Repair Shops
2010	FRANCARE INC	General Automotive Repair Shops
2011	FRANCARE INC	General Automotive Repair Shops
2012	FRANCARE INC	General Automotive Repair Shops
2013	FRANCARE INC	General Automotive Repair Shops
2014	FRANCARE INC	General Automotive Repair Shops

B12
NNE
 < 1/8
 0.023 mi.
 122 ft.

OKUNO AUTO REPAIR INC DBA PURRFECT AUTO SERVICE #9
407 TOPEKA ST
OCEANSIDE, CA 92054

RCRA NonGen / NLR

1024810711
CAL000291245

Site 5 of 6 in cluster B

Relative:
Higher
Actual:
62 ft.

RCRA NonGen / NLR:	
Date Form Received by Agency:	2005-02-15 00:00:00.0
Handler Name:	OKUNO AUTO REPAIR INC DBA PURRFECT AUTO SERVICE #91
Handler Address:	407 TOPEKA ST
Handler City,State,Zip:	OCEANSIDE, CA 92054-0000
EPA ID:	CAL000291245
Contact Name:	PO-HSIN WU
Contact Address:	407 TOPEKA ST
Contact City,State,Zip:	OCEANSIDE, CA 92054
Contact Telephone:	760-967-8888
Contact Fax:	760-967-0972
Contact Email:	PAUL.WU@SBCGLOBAL.NET
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	407 TOPEKA ST
Mailing City,State,Zip:	OCEANSIDE, CA 92054-0000
Owner Name:	ETSUKO OKUNO

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

OKUNO AUTO REPAIR INC DBA PURRFECT AUTO SERVICE #91 (Continued)

1024810711

Owner Type:	Other
Operator Name:	PO-HSIN WU
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSD Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-05 20:26:24.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OKUNO AUTO REPAIR INC DBA PURRFECT AUTO SERVICE #91 (Continued)

1024810711

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: ETSUKO OKUNO
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 407 TOPEKA ST
Owner/Operator City,State,Zip: OCEANSIDE, CA 92054-0000
Owner/Operator Telephone: 760-967-8888
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: PO-HSIN WU
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 407 TOPEKA ST
Owner/Operator City,State,Zip: OCEANSIDE, CA 92054
Owner/Operator Telephone: 760-967-8888
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 2005-02-15 00:00:00.0
Handler Name: OKUNO AUTO REPAIR INC DBA PURRFECT AUTO SERVICE #91
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B13
NNE
< 1/8
0.023 mi.
122 ft.

Relative:
Higher

Actual:
62 ft.

FOREIGN & DOMESTIC TRANSMISSIO
407 TOPEKA ST
OCEANSIDE, CA 92054

Site 6 of 6 in cluster B

LUST
SAN DIEGO CO. SAM
San Diego Co. HMM
CERS HAZ WASTE
SWEEPS UST
Cortese
HAZNET
HIST CORTESE
SAN DIEGO CO LOP
CERS
HWTS

S102435215
N/A

LUST REG 9:

Region: 9
Status: Case Closed
Case Number: 9UT2751
Local Case: H23607-001
Substance: Waste Oil
Qty Leaked: 0
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site

Local Agency: San Diego
How Found: Other Means
How Stopped: Other Means
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Soil only
Date Found: 04/07/1994
Date Stopped: 04/07/1994
Confirm Date: 04/07/1994
Submit Workplan: 5/11/94
Prelim Assess: / /
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: 4/7/94
Began Monitor: Not reported
Release Date: 04/07/1994
Enforce Date: Not reported
Closed Date: 2/12/96
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 903.11
GW Depth: >6'
Beneficial Use: NBNOC
NPDES Number: Not reported
Priority: 2B
File Dispn: File discarded, case closed
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

LUST:

Name: PHIL NAUGLER
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 920543024
Lead Agency: SAN DIEGO COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607301507

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Global Id: T0607301507
Latitude: 33.193395
Longitude: -117.378253
Status: Completed - Case Closed
Status Date: 02/12/1996
Case Worker: Not reported
RB Case Number: 9UT2751
Local Agency: Not reported
File Location: Local Agency
Local Case Number: H23607-001
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:

Global Id: T0607301507
Action Type: Other
Date: 04/07/1994
Action: Leak Reported

Global Id: T0607301507
Action Type: Other
Date: 04/07/1994
Action: Leak Began

Global Id: T0607301507
Action Type: Other
Date: 04/07/1994
Action: Leak Discovery

Global Id: T0607301507
Action Type: ENFORCEMENT
Date: 02/23/1996
Action: Closure/No Further Action Letter

Global Id: T0607301507
Action Type: Other
Date: 04/07/1994
Action: Leak Stopped

LUST:

Global Id: T0607301507
Status: Open - Case Begin Date
Status Date: 04/07/1994

Global Id: T0607301507
Status: Completed - Case Closed
Status Date: 02/12/1996

SAN DIEGO CO. SAM:

Name: PHIL NAUGLER
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 920543024
Case Number: H23607-001
Agency: DEH Site Assessment & Mitigation
Funding: LOP - Federal Fund

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Facility Type: Soils Only
Facility Status: Closed Case
Date: 2/12/1996
Date Began: 4/7/1994

HMMD SAN DIEGO:

Name: PHIL NAUGLER
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 123607
Business Type: 6HK26
EPA Id Number: CAL000062586
APN: 150-045-01-00
Last HMMD Inspection: 07/23/1993
Facility Telephone: 619-722-1651
Permit Status: INAC
Permit Expiration: 03/29/1994
Date Last Updated: 11/02/2012
Facility Owner: PHIL NAUGLER
Facility Mailing Address: 4010 SUNNY HILL DR
Facility Mailing City: CARLSBAD
Facility Mailing State: CA
Facility Mailing Zip: 92008-
UST Owner: Not reported
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Not reported
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

UST:

UST Name: UNDERGROUND TANK 123607 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 123607
Tank Type: SINGLE WALL
Additional Id: 01
Capacity Gallons: 500
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1994-07-04 00:00:00
Year Installed: Not reported
Pipe Type: Not reported
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

Name: KRESS AUTO REPAIR SERVICE
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 127204
Business Type: Not reported
EPA Id Number: Not reported
APN: DEH-127204

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Last HMMD Inspection: 02/23/1988
Facility Telephone: 619-722-4141
Permit Status: INAC
Permit Expiration: 02/23/1988
Date Last Updated: 11/02/2012
Facility Owner: KEN KRESS
Facility Mailing Address: 603 1ST ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054-3005
UST Owner: Not reported
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 204876
Business Type: 6HK26
EPA Id Number: CAL000291245
APN: 150-045-01-00
Last HMMD Inspection: 12/08/2010
Facility Telephone: 760-967-8888
Permit Status: OPEN
Permit Expiration: 08/31/2013
Date Last Updated: 11/02/2012
Facility Owner: PAUL WU
Facility Mailing Address: 407 TOPEKA ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054
UST Owner: Not reported
Handle Regulated Hazmat: Y
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

Inventory Active Permits (not SQG Medical):

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 107-21-1
Name: ETHYLENE GLYCOL
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: CHRONIC
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 8002-05-9
Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Other Information: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Material Waste: Material
Hazardous Categories 1: FIRE
Hazardous Categories 2: ACUTE

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 213 HYDROCARBON SOLVENTS
Other Information: PRTS CLNR(RENEGADE)FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 221 WASTE OIL & MIXED OIL
Other Information: WASTE OIL (DW)
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Other Information: USED ANTIFREEZE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 444 USED BATTERIES
Other Information: INTERSTATE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 888 USED OIL FILTERS
Other Information: USED OIL FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Violations Active Permits:

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0201
Violation: WASTE CONTAINER NOT CLOSED
Violation Citation: Hazardous waste containers are not kept closed while in storage. CCR 66265.173(a)

Map ID
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Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0202
Violation: WASTE CONTAINER W/O LABELS
Violation Citation: Hazardous waste containers &/or tanks are missing labels, accumulation date and/or are improperly labeled. CCR 66262.34(a)(2); 66262.34(a)(3) & 66262.34(f)

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0210
Violation: DID NOT CLEAN SPILL TO FLOOR
Violation Citation: Failure to clean up hazardous waste off of floor surface. 66262.10b

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0403
Violation: FACILITY DOESN'T MINIMIZE RELEASE
Violation Citation: Facility is not designed/constructed/operated in a manner which will minimize the release of hazardous waste to the environment. CCR 66265.51

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 12/08/2010
Violation Code: 6HV0132
Violation: EPA ID NUMBER NOT OBTAINED/MAINTAINED
Violation Citation: Generator of hazardous waste has not obtained/maintained an EPA identification number. CCR 66262.12(a)

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 06/12/2008
Violation Code: 6HV0226
Violation: HW NOT ACCUMULATED IN TANK/CONTAINER
Violation Citation: Did not accumulate waste in container or tank. 66262.34 (d)(2)

Activity: ACTIVE

UST:
UST Name: UNDERGROUND TANK 123141 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 204876
Tank Type: SINGLE WALL
Additional Id: 01
Capacity Gallons: 500
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Remove Close Date: 1989-08-06 00:00:00
Year Installed: Not reported
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: Not reported
Business Type: Not reported
EPA Id Number: CAL000291245
APN: Not reported
Last HMMD Inspection: Not reported
Facility Telephone: 760-967-8888
Permit Status: Permit Renewed
Permit Expiration: Not reported
Date Last Updated: 05/13/2020
Facility Owner: Not reported
Facility Mailing Address: 407 TOPEKA ST, OCEANSIDE, CA 92054
Facility Mailing City: Not reported
Facility Mailing State: Not reported
Facility Mailing Zip: Not reported
UST Owner: N
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: N
Generate Medical Waste: Not reported

Inspection Violation:
Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000
Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: 3020001 Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response. 22 CCR 12 66262.34(d)(2); 40 CFR 1 262.34(d)(5)(iii)

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator

Map ID
Direction
Distance
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Inspection Type: Routine
Inspection Number: 5533331
Return To Compliance Date: 2017-01-11T00:00:00.000
Nov: No
Violation Classification: Class II
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2017-01-11T15:40:00.000
Violation Code: 3030017 Failed to properly close hazardous waste container(s). (40 CFR 262.34(d)(2); 265.173.) 22 CCR 66262.34(d)(2)

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000
Nov: No
Violation Classification: Class II
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: HMD0226 Did not accumulate waste in container or tank. 66262.34(d)(2).

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000
Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: 3030019 Failure to inspect hazardous waste storage areas at least weekly.; 22 CCR 12 66262.34(d)(2); 40 CFR 1 265.174.

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000
Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: 3030004 Failure to properly handle, manage, label, and recycle used oil and fuel filters.; 22 CCR 16 66266.130.

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000

Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: HMD0224 Empty cont not managed. Failed to mark date on empty container larger than 5 gallons &/or manage it within one year. 22CCR 66261.7(e) & (f).

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 5533331
Return To Compliance Date: 2017-03-17T00:00:00.000

Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2017-01-11T15:40:00.000
Violation Code: 3030007 Failed to properly label/date hazardous waste container and/or tank. 22 CCR 66262.34(f)

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000

Nov: Not reported
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: 3030017 Failure to properly close hazardous waste containers when not in active use.; 22 CCR 12 66262.34(d)(2); 40 CFR 1 265.173.

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Waste Generator
Inspection Type: Routine
Inspection Number: 4093072
Return To Compliance Date: 2014-11-15T00:00:00.000
Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2014-10-22T00:00:00.000
Violation Code: 3030007 Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.; 22 CCR 12 66262.34(f).

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Program Element: Hazardous Materials Release Response Plans
Inspection Type: Routine
Inspection Number: 5533331
Return To Compliance Date: 2017-02-14T00:00:00.000
Nov: No
Violation Classification: Minor
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2020-08-31T00:00:00.000
Inspection Date: 2017-01-11T15:40:00.000
Violation Code: 1020002 Initial and/or annual employee training not conducted for hazardous materials management and/or employee training records not available or not maintained for 3 years. HSC 25505(a)(4)

UST DTL:

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-204876
Facility Type (Ust Facility): Not reported
Tank Owner Name: PAUL WU
Tankid: 27515
Tank Status: Removed
Date Ust Permanently Closed: 08/06/1989
Tank Use: 04
Piping System Type: Not reported
Last Updated: 2020-08-31T02:30:56.000
Tank Capacityin Gallons: 500
Tank Contents: Not reported
Type Of Tank: 01

Waste and Materials:

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HCHEM-0127482
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2017-08-03T02:31:55.000
Chemical Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Common Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Case Number: 8002-05-9

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HCHEM-0127483
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2017-08-03T02:31:55.000
Chemical Name: ETHYLENE GLYCOL
Common Name: ETHYLENE GLYCOL
Case Number: 107-21-1

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HWAST-0106466
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2017-08-03T02:31:55.000
Chemical Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Common Name: USED ANTIFREEZE
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HWAST-0106467
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2017-08-03T02:31:55.000
Chemical Name: WASTE 221 WASTE OIL & MIXED OIL
Common Name: WASTE OIL (DW)
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HWAST-0106468
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2017-08-03T02:31:55.000
Chemical Name: WASTE 213 HYDROCARBON SOLVENTS
Common Name: PRTS CLNR(RENEGADE)FILTERS
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Active Permit: Y
Child Record Id: DEH2017-HWAST-0106469
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2017-08-03T02:31:55.000
Chemical Name: Used Absorbent
Common Name: used absorbent
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HCHEM-0194001
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2018-10-25T02:55:14.000
Chemical Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Common Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Case Number: 8002-05-9

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HCHEM-0194002
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2018-10-25T02:55:14.000
Chemical Name: ETHYLENE GLYCOL
Common Name: ETHYLENE GLYCOL
Case Number: 107-21-1

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HWAST-0167548
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2018-10-25T02:55:14.000
Chemical Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Common Name: USED ANTIFREEZE
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HWAST-0167549
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2018-10-25T02:55:14.000
Chemical Name: WASTE 221 WASTE OIL & MIXED OIL
Common Name: WASTE OIL (DW)
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HWAST-0167550

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2018-10-25T02:55:14.000
Chemical Name: WASTE 213 HYDROCARBON SOLVENTS
Common Name: PRTS CLNR(RENEGADE)FILTERS
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HWAST-0167551
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2018-10-25T02:55:14.000
Chemical Name: Used Absorbent
Common Name: used absorbent
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HCHEM-0204316
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2019-08-13T02:32:58.000
Chemical Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Common Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Case Number: 8002-05-9

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HCHEM-0204317
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2019-08-13T02:32:58.000
Chemical Name: ETHYLENE GLYCOL
Common Name: ETHYLENE GLYCOL
Case Number: 107-21-1

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HWAST-0176225
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2019-08-13T02:32:58.000
Chemical Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Common Name: USED ANTIFREEZE
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HWAST-0176226
Trade Secret: N
Hazardous Material Type: Not reported

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Last Updated: 2019-08-13T02:32:58.000
Chemical Name: WASTE 221 WASTE OIL & MIXED OIL
Common Name: WASTE OIL (DW)
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HWAST-0176227
Trade Secret: N

Hazardous Material Type: Not reported
Last Updated: 2019-08-13T02:32:58.000
Chemical Name: WASTE 213 HYDROCARBON SOLVENTS
Common Name: PRTS CLNR(RENEGADE)FILTERS
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HWAST-0176228
Trade Secret: N

Hazardous Material Type: Not reported
Last Updated: 2019-08-13T02:32:58.000
Chemical Name: Used Absorbent
Common Name: used absorbent
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2020-HCHEM-0263771
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2020-05-13T07:28:02.000
Chemical Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Common Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Case Number: 8002-05-9

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2020-HCHEM-0263772
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2020-05-13T07:28:02.000
Chemical Name: ETHYLENE GLYCOL
Common Name: ETHYLENE GLYCOL
Case Number: 107-21-1

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2020-HWAST-0234328
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2020-05-13T07:28:02.000
Chemical Name: WASTE 342 ORGANIC LIQUIDS W/METALS

Map ID
Direction
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Common Name: USED ANTIFREEZE
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2020-HWAST-0234329
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2020-05-13T07:28:02.000
Chemical Name: WASTE 221 WASTE OIL & MIXED OIL
Common Name: WASTE OIL (DW)
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2020-HWAST-0234330
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2020-05-13T07:28:02.000
Chemical Name: WASTE 213 HYDROCARBON SOLVENTS
Common Name: PRTS CLNR(RENEGADE)FILTERS
Case Number: Not reported

Record ID: DEH2005-HUPFP-204876
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2020-HWAST-0234331
Trade Secret: N
Hazardous Material Type: Not reported
Last Updated: 2020-05-13T07:28:02.000
Chemical Name: Used Absorbent
Common Name: used absorbent
Case Number: Not reported

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 123141
Business Type: 6HK26
EPA Id Number: CAL000178693
APN: 150-045-01-00
Last HMMD Inspection: 09/08/2004
Facility Telephone: 760-967-8888
Permit Status: CHNG
Permit Expiration: 03/31/2005
Date Last Updated: 11/02/2012
Facility Owner: ZIA PARWIZ
Facility Mailing Address: 407 TOPEKA ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054-3024
UST Owner: PHIL NAUGLER
Handle Regulated Hazmat: Y
Own Or Operate UST: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

UST:

UST Name: UNDERGROUND TANK 123141 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 123141
Tank Type: SINGLE WALL
Additional Id: 01
Capacity Gallons: 500
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1989-08-06 00:00:00
Year Installed: Not reported
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 204876
Business Type: 6HK26
EPA Id Number: CAL000291245
APN: 150-045-01-00
Last HMMD Inspection: 12/08/2010
Facility Telephone: 760-967-8888
Permit Status: OPEN
Permit Expiration: 08/31/2013
Date Last Updated: 11/02/2012
Facility Owner: PAUL WU
Facility Mailing Address: 407 TOPEKA ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054
UST Owner: Not reported
Handle Regulated Hazmat: Y
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

Inventory Active Permits (not SQG Medical):

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 107-21-1
Name: ETHYLENE GLYCOL
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: CHRONIC
Hazardous Categories 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 8002-05-9
Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: FIRE
Hazardous Categories 2: ACUTE

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 213 HYDROCARBON SOLVENTS
Other Information: PRTS CLNR(RENEGADE)FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 221 WASTE OIL & MIXED OIL
Other Information: WASTE OIL (DW)
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Other Information: USED ANTIFREEZE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 444 USED BATTERIES
Other Information: INTERSTATE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 888 USED OIL FILTERS
Other Information: USED OIL FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Violations Active Permits:

Permit Number: 204876
Update Date: 11/02/2012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Inspection Date: 07/20/2006
Violation Code: 6HV0201
Violation: WASTE CONTAINER NOT CLOSED
Violation Citation: Hazardous waste containers are not kept closed while in storage. CCR 66265.173(a)
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0202
Violation: WASTE CONTAINER W/O LABELS
Violation Citation: Hazardous waste containers &/or tanks are missing labels, accumulation date and/or are improperly labeled. CCR 66262.34(a)(2); 66262.34(a)(3) & 66262.34(f)
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0210
Violation: DID NOT CLEAN SPILL TO FLOOR
Violation Citation: Failure to clean up hazardous waste off of floor surface. 66262.10b
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0403
Violation: FACILITY DOESN'T MINIMIZE RELEASE
Violation Citation: Facility is not designed/constructed/operated in a manner which will minimize the release of hazardous waste to the environment. CCR 66265.51
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 12/08/2010
Violation Code: 6HV0132
Violation: EPA ID NUMBER NOT OBTAINED/MAINTAINED
Violation Citation: Generator of hazardous waste has not obtained/maintained an EPA identification number. CCR 66262.12(a)
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 06/12/2008
Violation Code: 6HV0226
Violation: HW NOT ACCUMULATED IN TANK/CONTAINER
Violation Citation: Did not accumulate waste in container or tank. 66262.34 (d)(2)
Activity: ACTIVE

UST:
UST Name: UNDERGROUND TANK 123141 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 204876
Tank Type: SINGLE WALL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Additional Id: 01
Capacity Gallons: 500
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1989-08-06 00:00:00
Year Installed: Not reported
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 204876
Business Type: 6HK26
EPA Id Number: CAL000291245
APN: 150-045-01-00
Last HMMD Inspection: 12/08/2010
Facility Telephone: 760-967-8888
Permit Status: OPEN
Permit Expiration: 08/31/2013
Date Last Updated: 11/02/2012
Facility Owner: PAUL WU
Facility Mailing Address: 407 TOPEKA ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054
UST Owner: Not reported
Handle Regulated Hazmat: Y
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

Inventory Active Permits (not SQG Medical):

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 107-21-1
Name: ETHYLENE GLYCOL
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: CHRONIC
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 8002-05-9
Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: FIRE
Hazardous Categories 2: ACUTE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 213 HYDROCARBON SOLVENTS
Other Information: PRTS CLNR(RENEGADE)FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 221 WASTE OIL & MIXED OIL
Other Information: WASTE OIL (DW)
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Other Information: USED ANTIFREEZE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 444 USED BATTERIES
Other Information: INTERSTATE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 888 USED OIL FILTERS
Other Information: USED OIL FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Violations Active Permits:

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0201
Violation: WASTE CONTAINER NOT CLOSED
Violation Citation: Hazardous waste containers are not kept closed while in storage. CCR 66265.173(a)
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Inspection Date: 07/20/2006
Violation Code: 6HV0202
Violation: WASTE CONTAINER W/O LABELS
Violation Citation: Hazardous waste containers &/or tanks are missing labels, accumulation date and/or are improperly labeled. CCR 66262.34(a)(2); 66262.34(a)(3) & 66262.34(f)

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0210
Violation: DID NOT CLEAN SPILL TO FLOOR
Violation Citation: Failure to clean up hazardous waste off of floor surface. 66262.10b
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0403
Violation: FACILITY DOESN'T MINIMIZE RELEASE
Violation Citation: Facility is not designed/constructed/operated in a manner which will minimize the release of hazardous waste to the environment. CCR 66265.51

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 12/08/2010
Violation Code: 6HV0132
Violation: EPA ID NUMBER NOT OBTAINED/MAINTAINED
Violation Citation: Generator of hazardous waste has not obtained/maintained an EPA identification number. CCR 66262.12(a)

Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 06/12/2008
Violation Code: 6HV0226
Violation: HW NOT ACCUMULATED IN TANK/CONTAINER
Violation Citation: Did not accumulate waste in container or tank. 66262.34 (d)(2)
Activity: ACTIVE

UST:

UST Name: UNDERGROUND TANK 123141 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 204876
Tank Type: SINGLE WALL
Additional Id: 01
Capacity Gallons: 500
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1989-08-06 00:00:00
Year Installed: Not reported
Pipe Type: SINGLE WALL
Delivery System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 204876
Business Type: 6HK26
EPA Id Number: CAL000291245
APN: 150-045-01-00
Last HMMD Inspection: 12/08/2010
Facility Telephone: 760-967-8888
Permit Status: OPEN
Permit Expiration: 08/31/2013
Date Last Updated: 11/02/2012
Facility Owner: PAUL WU
Facility Mailing Address: 407 TOPEKA ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054
UST Owner: Not reported
Handle Regulated Hazmat: Y
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

Inventory Active Permits (not SQG Medical):

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 107-21-1
Name: ETHYLENE GLYCOL
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: CHRONIC
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: 8002-05-9
Name: OILS, LUBRICATING, VARIOUS -50, 5W-30, 10W-30, ATF
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: FIRE
Hazardous Categories 2: ACUTE

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 213 HYDROCARBON SOLVENTS
Other Information: PRTS CLNR(RENEGADE)FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 221 WASTE OIL & MIXED OIL
Other Information: WASTE OIL (DW)
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 342 ORGANIC LIQUIDS W/METALS
Other Information: USED ANTIFREEZE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 444 USED BATTERIES
Other Information: INTERSTATE
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Permit Number: 204876
Update Date: 11/02/2012
Case Number: Not reported
Name: WASTE 888 USED OIL FILTERS
Other Information: USED OIL FILTERS
Material Waste: Waste
Hazardous Categories 1: Not reported
Hazardous Categories 2: Not reported

Violations Active Permits:

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0201
Violation: WASTE CONTAINER NOT CLOSED
Violation Citation: Hazardous waste containers are not kept closed while in storage. CCR 66265.173(a)
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0202
Violation: WASTE CONTAINER W/O LABELS
Violation Citation: Hazardous waste containers &/or tanks are missing labels, accumulation date and/or are improperly labeled. CCR 66262.34(a)(2); 66262.34(a)(3) & 66262.34(f)
Activity: ACTIVE

Permit Number: 204876

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0210
Violation: DID NOT CLEAN SPILL TO FLOOR
Violation Citation: Failure to clean up hazardous waste off of floor surface. 66262.10b
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 07/20/2006
Violation Code: 6HV0403
Violation: FACILITY DOESN'T MINIMIZE RELEASE
Violation Citation: Facility is not designed/constructed/operated in a manner which will minimize the release of hazardous waste to the environment. CCR 66265.51
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 12/08/2010
Violation Code: 6HV0132
Violation: EPA ID NUMBER NOT OBTAINED/MAINTAINED
Violation Citation: Generator of hazardous waste has not obtained/maintained an EPA identification number. CCR 66262.12(a)
Activity: ACTIVE

Permit Number: 204876
Update Date: 11/02/2012
Inspection Date: 06/12/2008
Violation Code: 6HV0226
Violation: HW NOT ACCUMULATED IN TANK/CONTAINER
Violation Citation: Did not accumulate waste in container or tank. 66262.34 (d)(2)
Activity: ACTIVE

UST:
UST Name: UNDERGROUND TANK 123141 T001
Last Update: 2012-11-02 14:17:38
Permit Number: 204876
Tank Type: SINGLE WALL
Additional Id: 01
Capacity Gallons: 500
UST Contents: Not reported
Other Content Info: WASTE OIL
Reg Status: REMOVED
Remove Close Date: 1989-08-06 00:00:00
Year Installed: Not reported
Pipe Type: SINGLE WALL
Delivery System: Not reported
Monitor Code: 07
UST Monitor Method: SW TANK SW PRESSURE PIPE W/RESTRICTIVE LLD W/DAILY RECONCILIATION OR WEEKLY GAUGING: TANK AND PIPE TEST ANNUALLY

Name: NORTH COUNTY TRANSMISSIONS
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Permit Number: 113808

Map ID
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Distance
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Business Type: Not reported
EPA Id Number: Not reported
APN: DEH-113808
Last HMMD Inspection: 06/08/1990
Facility Telephone: 619-722-1851
Permit Status: INAC
Permit Expiration: 06/08/1990
Date Last Updated: 11/02/2012
Facility Owner: JOHN TILLEY
Facility Mailing Address: 407 TOPEKA ST
Facility Mailing City: OCEANSIDE
Facility Mailing State: CA
Facility Mailing Zip: 92054-3024
UST Owner: Not reported
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

CERS HAZ WASTE:

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Site ID: 59227
CERS ID: 10372510
CERS Description: Hazardous Waste Generator

SWEEPS UST:

Name: FOREIGN & DOMESTIC TRANSMISSIO
Address: 407 TOPEKA ST
City: OCEANSIDE
Status: Active
Comp Number: 23607
Number: 9
Board Of Equalization: 44-023599
Referral Date: Not reported
Action Date: 06-26-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 37-000-023607-000001
Tank Status: A
Capacity: 500
Active Date: Not reported
Tank Use: PETROLEUM
STG: W
Content: Not reported
Number Of Tanks: 1

CORTESE:

Name: PHIL NAUGLER
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 920543024
Region: CORTESE
Envirostor Id: Not reported

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Global ID: T0607301507
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HAZNET:

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
Address 2: Not reported
City,State,Zip: OCEANSIDE, CA 920540000
Contact: ZIA PARWIZ
Telephone: 7609678888
Mailing Name: Not reported
Mailing Address: 407 TOPEKA ST

Year: 2004
Gepaid: CAL000178693
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: R01 - Recycler
Tons: 1.045

Year: 2004
Gepaid: CAL000178693
TSD EPA ID: CAT080033681
CA Waste Code: 352 - Other organic solids
Disposal Method: D80 - Disposal, Land Fill
Tons: 0.25

Year: 2003
Gepaid: CAL000178693
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: R01 - Recycler
Tons: 0.152

Year: 1999
Gepaid: CAL000178693
TSD EPA ID: CAT080013352
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: R01 - Recycler
Tons: 0.2293

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Year: 1998
Gepaid: CAL000178693
TSD EPA ID: CAT080013352
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: R01 - Recycler
Tons: 1.4384

Year: 1997
Gepaid: CAL000178693
TSD EPA ID: CAD981696420
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: -
Tons: 0.084

Year: 1997
Gepaid: CAL000178693
TSD EPA ID: CAD981696420
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H01 - Transfer Station
Tons: 1.134

Additional Info:

Year: 2003
Gen EPA ID: CAL000178693

Shipment Date: 20030320
Creation Date: 6/22/2003 18:31:48
Receipt Date: 20030324
Manifest ID: 22563256
Trans EPA ID: CAR000111286
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSD EPA ID: CAD099452708
Trans Name: Not reported
TSD Alt EPA ID: CAD099452708
TSD Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.152
Waste Quantity: 40
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

Year: 1998
Gen EPA ID: CAL000178693

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Shipment Date: 19981217
Creation Date: 2/26/1999 0:00:00
Receipt Date: 19981217
Manifest ID: 98507564
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: CAT080013352
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.2293
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19981109
Creation Date: 1/13/1999 0:00:00
Receipt Date: 19981109
Manifest ID: 98513695
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: CAT080013352
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.2293
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19980922
Creation Date: 11/19/1998 0:00:00
Receipt Date: 19980922
Manifest ID: 98168115
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.2085
Waste Quantity: 50
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19980804
Creation Date: 10/1/1998 0:00:00
Receipt Date: 19980805
Manifest ID: 98168224
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.2293
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19980625
Creation Date: 9/3/1998 0:00:00
Receipt Date: 19980625
Manifest ID: 98162588
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.2293
Waste Quantity: 55
Quantity Unit: G

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EDR ID Number
EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19980217
Creation Date: 5/8/1998 0:00:00
Receipt Date: 19980218
Manifest ID: 97233060
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.3127
Waste Quantity: 75
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

Year: 1997
Gen EPA ID: CAL000178693

Shipment Date: 19971126
Creation Date: 7/23/1998 0:00:00
Receipt Date: 19971201
Manifest ID: 96726152
Trans EPA ID: CAD982413262
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420
Trans Name: Not reported
TSDf Alt EPA ID: CAD981696420
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.168
Waste Quantity: 40
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Shipment Date: 19970916
Creation Date: 7/23/1998 0:00:00
Receipt Date: 19970922
Manifest ID: 96719623
Trans EPA ID: CAD982413262
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420
Trans Name: Not reported
TSDf Alt EPA ID: CAD981696420
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.105
Waste Quantity: 25
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19970711
Creation Date: 12/4/1997 0:00:00
Receipt Date: 19970715
Manifest ID: 96381625
Trans EPA ID: CAL000027724
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.315
Waste Quantity: 75
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19970521
Creation Date: 9/12/1997 0:00:00
Receipt Date: 19970522
Manifest ID: 96381784
Trans EPA ID: CAL000027724
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Trans Name: Not reported
TSDf Alt EPA ID: CAD981696420
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.231
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19970319
Creation Date: 6/26/1997 0:00:00
Receipt Date: Not reported
Manifest ID: 96335068
Trans EPA ID: CAL000027724
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: 0.084
Waste Quantity: 20
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19970319
Creation Date: 6/26/1997 0:00:00
Receipt Date: 19970320
Manifest ID: 96335066
Trans EPA ID: CAL000027724
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.084
Waste Quantity: 20
Quantity Unit: G

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 19970227
Creation Date: 6/26/1997 0:00:00
Receipt Date: 19970227
Manifest ID: 96339892
Trans EPA ID: CAL000027724
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD981696420
Trans Name: Not reported
TSDf Alt EPA ID: CAD981696420
TSDf Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: Not reported
Meth Code: H01 - Transfer Station
Quantity Tons: 0.231
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

Year: 1999
Gen EPA ID: CAL000178693

Shipment Date: 19990402
Creation Date: 5/20/1999 0:00:00
Receipt Date: 19990404
Manifest ID: 98845663
Trans EPA ID: CAD028277036
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080013352
Trans Name: Not reported
TSDf Alt EPA ID: Not reported
TSDf Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.2293
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Additional Info:

Year: 2004
Gen EPA ID: CAL000178693

Shipment Date: 20040310
Creation Date: 10/1/2004 18:31:09
Receipt Date: 20040312
Manifest ID: 23486428
Trans EPA ID: CAR000111286
Trans Name: GOLDEN STATE ENVIRONMENTAL SERVICE
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAT080033681
Trans Name: D/K ENVIRONMENTAL
TSDf Alt EPA ID: CAT080033681
TSDf Alt Name: Not reported
Waste Code Description: 352 - Other organic solids
RCRA Code: Not reported
Meth Code: D80 - Disposal, Land Fill
Quantity Tons: 0.25
Waste Quantity: 500
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20040304
Creation Date: 1/5/2007 18:31:00
Receipt Date: 20040309
Manifest ID: 23486424
Trans EPA ID: CAR000111286
Trans Name: GOLDEN STATE ENVIRONMENTAL SERVICE
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDf EPA ID: CAD099452708
Trans Name: INDUSTRIAL SERVICE OIL
TSDf Alt EPA ID: CAD099452708
TSDf Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 1.045
Waste Quantity: 275
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

HIST CORTESE:

edr_fname: PHILLIP NAUGLER
edr_fadd1: 407 TOPEKA
City,State,Zip: OCEANSIDE, CA 92054

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Region: CORTESE
Facility County Code: 37
Reg By: LTNKA
Reg Id: 9UT2751

SAN DIEGO CO LOP:

Name: PHIL NAUGLER
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Record ID: DEH1994-LSAM-H23607-001
Record Status: Completed
Opened Date: 04/07/1994
Parcel Number: 150-045-01-00
Case Type: LOP - Local Oversight Program
Historical Name: PHILLIP NAUGLER
SWRCB Global ID: T0607301507
Funding: F - LOP Federal Fund
Lead Agency: DEH/SAM
Lead Agency Date: 04/07/1994
Census Tract: 184.00
Community: Oceanside
Jurisdiction: OCEANSIDE
Watershed Basin Number: 904.1
Water Purveyor: OCEANSIDE
Fire Agency: OCEANSIDE
Latitude: 33.1933956
Longitude: -117.3782528
X MapCoord: 6216511.656
Y MapCoord: 2015870.026

CERS:

Name: PURRFECT AUTO SERVICE #91
Address: 407 TOPEKA ST
City,State,Zip: OCEANSIDE, CA 92054
Site ID: 59227
CERS ID: 10372510
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: 40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly.
Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 01-11-2017
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a

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EPA ID Number

FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Violation Notes: hazardous material or failure to document and maintain training records for a minimum of three years.
Returned to compliance on 02/14/2017.
Violation Division: San Diego County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 01-11-2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

Violation Notes: Returned to compliance on 03/17/2017.
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: 22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description: Failure to properly handle, manage, label, and recycle used oil and fuel filters.

Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to properly close hazardous waste containers when not in active use.

Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: 40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description: Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.

Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072;Violation:HMD0226 Did not accumulate waste in container or tank. 66262.34(d)(2).
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 01-11-2017
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Returned to compliance on 01/11/2017.
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 59227
Site Name: PURRFECT AUTO SERVICE #91
Violation Date: 10-22-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 11/15/2014. Inspection Sequence ID:4093072;Violation:HMD0224 Empty cont not managed. Failed to mark date on empty container larger than 5 gallons &/or manage it within one year. 22CCR 66261.7(e) & (f).
Violation Division: San Diego County Department of Env Health
Violation Program: HW
Violation Source: CERS

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector: Yousif Teaba Inspection ID:6086640
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector: Yousif Teaba Inspection ID:6086640
Eval Division: San Diego County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-11-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector: Yousif Teaba Inspection ID:5533331
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-11-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector: Yousif Teaba Inspection ID:5533331
Eval Division: San Diego County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-22-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector: Burke Mike Inspection ID:4093072
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-22-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector: Burke Mike Inspection ID:4093072
Eval Division: San Diego County Department of Env Health
Eval Program: HW
Eval Source: CERS

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FOREIGN & DOMESTIC TRANSMISSIO (Continued)

S102435215

Site ID: 59227
Facility Name: PURRFECT AUTO SERVICE #91
Env Int Type Code: HWG
Program ID: 10372510
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.193400
Longitude: -117.378250

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: Paul Wu
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: PAUL WU
Entity Title: Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: San Diego County Env Health
Entity Title: Not reported
Affiliation Address: PO Box 129261
Affiliation City: San Diego
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92112-9261
Affiliation Phone: (858) 505-6880

Affiliation Type Desc: Legal Owner
Entity Name: Okuno Auto Service Inc.
Entity Title: Not reported
Affiliation Address: 407 Topeka st
Affiliation City: Oceanside
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92054
Affiliation Phone: (760) 967-8888

Affiliation Type Desc: Operator
Entity Name: PAUL WU
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported